



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

For the Ordinary
Meeting of
Council to be
held at the
Triabunna
Council Offices

24th January, 2017

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Triabunna Council Offices on Tuesday, 24th January, 2017 commencing at 5.00pm.



Dated this Thursday 19th January, 2017

**David Metcalf
GENERAL MANAGER**

"I certify that with respect to all advice, information and recommendations provided to Council with this agenda:

- 1. The advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation, and***
- 2. Where any advice is given directly to the Council by a person who does not have the required qualifications or experience, that person has obtained and taken into account in that person's general advice the advice from any appropriately qualified or experienced person. "***

Note : Section 65 of The Local Government Act 1993 states –

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.***
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council or council committee.***



**David Metcalf
GENERAL MANAGER**

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Audio Recording of Ordinary Meetings of Council

As determined by Glamorgan Spring Bay Council, all Ordinary and Special Meetings of Council will be electronically audio recorded from April 2014 onwards.

In accordance with the Local Government Act 1993 and Regulation 33, these audio files will be retained by Council for at least 6 months and made available for listening on written request by any person. The written minutes of a meeting, once confirmed, prevail over the audio recording of the meeting.

1. Opening

The Mayor to welcome Councillors, staff and members of the public and declare the meeting open at (Time).

1.1 Present and Apologies

1.2 In Attendance

1.3 Declaration of Pecuniary Interests

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2005, the Mayor requests Elected Members to indicate whether they or a close associate have, or likely to have, a pecuniary interest in any item included in the Agenda.

2. Confirmation of Minutes and Workshops

2.1 Ordinary Meeting – December 13th, 2016

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 13th December, 2016 be confirmed as a true and correct record.

2.2 Annual General Meeting – December 13th, 2016

Recommendation

That the Minutes of the Annual General Meeting held on Tuesday 13th December, 2016 be confirmed as a true and correct record.

2.3 Workshop Held – December 13th, 2016

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2005*, it is reported that a workshop was held at 3pm on Tuesday 13th December in Swansea. This workshop included a presentation on the Coastal Hazards project from DPAC, discussion on the sale of Council properties and final review of 4.7 Council Owned Vehicles Policy prior to endorsement at the December 2016 Ordinary Meeting of Council.

Recommendation

That Council notes this information.

3. PLANNING AUTHORITY SECTION

Under Regulation 25 of *Local Government (Meeting Procedures) Regulations 2005* the Chairperson hereby declares that the Council is now acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993* for Section 3 of the Agenda.

<p>Recommendation</p>

<p>That Council now acts as a Planning Authority. (Time:)</p>
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3.1 DA16133 – RA13110 Tasman Highway, Swansea

Planning Assessment Report

Proposal:	Visitor accommodation (camping and caravan park and holiday cabins)
Applicant:	L & R Coenen
Location:	RA13110 Tasman Highway, Swansea
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone
Application Date:	5 August 2016
Statutory Date:	31 January 2017
Discretions:	Eleven
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for visitor accommodation (camping and caravan park and holiday cabins) at RA13110 Tasman Highway, Swansea.
- 1.2. The application is a discretionary use in the zone. The application also relies on a number of different performance criteria.
- 1.3. Three representations were received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00133.
- 2.2. This determination must be made no later than 31 January 2017.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications.

4. Relevant Background and Past Applications

- 4.1. At the September 2016 Council meeting, DA 2016 / 00069 was approved for a dwelling, ancillary dwelling and outbuilding at the site.

5. Site Detail

- 5.1. The site is located at RA13110 Tasman Highway, Swansea, and is within the Rural Resource Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a regular shaped lot, approximately 5ha in size. The site is relatively flat, is vacant and contains a mixture of native vegetation and pasture.
- 5.3. The site is bordered by Rural Resource Zoned lots to the north, south and east. Land to the west, on the opposite side of the Tasman Highway, is within the Rural Living Zone. The immediately adjoining lot to the south is a Crown reserved road.
- 5.4. The site is unserviced.



Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought for visitor accommodation (camping and caravan park and holiday cabins) at RA13110 Tasman Highway, Swansea.
- 6.2. RV (recreational vehicle) parking is proposed to cater for 36 self-contained RV vehicles. Use of the land for RV parking is proposed on a free of charge basis and limited to self-contained RV's only.
- 6.3. Four holiday cabins are proposed in the north-east corner of the site. The setbacks to the northern boundary are 20m, 21m, 41m and 65m. The smallest setback to the eastern boundary is 83m. These are raised timber platforms with canvas awnings and walls. Each structure provides one bed with ensuite and eating/deck area. The floor area is 8.2m by 4.2m whilst the roofed area is 8.2m by 8.2m.
- 6.4. A 0.8m wide and 0.25m high sign with an overall height of 1.2m is proposed with the text 'RV Park' to be located near the vehicular entrance.
- 6.5. A series of gravel vehicular access roads are proposed through the RV parking area. The applicant envisages that most camping sites will not require a gravel surface given the existing base.
- 6.6. One access from the Tasman Highway is proposed. This access will be an upgrade of the existing access located near the southern boundary of the site.
- 6.7. Vegetation removal is proposed. The applicant states that mature trees will be retained.

- 6.8. In terms of site management the application states that:
- 6.8.1. No open fires will be permitted
 - 6.8.2. Owners will reside on the land for site management
 - 6.8.3. A 'rules of the RV park' document will be given to each user identifying park boundaries and areas where access is not permitted
 - 6.8.4. The Campervan and Motor Home Club of Australia (CMCA) 'leave no trace' program will be adopted to manage rubbish with users required to take rubbish from the site.
 - 6.8.5. CMCA policies will be adopted for noise management, including generator usage with limitations on hours of use of generators (CMCA) and admittance of pets, which are to be on a short-lead only.
- 6.9. The application is supported by:
- 6.9.1. Bushfire Attack Level Assessment, and Bushfire Hazard Management Plan prepared by Onto It Solutions dated 15 September 2016. Section 51 (2) of LUPAA provides that a Planning Authorities must accept any bushfire hazard management plan certified by an accredited person. The report principally addresses evacuation from the site during high fire danger periods or emergencies.
 - 6.9.2. Stormwater Report prepared by GES Geo-Environmental Solutions dated October 2016. The report designs stormwater trenches for roofed buildings and grassed swale drains for roadside drainage.
 - 6.9.3. Geo-Environmental Assessment prepared by Geo-Environmental Solutions dated October 2016 which provides a design of onsite wastewater management for the four holiday cabins.
 - 6.9.4. Traffic Impact Assessment (TIA) prepared by Terry Eaton dated May 2016. The TIA makes a number of recommendations but raises no significant issues with the proposal. The TIA was prepared on the basis of two vehicular access points from the Tasman Highway. Since the TIA was prepared the Department of State Growth have issued a Works Permit for the upgrade of the existing access and the application is made on the basis of one access only. The upgraded access is to include a BAR (Basic Right Turn) facility and a 6m wide property access as well as traffic signage.
 - 6.9.5. Natural Values Assessment prepared by Northbarker Ecosystem Services dated 9 June 2016. The assessment notes that the site predominately contains *Dry Eucalyptus viminalis forest and woodland* (DVG) which is not listed as a threatened community and that no threatened flora was identified on site. The site could be used by the eastern barred bandicoot. Three area of *Hyalosperma demissum* (the moss sunray) habitat exist which does have a higher conservation significant but are not within areas to be disturbed. Weed management is recommended, as are a number of other recommended actions.

7. Assessment against planning scheme provisions

7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.

7.2. The following provisions are relevant to the proposed use and development;

- Rural Resource Zone
- E1.0 Bushfire-Prone Areas Code
- E5.0 Road and Rail Asset Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E10.0 Biodiversity Code
- E17.0 Signs Code

7.3. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Use Clause 26.2	Visitor accommodation use is a discretionary use.	
2	Visitor accommodation use Clause 26.3.2 A1	Visitor accommodation is in existing buildings only and less than 160m ² of floor area.	The application is for new buildings and with a floor area combined that is greater than 160m ² .
3	Side boundary setback. Clause 26.4.2 A2	50m side setback.	20m setback from holiday cabins.
4	Building design Clause 26.4.3 A1	Buildings do not require removal of native vegetation.	Native vegetation understorey will be removed.
5	Traffic Clause E5.5.1 A2	Average daily traffic numbers to a road with a speed limit greater than 60km/hr do not increase by 10 movements per day of 10% whichever is the greater.	Traffic movements will increase by more than 10%.
6	Motorcycle parking Clause E6.6.3 A1	1 motorcycle parking space per 20 car parking spaces.	No motorcycle spaces proposed.



7	Bicycle parking Clause E6.6.4 A1	1 bicycle parking space.	No bicycle parking spaces proposed.
8	Vehicle passing Clause E6.7.3 A1	Passing areas provided every 30m.	Passing areas are more than 30m apart.
9	Surface treatment of parking areas Clause E6.7.6 A1	Within 75m of Tasman Highway, vehicle parking and driveways is sealed.	A gravel surface is proposed, excluding a sealed section within 20m of the Tasman Highway.
10	Lighting of car parking areas Clause E6.7.8 A1	If more than 5 car parking spaces are provided, external lighting is required.	No lighting is proposed.
11	Biodiversity code Clause E10.7.1 A1	No clearing.	Vegetation clearing is proposed.

7.4. Discretion 1 & 2 – Use and visitor accommodation use

7.4.1. The application is for new buildings and with a floor area combined that is greater than 160m². The relevant following performance criteria is:

Visitor accommodation must satisfy all of the following:

- (a) *not adversely impact residential amenity and privacy of adjoining properties;*
- (b) *provide for any parking and manoeuvring spaces required pursuant to the Parking and Access Code on-site;*
- (c) *be of an intensity that respects the character of use of the area;*
- (d) *not adversely impact the safety and efficiency of the local road network or disadvantage owners and users of private rights of way;*
- (e) *be located on the property's poorer quality agricultural land or within the farm homestead buildings precinct;*
- (f) *not fetter the rural resource use of the property or adjoining land.*

7.4.2. The RVs and holiday cabins have the potential to affect the amenity of nearby dwellings located in the rural zone. The severity of impact is ultimately determined by individual behaviour which cannot be pre-determined. Consideration should focus on whether management measures of behaviour and of site design adequately minimise the potential for amenity to be impacted.

- 7.4.3. The design provides four RV sites within 40m of the northern boundary opposite a nearby dwelling and a further eleven within 100m. Two of the holiday cabins are within 21m of the northern boundary and are located immediately opposite the adjoining dwelling.
- 7.4.4. The planning scheme does not specifically deal with setback to adjoining land. A review of planning case law and regulation in other jurisdiction has been undertaken but has not identified any specific regulation or case precedent that is applicable.
- 7.4.5. It is considered that the potential to impact amenity can be reduced sufficiently if
- a) All RV sites are more than 50m from the northern boundary. There is sufficient room available on site to accommodate such relocation. The additional separation will mitigate noise levels and enable vegetation to be retained as a buffer.
 - b) 2.1m high solid walls are located between the two northern most holiday cabins and the northern boundary to act as a noise wall. The holiday cabins are located where the application considers the site characteristics provide the best user experience. Their ability to be relocated is therefore less. Nevertheless it should be recognised that the potential for noise is less as these holiday cabin sites are more tailored to private use.
- 7.4.6. The use is unlikely to fetter current or potential agricultural use on adjoining land. The use is proposed on the basis that the bush character of the site will be maintained through tree retention. Although the use is large in terms of potential customer numbers the retention of vegetation, the dispersal of RV sites across a large area and the size of the property are considered sufficient to ensure the use is not too intense in nature. It must be noted that the site is in close proximity to the Swansea township and near other tourist ventures.

7.5. Discretion 3 – Side boundary setback

- 7.5.1. The relevant performance criteria is:

Building setback from side and rear boundaries must maintain the character of the surrounding rural landscape, having regard to all of the following:

- (a) *the topography of the site;*
 - (b) *the size and shape of the site;*
 - (c) *the location of existing buildings on the site;*
 - (d) *the proposed colours and external materials of the building;*
 - (e) *visual impact on skylines and prominent ridgelines;*
 - (f) *impact on native vegetation.*
- 7.5.2. The holiday cabins are small, unobtrusive, canvas clad structures. It is considered that their setback will have no adverse impact on the surrounding rural landscape having regard to the above matters.

7.6. Discretion 4 – Building design

- 7.6.1. The relevant performance criteria for buildings and works requiring disturbance or removal of native vegetation is:

The location of buildings and works must satisfy all of the following:

- (c) *be located in an area requiring the clearing of native vegetation only if:*
 - (i) *there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;*
 - (ii) *the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.*
- 7.6.2. The use is to provide an RV Park within a bush setting. Some impact to native vegetation is nevertheless proposed via removal of understorey vegetation.
- 7.6.3. Control over the final site selection is considered necessary as the use has the potential to impact native trees by compaction of soil and root structures. Conditions to this effect are recommended for inclusion in any permit granted.

7.7. Discretion 5 - Traffic

- 7.7.1. The increase in traffic movements to the site is subject to the following performance criteria:

Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of more than 60km/h must be safe and not unreasonably impact on the efficiency of the road, having regard to:

- (a) *the increase in traffic caused by the use;*
 - (b) *the nature of the traffic generated by the use;*
 - (c) *the nature and efficiency of the access or the junction;*
 - (d) *the nature and category of the road;*
 - (e) *the speed limit and traffic flow of the road;*
 - (f) *any alternative access to a road;*
 - (g) *the need for the use;*
 - (h) *any traffic impact assessment; and*
 - (i) *any written advice received from the road authority.*
- 7.7.2. The Department of State Growth have given approval for a significant

upgrade of the existing access which will include BAR (Basic Right Turn) treatment of the access. It is considered that these works will ensure the use has no adverse impact of traffic safety or efficiency.

7.8. Discretion 6 & 7 – Motorcycle and bicycle parking

7.8.1. The relevant performance criteria are:

The number of on-site motorcycle parking spaces must be sufficient to meet the needs of likely users having regard to all of the following, as appropriate:

- (a) *motorcycle parking demand;*
- (b) *the availability of on-street and public motorcycle parking in the locality;*
- (c) *the availability and likely use of other modes of transport;*
- (d) *the availability and suitability of alternative arrangements for motorcycle parking provision.*

The number of on-site bicycle parking spaces provided must have regard to all of the following:

- (a) *the nature of the use and its operations;*
- (b) *the location of the use and its accessibility by cyclists;*
- (c) *the balance of the potential need of both those working on a site and clients or other visitors coming to the site.*

7.8.2. The lack of such spaces is of no concern having regard to the nature of the use.

7.9. Discretion 8 – Vehicle passing

7.9.1. The performance criteria for vehicle passing areas is:

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

- (a) *avoidance of conflicts between users including vehicles, cyclists and pedestrians*
- (b) *avoidance of unreasonable interference with the flow of traffic on adjoining roads;*
- (c) *suitability for the type and volume of traffic likely to be generated by the use or development;*
- (d) *ease of accessibility and recognition for users.*

7.9.2. As noted in the engineering report, the loop road arrangement negates the need for passing however a condition should be imposed on any permit granted to ensure passing is provided at the driveway entrance.

7.10. Discretion 9 - Surface treatment of parking areas

7.10.1. The relevant performance criteria provides:

Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

- (a) *the suitability of the surface treatment;*
- (b) *the characteristics of the use or development;*
- (c) *measures to mitigate mud or dust generation or sediment transport.*

7.10.2. As noted in the engineering report, the proposed gravel access is suitable for the use and is considered consistent with the character of the area.

7.11. Discretion 10 - Lighting of car parking areas

7.11.1. The relevant performance criteria provides:

Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:

- (a) *enables easy and efficient use of the area;*
- (b) *minimises potential for conflicts involving pedestrians, cyclists and vehicles;*
- (c) *reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;*
- (d) *prevents unreasonable impact on the amenity of adjoining users through light overspill;*
- (e) *is appropriate to the hours of operation of the use.*

7.11.2. No lighting is proposed. Lighting of individual spaces will be provided by customers. The absence of lighting is considered unlikely to lead to conflict with road users or other adverse effect having regard to the nature of the use.

7.12. Discretion 11 – Biodiversity Code

7.12.1. The relevant performance criteria provides:

Clearance and conversion or disturbance must satisfy the following:

- (a) *if low priority biodiversity values:*
- (i) *development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*
 - (ii) *impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*

7.12.2. Council's NRM department have reviewed the report provided with the application and are satisfied that the above is satisfied. As detailed below, a number of conditions are recommended for inclusion in any permit granted.

8. Referrals

8.1. TasWater

8.1.1. The application was not required to be referred to TasWater.

8.2. Department of State Growth

8.2.1. The Department have approved the access upgrade that is necessary for the used. Further, the Department advise that sight distance for the upgraded access comply with the requirements for an 80 km/hr speed zone.

State Growth has no objection in principle to the development application; however the applicant must comply in accordance with the Roads and Jetties Act 1935 Section 16, that no work can be carried out in a State highway or subsidiary road without approval from the Minister's delegate.

8.3. Council's Technical Officer

8.3.1. The application has been referred to Council's Technical Officer, who has provided the following comments and a number of recommended permit conditions for any permit granted.

Access

Access to the property is from the Tasman Highway which is a State Road. A TIA submitted with the application recommended keeping the existing access located at the southern side of the property for emergency use only and providing a new access at the northern end of the property.

Subsequent to the TIA being lodged the Department of State Growth have met with the applicant and have approved the upgrading of the existing southern access as the sole access to the property for both the already approved residential and proposed visitor accommodation uses and have issued a works permit.

Internal access and Parking

The applicant proposes that internal access driveways/tracks are constructed of compacted gravel, whilst the RV parking areas remain unpaved.

The internal road network is to essentially be a series of one way tracks. The access from the road to where the one way network commences must be of sufficient width to allow 2 way traffic.

Stormwater

There is no Council stormwater reticulation in the area capable of servicing the development. Stormwater is to be disposed of on site. A stormwater report prepared by Geo-Environmental Solutions was submitted with the application. The report demonstrates that stormwater can be disposed of on site. There is however insufficient information to detail the construction and location of all drains and soakage trenches. A condition requiring an amended report and design to be submitted to and approved by Council's General Manager is recommended.

Wastewater

No sewer is available to the lot. The RV park is to be for self-contained vehicles only and no amenities are proposed for the RV park. On site wastewater disposal will be provided for the villas and the previously approved house. A wastewater report was submitted with the application.

Water

There is no reticulated water infrastructure in the area. Water tanks will be provided to collect rainwater for reuse for the cabins. Council's EHO has previously provided advice that as the development is not connected to a public water supply (TasWater) and is to be used for commercial purposes they are required to be registered with the Council as a "Private Water Supplier" – under the requirements of the Tasmanian Public Health Act 1997.

Bushfire Management

A Bushfire Attack Level Assessment and Bushfire Hazard Management Plan was submitted with the application. This report however does not appear to address the proposed eco cabins/villas.

8.4. Council's NRM Department

- 8.4.1. The application has been referred to Council's NRM Department, who has provided a number of recommended permit conditions for any permit granted.

9. Concerns raised by representors

- 9.1. The following table outlines the issues raised by the representor.



Issue	Response
What is the number of RV and camping sites provided?	The application is for a maximum capacity of 36 RVs.
How will self-contained services be monitored given lack of public or private services?	The applicant advises that they will adopt a number of standard management practices for RV and will monitor the activity for the residence on site.
Will generators be used and, if so, during what hours? The noise is inconsistent with rural setting.	Generators will be necessary. It is common practice to limit the hours of use of generators for the benefit of clients and neighbours alike. A detailed site management document should be prepared and submitted to Council prior to commencement of use confirming these details. A condition to this effect is recommended for any permit granted.
Are domestic animals allowed and what impact will these have on native wildlife.	The applicant intends to allow domestic pets onsite. Common RV Park management requires pets to be controlled. A detailed site management document should be prepared and submitted to Council prior to commencement of use confirming these details. A condition to this effect is recommended for any permit granted.
Runoff to adjoining land	The stormwater report indicates that stormwater can be maintained on site. The representor includes a series of photos of natural run-off taken during January 2016 in the midst of a particularly significant rainfall event.
The use is intensive and would allow up to 80 persons on site at any one time using an average of two persons per site.	As discussed earlier in the report, although the use is large in number it is not considered that it is too intense in nature to be incompatible with the character of the area.
Management measures (i.e., check-in areas, etc) are not provided for. Manager's residence is too isolated from the development.	The applicant details a number of management measures that will be adopted.
The application states the proposal provides for free RV parking but also includes commercial elements. The use could easily morph into an unintended commercial venture.	It is considered that whether users are charged or not has no bearing on the classification of this use as a visitor accommodation use and the subsequent assessment under the planning scheme.
Proposal is of a scale that is inconsistent with the rural character of the area with impacts of noise, rubbish, uncontrolled access, loss of native vegetation.	This issue has been discussed earlier in the report.
Loss of vegetation communities. Understorey is important to the trees.	It is recommended that a number of conditions be imposed on any permit granted in relation to the final configuration of RV sites in order to minimise the loss of vegetation (as required by the scheme) and ensure the long-term viability of native



	vegetation is not impacted upon by compaction by vehicles.
Traffic.	This issue has been discussed earlier in the report.
Lack of water and bushfire management.	This issue has been discussed earlier in the report.
Lack of amenities is unsafe.	RV vehicles are self-contained. Safety of customers is a matter for the operator and their insurer.
Lack of bath, shower and wash facilities required by the Building Code of Australia.	It is understood that the occupation and use of the site by RVs does not require any facilities under the National Construction Code. In any event, the NCC is not a relevant planning consideration.
Waste management.	<p>The applicant's proposed 'Leave no Trace' policies for waste management are considered problematic. Hard waste removed by customers is likely to be deposited within public bins in Swansea.</p> <p>It is considered more appropriate that the operator be responsible for providing hard waste collection and disposing of that to the nearest waste transfer station.</p>
Unrealistic to limit patronage to RV's with on board facilities. How will this be controlled?	<p>This issue is a management issue for the operator of the site, should a permit be granted.</p> <p>It is considered that on-site management is a sufficient control. Public advertisement of the use, if any, should clearly indicate this limitation and it is considered reasonable to impose a condition on any permit granted to this effect.</p>
Lack of services. Nearest dump point is not adequately serviced and requires upgrade.	The Swansea dump point is sufficiently serviced but is often mis-used by patronage. Council will undertake works to hopefully alleviate the current problems.
No provision to ensure conditions on entry are met and users are self-contained.	<p>Onsite management is proposed within the application.</p> <p>A detailed site management document should be prepared and submitted to Council prior to commencement of use confirming these details. A condition to this effect is recommended for any permit granted.</p>
"It seems illogical to propose a 'Free RV Campsite' on private property, with a large financial investment in creating the proposed sites, for no financial remuneration. We believe that this proposed park will become a fee based park without having to provide the facilities and services that the two current parks in Swansea must adhere to."	It is considered that whether users are charged or not has no bearing on the classification of this use as a visitor accommodation use and the subsequent assessment under the planning scheme.



Privacy and trespass.	It is considered that recommended conditions of approval sufficient protect adjoining privacy. The potential for trespass is considered minimal, and in any event is not a relevant planning consideration.
Fires.	The application states that open fires will not be permitted. A detailed site management document should be prepared and submitted to Council prior to commencement of use confirming these details. A condition to this effect is recommended for any permit granted.
Noise. Campers at the corner of Cathcart Street and Tasman Highway can be heard 400m away.	It is considered that recommended conditions of approval sufficient protection from noise.
Noise from vehicles entering and exiting the site.	The southern entrance to the site is not in the vicinity of any nearby dwellings.
Traffic, and confusion of one or two accesses.	Only one access is proposed, located in the south-west corner of the site via an upgrade to the existing access which has been approved by the Department of State Growth.
No need for RV Park. Swansea Holiday Park can now cater for RV's.	This is not a relevant consideration under the scheme. Continued growth in the tourism industry is projected to occur.
Not within walking distance, and there is no footpath of lighting for much of the distance. Parking within Swansea for short trips from the site is problematic.	It is considered unlikely that any one development will have a demonstrable effect on parking capacity in Swansea.
Where will clients source water from?	This would be a matter for individual customers.
No provision for disabled access.	This is not a relevant consideration under the scheme and is a matter governed by federal law.

10. Conclusion

The proposed development satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for visitor accommodation (camping and caravan park and holiday cabins) at RA13110 Tasman Highway, Swansea (DA2016/00133), be APPROVED subject to the following conditions:
 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

2. Prior to the commencement of works the endorsed plans or documents must be amended to show or provide for:
 - a) All RV sites are located more than 50m the northern boundary.
 - b) 2.1m high solid walls located between the two northern most holiday cabins and the northern boundary that are designed and constructed to mitigate noise.

If considered satisfactory, the plans or documents will be endorsed by Council's Manager Planning and Special Projects and will form part of the permit.

3. The operator must provide a skip bin for the collection and disposal of hard waste from customers. The operator must regularly dispose of waste to an authorised waste management facility at the operators cost.
4. Prior to the commencement of use, a detailed site management document must be prepared to the satisfaction of Council's Manager Planning and Special Projects. The document must include:
 - a) The proposed 'Rules of the Park' document
 - b) Provisions for the management and of patron behavior
 - c) Measures to ensures patron's control all domestic animals on leads or within enclosures at all times
 - d) Measures to control noise from generators, TVs, radios and the like
 - e) Check-in procedures
 - f) Emergency management measures are required by the accredited bushfire hazard practitioner.
 - g) Any other relevant matters.
5. The siting of each RV parking space must be determined in conjunction with Councils Manager Planning and Special Projects. Each RV site must be clearly delineated to ensure each customer parks within a defined and narrow area to reduce site disturbance. Each RV parking space must be sited to minimise potential for impact to trees via compaction of soil due to vehicle movements.
6. The operator must ensure that all advertisement of the site clearly stipulates that the RV portion of the activity is limited to self-contained RV's only.
7. The design of the RV Park is to minimise impact upon potential *Hyalosperma demissum* habitat and retain the majority of native trees in particular white gums, peppermints, she oaks, native cherries and Oyster Bay pines.
8. Prior to the commencement of works, a Weed Management Plan to control the declared weed gorse (*Ulex europaeus*) consistent with the relevant Statutory Management Plan under the Tasmanian Weed Management Act 1999 must be subject to Council. This needs to include relevant construction and vehicle hygiene provisions to prevent further spread.

Car parking and access

9. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;



- a) Constructed with a durable all weather pavement (parking spaces for the recreation vehicles may be unpaved providing the spaces are clearly marked and maintained as per condition 10)
- b) Minimum width of 4m for one way traffic and 6m for 2 way traffic
- c) Adequate turning space on site to allow that vehicles enter and leave the site in a forward direction
- d) Vehicular passing areas
- e) Drained to an approved stormwater system

The areas set-aside for parking and associated access and turning must be kept available for these purposes at all times.

10. The areas set-aside for parking and associated access and turning must be designed, constructed and maintained at all times to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties.
11. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to the use commencing. The parking plan is to include:
 - pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensions

and shall form part of the permit when approved.

12. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
13. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

State Road

14. The existing access to the site off the Tasman Highway must be upgraded in accordance with the Access Works Permit SA35-16 – RA13110, Lot 4 Tasman Highway, Swansea issued by the Department of State Growth and to the satisfaction of Council's General Manager prior to the use commencing. Works must include, but are not limited to:
 - a) Maintaining sight lines to and from the access at all times.
 - b) Provision of a BAR (Basic Right Turn) facility as per the requirements of Austroads Road Design Guide Part 4 – UnSignalised and Signalised intersections.
 - c) Removal of the large gumtree on the western roadside or a safety barrier is to be installed to protect errant vehicles.
 - d) Access to the property to be sealed at a minimum of 6.0m wide to allow two way access.
 - e) W5-26 (Watch for Entering Traffic) sign with a W8-5 (250m) plate to be installed 250m south of access to face north bound traffic.

- f) The existing B2 (double barrier) line marking will need to be altered to permit full turning movements at the new access (the current line marking prohibits right turns in and out of the access). The B2 barrier is to be altered to accommodate a 3 metre break at the access.

Wastewater

15. Wastewater from the development must discharge to an on-site waste disposal system in accordance with the wastewater report GEO-ENVIRONMENTAL ASSESSMENT, Lot 4 Tasman Highway (CT 115824/4), Swansea, July 2015, Updated October 2016, by Geo-Environmental Solutions, and a Plumbing Permit issued by the Permit Authority in accordance with the Building Act 2016 prior to the commencement of any works.

Stormwater

16. Prior to the development commencing the STORMWATER REPORT, 13110 Tasman Highway, Swansea, October 2016 by Geo-Environmental Solutions must be amended and submitted to Council's General Manager for approval. The amended report is to include full construction details of all stormwater management measures proposed. Once approved the amended report shall form part of the permit.
17. All rainwater run-off from roof surfaces must be collected and stored in tanks for on-site use in accordance with Council Policy and to the satisfaction of Council's General Manager.
18. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager. No stormwater run-off from the development is permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
19. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and to the satisfaction of the Council's General Manager.

Soil and Water Management

20. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager.
21. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction Amenity

22. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - a) Monday to Friday 7:00 a.m. to 6:00 p.m.
 - b) Saturday 8:00 a.m. to 6:00 p.m.
 - c) Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.



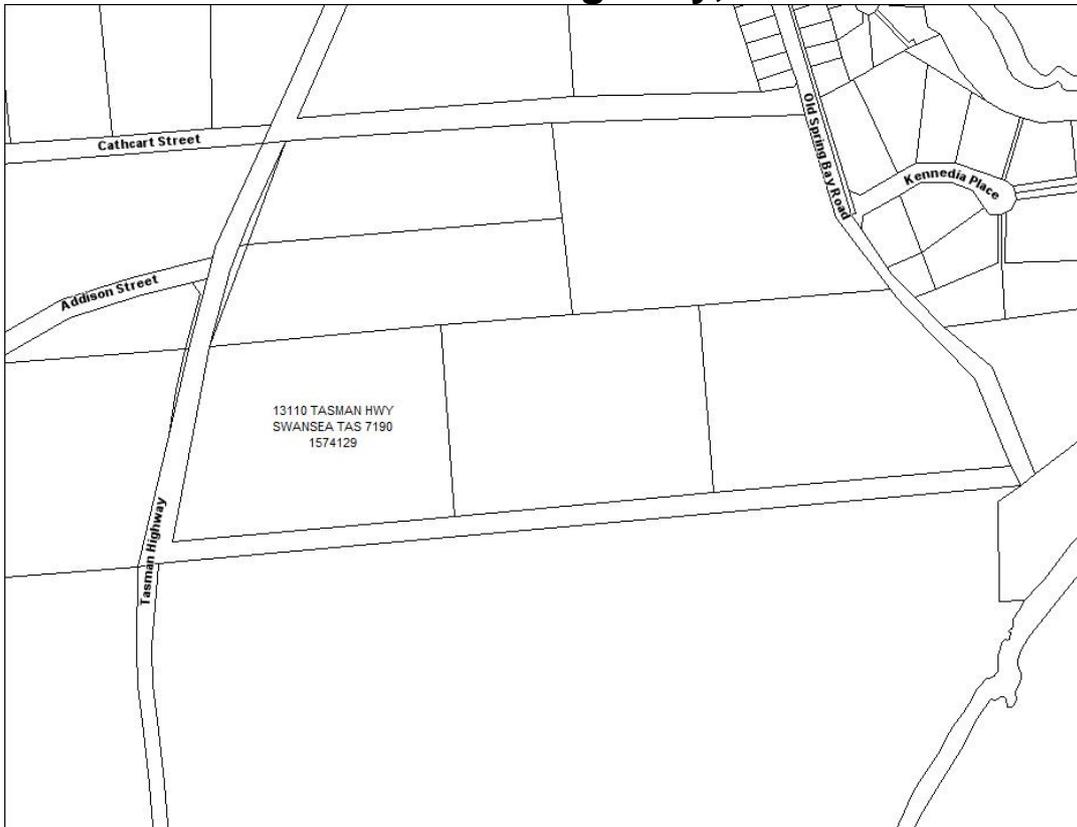
23. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - a) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b) The transportation of materials, goods and commodities to and from the land.
 - c) Obstruction of any public footway or highway.
 - d) Appearance of any building, works or materials.
24. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
25. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
26. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.
27. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.



DEVELOPMENT APPLICATION 16133

Visitor Accommodation

RA13110 Tasman Highway, Swansea



Swansea RV Park

Visitor Accommodation

- ~ **RV (Self Contained) camping**
- ~ **Eco Structure Villas**

Infrastructure and Services:

The intent of the RV Park development is predominantly for owners of Self Contained RVs to enjoy peaceful free camping in a natural environment - not to camp amongst a multitude of others in a purpose built caravan and cabin park and camping ground.

In a State wide Directions Paper (May 2012) – “a review of Council Recreational Vehicle Overnight camping”, the definition of camping refers to “sleeping in or utilising a vehicles facilities overnight”.

The paper regularly spoke of *overnight camping, RV camping facilities, provision of low cost camping services and operating camping sites*

Among the many requirements for a Caravan park development, a caravan park is to provide

–

Powered Sites

Toilet and Shower facilities etc.

This is not our intention, it has never been our intention and we suspect there is confusion amongst the community as to the specific intent of the RV Park development.

Consistent with the definition of RV Camping as determined by the State Government and the Local Government Association of Tasmania, the intent of the Swansea RV Park is to provide recreational vehicle camping as defined in the Overnight Camping State wide Directions Paper.

The development is for RV (Self Contained) free camping in a natural environment.

Users of the RV Park are to be self-contained and provide their own facilities.

Our intent is clear and the RV Park will not be available to campers not able to provide toilets and amenities on-board.

To support our claims that the RV Traveller prefers the concept of the Swansea RV Park development, the Campervan & Motorhome Club of Australia (CMCA) commissioned a survey of its members this year to determine preferred forms of accommodation sites.

For 67% of total CMCA members, a caravan park is not among their first three preferences for accommodation.

36% prefer a public free camping area without facilities, 13% prefer a public low-cost camping area with limited facilities and 23% prefer a bush camp.

Almost one in four CMCA members only consider a caravan park if all other options are unavailable.

(Colmar Brunton 2016)

We are proposing RV (Self Contained) camping - not a Caravan Park development.

Number of Sites:

The RV Park will be designed for 36 sites.

Road Access:

E6.5 of the Parking & Access Code indicates that the planning authority MAY require assessment of parking demand, design of parking facilities, Traffic Impact Assessment.

The TIA was requested by Council and provided.

The Traffic Impact Assessment was commissioned and subsequently prepared by a duly qualified person. The report indicated compliance and the DSG have not objected to the development proposal.

TIA Conclusion

A traffic assessment for a proposed recreational vehicle park just south of the Addison Street junction with the Tasman Highway indicates compliance with section E5.0 of the Glamorgan Spring Bay Planning Scheme provided:

- i. The driveway is constructed to DSG requirements with width to allow for two-way use*
- ii. The driveway profile is provided as suggested in this report*
- iii. Amending the central median chevron markings to provide for right turns to the site with the installation of approach signing as outlined in this report*

The Traffic Impact Assessment is provided as a separate document to the application. With the inclusion of minimum width as nominated on the site plan and driveway profile recommendations as detailed in the TIA, the Standard Drawing – Rural Roads Typical Property Access as prepared by Institute of Public Works Engineering and Local Government Association Tasmania, will form the basis of the driveway access design and construction.

Environmental Impact Study and Biodiversity Code:

The area designated for the RV Park has a 'Native Habitat' overlay along the Western boundary and extending east for approx. 90 metres.

The Native Habitat overlay relates to the known occurrence of Warty Paperbark in the area.

It is also known that Oyster Bay Pines exist on the property as well as White Gums.

These will not be endangered.

It is our intention to protect those species.

It is our intention to retain all the established / mature trees in the Native Habitat overlay area - - including the variety of Eucalypts.

With respect to Warty Paperbark and the possibility that this species or any other endangered species may be identified on our property, a vegetation and fauna survey has been commissioned with a view to responsible management should they be evident.

The report is provided as a separate document to the application.

Bushfire Management Plan:

The Bushfire Management Plan has been prepared by accredited and qualified personnel.

The report is provided as a separate document to the application

As part of the overall requirement of The Bushfire Management Plan, the report clearly describes vegetation on the property by way of and within:

Site description

Section 3 – Vegetation

Bushfire Attack Level (BAL)

Satellite image

Numerous ground level images

Camp fires:

Open fires will not be permitted.

Agricultural assessment:

An agricultural assessment was not requested nor is it required.

The proposed RV Park will have no impact whatsoever on the agricultural potential of adjacent properties.

In fact a recent study on an adjacent property recommended subdivision as a preference to continued agricultural use.

The Agricultural report accompanying the development proposal (prepared by Macquarie Franklin Agricultural Consultants) classified the subject site as non-valuable agricultural land and further it deemed its' agricultural viability as uneconomic and high risk.

The proposed RV Park will not contribute to the incremental loss of productive rural resources.

Site Management:

Site Management is to be conducted by the property owners

Vehicle noise:

Any vehicle travelling along the Tasman Highway at 80kph generates more road noise than a vehicle slowing down and approaching the RV park access for entry at minimal speed (and minimal noise).

Vehicle movement on site will be at a minimal speed and at a minimal noise level.

Vehicle movement into and out of the neighbouring property is not heard on the area planned for development so we suspect the same will apply to vehicles moving within the RV Park.

Privacy and Security:

Monitoring of the RV Park use will be conducted by the RV Park owners who will be living adjacent to the RV Park area.

All boundaries of the property are fenced (which will deter traversing into neighbouring properties) and "No entry - private property" signs will be erected in areas that may be an issue.

The boundary to the north of the designated RV Park area is fenced, is dense bush and rugged and certainly not conducive to entering.

A handout of "Rules of the RV Park" given to each RV Park user will clearly advise of park boundaries and 'No Entry' areas.

Rubbish:

The Campervan and Motor home Club of Aust. (CMCA) have pioneered a "Leave no Trace" program and the nature of this program will be adopted at the RV Park.

In effect, 'Take your rubbish with you' rules will apply.

Monitoring of rubbish will be conducted by the RV Park owners who will be living adjacent to the RV Park area.

Noise:

The matter of excessive noise will be addressed in the “Rules of the RV Park” and because the owners will be living adjacent to the RV Park, excessive noise will be monitored and addressed.

The CMCA and its members also apply strict policy to matters regarding noise when their members visit RV Parks, and it’s not uncommon for parks around Australia to apply noise restrictions.

(eg: Rowdy or disruptive behaviour will not be tolerated and management reserves the right to ask anyone to leave the property if they are creating a nuisance or noise that is disruptive to other park users. Noise is to be kept to a minimum during the hours of 9.30pm and 8.30am)

With respect to generator usage, the CMCA and parks around Australia apply rules with respect to generator use.

These rules will be applied at the Swansea RV Park to ensure other park users and property neighbours are not inconvenienced

Pets:

The admittance of pets (namely cats and dogs) will be permitted but with strict control ie: pets are to be on a short lead.

This generalised policy applies to many RV Parks around Australia.

The CMCA apply a strict Dog Control Policy to its members and that policy content will be administered at the RV Park.

Handicapped Access:

We trust any RV Park traveller that may be handicapped (in any way), will no doubt be aware of their disability and also be aware of limited available facilities at RV Parks around Australia as they tour. Should an RV (handicapped) user determine we don’t provide facilities, it is their choice whether to stay or not.

In relation to the Eco Structure villas, as required Accessible (Disabled) Car Parking and Access to Premises, - Buildings, will comply with AS 2890.6 and AS 1428.

Need for RV Park and benefit for Swansea:

It’s a benefit to the Swansea business community that RV travellers have an opportunity to stop and stay in Swansea as opposed to driving through.

The letters of support from members of the Swansea Business Community are indicative of them seeing the benefits of the development.

With increased business comes stable or increased employment for Swansea residents.

The camping industry is the fastest growing domestic tourism sector in Australia contributing total overnight expenditure of \$5.4 billion in 2013. (ABS)

Touring RV travellers (those travelling for more than three weeks) spend between \$500 to \$900 per week and approximately \$15k to \$20k over the course of their travels, making them the largest spending domestic tourists in Australia. (TRA, Balfour Consulting 2010)

RV travellers comprise up to 70% of the tourism market in some regional LGAs

RV travellers deliver economic benefit directly into the community through purchases from local businesses as if they were living at home.

It was also determined in the Colmar Brunton research, that long haul RV travellers spend approximately \$130 per day (at 2 people per vehicle) and the majority of that daily spend is in regional Australia.

Swansea is currently not catering for the RV traveller demand.

Proximity to facilities and services:

“RV Friendly towns” must meet the following criteria:

Provision of longer term parking within 5 – 10 km of the town centre

Provision of short term parking within 2.5 km of the town centre

Parking within close proximity to the general shopping area

The last of these criteria suggests it is unlikely the RV traveller has a preference to walk to access services and facilities. They want to park in close proximity.

RV Travellers will typically ensure they have sufficient essentials on board before setting up camp.

They will visit a shop, supermarket or facility in advance and only revisit those facilities due to unforeseen circumstance or when on the move again.

The preference of RV travellers is not to be close to built up areas. They prefer the peace and quiet.

The free camping intent and the natural state of the RV Park development is a preferred option to RV Park travellers as opposed to a dedicated Caravan Park close to a built up area.

‘Environmental nuisance’ and impact on public amenities:

Any suggestion of environmental nuisance – “*to go behind a tree or against a fence*”... is not the intent of the Park and it will be a strict rule of the RV Park that such behaviour is not permitted. Behaviour of that nature is in fact an offence by law, and any RV Park user in breach of that rule / law will be evicted from the Park.

Providing an RV Park for self-contained RV users will have minimal impact on Swansea’s public amenities. They will have their own facilities on board.

Camping Site surface treatment:

Consistent with camping sites in National Parks (and to maintain the natural woodland setting), we prefer the camping sites to retain the current natural surface look. Much of the ground surface has considerable rock which helps maintain a solid surface. If and as required, should any parking bay surface require a more substantial surface, then a layer of 40mm crushed rock and / or compacted gravel will be applied to the area designated for the vehicle parking bay. The areas immediately adjacent to the actual RV parking area will be natural or sown with Finesse Q grass.

Signage:

For identification of the RV Park and for safety at the entrance driveway location (and per the Traffic Impact Assessment) it's proposed to install advanced site use location signs north and south of the entrance, signing at the driveway and provision of a concealed entrance sign in advance of the driveway for southbound traffic.

Signage at the entrance will consist of one sign on each side of the entrance. Each sign will be of 800mm x 250mm. An example of the sign design and colours is included with the application.

Visitor Accommodation Performance Criteria:

P1 (a)

The RV Park will not adversely impact residential amenity and privacy of adjoining properties.

To the south of the subject property, an undeveloped Reserved Road of 21 metres width lies between the southern boundary of RA 13110 and RA 13054. RA 13054 is a large rural property with a single residence situated at the southern extremity. The proposed RV Park development will not impact on the privacy of that property.

To the north of the subject property, the residence sits approximately 170 metres from the proposed RV Park entrance and approximately 130 metres from the nearest proposed RV parking bay.

Between the RV Park and the residence on this property, the bush is dense. The residence on this adjoining property is not visible from the RV Park area. The proposed RV Park development will not impact on the privacy of this property.

To the east of RA 13110, the residence on that property is also screened from view. It sits approximately 170 metres from the nearest boundary of the RV Park area. The proposed RV Park development will not impact on the privacy of this property.

P1 (b)

Consistent with parking requirements for Overnight camping areas, 1 car parking space will be allocated within the area set aside for each of the 36 nominated RV camping sites.

The space requirement for each staff member is not applicable to this development as the site managers will have their own parking facilities.

For the Eco Structure villas, 1 parking space will be allocated to each of the 4 villas and another 2 will be provided for ancillary use.

Much of the ground surface within the RV Park area has considerable rock which helps maintain a solid surface.

If and as required, should any parking bay surface require a more substantial surface, then a layer of 40mm crushed rock and / or compacted gravel will be applied to the area designated for the vehicle parking bay.

During the winter months of particularly inclement weather, the RV Park will be closed.

Notwithstanding and taking into account heavy rainfalls during the RV Park opening months, the parking spaces will be appropriately developed to maximise water drainage.

P1 (c)

Only 36 sites are proposed for the RV Park.

The total area set aside for the RV Park comprises approximately 20,000 square metres.

This represents an average of 555 square metres per site.

The proposed Eco structure villas will be set amongst the established trees of the designated area.

The very nature and design of these structures ensure they do not adversely impact on a natural setting.

Eco structure villas are specifically designed for native habitat and environmentally sensitive areas.

P1 (d)

The Traffic Impact Assessment prepared for this development clearly demonstrates that the proposed development will not adversely impact on the efficiency of the local road network or disadvantage owners of adjoining properties.

P1 (e)

RA 13110 is not considered large enough, or of suitable quality, for agricultural purpose.

The RV Park development is located on the western and least desirable section of the property.

The most desirable area on RA 13110 is the cleared flat grazing paddock area located to the east.

This area of land is only used for horse grazing.

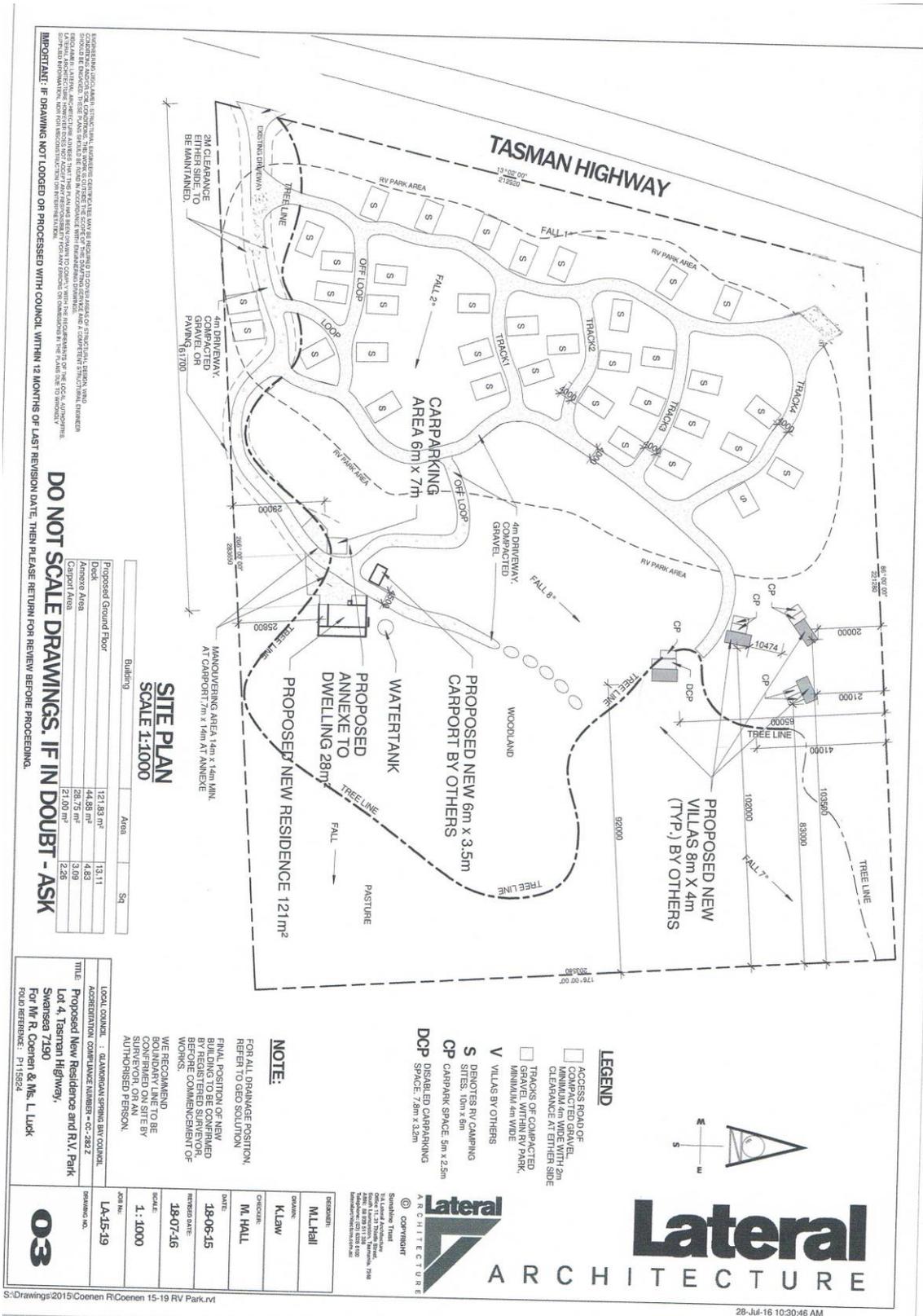
P1 (f)

The proposed RV Park on RA 13110 Tasman Highway, Swansea, will not fetter existing or potential rural resource use of the property or adjoining land.

The adjoining properties immediately to the east and north of RA 13110 are both residential properties within the Rural Resource zone.

With respect to the property adjoining RA 13110 to the south, this property (RA 13054) has recently been considered and approved for subdivision – refer SA13005 presented to GSBC agenda on 23rd April, 2014.

The Agricultural report accompanying the development proposal (prepared by Macquarie Franklin Agricultural Consultants) classified the subject site as non-valuable agricultural land and further it deemed its' agricultural viability as uneconomic and high risk.



IMPORTANT: IF DRAWING NOT LOADED OR PROCESSED WITH COUNCIL WITHIN 12 MONTHS OF LAST REVISION DATE, THEN PLEASE RETURN FOR REVIEW BEFORE PROCEEDING.

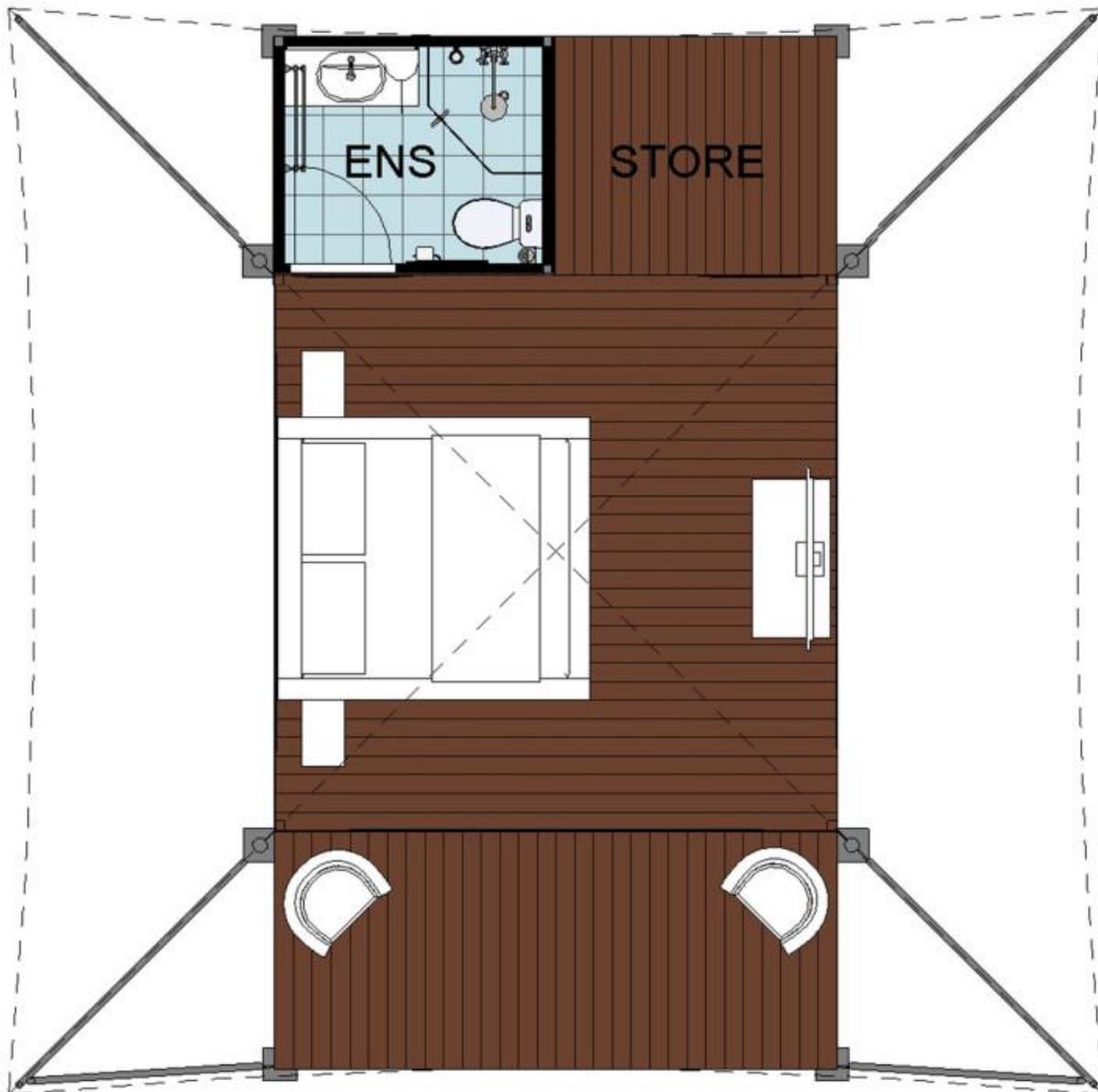
DO NOT SCALE DRAWINGS. IF IN DOUBT - ASK

SITE PLAN SCALE 1:1000

Building	Area	Sq
Proposed Ground Floor	121.83 m ²	13.11
Annex Area	44.88 m ²	4.83
Carport Area	28.72 m ²	3.09
	12.00 m ²	1.28

IMPORTANT: IF DRAWING NOT LOADED OR PROCESSED WITH COUNCIL WITHIN 12 MONTHS OF LAST REVISION DATE, THEN PLEASE RETURN FOR REVIEW BEFORE PROCEEDING.





3.2 DA16138 – RA12005 Tasman Highway, Rocky Hills

Planning Assessment Report

Proposal:	Outbuilding & masonry fence
Applicant:	P & K Dale
Location:	RA12005 Tasman Highway, Rocky Hills
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone
Application Date:	18 August 2016
Statutory Date:	27 January 2017 (by consent of applicant)
Discretions:	Four
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for an outbuilding & masonry fence at RA12005 Tasman Highway, Rocky Hills.
- 1.2. The application is a discretionary use in the zone. The application also relies on a number of different performance criteria.
- 1.3. Further, the application is discretionary as the site is heritage listed as part of the Rocky Hills Probation Station and Road Station heritage listing.
- 1.4. One representation was received.
- 1.5. The proposal is recommended for conditional approval.
- 1.6. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00138.
- 2.2. This determination must be made no later than 27 January 2017, which has been extended beyond the normal statutory timeframe with the consent of the applicant.



- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications.

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at RA12005 Tasman Highway, Rocky Hills, and is within the Rural Resource Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is an irregular shaped lot, 2.4ha in size. The lot is accessed via a short Crown reserve road from the Tasman Highway. The lot has a south-east aspect with gradient varying across the land and approximately 1 in 7 in the vicinity of the works. Vegetation is a mixture of native trees and pasture, with the works situated in areas of pasture.
- 5.3. The outbuilding & masonry wall subject to this application exist. The wall is complete and the outbuilding is under construction. The application is retrospective and follows compliance action undertaken by Council staff. No other buildings exist on the land.
- 5.4. All adjoining lots are also within the Rural Resource Zone.
- 5.5. The highest sections of the land, along the north-west boundary, are subject to a Landslide Hazard Area but no works are proposed in this location.

- 5.6. The south-west boundary of the lot generally follows a watercourse and a Waterway and Coastal Protection Area applies to this watercourse. No works are proposed within the Waterway and Coastal Protection Area.
- 5.7. The part of the site within 100m of the Tasman Highway is within the Scenic Corridor Area but, again, no works are proposed in this area.
- 5.8. The Biodiversity Protection Area applies to the entire site but as no vegetation is to be affected by the development, this has no effect on the application.
- 5.9. The site is serviced by reticulated telecommunication and electrical services. Water, sewer and stormwater services are onsite.



Figure 1: An aerial photograph of the site.

6. Proposal

- 6.1. Planning approval is sought for an outbuilding & masonry wall.
- 6.2. The outbuilding is a two storey stone barn. It is 15.8m long, 5m wide and has a maximum height of 8.5m above natural ground level. The outbuilding is setback 48m from the rear boundary and approximately 60m from the nearest side boundary.
- 6.3. To the south/front of the barn a masonry (stone) wall is proposed. This wall has a maximum height of 3.6m above natural ground level and is 34m in length. The wall is setback 75 from the front boundary.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. Applications involving heritage listed places are discretionary under the *Historic Cultural Heritage Act 1995* irrespective of what provisions apply to the application under the planning scheme. The Tasmanian Heritage Council have given their approval to the application under their Act.
- 7.3. The following provisions are relevant to the proposed use and development;
- Rural Resource Zone
 - E5.0 Road and Rail Asset Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E13.0 Historic Heritage Code
- 7.4. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Use Clause 26.2	Residential use is a discretionary use.	
2	Sensitive Use Clause 26.3.1 A1	That the sensitive use (i.e., an residential outbuilding) is only a home based business, extension to an existing use of home-based child care.	The application is for a new building for a sensitive use and therefore subject to the performance criteria.
3	Vehicle passing. Clause E6.7.3 A1	Driveways greater than 30m have a passing bay	No passing bays proposed.
4	Heritage. Clause E13.7.2	That no new buildings on heritage listed properties are built.	The application is for a new building and therefore subject to the performance criteria.

7.5. Discretion 1 & 2 – Use and sensitive use

- 7.5.1. Any new building for a residential use is subject to the following performance criteria:

A sensitive use must not unreasonably convert agricultural land or conflict with or fetter non-sensitive use on adjoining land having regard to all of the following:

- a) *the characteristics of the proposed sensitive use;*

- b) *the characteristics of the existing or likely non-sensitive use on adjoining land;*
- c) *setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;*
- d) *any characteristics of the site and adjoining land that would buffer the proposed sensitive use from the adverse impacts on residential amenity from existing or likely non-sensitive use.*

7.5.2. The surrounding land use is predominately rural living in nature. Agricultural use and potential is limited by the number of small rural lots, topography and limitations of the soil. It is considered that sensitive use of the site is unlikely to impact adjoining land. Moreover, the application is for a residential outbuilding only.

7.6. **Discretion 3 – Vehicle passing**

7.6.1. The acceptable solutions requires vehicle passing bays to be provided in a number of different circumstances, including for a driveway greater than 30m in length. The relevant performance criteria for when vehicle passing is not provided is:

Vehicular passing areas must be provided in sufficient number, dimension and siting so that the access is safe, efficient and convenient, having regard to all of the following:

- a) *avoidance of conflicts between users including vehicles, cyclists and pedestrians;*
- b) *avoidance of unreasonable interference with the flow of traffic on adjoining roads;*
- c) *suitability for the type and volume of traffic likely to be generated by the use or development;*
- d) *ease of accessibility and recognition for users.*

7.6.2. As the application is for an outbuilding only, vehicle passing is not proposed and is not considered necessary.

7.7. **Discretion 4 – Heritage**

7.7.1. The performance criteria for new buildings on heritage listed properties provide:

P1

Development must not result in any of the following:

- (a) *loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*

- (b) *substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

P2

Development must be designed to be subservient and complementary to the place through characteristics including:

- (a) *scale and bulk, materials, built form and fenestration;*
- (b) *setback from frontage;*
- (c) *siting with respect to buildings, structures and listed elements;*
- (d) *using less dominant materials and colours.*

P3

Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.

- 7.7.2. As noted earlier the Tasmanian Heritage Council have approved the development. Their approval does not require any modifications to be made.
- 7.7.3. It is considered that the scale, siting and design of the building is compatible with the rural context of the site. The works are within areas identified as having potential for sub-surface archaeological features. However, the Tasmanian Heritage Council are satisfied that no adverse impact will arise.

8. Referrals

8.1. TasWater

- 8.1.1. The application was not required to be referred to TasWater.

8.2. Department of State Growth

- 8.2.1. The application was referred to the Department but no response was received.

8.3. Council's Technical Officer

- 8.3.1. The application has been referred to Council's Technical Officer, who has provided a number of recommended permit conditions for any permit granted.

9. Concerns raised by representors

- 9.1. The following table outlines the issues raised by the representor.



Issue	Response
Inconsistent and unfair to allow access over the crown reserved road.	<p>The representor states that their request to use the reserve road has been denied by Crown Land Services with the support of Council. This did occur and was due to the significant amount of work that would be required to cross the nearby watercourse and because the property already had an existing and adequate access.</p> <p>The Department of State Growth are aware of the application but have raised no concern with the use of the reserve road for access. The reserve road is the only practical means of access to the land and is currently utilised for this purpose.</p> <p>The representor has an existing dwelling and approved visitor accommodation use, which are both accessed via a separate driveway to the representors land. This driveway has been approved by the Department of State Growth.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>
A change of boundary that the applicant is pursuing with the Crown.	<p>The details of the boundary issue are not known. No application has been made to Council. Any future change or application to change boundaries has no bearing on the determination of this application.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>
The plan is inconsistent with the outbuilding that is partially constructed on the site. Is the application for a house?	<p>There are no inconsistencies with the plans. The application is for a residential outbuilding.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>

10. Conclusion

The proposed development satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

- B. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for an outbuilding & masonry wall at RA12005 Tasman Highway, Rocky Hills (DA2016/00138), be APPROVED subject to the following conditions:
 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.

2. The use or development must be undertaken in accordance with the Notice of Heritage Decision dated 2 December 2016 from the Tasmanian Heritage Council and attached to this permit.
3. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;
 - a) Constructed with a durable all weather pavement
 - b) Drained to an approved stormwater system
 - c) The areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.

Stormwater Management

4. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 1,000 Litres for on site use.
5. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016. No stormwater run-off generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
6. Before any work commences install temporary run-off, erosion and sediment controls and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction Amenity

7. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - d) Monday to Friday 7:00 a.m. to 6:00 p.m.
 - e) Saturday 8:00 a.m. to 6:00 p.m.
 - f) Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
8. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - e) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - f) The transportation of materials, goods and commodities to and from the land.
 - g) Obstruction of any public footway or highway.
 - h) Appearance of any building, works or materials.

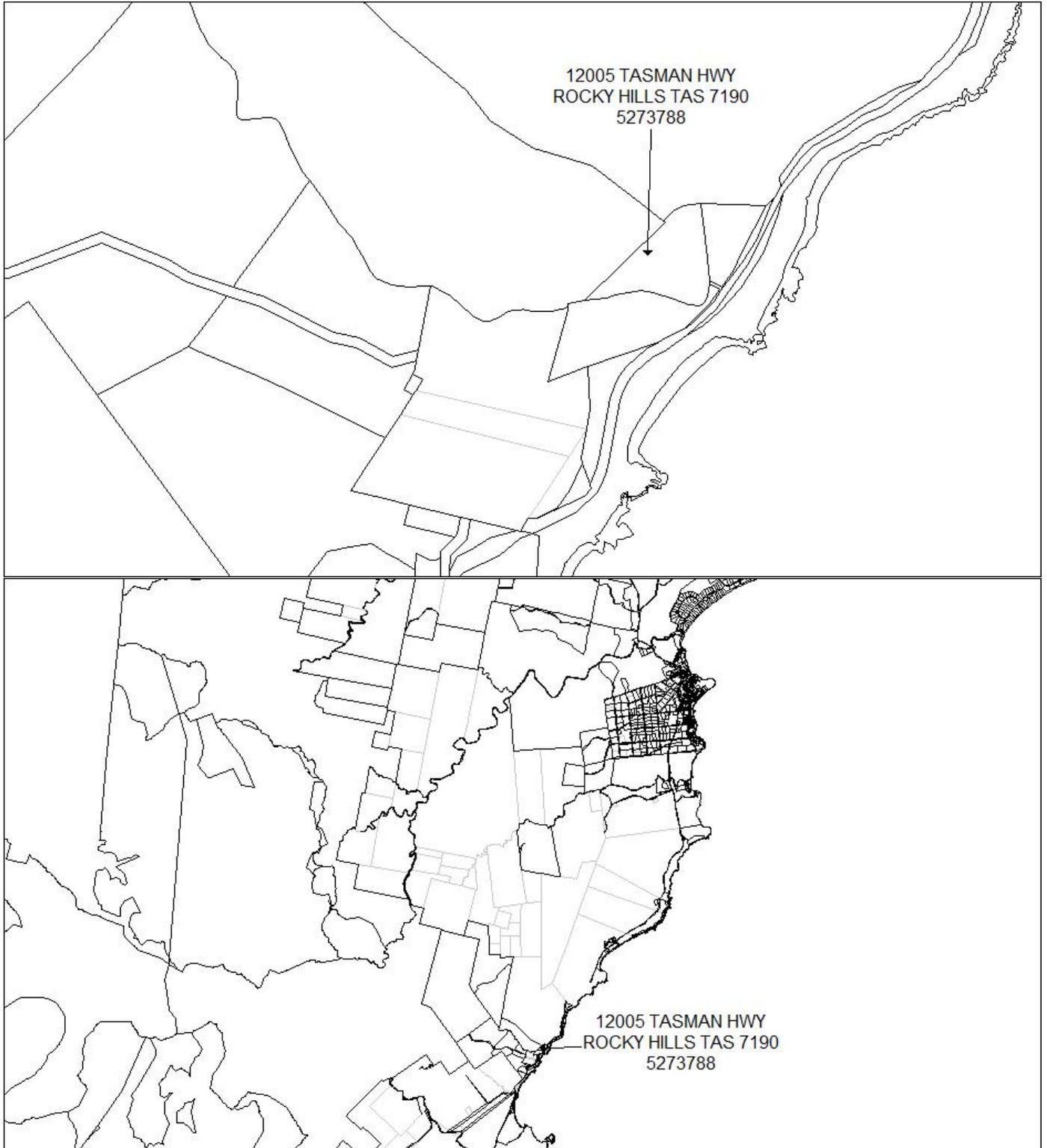


9. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
10. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
11. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.
12. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

DEVELOPMENT APPLICATION 16138

Outbuilding & Masonry Fence

RA12005 Tasman Highway, Rocky Hills





Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
103 Macquarie St, Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA2016/138
THC WORKS REF: 5099
REGISTERED PLACE NO: 11950
FILE NO: 15-17-83 THC
APPLICANT: PL & KM Dale
DATE: 02 December 2016

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: Rocky Hills Probation Station and Road Station,
12005 Tasman Hwy, Rocky Hills.
Proposed Works: Non-habitable barn and garden wall.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with Development Application DA2016-0138, advertised on 12/11/2016 subject to the following condition:

- 1. This approval does not allow any further ground disturbance or excavation. Any works or actions that will result in ground disturbance are subject to further heritage approval.**

Reason for condition

To clarify the scope of this approval.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

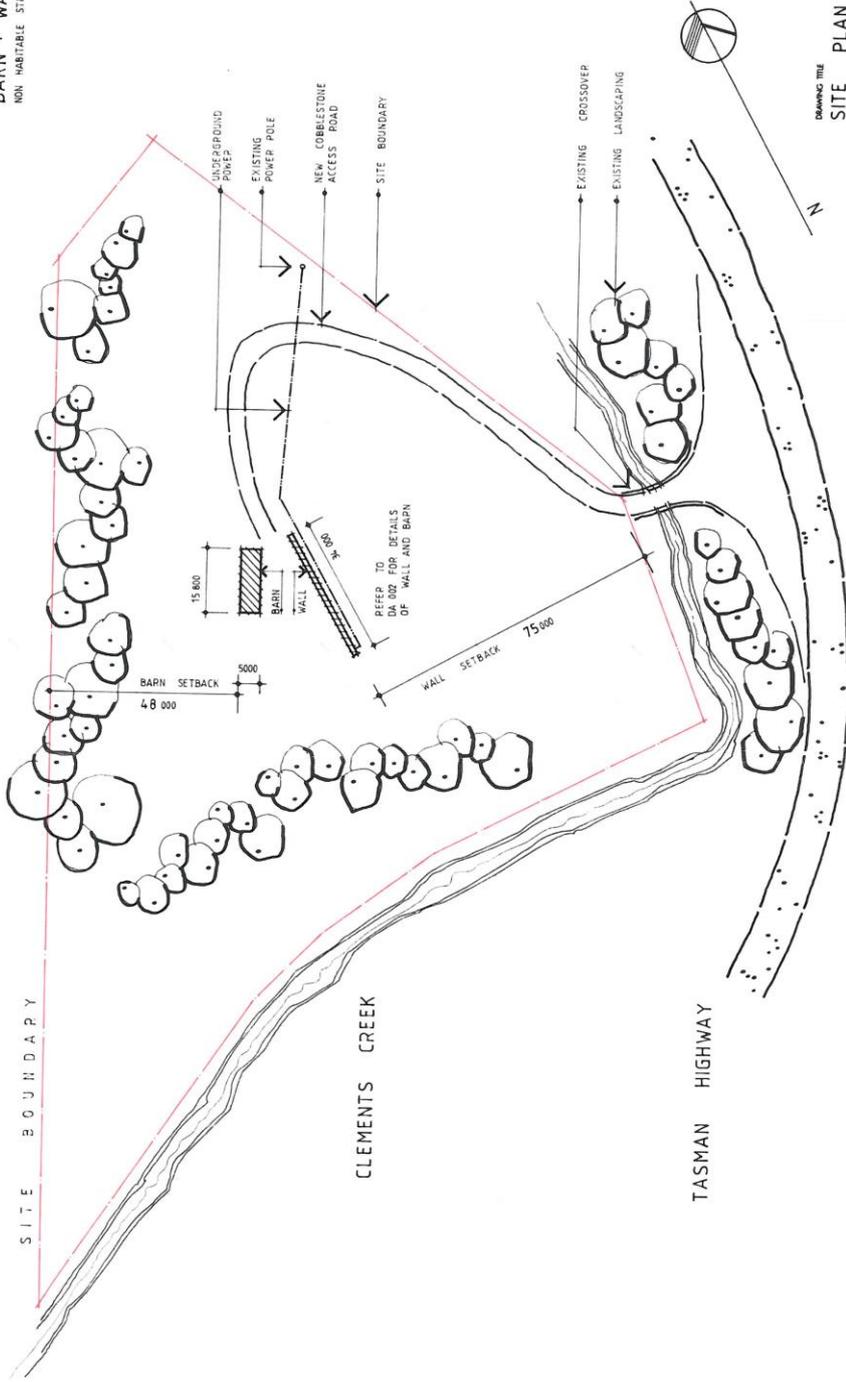
Please ensure the details of the refusal are included in the notice of refusal provided to the applicant, and forward a copy of the correspondence to the Heritage Council for our records.

Please contact Russell Dobie on 1300 850 332 if you require clarification of any matters contained in this notice.

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council



CLIENT
PL + KM DALE
PROJECT
BARN + WALL
NON HABITABLE STRUCTURES



DRAWING TITLE
SITE PLAN
ISSUE
DEVELOPMENT DA 001
DATE
16/6/01
SCALE
1:500
DATE
JULY 2016
DRAWN BY
R

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BZOWRY ARCHITECTURE



3.3 DA16214 – 21 Beattie Ave, Bicheno

Planning Assessment Report

Proposal:	Outbuilding, addition to dwelling (deck) and front fence
Applicant:	P & J Sheds
Location:	21 Beattie Avenue, Bicheno
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	General Residential Zone
Application Date:	18 November 2016
Statutory Date:	27 January 2017 (by consent of applicant)
Discretions:	Three
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for an outbuilding, addition to dwelling (deck) and front fence at 21 Beattie Avenue, Coles Bay.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. One representation was received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00214.
- 2.2. This determination must be made no later than 27 January 2017, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. No specific implications for Council have been identified.

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at 21 Beattie Avenue, Bicheno, and is within the General Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is a regular shaped lot, approximately 675m² in size. The site is developed by an existing dwelling in the front half of the lot. The site has a slight fall from south to north of approximately 1m across the width of the lot.
- 5.3. The site is bordered by residential lots to the side and the foreshore to the south. The adjoining area is within the General Residential Zone. No overlays apply to the site

- 5.4. The site is serviced by water, sewer, stormwater, electricity and telecommunications.



Figure 1: An aerial photograph of the subject area. Please note this photo is no longer current and does not show recent redevelopment of the adjoining land to the west and to the north.

6. Proposal

- 6.1. Planning approval is sought for an outbuilding, addition to dwelling (deck) and front fence at 21 Beattie Avenue, Bicheno.
- 6.2. The outbuilding is a 9m x 7m structure with a maximum height of 3.7m above natural ground level. It is proposed within the north-west corner of the lot with a setback of 1m from the rear and northern boundaries. The outbuilding has a skillion roof with a fall from south to north. The outbuilding will be cladding in Colorbond with Shale Grey wall colour and Basalt roof colour.
- 6.3. The applicant advises that the location within the rear corner is sought in order to maximise usable outdoor space, preserve views of the adjoining house to the south and to match the position of a recently constructed outbuilding in the south-west corner on the adjoining lot to the north.
- 6.4. A deck is proposed to the front and to part of the northern elevation of the dwelling. The deck has a finished floor level ranging from 0.5m to just under 1m and is setback 0.6m from the front boundary.
- 6.5. A new front fence is proposed. The current fence is a 1.55m high timber fence and is proposed to be replaced by a 1.87m high timber fence. The height of the new fence matches the height of the adjoining Colorbond front fence to the south.

6.6. In addition, the proposal includes the widening of the existing vehicular crossover onto Beattie Avenue.

7. Assessment against planning scheme provisions

7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.

7.2. The following provisions are relevant to the proposed use and development;

- General Residential Zone
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code

7.3. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Requirement	Proposed
1	Front setback Clause 10.4.2 A1 (a)	A 4.5m front setback.	A 0.6m setback to the deck.
2	Building envelope Clause 10.4.2 A3 (a)	Buildings are within an building envelope (see diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) that is determined by: <i>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</i> <i>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level;</i>	The front deck is outside the envelope, as it is within 4.5m of the front boundary. The outbuilding is outside the building envelope, as it is within 4m of the rear boundary.
3	Frontage fence Clause 10.4.7 A1	A front fence is less than 1.2m high or less than 1.5m high if the fence has 30% transparency above a height of 1.2m.	The deck extension is setback 1.7m from the north-east boundary.

7.4. Discretion 1 – Front setback

7.4.1. The relevant performance criteria for works within 4.5m is:

A dwelling must:

- (a) *have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; ...*

7.4.2. The deck is essentially ground level and does not require balustrades. It will be screened by the proposed fence (and also by the existing fence). It is considered that the deck will have no adverse impact on the streetscape.

7.5. Discretion 2 – Building envelope

7.5.1. The proposal is outside with building envelope for both the deck and the outbuilding. The setback of the deck has been discussed in the earlier section.

7.5.2. The relevant performance criteria for buildings outside the building envelope is:

The siting and scale of a dwelling must:

- (a) *not cause unreasonable loss of amenity by:*
 - (i) *reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) *overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) *overshadowing of an adjoining vacant lot; or*
 - (iv) *visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) *provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

7.5.3. The outbuilding is located opposite a door to a laundry area and one of two rumpus room windows on the adjoining land to the rear (west). This adjoining dwelling is setback 2m from the shared boundary. The opposing laundry door and rumpus room window have an easterly aspect which limits solar access. The scheme requires consideration of the potential overshadowing of the rumpus room window, as the laundry is not a habitable room. The proposed outbuilding is 3.1m high above natural ground level opposite the window. During winter months the shadow cast will overshadow one of the two windows but only during early mornings. This rumpus room also has a large north facing window.

7.5.4. Although the outbuilding will cause an impact, this impact is not considered unreasonable.

7.6. Discretion 3 – Frontage fences

7.6.1. The proposed fence is higher than 1.5m and does not have 30% transparency. The relevant performance criteria provides:

A fence (including a free-standing wall) within 4.5 m of a frontage must:

- (a) *provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and*
- (b) *be compatible with the height and transparency of fences in the street, taking into account the:*
 - (i) *topography of the site; and*
 - (ii) *traffic volumes on the adjoining road.*

7.6.2. The proposed fence will have the same appearance as the existing fence but will be 32cm higher. This height is the same height as the adjoining Colorbond fence. It is considered that the proposed fence is compatible with other fences in the street whilst the proposed deck will enable greater usage of the frontage area and assist with provided for passive surveillance of the street.

8. Referrals

8.1 TasWater

The proposal does not require referral to TasWater.

8.2 Department of State Growth

The application was referred to the Department but no response was received.

8.3 Council's Technical Officer

The application has been referred to Council's Technical Officer, who has provided a number of recommended permit conditions for any permit granted.

9. Concerns raised by representors

The following table outlines the issues raised by the representor.

<i>Issue</i>	<i>Response</i>
Height and setback will cause overshadowing of rumpus room, laundry, clothesline and vegetable garden on adjoining land and cause a loss of property values.	The outbuilding will cause overshadowing over winter months during the early mornings. This impact is not considered unreasonable.

10. Conclusion

The proposed dwelling & outbuilding with demolition of existing dwelling satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for an outbuilding, addition to dwelling (deck) and front fence at 21 Beattie Avenue, Bicheno (DA2016/00214), be APPROVED subject to the following conditions:
 1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and to the satisfaction of Council's General Manager, and must include all of the following:
 - d) Constructed with a durable all weather pavement
 - e) Drained to an approved stormwater system
 - f) The areas set-aside for parking and associated access and turning must be designed, constructed and maintained to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.

Stormwater Management

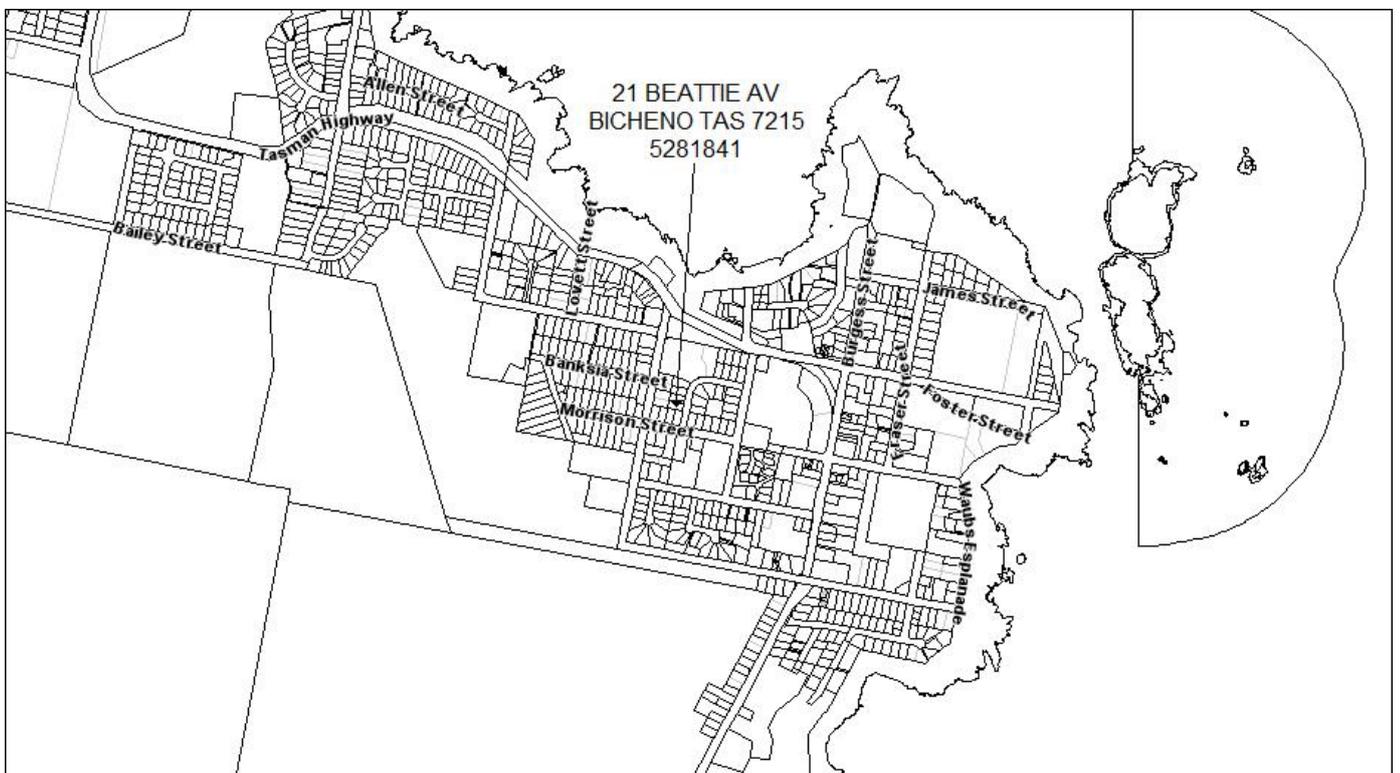
3. All rainwater run-off from roof surfaces generated as a result of the development must be collected and stored in tank(s) to provide a minimum capacity of 1,000 Litres for on site use.
4. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016. No stormwater run-off generated by the development must be permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
5. Before any work commences install temporary run-off, erosion and sediment controls and maintain these at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

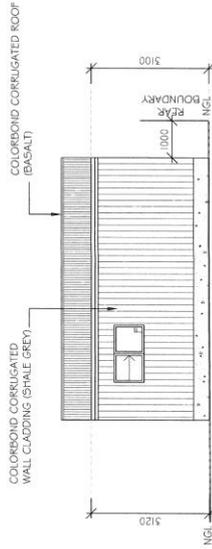
Construction Amenity

6. The development must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
 - g) Monday to Friday 7:00 a.m. to 6:00 p.m.
 - h) Saturday 8:00 a.m. to 6:00 p.m.
 - i) Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
7. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
 - i) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - j) The transportation of materials, goods and commodities to and from the land.
 - k) Obstruction of any public footway or highway.
 - l) Appearance of any building, works or materials.
8. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
9. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
10. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.
11. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

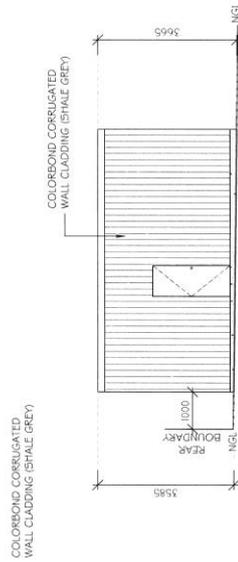


DEVELOPMENT APPLICATION 16214 Outbuilding, deck and front fence 21 Beattie Avenue, Bicheno

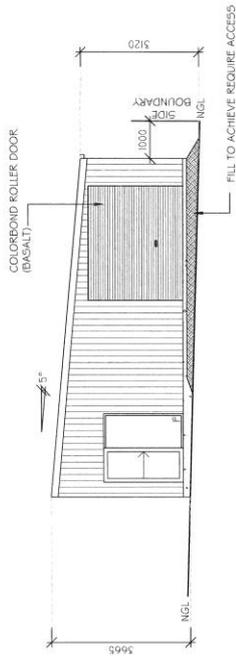




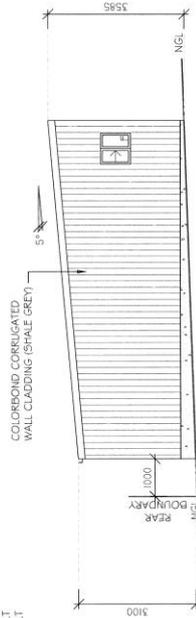
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

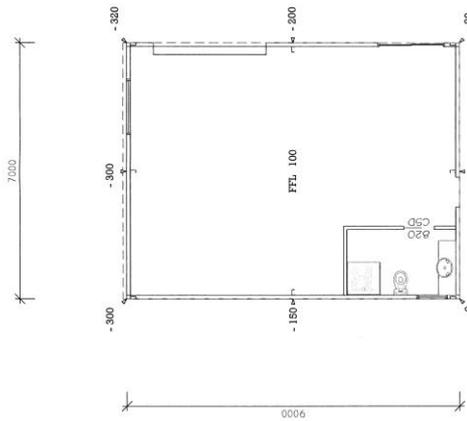
- COLOURS (COLORBOND®):
 - SHALE GREY
 - BASALT
- ROOF:
 - BASALT
- ROLLER DOOR:
 - BASALT
- WINDOW FRAME:
 - BASALT
- SLIDING DOOR:
 - BASALT
- GLITTER FLASH:
 - BASALT
- BARGE FLASHING:
 - BASALT
- OPENING FLASH:
 - BASALT

PROPOSAL : NEW OUTBUILDING / GARAGE, DECK & FRONT FENCE
 OWNER : J. & L. MARRIOTT
 ADDRESS: 21 BEATTIE AVENUE, BICHENO, 7215
 SCALE: 1:100
 DATE: 3rd NOVEMBER 2016
 AMENDED:
 DRAWN BY: ADRIAN BROWN CG6003R
 PAGE: 02/06
 JOB NO : 80471



ELEVATIONS 1:100

PEJ SHEDS PTY LTD., 38 McInerney Street, Mannington, TAS, 7018. P: (03) 62 44 4300 F: (03) 62 44 4355 E: admin@airdrinlunnhobart.com.au ABN: 815084313 THIS DRAWING IS THE PROPERTY OF PEJ SHEDS. © 2016



WET AREAS TO AS 3710 AND PART 3.6.1 OF CURRENT B.C.A. IN GENERAL ALL SUBSTRATE TO WET AREAS TO BE APPROVED WET AREA WALLBOARD WITH CERAMIC TILES OR APPROVED EXTERIOR SHEET SURFACE PROVIDING A WATER IMPERVIOUS SURFACE ALL SPILLBACK TO BE WITH 150mm MIN. SLOPE. WET AREA TO BE FULLY TILED 750X150 TO BE WITH 1800mm HIGH

PROPOSAL : NEW OUTBUILDING / GARAGE, DECK & FRONT FENCE
 OWNER : J. L. MARRIOTT
 ADDRESS: 21 BEATTIE AVENUE, BICHEHO, 7215
 SCALE: 1:100
 DATE: 3rd NOVEMBER 2016
 AMENDED:
 DRAWN BY: ADRIAN BROWN CG6003R
 PAGE: 03/06
 JOB NO : 80471



FLOOR PLAN 1:100
 PBJ SHEDS PTY LTD, 38 McIntyre Street, Mornington, TAS, 7018. P: (03) 62 44 4300 F: (03) 6244 4355 E: admin@pbjsheds.com.au ABN: 400941303

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3.4 DA16244 – 2898 Freycinet Drive, Freycinet National Park

Planning Assessment Report

Proposal:	Additions and alterations to visitor accommodation use including demolition of 6 cabins, construction of 15 cabins, alterations to lodge to provide 1 additional room, additions to bunkhouse & alterations to building accessibility & car parking
Applicant:	Ireneinc Planning
Location:	2898 Freycinet Drive, Coles Bay within Freycinet National Park
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Environment Management Zone
Application Date:	16 December 2016
Statutory Date:	26 January 2017
Discretions:	Seven
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for the redevelopment of the Freycinet Lodge within Freycinet National Park.
- 1.2. The application is discretionary due to reliance on a number of different performance criteria.
- 1.3. Two statutory representations were received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2016 / 00244.
- 2.2. This determination must be made no later than 26 January 2017.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. No specific implications for Council have been identified.

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is within Freycinet National Park. The lodge is located on a lease within the national park and is accessed via Freycinet Drive at the eastern and western boundary and located at the southern end of Muirs Beach.
- 5.2. The site is within the Environmental Management Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.3. The parcel is a regular shaped lot, approximately 8ha in size. The site adjoins Crown foreshore and rises to approximately 35m in elevation. The site is established by the Freycinet Lodge which includes a large lodge building and a number of holiday units nestled within native vegetation.

- 5.4. A small area in the northern corner of the site is within the Landslide Hazard Area, however, no works are proposed in this location.
- 5.5. All land within 40m of the high water mark is subject to the Waterways and Coastal Protection Area. Works are proposed within this area.
- 5.6. All adjoining land is within the Environmental Management Zone.
- 5.7. The site is connected to the Parks and Wildlife Service sewerage treatment plant. The site has reticulated telecommunications and electricity. No other services are provided.

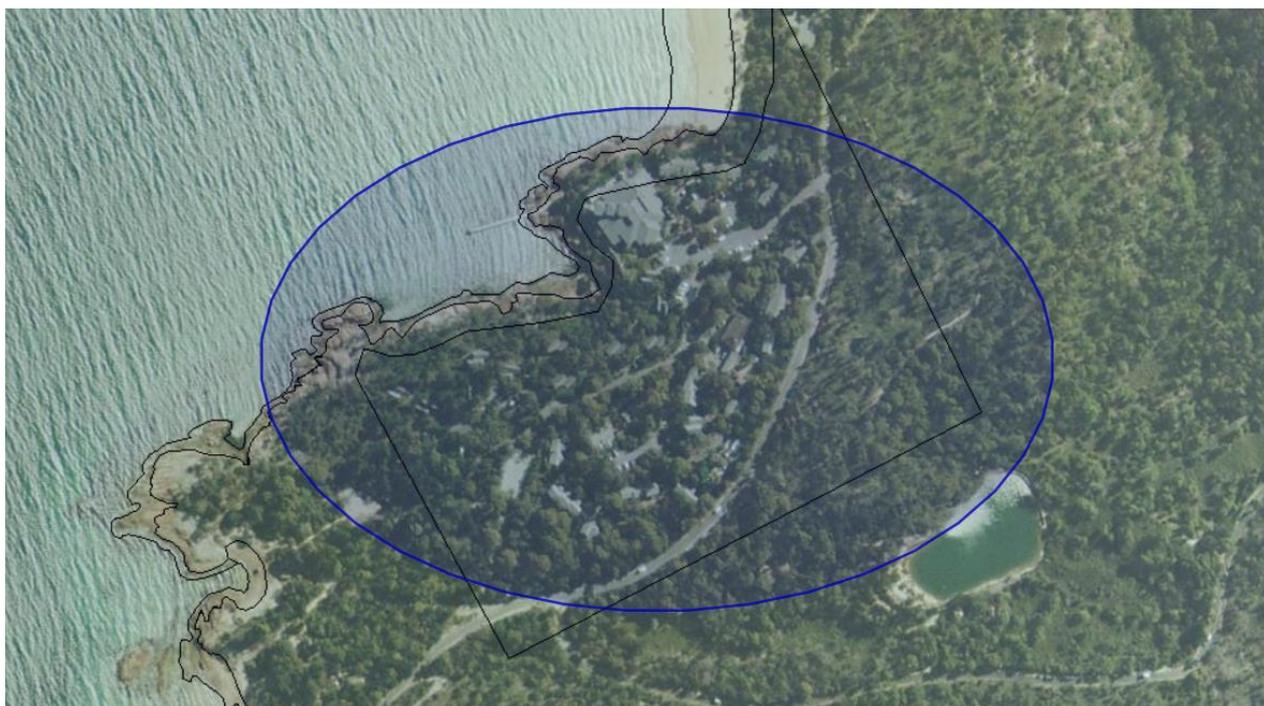


Figure 1: An aerial photograph of the subject area.

6. Proposal

- 6.1. Planning approval is sought for the redevelopment of Freycinet Lodge.
- 6.2. Three existing cabins along the foreshore boundary are to be demolished. Nine waterfront pods are proposed along this foreshore. Each pod has a unique architectural style and provide one bedroom, bathroom and living area and deck. Timber cladding is proposed in both natural and charred finish with extensive glazing to the waterside. The setback to the parcel boundary is minimal.
- 6.3. An existing tennis court is to be demolished. Six hazard view pavilions are proposed over the former tennis court. The pavilions provide six co-joined units (four single bed and two, two bedroom units). Black stain timber cladding is proposed with extensive glazing to the waterside. The height ranges from 5.4m to 5.6m above natural ground level.
- 6.4. The existing lodge is to be partially redeveloped to provide a new accommodation unit with compliant access. This requires the installation of an internal lift, and a reconfigured roof pitch together with some relatively minor external additions and alterations to the building and access to the building.

- 6.5. The existing bunkhouse, which provides staff accommodation, is to be extended by a 7.7m long double storey addition to provide four additional rooms, new living and kitchen area and new bathrooms and a new laundry.
- 6.6. New car parking spaces are provided for throughout the site located off existing driveways.
- 6.7. Extensive landscaping is proposed.
- 6.8. The application is supported by the following:
 - 6.8.1. Architectural drawings and photo montage by liminal architects
 - 6.8.2. Planning report prepared by Ireneinc dated 14 December 2016
 - 6.8.3. Bushfire Risk Assessment Report prepared by JMG Engineers and Planners dated December 2016 and associated letter from the TFS dated 13 December 2016. Section 51 (2) of LUPAA provides that a Planning Authorities must accept any bushfire hazard management plan certified by an accredited person.
 - 6.8.4. Landscape Concept Design prepared by Rush Wright Associated dated December 2016
 - 6.8.5. Ecological assessment prepared by ECOTas dated 5 August 2016 and associated letter dated 29 November 2016
 - 6.8.6. Services Infrastructure Report prepared by JMG Engineers and Planners dated December 2016
 - 6.8.7. Traffic Report prepared by Howarth Fisher and Associates dated December 2016
 - 6.8.8. Aboriginal heritage assessment prepared by Cultural Heritage Management Australia dated 12 October 2016
 - 6.8.9. Written statement from Ireneinc relating to a future construction management plan

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or a performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. The following provisions are relevant to the proposed use and development;
 - Environmental Management Residential Zone
 - E5.0 Road and Railway Assets Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E24.0 Coastal Development Code



7.3. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Use Clause 29.2	The proposal is a discretionary use in the use table	
2	Use – consistency with reserve management plan Clause 29.3.1 A1	Use is consistent with a reserve management plan	The proposal is consistent with amendments to the reserve management plan but these have not been enacted to date
3	Height Clause 29.4.1 A1	Height of 7.5m above natural ground level	The addition to the bunk house is approximately 7.6m above natural ground level
4	Side setback Clause 29.4.2 A2	Setback is in accordance with a reserve management plan or otherwise 30m from a side boundary	Setback to the high water mark for waterfront pod A and E is less than 30m; the lease boundary is not relevant to determining setback
5	Native vegetation Clause 29.4.3 A1	A new building is located in existing cleared areas	Some vegetation will be removed for the new waterfront pod units
6	Lighting of car parking	Lighting of car parking spaces is provided where 5 or more car parking spaces are provided	Lighting is not proposed other than internal wayfaring lighting for pedestrians.
7	Waterway and Coastal Protection Area	All works within the area are discretionary. The area applies to all land within 40m of the high water mark	

7.4. Discretion 1 & 2 – Use

7.4.1. The zone grants permitted status to use that is in accordance with a reserve management plan. Such plans are prepared outside the LUPAA process and are made under the National Parks and Reserve Management Act 2002.

7.4.2. Amendments to the reserve management plan are being sought through separate processes which would align the proposal with the reserve management plan and therefore grant permitted use status. The amendments are not yet adopted.

7.4.3. The relevant performance criteria is:

Use must satisfy all of the following:

(a) be complementary to the use of the reserved land;

- (b) *be consistent with any applicable objectives for management of reserved land provided by the National Parks and Reserves Management Act 2002;*
- (c) *not have an unreasonable impact upon the amenity of the surrounding area through commercial vehicle movements, noise, lighting or other emissions that are unreasonable in their timing, duration or extent.*

7.4.4. The proposal provides for the redevelopment of the existing use with a small intensification via additional visitor accommodation units. It is considered that the application is entirely appropriated for the site and can occur without adverse impacts.

7.5. **Discretion 3 – Height**

7.5.1. The addition to the bunk house slightly exceeds the 7.5m height standard. The relevant performance criteria is:

Building height must satisfy all of the following:

- (a) *be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape of the area;*
- (b) *be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:*
 - (i) *overlooking and loss of privacy;*
 - (ii) *visual impact when viewed from adjoining lots, due to bulk and height;*
- (c) *be reasonably necessary due to the slope of the site or for the functional requirements of infrastructure.*

7.5.2. The height is necessary to maintain the ridgeline of the existing building through to the new and therefore maintain a consistent design. The height will not cause any impact.

7.6. **Discretion 4 – Side setback**

7.6.1. The works are contained within the lease boundary. The side setback is determined from the high water mark and some pods are within the 30m setback distance. The relevant performance criteria is:

Building setback from side and rear boundaries must satisfy all of the following:

- (a) *be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape;*
- (b) *be sufficient to prevent unreasonable adverse impacts on residential amenity on adjoining lots by:*
 - (i) *overlooking and loss of privacy;*

- (ii) *visual impact, when viewed from adjoining lots, through building bulk and massing.*

7.6.2. The waterfront pods have a setback that is considered consistent with the setback of the existing units which are to be removed. They will have no impact on residential amenity as there is no nearby residential use.

7.7. **Discretion 5 – Native vegetation**

7.7.1. New buildings not located in existing cleared areas are subject the following performance criteria:

The location of buildings and works must satisfy all of the following:

- (a) *be located in an area requiring the clearing of native vegetation only if:*
 - (i) *there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;*
 - (ii) *the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;*
 - (iii) *the location of clearing has the least environmental impact;*

7.7.2. The proposal makes use of an existing cleared area to provide a number of units over a tennis court which is to be removed. Some of the waterfront pods are located on the footprint of existing buildings whilst some are sited where native vegetation exists.

7.7.3. The application is supported by extensive assessment of potential impacts to native vegetation. It is shown that the extent of impact is minimised by the siting of new works which limits disturbance and though appropriate regard to the significance of species in the vicinity of works.

7.8. **Discretion 6 - Lighting of car parking areas**

7.8.1. The relevant performance criteria provides:

Parking and vehicle circulation roadways and pedestrian paths used outside daylight hours must be provided with lighting to a standard which satisfies all of the following:

- (a) *enables easy and efficient use of the area;*
- (b) *minimises potential for conflicts involving pedestrians, cyclists and vehicles;*
- (c) *reduces opportunities for crime or anti-social behaviour by supporting passive surveillance and clear sight lines and treating the risk from concealment or entrapment points;*

(d) *prevents unreasonable impact on the amenity of adjoining users through light overspill;*

(e) *is appropriate to the hours of operation of the use.*

7.8.2. No lighting of car parking spaces is proposed. Car parking spaces are spread throughout the site rather than in a large car parking area. Having regard to the nature of the site and use, formal car parking lighting on posts is not considered necessary to minimise conflicts or reduce anti-social behaviour. The application notes that lighting for pedestrian circulation, which is likely to be of a bollard type and provided near car parking areas, will be provided and this is considered sufficient.

7.9. Discretion 7 – Waterway and Coastal Protection Area

7.9.1. Works within 40m of the high water mark are within this area and subject to the following performance criteria:

Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:

- (a) *avoid or mitigate impact on natural values;*
- (b) *mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*
- (c) *avoid or mitigate impacts on riparian or littoral vegetation;*
- (d) *maintain natural streambank and streambed condition, (where it exists);*
- (e) *maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*
- (f) *avoid significantly impeding natural flow and drainage;*
- (g) *maintain fish passage (where applicable);*
- (h) *avoid landfilling of wetlands;*
- (i) *works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.*

7.9.2. The works will have minimal impact to coastal values. Soil and water management plans will be required to be prepared as part of standard construction practices.

8. Referrals

8.1. TasWater

8.1.1. The proposal was referred to TasWater. No response has been received at the time of writing. A general condition relating to TasWater is provided for.

8.2. Council's Technical Officer

- 8.2.1. The application has been referred to Council's Technical Officer, who has provided the following comments as well as conditions and advice to be included on the permit, should Council grant approval.

Access

Access to the property is from Freycinet Drive which is a Council maintained road constructed to a sealed rural road standard. Freycinet Drive in the vicinity of the development has a sealed width of approx. 5.5m with 0.3m wide gravel shoulders. The Traffic Report submitted with the application demonstrates that the sight distances are compliant with the relevant standards

The existing access off Freycinet drive has a width of approximately 6m.

A second emergency access to the site off Freycinet Drive of 4 to 6m wide is under construction and does not form part of this application.

A Traffic Report prepared by Howarth Fisher and Associates was submitted with the application.

Internal access and Parking

The existing internal driveway network is sealed. The internal driveways have a typical width of 5 6 metres and therefore caters for 2 way traffic.

The Traffic Report identifies that the development requires:

- *An additional 14 car parking spaces (including 2 disabled).*
- *Nil additional bicycle spaces*

Stormwater

There is no Council stormwater reticulation in the area capable of servicing the development. A Services Infrastructure report prepared by JMG was submitted with the application. The report identified that stormwater could be dealt with from the new development by a mixture of collection for reuse and discharge directly to ground. It identified that where discharged directly to ground there may be need to control or disperse the discharge path. There is no public stormwater infrastructure servicing the lot.

A condition requiring stormwater from roofs to be collected in tanks for reuse in accordance with Council Policy and runoff from hardstand and tank overflow to be contained on site or directed to a legal point of discharge is recommended.

New parking is provided for more than 5 cars and as such the developer will need to implement WSUD principles. WSUD principles are incorporated into the development.

Wastewater

The development is served by a sewage treatment plant/lagoons (STP) located remote from the site, off Freycinet Drive towards Coles Bay. The STP services Honeymoon Bay amenities, Freycinet Lodge, the campsites along Richardson Beach, Freycinet Visitors Centre and 4 no. houses located to the north east of the Visitor Centre.

The Services Infrastructure report determined that there is sufficient spare capacity to cater for the additional loading from the proposed development but that the plant has not been well maintained. It recommends that negotiations are progressed with Parks and Wildlife with regard to maintenance and potential upgrade works to improve the performance of the plant.

Water

The site is serviced by a reticulated water supply including fire fighting supply. The town supply to the site is augmented with rain water collected on site and then treated on site.

Bushfire Management

A Bushfire Risk Assessment was submitted with the application. .

8.3. Council's Natural Resource Management Department

- 8.3.1. Council's NRM Department note that the ECOTas report is excellent and support the recommended actions detailed in that report. A recommended condition of approval requires the recommendations of ECOTas to be implemented.

9. Concerns raised by representors

- 9.1. The following table outlines the issues raised by the representors.

Issue	Response
The representor states that the design is yet to be finalised and the representor seeks an opportunity to provide further input as the design is finalised.	<p>Future design work is required for building approval. This is a normal situation. There is no further opportunity for public input into the building processes and any further opportunities are entirely a matter for the proponent.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>
Impact to callitris rhomboidea forest (NCR) and potential to be avoided in the vicinity of unit 17 & 18.	<p>The representor references unit 17 & 18. These units are to be demolished with waterfront pods C & D, with a slightly larger overall footprint. The representors argue that the impact to NCR in the vicinity could and should be avoided to satisfy provisions in the zone that seek to minimise disturbance.</p> <p>ECOTas specifically consider the potential impact of the submitted proposal in their letter of 29 November 2016. It is noted that pods C & D are likely to have a very low impact and could be installed without loss of the overhanging canopy. Further, it is noted that the total area potentially impacted is 188m² and formal offsets for such a limited area are rarely warranted but nevertheless a series of offsets are proposed that will lead to a net gain of this community on the site.</p>



	<p>The scheme does not require avoidance of impact. It promotes minimisation of loss. The development concept essentially replaces two units with pods C & D that are more suited to satisfying current tourism market. The impact of this is considered to be minimal and is considered to satisfy the provision of the zone.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>
<p>Impact to <i>Thryptomene micrantha</i> (ribbed heathmyrtle) from development and risk of <i>Phytophthora cinamomi</i>.</p> <p>The representor states that they accept that there will be some impact to <i>Thryptomene micrantha</i> to development and is concerned for potential further impacts from <i>Phytophthora cinamomi</i> and requests that a specific management is prepared.</p>	<p>ECOTas estimate that 29 individuals of <i>Thryptomene micrantha</i> will be directly impacted which is less than 6.2% of the site. ECOTas recommend machinery and vehicle hygiene management practices be adopted to minimise the risk of spread of <i>Phytophthora cinamomi</i> and this is considered sufficient.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>
<p><i>Cyrtistylis robusta</i></p> <p>The representor supports ECOTas recommendations to protect this species during construction but also recommends that further detailed advice be prepared for builders on matters relating to this species.</p>	<p>The suggestion to provide builders with detailed advice can be provided for as a condition of any permit granted.</p>
<p>Visual impact</p> <p>The representor states that it is difficult to know the accuracy of statements made in the planning assessment report that the visual impact will be negligible. Nevertheless, the representor notes, among other things, that buildings will be low in height, the waterfront pods will be lower in height than the current buildings and landscaping should ensure that buildings are not highly visible.</p> <p>The representor considers that light reflection from windows and light spill at night should be reduced.</p>	<p>Noted.</p> <p>It is considered that light spill will be no greater than present and will more than likely be reduced given the additional landscaping proposed.</p> <p>Light reflectance values for the glazing are not given.</p>
<p>Vegetation removal</p> <p>The representor notes that removal of vegetation will be kept to the minimum</p>	<p>Noted.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>
<p>External lighting</p>	<p>Noted. A condition of approval is recommended for any permit granted on this matter.</p>



The representor notes that there are no specific details of the proposed lighting for internal pedestrian movement.	
Stormwater. The representor states rainwater tanks should be included in all buildings.	Stormwater is provided for via on-site soakage detailed in the landscaping plans and sub-floor water tanks. This arrangement is considered to satisfy the planning scheme. It is considered that the issue raised does not warrant modification to the application.
Wastewater management The representors notes the findings of the JMG services and requests that the wastewater management system operated by Parks and Wildlife Service be upgraded.	The application demonstrates that there are no capacity constraints with the existing system but that some upgrading can occur. There are ongoing discussions between the operator and Parks and Wildlife Service on this matter. Future works are subject to a plumbing permit. It is considered that the issue raised does not warrant modification to the application.
Water supply The representor suggests drinking water should be sourced on site.	Noted.

10. Conclusion

The application satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

11. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for *Additions and alterations to visitor accommodation use including demolition of 6 cabins, construction of 15 cabins, alterations to lodge to provide 1 additional room, additions to bunkhouse & alterations to building accessibility & car parking at 2898 Freycinet Drive, Coles Bay within Freycinet National Park (DA2016/00244)*, be APPROVED subject to the following conditions:
1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
 2. The use and development must be undertaken in accordance with all commitments and recommendations detailed in:
 - a) Architectural drawings and photo montage by liminal architects
 - b) Planning report prepared by Ireneinc dated 14 December 2016



- c) Bushfire Risk Assessment Report prepared by JMG Engineers and Planners dated December 2016 and associated letter from the TFS dated 13 December 2016.
 - d) Landscape Concept Design prepared by Rush Wright Associated dated December 2016
 - e) Ecological assessment prepared by ECOTas dated 5 August 2016 and associated letter dated 29 November 2016
 - f) Services Infrastructure Report prepared by JMG Engineers and Planners dated December 2016
 - g) Traffic Report prepared by Howarth Fisher and Associates dated December 2016
 - h) Aboriginal heritage assessment prepared by Cultural Heritage Management Australia dated 12 October 2016
 - i) Written statement from Ireneinc relating to a future construction management plan
3. The developer must undertake works in accordance with the requirements of TasWater.
 4. Prior to the commencement of works a detailed design of lighting must be submitted to Councils General Manager. Lighting must be designed to minimise the potential for unreasonable light spill beyond the boundaries of the lease area.
 5. Prior to the commencement of works the developer must provide the builder and all subcontractors with detailed written advice on areas on the identification and management of native vegetation to be retained and protected via exclusion zones during construction.
 6. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Parking & access

7. At least fourteen (14) additional parking spaces must be provided on the land at all times in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney.
8. The areas set-aside for parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney and to the satisfaction of Council's General Manager, and must include all of the following;
 - a) Constructed with a durable all weather pavement
 - b) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be asphalt or other approved material.
 - c) Adequate turning space on site to allow that vehicles enter and leave the site in a forward direction.

- d) Vehicular passing areas
 - e) Drained to an approved stormwater system
9. The areas set-aside for parking and associated access and turning must be kept available for these purposes at all times.
10. The areas set-aside for parking and associated access and turning must be designed, constructed and maintained at all times to avoid dust or mud generation, erosion and sediment transfer off site or de-stabilisation of the soil on site or on adjacent properties to the standard required by Council's General Manager.
11. A parking plan prepared and certified by a qualified civil engineer or other person approved by Council's General Manager must be submitted to Council prior to the use commencing. The parking plan is to include:
- pavement details,
 - design surface levels and drainage,
 - turning paths,
 - dimensions

and shall form part of the permit when approved.

12. The completed parking and associated turning, loading and unloading areas and access must be certified by a practicing civil engineer to the effect that they have been constructed in accordance with the endorsed drawings and specifications approved by Council before the use commences.
13. All areas set-aside for parking and associated turning, loading and unloading areas and access must be completed before the use commences and must continue to be maintained to the satisfaction of the Council's General Manager.

Wastewater

14. Wastewater from the development must discharge to an on-site waste disposal system in accordance a Plumbing Permit issued by the Permit Authority in accordance with the *Building Act 2016*.

Stormwater

15. All rainwater run-off from new roof surfaces must be collected and stored in tanks for on-site use in accordance with Council Policy and to the satisfaction of Council's General Manager.
16. All stormwater run-off from impervious surfaces and storage tanks must be retained on site or drain to a legal discharge point to the satisfaction of Council's General Manager. No stormwater run-off from the development is permitted to discharge to sewer or onto an adjoining allotment other than to a registered drainage easement in favour of the source allotment.
17. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania or The Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and to the satisfaction of the Council's General Manager.

Soil and Water Management

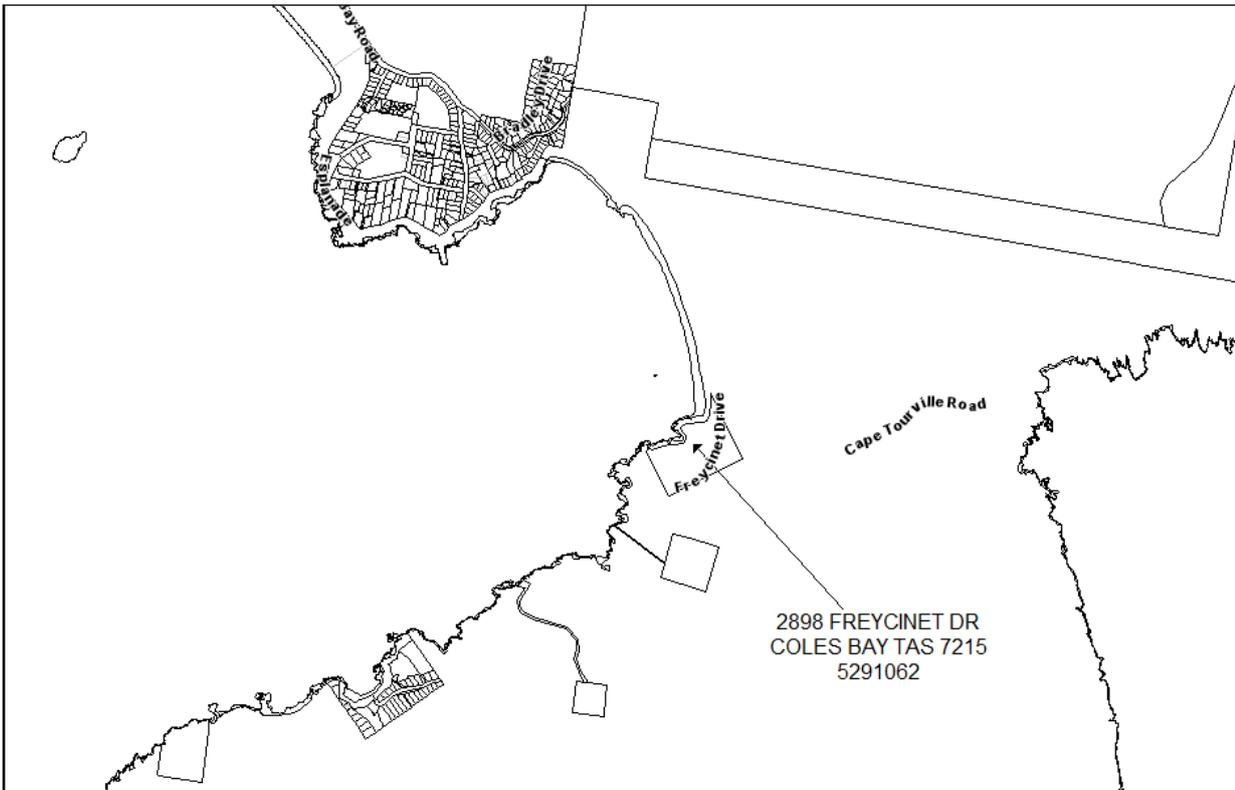
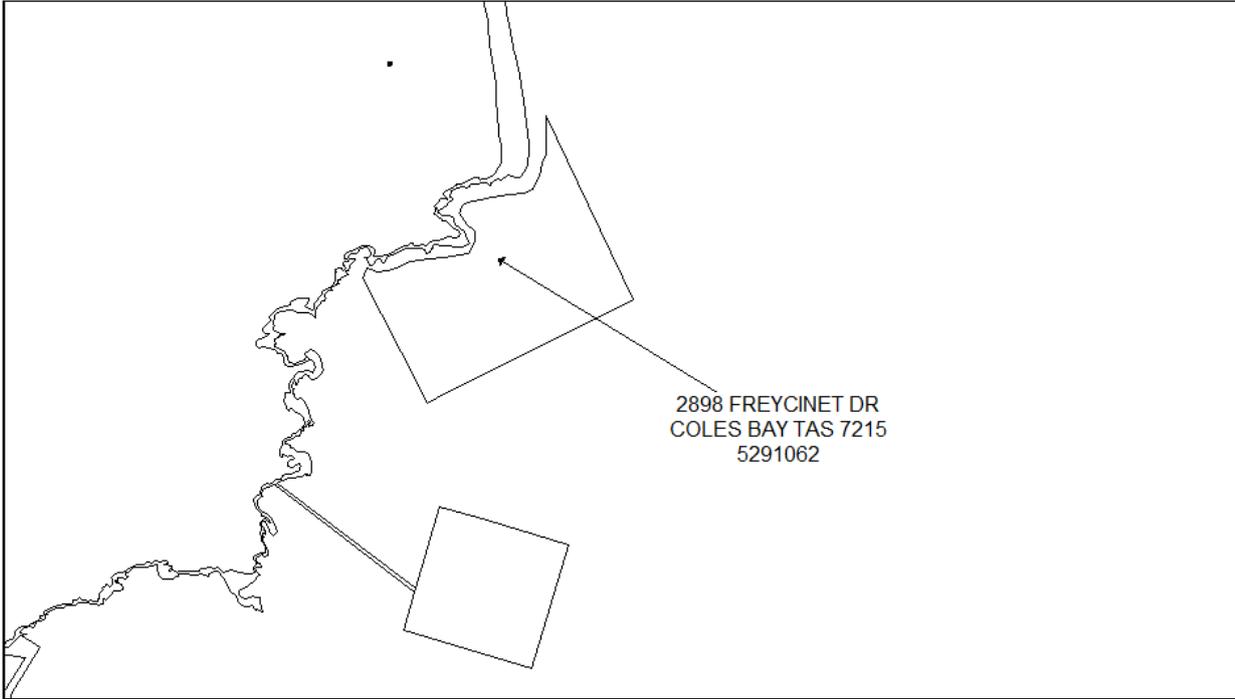
18. Before any work commences a soil and water management plan (SWMP) prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager. The SWMP shall form part of this permit when approved.

19. Before any work commences install temporary run-off, erosion and sediment controls in accordance with the recommendations of the approved SWMP and maintain these controls at full operational capacity until the land is effectively rehabilitated and stabilised after completion of the development in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South and to the satisfaction of Council's General Manager.

Construction amenity

20. Works associated with the development of the land must only be carried out between the following hours unless otherwise approved by the Council's General Manager:
- Monday to Friday 6:00 a.m. to 7:00 p.m.
 - Saturday 8:00 a.m. to 6:00 p.m.
 - Sunday and State-wide public holidays 10:00 a.m. to 6:00 p.m.
21. All works associated with the development of the land shall be carried out in such a manner so as not to unreasonably cause injury to, or prejudice or affect the amenity, function and safety of any adjoining or adjacent land, and of any person therein or in the vicinity thereof, by reason of:
- a. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, dust, waste water, waste products, grit or otherwise.
 - b. The transportation of materials, goods and commodities to and from the land.
 - c. Obstruction of any public footway or highway.
 - d. Appearance of any building, works or materials.
22. Any accumulation of vegetation, building debris or other unwanted material must be disposed of by removal from the site in an approved manner. No burning of such materials on site will be permitted unless approved in writing by the Council's General Manager.
23. Public roadways or footpaths must not be used for the storage of any construction materials or wastes, for the loading/unloading of any vehicle or equipment; or for the carrying out of any work, process or tasks associated with the project during the construction period.
24. The developer must make good and/or clean any footpath, road surface or other element damaged or soiled by the development to the satisfaction of the Council's General Manager.
25. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

DEVELOPMENT APPLICATION 16244 Freycinet Lodge Redevelopment 2898 Freycinet Drive, Coles Bay



3.5 SA16021 – RA92 Alma Road, Orford

Planning Assessment Report

Proposal:	Subdivision into 4 lots
Applicant:	PDA Surveyors Pty Ltd
Location:	RA92 Alma Road, Orford
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Living Zone
Application Date:	9 November 2016
Statutory Date:	27 January 2017 (by consent of applicant)
Discretions:	Three
Attachments:	Appendix A – Plans
Author:	Shane Wells, Manager Planning and Special Projects

1. Executive Summary

- 1.1. Planning approval is sought for a 4 lot subdivision at RA92 Alma Road, Orford.
- 1.2. All subdivision applications are discretionary. The application also relies on a number of different performance criteria.
- 1.3. One representation was received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application SA 2016 / 00021.
- 2.2. This determination must be made no later than 27 January 2017, which has been extended beyond the normal statutory timeframe with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.

- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications.
- 3.3. The engineering advice detailed below recommends that the developer extent the sealed section of Alma Road for the full frontage of the site. It is recommended that Council require a cash contribution for the works.

4. Relevant Background and Past Applications

- 4.1. Nil

5. Site Detail

- 5.1. The site is located at RA92 Alma Road, Orford, and is within the Rural Living Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The site is an irregular shaped lot, 4ha in size. The lot has approximately 300m wide frontage to Alma Road. The lot falls in elevation from Alma Road but is relatively flat in gradient. The lot is vacant with the exception of a small shed to the rear. Native vegetation is limited to plantings along the front boundary and one of the side boundaries and some isolated paddock trees. An dam is found in the north-west corner. The remainder of the site is improved pasture.
- 5.3. All adjoining lots are also within the Rural Living Zone. The south-east corner of the lot has a small area subject to the Biodiversity Protection Area.
- 5.4. The site is serviced by reticulated telecommunication and electrical services. Water, sewer and stormwater services are accommodated onsite.
- 5.5. Alma Road is sealed to the southern boundary of the lot.



Figure 1: An aerial photograph of the site.

6. Proposal

- 6.1. Planning approval is sought to create four lots, 1ha in size. Lot 3 is an internal lot. All lots are irregular in shape.
- 6.2. The planning scheme requires sight distance at new vehicular accesses to be no less than 80m. This may necessitate the removal of some trees along the frontage of the site. Although these trees are native they are not remnant trees.

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable standard to be approved. Each standard can be met by either an acceptable solution or performance criteria. Where a performance criteria is relied upon an application is discretionary and the application may be approved or refused.
- 7.2. All subdivision applications are discretionary.
- 7.3. The following provisions are relevant to the proposed use and development;
 - Rural Living Zone
 - E1.0 Bushfire-Prone Areas Code
 - E5.0 Road and Rail Asset Code
 - E6.0 Parking and Access Code

- E7.0 Stormwater Management Code
- E10.0 Biodiversity Code

7.4. The proposal complies with all applicable acceptable solutions other than the following where the proposal is reliant on the associated performance criteria.

		Acceptable Solution Requirement	Proposed
1	Building area Clause 13.5.1 A2	Each lot shows a building area that complies with a number of criteria including setback to boundaries and slope.	The building area shown for lot 1 is less than 20m from the rear boundary.
2	Frontage Clause 13.5.1 A3	A 40m frontage.	A 25m frontage is proposed for Lot 3, which is an internal lot.
3	Internal lots Clause 13.5.1 A4	No internal lots.	Lot 3 is proposed as an internal lot.

7.5. Discretion 1 – Building area

7.5.1. The acceptable solution requires each lot to show a building area that complies with a number of requirements. The purpose of this is not to determine where buildings will be located but rather to ensure that each lot has an area of suitable size and characteristics for future residential development.

7.5.2. The proposal plan complies with the relevant acceptable solution with the exception of lot 1 which has a building area less than the 20m setback to the rear boundary. The relevant performance criteria provides:

The design of each lot must contain a building area able to satisfy all of the following:

- (a) is reasonably capable of accommodating residential use and development;*
- (b) meets any applicable standards in codes in this planning scheme;*
- (c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;*
- (d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;*

7.5.3. Lot 1 is an irregular shaped lot due to the configuration of existing lot. In the vicinity of the building area shown on the proposal plan, lot 1 has a depth from the road of 60m. This depth is sufficient to site a house that complies with the 20m setback standard which applies to front, side and rear boundaries.

It is considered therefore that lot 1 is reasonably capable of accommodating future residential use and development.

7.6. Discretion 2 – Frontage

7.6.1. The relevant performance criteria provides:

The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than 6m.

7.6.2. Non-compliance with the acceptable solution is a direct result on a subdivision design incorporating an internal lot. The suitability of the frontage to lot 3 is ultimately determined by whether an internal lot is considered appropriate or not, and this is discussed in the following section.

7.7. Discretion 3 – Internal lots

7.7.1. The performance criteria for an internal lot provides:

An internal lot must satisfy all of the following:

- (a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;*
- (b) it is not reasonably possible to provide a new road to create a standard frontage lot;*
- (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;*
- (d) the lot will contribute to the more efficient utilisation of rural living land;*
- (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;*
- (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;*
- (g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;*
- (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;*
- (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.*
- (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.*

7.7.2. It is considered that there is no other practical design that could achieve a four lot subdivision of the land without an internal lot. The minimum lot size for the rural living zone is 1ha and it is considered that this ought to be encouraged for this site as the land is well suited to residential use being in close proximity to services and free of significant constraints and hazards. Therefore it is considered that the internal lot is appropriate. Some design modification are nevertheless identified and discussed in the following section.

8. Lot design

Lot 3 has a 25m frontage which is significantly greater than practically requirements for a driveway. The width is used in order to secure the minimum 1ha lot size for lot 3. The difference in area between a 6m wide driveway and a 25m wide driveway is approximately 2000m² over the length of the driveway.

A 25m wide driveway will lead a large poorly utilised area and it is considered that the design ought to provide a more regular width of 6m. This can be achieved by reducing the depth of lot 4 by approximately 30m (such that the northern boundary is reduced in length from 132.9m to 100m) and increasing the width of lot 4. A condition to this effect is recommended for inclusion in any permit granted.

9. Referrals

9.1. TasWater

9.1.1. The application was not required to be referred to TasWater.

9.2. Department of State Growth

9.2.1. The application was not required to be referred to the Department.

9.3. Council's Technical Officer

9.3.1. The application has been referred to Council's Technical Officer, who has provided the following comments which are reflected in the recommended permit conditions.

The subdivision is in the Rural Living zone. The proposal involves splitting an existing lot, which has frontage to Alma Road, into 4 lots.

Lot 3 contains an existing shed. A small waterhole is located on lot 4 which appears to drain through the adjacent property to the northeast and to a watercourse.

All lots have frontage and proposed access off Alma Road.

Alma Road fronting the subdivision is a Council maintained road constructed to a gravel rural road standard. Immediately to the south of the subdivision Alma Road is sealed. Alma Road should be upgraded across the frontage of the subdivision to Council's minimum standards for a sealed rural road.

New vehicular accesses will need to be provided to each of the lots to comply with Council's construction and sight distance standards. There is a crest in the road which limits sight distances from lots 3 and 4. Careful consideration will need to be given to the location of these accesses and further design information will be required.

No sewer, water or stormwater services are available to the land.

The land is outside TasWater's serviced land area for both sewer and water.

10. Concerns raised by representors

10.1. The following table outlines the issues raised by the representor.

<i>Issue</i>	<i>Response</i>
Alma Road is gravel, narrow, has deep table drains and sharp bends and any access near the bend could be unsafe	<p>The minimum sight distance is 80m for all new driveways. This can be achieved and may require the removal of some frontage trees. It is recommended that Alma Road be sealed. It is considered that all new driveways will be provided in safe locations.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>
Our house is self-sufficient for water, sewerage and electricity and we wish to ensure that we will not be financially disadvantaged by the subdivision.	<p>It is not possible to give guarantees regarding individual financial positions. However, the subdivision should not impact adjoining land.</p> <p>It is considered that the issue raised does not warrant modification to the application.</p>

11. Conclusion

The proposed subdivision satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for approval.

12. Recommendations

That:

A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for a 4 lot subdivision at RA92 Alma Road, Orford (SA2016/00021), be APPROVED subject to the following conditions:

1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
2. The endorsed plan must be modified to:
 - a. Reduce the width of the frontage and access strip for lot 3 to between 6m and 10m.
 - b. To make consequential changes to lots 3 and 4 that maintain a minimum 1ha lot size.

These modifications must be reflected in the final plan or survey and all engineering and construction drawings.

3. In accordance with the provisions of Section 117 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, payment of a cash contribution for Public Open Space must be made to the Council prior to sealing the Final Plan of Survey. The cash contribution amount is to be equal to 5% of the value of the area of land described as lot 2 and lot 3 in the plan of subdivision at the date of lodgement of the Final Plan of Survey.

The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001 at the developer's expense.

4. The cash-in-lieu of public open space must be in the form of a direct payment made before the sealing of the final plan of survey or, alternatively, in the form of a Bond or Bank guarantee to cover payment within ninety (90) days after demand, made after the final plan of survey has taken effect, and be commensurate with the number of lots in the stage being sealed.
5. Covenants or other similar restrictive controls that conflict with any provisions or seek to prohibit any use provided within the planning scheme must not be included or otherwise imposed on the titles to the lots created by this permit, either by transfer, inclusion of such covenants in a Schedule of Easements or registration of any instrument creating such covenants with the Recorder of Titles, unless such covenants or controls are expressly authorised by the terms of this permit or the consent in writing of the Council's General Manager.
6. The subdivision must be developed and completed in accordance with the approved "Bushfire Hazard Assessment Report for Proposed 4 Lot Subdivision, 92 Alma Road, Orford" prepared by Andrew Welling and Sarah Bunce, dated 27th September 2016 and must continue to be maintained to the satisfaction of the Council's General Manager.

Easements

7. Easements must be created over all drains, pipelines, wayleaves and services in accordance with the requirements of the Council's General Manager. The cost of locating and creating the easements shall be at the subdivider's full cost.
8. The subdivider must provide a drainage easement in the benefit of the Glamorgan Spring Bay Council over the existing open stormwater drain through Lot 4 to the satisfaction of Council's General Manager

Endorsements

9. The Final Plan of Survey must contain a notation to the effect that Council cannot or will not provide a means of drainage to the Lots shown on the Final Plan of Survey.

Services

10. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager or responsible authority.
11. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

Telecommunications and electrical reticulation

12. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and the satisfaction of Council's General Manager.

13. A Letter of Release from each authority confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed, must be submitted to Council prior to the sealing of the Final Plan of Survey.

Roads

14. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
11. Prior to sealing the final plan of survey, the developer must make a cash contribution to Council of \$14,500 for the costs of upgrading and sealing Alma Road across the entire frontage of the subdivision. This amount must be indexed annually in accordance with the Council cost index.
12. The carriageway surface course must be constructed with a minimum of a two-coat seal in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.

Vehicular Access

13. A new vehicular access must be provided from Alma Road to each lot in accordance with Council standards.
14. Vehicular accesses must be located and constructed, with a sealed surface, in accordance with the standards shown on standard drawings TSD-R03-v1 Rural Roads Typical Property Access, TSD-R04-v1 Rural Roads Typical Driveway Profile, and TSD-RF01-v1 Guide to Intersection and Domestic Access Sight Distance Requirements prepared by the IPWE Aust. (Tasmania Division) and the satisfaction of Council's General Manager.
15. Vehicular accesses to the lots 3 and 4 must have a minimum carriageway width of 4m and be in accordance with the requirements of the approved Bushfire Plan.
16. The vehicular access for the internal lot (lot 3) must be constructed for the full length of the access strip (to the lot proper) and include:
 - (a) Passing bays provided at appropriate distances to service the likely future use of the lot. Unless approved otherwise by Council's General Manager, vehicular passing areas must be a minimum of 6m long by 5.5m wide and taper to the width of the driveway. Passing areas must be provided at intervals of no more than 30m along the access, with the first passing area constructed at the road kerb.
 - (b) Constructed with a durable all weather pavement
 - (c) Surfaced with a material to resist abrasion from traffic and to minimise the entry of water. The surfacing material may be spray seal, asphalt, concrete, pavers or other approved material.
 - (d) Stormwater drainage.

Engineering drawings

15. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences.
16. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show -
 - a) all existing and proposed services required by this permit;

- b) all existing and proposed roadwork required by this permit;
- c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
- d) measures to be taken to limit or control erosion and sedimentation;
- e) any other work required by this permit.

17. Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

Water quality

- 18. A soil and water management plan (here referred to as a 'SWMP') prepared in accordance with the guidelines Soil and Water Management on Building and Construction Sites, by the Derwent Estuary Programme and NRM South, must be approved by Council's General Manager before development of the land commences.
- 19. Temporary run-off, erosion and sediment controls must be installed in accordance with the approved SWMP and must be maintained at full operational capacity to the satisfaction of Council's General Manager until the land is effectively rehabilitated and stabilised after completion of the development.
- 20. The topsoil on any areas required to be disturbed must be stripped and stockpiled in an approved location shown on the detailed soil and water management plan for reuse in the rehabilitation of the site. Topsoil must not be removed from the site until the completion of all works unless approved otherwise by the Council's General Manager.
- 21. All disturbed surfaces on the land, except those set aside for roadways, footways and driveways, must be covered with top soil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Council's General Manager.

Construction

- 22. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
- 23. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
- 24. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

Survey pegs

- 25. Survey pegs must be stamped with lot numbers and marked for ease of identification.
- 26. Prior to works being taken over by Council, evidence must be provided from a registered surveyor that the subdivision has been re-pegged following completion of substantial subdivision construction work. The cost of the re-peg survey must be included in the value of any security.

'As constructed' drawings

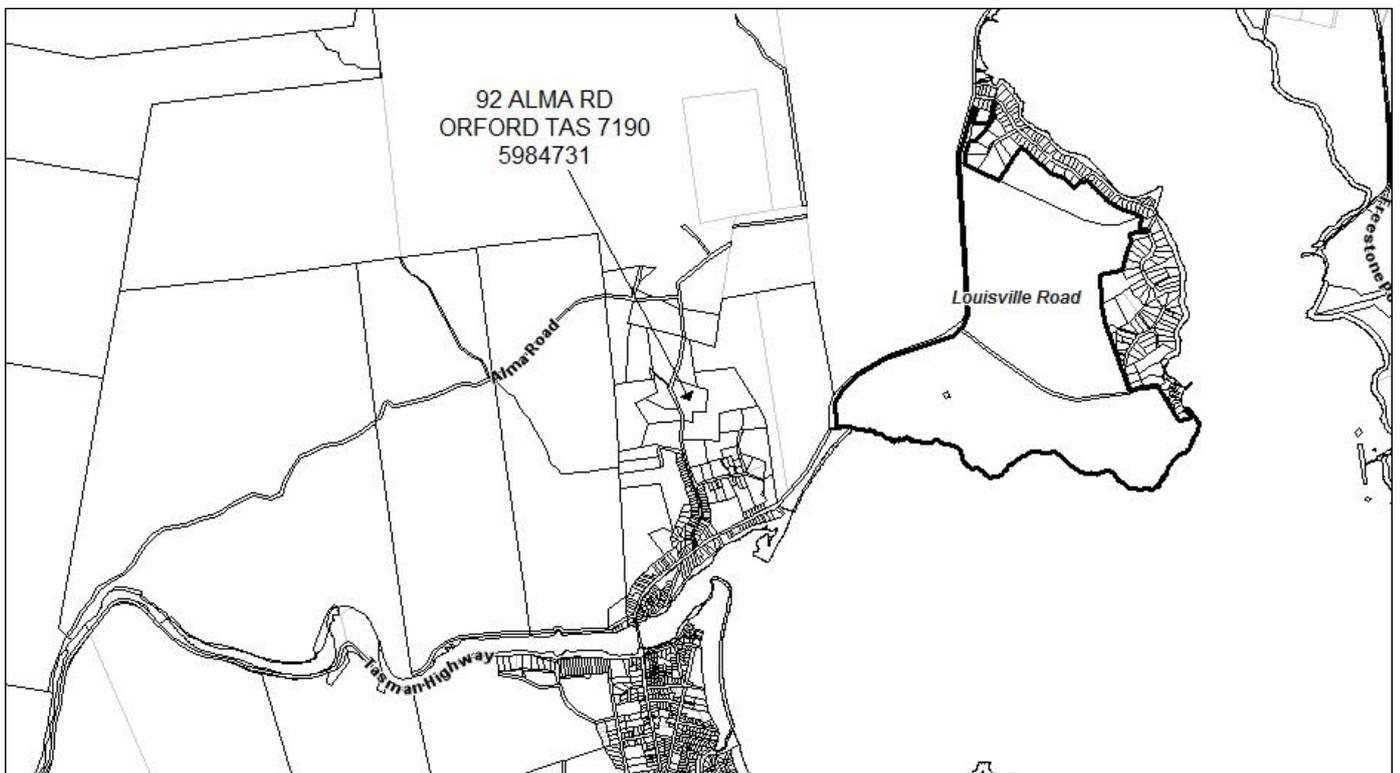
27. Prior to the works being placed on the maintenance and defects liability period an “as constructed” drawing of all engineering works provided as part of this approval must be provided to Council to the satisfaction of the Council’s General Manager. These drawings and data sheets must be prepared by a qualified and experienced civil engineer or other person approved by the General Manager in accordance with Council’s Guidelines for As Constructed Data.



SUBDIVISION APPLICATION 16138

Subdivision into four (4) lots

RA192 Alma Road, Orford





PLAN OF SUBDIVISION



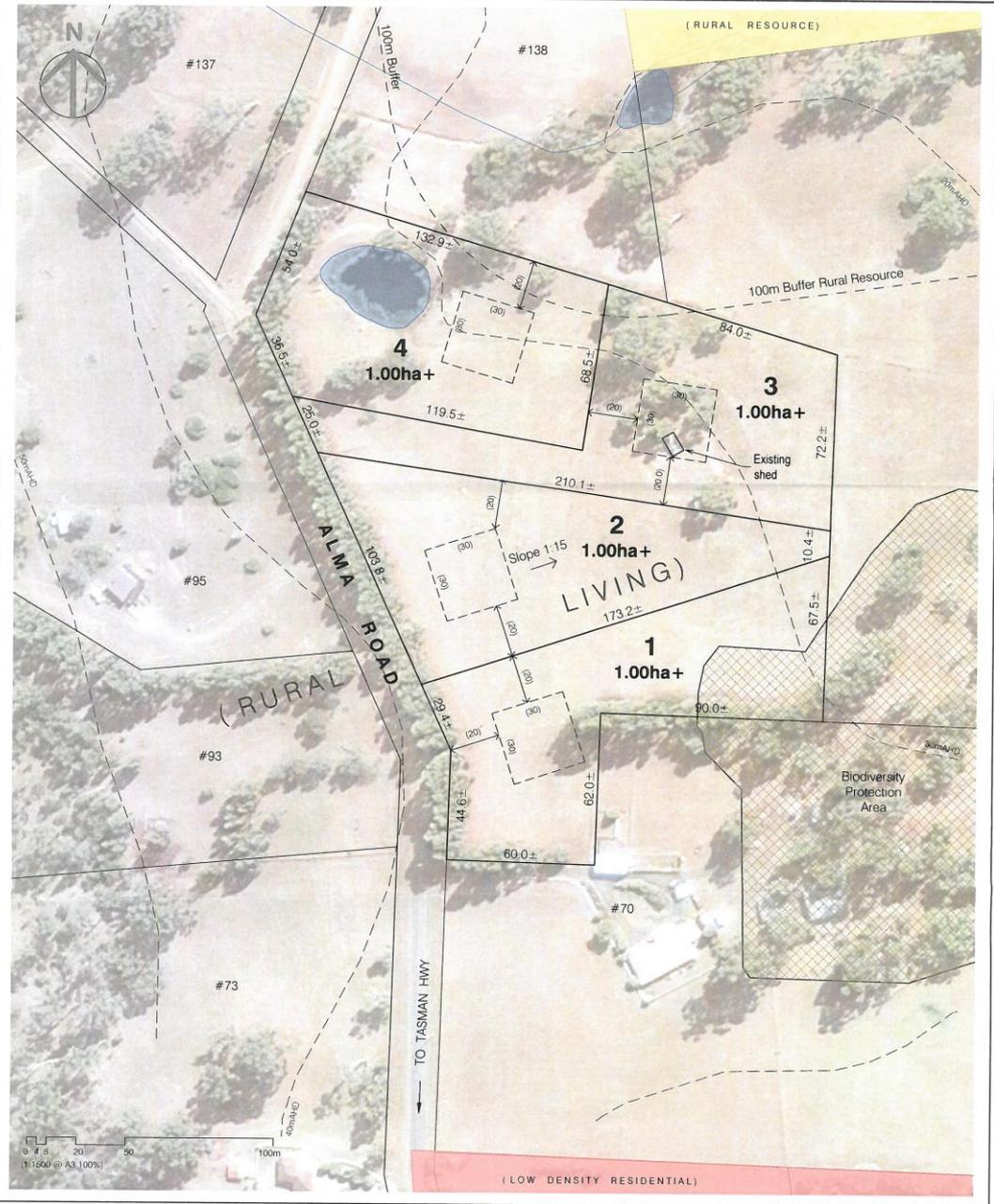
PDA Surveyors

Surveying, Engineering & Planning

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FAX: +61 03 6234 5085
EMAIL: pda.hb@pda.com.au

Owners	Jason Charles Darko	Address	92 Alma Road, Orford, Tas - 7190	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.							
Title References	FR 14279/2	Council	Glamorgan Spring Bay Council								
Schedule Of Easements	As shown.	Planning Scheme	Glamorgan-Spring Bay Interim Planning Scheme 2015								
		Zone & Overlay	13.0 Rural Living & 121.Biodiversity Protection Area								
Scale	1:1500	Date	16 August 2016	PDA Reference	V546C-1	Map reference	TP09	PID	5984731	Point of Interest GDA94 MGAS5	571899E, 5289481N



Under Regulation 25 of Local Government (Meeting Procedures) Regulations 2005 the Chairperson hereby declares that the Council is no longer now acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993 for Section 3 of the Agenda.

Recommendation

That Council no longer acts as a Planning Authority. (Time:)

4. Public Question Time

Public question time gives any member of the public the opportunity to freely ask a question on any Council related matter.

Answers to questions will be given immediately if possible, or taken “on notice” if an ‘on the spot’ answer is not available.

In accordance with the Local Government Act questions on notice must be provided at least 7 days prior to the Ordinary Meeting of Council at which you a member of the public would like a question answered.

Asking a question is easy and members of the public are encouraged to ask any question they have (limit of two (2) questions per person per meeting).

Prior to the commencement of an Ordinary Meeting of Council, the Mayor approaches the public gallery and requests that those who would like to ask a question during public question time indicate at that point they would like to do so and give the Mayor their name.

A short instruction sheet outlining the Glamorgan Spring Bay Council procedure for asking a question during Public Question Time will be provided at the Ordinary Meeting of Council to assist members of the public on how to do this. Public question time can be a maximum of 15 minutes only.

4.1 Mr Keith Pyke (Questions on Notice)

Mr David Metcalf

General Manager,

Glamorgan /SpringBay Council

Keith Pyke

6 Henry St

Triabunna 7190

10th January 2017

Phone 0478 151 351

Dear David,

I thank you in anticipation of your written responses to my letter in the monthly agenda’s as a response to “questions on notice”. I decided late last year that the opportunity may be a way for me to ease some of my frustration with Council’s administration process and inform each of you as Councillors of what is of concern to me in the Community at any given time.

I feel with “questions on notice” this way, we can achieve a two-way information flow and with my letters and your written responses being printed in each agenda they will become public notes. This letter you will note, while addressed to you personally, has been cc’d to each of the Councillors for their information and personal follow up or response if it prompts something to follow up also for them.

It is in regards to my favourite subject the “East Coast Health Services”

In the last three weeks of December whilst attending as an outpatient to my Dr at the Triabunna Medical Centre I observed a new floor plan on the glass wall of the receptionist’s office. I asked was it a new OH&S floor plan for fire and patient exits? The receptionist on duty stated no, that was from Council and is the proposed new floor plan for the Centre, a separation of services and Drs and staff.

I responded by saying oh good so we can provide comment to Council? I was told "I don't think so", I again confirmed with her that it was a proposed new floorplan. I spent some time reviewing the floor plan and it raised many questions for me as a rate payer here.

I don't understand what Council hope to achieve by this remodelling? why are we spending money on remodelling the building? And might I add more staffing costs. I believe Council's bigger priority is to recruit two Community nurses back again. The lost Doctor/patient face to face time at the Centre is getting far worse with longer waiting times for patients. This appears mainly due to the fact the Doctors must now take their own bloods, complete small wound care etc. All tasks once completed by the Nurses on duty. [David Metcalf] It will be minimal cost to remodel the offices. This will then separate the practices as Dr Naidoo requires his own practice and not be part of the East Coast Health network. This has nothing to do with the Dr Naidoo's nurse leaving.

(2)

I have spoken to Dr Naidoo in regards to his thoughts and he states the current physical format of the building is fine. He just wants to remain a Private Practitioner occupying the current shared office space with Dr Johnson. [David Metcalf] Have you contacted Dr Johnson? There are two practices in this building.

Dr Johnson currently contracted to the Council is also in Private Practice, he states he understands what appears to be unfolding within the Centre with a proposed separation of services, however is unclear about how it will work. . [David Metcalf] Dr Johnson claims to have had no correspondence with you.

*I have reviewed the 2016/17 Annual plan budget estimates pages 53 through 54 Medical Services and was very happy to see a quite positive approach to the Medical situation on the East Coast except for one comment. **"However, it has become paramount that Council becomes more involved with this community service provision as a means of ensuring sustainability of medical services into the future"**.*

Mr Metcalf what has become "Paramount"? this statement is not clear in its intent or context. From my observations throughout the years I have been asking questions regarding East Coast Health. My understanding of the underlying reality is that you personally, believe the only way for ensuring sustainability of Medical Services is have all Doctors in East Coast Health contracted to Glamorgan/Spring Bay Council. .[David Metcalf] It has become paramount to put all Doctors on an equal footing. Dr Naidoo was put on an equal footing with other Doctors with regards to incentives in 2008. Doctors are required to have some form of contract with Council when Council owns the building and pays the accounts.

I am sure, reading this correctly you are moving Council towards the thinking that to ensure sustainability of Medical Services into the future, Council needs to have time framed signed contracts and service agreements in place with all our local Doctors working at East Coast Health plus their support staff, nurses and receptionists. No private Doctors at East Coast Health at all? A Council run business completely and Managed by yourself. [David Metcalf] All Doctors operate individual practices excluding Dr Omenka who is a Council employee.

This new floor plan, that has come to light for the Triabunna Medical Centre by Council with no consultation or any information with consumers that I can find anywhere. It is going to change the whole dynamics of the Medical Service Centre. [David Metcalf] We don't believe it will change the dynamics

Who are you assigning Mr Metcalf as the Change Manager and are you going to table a plan for it? Every level of Govt has a change manager assigned when changes of this sort are going to impact a lot of stakeholders during the implementation process. The new scenario if this plan goes ahead for Triabunna Medical Centre will look a bit like the following from what I have been informed about from Dr Naidoo and his staff. **[David Metcalf]** There will be no change manager as the task is simple as was the separation of the Bicheno Practice from the Triabunna Practice.

- The Centre will house two Dr's Officers/ Consultation rooms.
- There will be two separate receptionist's rooms, one for each Doctor.
- There will be two separate Nurse's rooms, one for each Doctor.
- There will be one shared /Patient dressings/treatment room.
- There will be one shared Emergency room and one East Coast Administration Office.

(3)

Will Doctor Naidoo still follow the same funding arrangements? as current I believe?

- 1) Doctor Naidoo pays 100% of all salaries and consumables at the Centre out of his own account, current arrangement.
- 2) Both Doctors will receive their full Medicare payments into their own personal accounts from each patient they see each day.
- 3) Doctor Johnson pays 25% to Council for his costs incurred at the centre.
- 4) Doctor Naidoo claims 50% reimbursement back from Council.
- 5) Both Doctors receive Council Incentives. **[David Metcalf]** This all needs to change.

Council currently has two staff at the Medical Centre, Practice Manager Phillip Pyke and Contracted Private Dr Johnson. Doctor Naidoo will continue to be independent and to employ his own two 20hr staff receptionists and Nurse (in the future). **[David Metcalf]** Dr Johnson is not a staff member.

I am assuming Council will need to employ a receptionist/s for Doctor Johnston and a Clinical Nurse for him? There is so much hidden cost here, has this new arrangement been fully costed and funded please? I feel if this plan goes ahead the Councils Customer Service Charter will need to come into effect. For Doctor Johnston's Patients. **[David Metcalf]** Yes it has.

Council may have to also review part of this Policy also if the new arrangements model is implemented **"Customer Services Charter" 3.11** I will be a Rate payer and rates levy funder of "East Coast Health" however not a **"Customer"** of a Council business "East Coast Health" because my Doctor has no contract with Council (is this statement correct?). **[David Metcalf]** Noted.

As Council is considering pursuing a remodelling of the complete physical layout at Triabunna Medical Centre (part of East Coast Health), I am requesting you Mr Metcalf to do the following:

Advertise and place this Service plan, refit and floorplan proposal complete with proposed future Doctor's arrangements (Private Dr Naidoo and Contracted Dr Johnston) for the Triabunna Medical Centre out for full public consultation and discussion before you move on with any more expenditure of rate payer levy dollars. **[David Metcalf]** There is no requirement to advertise or consult on internal renovations and management changes.

Thank you for your time and I look forward to your response, in the Council meeting agenda on the 27th January at Spring Bay Chambers.

Yours sincerely

Keith Pyke.

5. Mayor's Report

Mayor Michael Kent AM

2016

5 th December	Triabunna	<p>Attended a community and stakeholder meeting with Tassal at the Triabunna Council Offices.</p> <p>Presented Stan Berry the former harbor master with his service certificate and gift voucher upon his retirement.</p>
7 th December	Triabunna	Conducted a citizenship ceremony.
8 th December	Triabunna	<p>Gave an interview to the ABC regarding unregistered visitor accommodation in the municipal area.</p> <p>Visited the former Seafish site to discuss issue around the emission of odour from the site.</p>
9 th December	Triabunna	Attended an afternoon tea with the Tassal Board.
11 th December	Hobart	<p>Attended an STCA Board Meeting.</p> <p>Attended a meeting at Ireneinc Planning with the General Manager and Senior Planner regarding Freycinet Lodge plans.</p>
13 th December	Swansea	Attended the Council Workshop, Ordinary Meeting of Council and Annual General Meeting.
14 th December	Orford	Attended the Orford Primary Celebration Assembly and presented the Mayoral Award.
15 th December	Triabunna	Attended the Triabunna District School Presentation Evening and presented the Mayoral Award.
19 th December	Swansea	Attended the Swansea Primary School End of Year Presentation and presented the Mayoral Award.
20 th December	Swansea	Attended the Bicheno Primary End of Year Presentation Assembly and presented the Mayoral Award.
21 st December	Orford	Attended the launch of the Orford Interpretive Walk.



2017

4 th January	Orford	Gave an interview regarding the Spring Bay Mill development and the role of the fish farm in our area alongside tourism. Spoke directly with the EPA regarding the issue of odour emissions from the former Seafish site and the actions being taken to minimise this.
6 th January	Bicheno	Attended the opening of the Bicheno Community Men's Shed.

Recommendation

That the Mayor's Report be received and noted.

6. Information Reports

6.1 General Manager, David Metcalf

Council Governance · Corporate Services · Medical Services · Economic Development · Safety & Risk Management
· Visitor Centres

Council Governance

Council meetings are being conducted monthly with special meetings being called by the Mayor or Councillors when required. Council meetings are usually held on the fourth Tuesday of the month and commence at 5.00pm. Generally workshops are scheduled on the second Tuesday of each month and on the day of a Council meeting, unless otherwise required. The January Council meeting is on Tuesday 24th January 2017 at 5.00pm in Triabunna.

Medical Services

Council operates administration services for the Bicheno General Practice and Dr Winston Johnson in Triabunna.

Corporate Services

Work beginning on next year's budget templates.

Cash and Investments

Cash and Investments at the end of December 2016 were \$1,839k against December 2015 \$1,575k, December 2014 \$2,021k, and December 2013 \$2,656k. Considering the level of capital works carried out in the last five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna settled on 20th December 2013, it is a pleasing result.

Property sales are presented to Council in this January meeting and if further delays are encountered with selling these properties, Council may require short term borrowings as in prior years to cover the cost of the Triabunna building until equivalent monies are replaced.

CASH SUMMARY YTD 31st December 2016			
Item			YTD Actual
Income Generated			\$7,725,222.00
Operating Expenses			-\$7,018,653.50
Non Operating Movements			-\$303,665.98
Net GST Movements			-\$73,591.20
Net Movement			\$329,311.32
Cash Opening			\$1,509,647.44
Net Movement			\$329,311.32
Closing Cash			\$1,838,958.76

Property Information

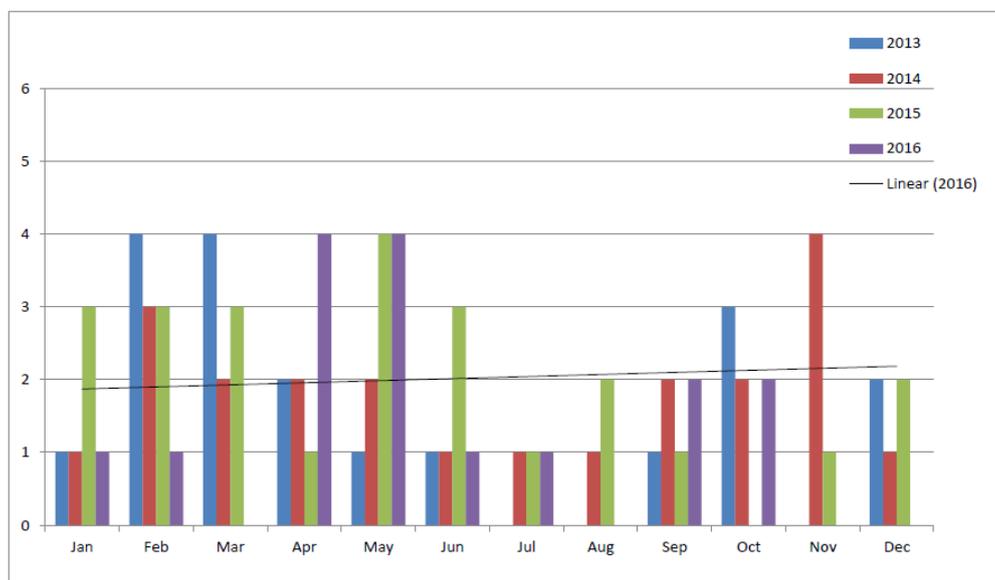
Property transactions for the YTD December are 12% up on last year. At this very early stage this is showing a very pleasing trend as investors and families invest in our area. There are an extra 40 property transactions this financial year compared to the year before,

Property Settlement Certificates																
	132-2009	337-2009	132-2010	337-2010	132-2011	337-2011	132-2012	337-2012	132-2013	337-2013	132-2014	337-2014	132-2015	337-2015	132-2016	337-2016
July	46	21	36	17	30	16	32	13	36	18	14	6	42	17	42	18
August	33	20	30	17	22	12	21	10	23	11	16	11	30	14	50	26
September	48	26	44	22	27	15	33	14	22	13	38	21	34	18	43	20
October	35	16	38	20	24	11	47	26	49	24	40	24	40	18	37	18
November	35	19	42	22	34	17	32	15	42	25	42	23	43	24	53	30
December	34	18	33	19	28	14	18	8	33	17	37	20	48	21	35	17
January	47	22	41	23	48	26	39	21	39	26	46	26	62	28		
February	62	37	46	24	27	15	21	11	38	18	49	26	45	26		
March	71	32	48	24	25	13	37	22	36	24	48	26	46	21		
April	45	32	31	15	24	13	33	18	47	22	37	21	39	24		
May	27	14	24	12	36	23	24	14	50	27	58	30	58	31		
June	16	10	16	12	14	8	22	9	27	16	24	16	26	10		
Total	499	267	429	227	339	183	359	181	442	241	449	250	513	252	260	129

Health, Safety, Other

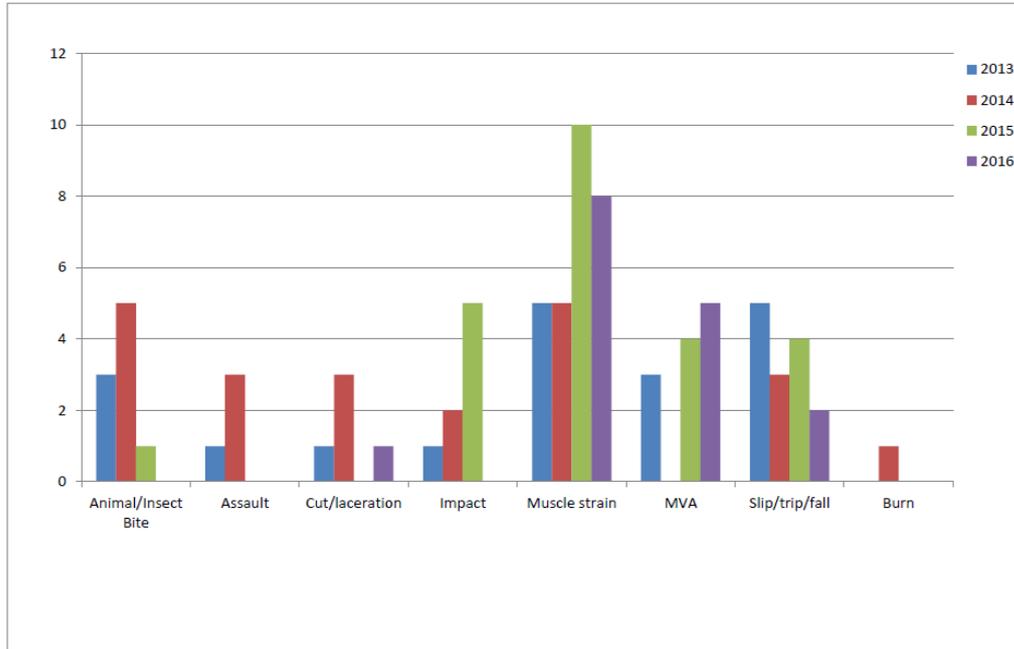
There was one lost time injury YTD amounting to 251 lost time hours. There has been one motor vehicle claim this year. There have been 6 workplace reported incidents YTD, no community incidents reported YTD and no staff resignations in December 2016.

Incident / Accident Reporting Numbers 2013 till December 2016



Analysis: Incident / Accident reports for this year are trending as per last year around 2 reports each month.

Incident / Accident Reporting by type 2013 till December 2016



Analysis: The incident / accident reporting for this year, mirrors the report types from previous years. The only identifiable trend in the reporting for 2016 is that muscle strain and MVA remains the main incident / accident area.

Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the Municipality. They are all Yellow "I" centres. Visitor numbers through the centres are up by 0.75% on last year to date.

Visitor Numbers																
MONTH	BICHENO	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL	TOTAL
	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017	2013-2014	2014-2015	2015-2016	2016-2017
JULY	572	657	765	819	762	992	774	749	1388	1645	905	1095	2722	3294	2444	2663
AUGUST	564	573	609	659	640	769	686	634	1388	1409	729	924	2592	2751	2024	2217
SEPTEMBER	1175	1003	1447	1405	1225	1200	1106	1143	1165	1126	1095	1317	3565	3329	3648	3865
OCTOBER	1858	1668	2133	2112	1616	1815	1617	1635	2062	1707	1824	2192	5536	5190	5574	5939
NOVEMBER	2205	2219	2686	2493	1924	2701	2474	2208	2525	2304	2696	2414	6654	7224	7856	7115
DECEMBER	3170	3080	3409	2877	2383	2780	2598	2633	3572	2994	2865	3338	9125	8854	8872	8848
JANUARY	4846	4826	5073		4537	5665	3968		5606	4211	4695		14989	14702	13736	0
FEBRUARY	3848	4257	4245		3369	4469	5141		4272	4044	5290		11489	12770	14676	0
MARCH	3768	3367	3414		3239	3786	3794		4209	3441	4044		11216	10594	11252	0
APRIL	2449	1873	2183		2520	2134	2146		2641	2144	2766		7610	6151	7095	0
MAY	934	1082	1085		1160	1115	1048		953	851	1124		3047	3048	3257	0
JUNE	605	579	707		739	858	784		1238	750	1077		2582	2187	2568	0
TOTAL	25994	25184	27756	10365	24114	28284	26136	9002	31019	26626	29110	11280	81127	80094	83002	30647



CURRENT RATES BALANCE 31st December 2016	
Balance Brought Forward	\$9,797.99
Plus:	
Interest Charged	\$6,046.21
Rates Levied	\$7,258,863.08
Debit Journals	\$33,040.64
Sub Total	\$7,307,747.92
Less:	
Receipts	\$4,765,903.61
Pension Rebates	\$242,251.62
Credit Journals	\$83,824.55
Supplementary Credits	\$64,236.17
Discounts	\$66,827.49
Rates Balance	\$2,084,704.48
Discount Date/Rate 01/08/2016 3.0%	
Installments	
	5/08/2016
	7/10/2016
	13/01/2017
	7/04/2017



Profit & Loss				
Glamorgan Spring Bay Council				
MEDICAL SERVICES				
For the month ended 31st December 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$192,209.02	\$192,209.00	\$0.02	0.0%
INTEREST	\$74.46	\$80.00	-\$5.54	-6.9%
OTHER INCOME	\$436,799.52	\$429,000.00	\$7,799.52	1.8%
RATES AND CHARGES	\$297,832.29	\$297,319.13	\$513.16	0.2%
SHARE OF GENERAL RATE	-\$17,100.00	-\$17,100.00	\$0.00	0.0%
USER FEES	\$6,000.00	\$3,000.00	\$3,000.00	100.0%
Total Income	\$915,815.29	\$904,508.13	\$11,307.16	1.3%
Gross Profit	\$915,815.29	\$904,508.13	\$11,307.16	1.2501%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$25,000.00	\$25,000.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$232,541.23	\$232,000.00	\$541.23	0.2%
MATERIALS AND SERVICES	\$541,250.20	\$541,209.00	\$41.20	0.0%
Total Operating Expenses	\$798,791.43	\$798,209.00	\$582.43	0.1%
Net Profit	\$117,023.86	\$106,299.13	\$10,724.73	10.0892%
(1)Unexpected locum coverage charge				



Profit & Loss				
Glamorgan Spring Bay Council				
Visitor Centres				
For the month ended 31st December 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
OTHER INCOME	\$11,000.00	\$9,500.00	\$1,500.00	15.8%
SHARE OF GENERAL RATE	\$147,500.00	\$147,500.00	\$0.00	0.0%
USER FEES	\$236,825.69	\$246,000.00	-\$9,174.31	-3.7%
Total Income	\$395,325.69	\$403,000.00	-\$7,674.31	-1.9%
Gross Profit	\$395,325.69	\$403,000.00	-\$7,674.31	-1.9043%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$6,000.00	\$6,000.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$140,404.77	\$138,190.00	\$2,214.77	1.6%
MATERIALS AND SERVICES	\$180,028.68	\$209,310.00	-\$29,281.32	-14.0%
Total Operating Expenses	\$326,433.45	\$353,500.00	-\$27,066.55	-7.7%
Net Profit	\$68,892.24	\$49,500.00	\$19,392.24	39.1762%



Profit & Loss					
Glamorgan Spring Bay Council					
ADMIN CORP,ECONOMIC,GOVERNANCE, SAFETY & RISK,TOURISM					
For the month ended 31st December 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$30,457.56	\$20,000.00	\$10,457.56	52.3%	(1)
GRANTS	\$167,633.50	\$168,000.00	-\$366.50	-0.2%	
INTEREST	\$34,192.50	\$23,400.00	\$10,792.50	46.1%	(2)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$112,640.27	\$87,000.00	\$25,640.27	29.5%	(3)
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$272,951.19	\$240,200.00	\$32,751.19	13.6%	(4)
RATES AND CHARGES	\$1,651,107.71	\$1,616,000.00	\$35,107.71	2.2%	
SHARE OF GENERAL RATE	\$814,854.00	\$814,854.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$35,855.75	\$39,000.00	-\$3,144.25	-8.1%	(5)
USER FEES	\$0.00	\$0.00	\$0.00		
Total Income	\$3,119,692.48	\$3,008,454.00	\$111,238.48	3.7%	
Gross Profit	\$3,119,692.48	\$3,008,454.00	\$111,238.48	3.6975%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$50,100.00	\$50,300.00	-\$200.00	-0.4%	
EMPLOYEE BENEFITS	\$290,784.01	\$258,934.00	\$31,850.01	12.3%	(6)
FINANCE COSTS	-\$846.73	\$503.00	-\$1,349.73	-268.3%	(7)
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$1,090,014.83	\$1,138,196.00	-\$48,181.17	-4.2%	
OTHER EXPENSES	\$102,238.85	\$88,700.00	\$13,538.85	15.3%	(8)
Total Operating Expenses	\$1,532,290.96	\$1,536,633.00	-\$4,342.04	-0.3%	
Operating Profit	\$1,587,401.52	\$1,471,821.00	\$115,580.52	7.8529%	
(1) Hard to budget property contributions					
(2) Interest received greater than budget					
(3) Timing of dividend payments					
(4) Utas live site catalyst money received					
(5) Below budget at this time					
(6) Above budget at this stage with archival costs will balance over the year					
(7) Needs adjusting minimal dollars					
(8) Timing of audit payment					



Profit & Loss					
COUNCIL TOTAL					
For the month ended 31st December 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$47,832.56	\$35,000.00	\$12,832.56	36.7%	(1)
GRANTS	\$855,579.46	\$1,312,209.00	-\$456,629.54	-34.8%	(2)
INTEREST	\$34,266.96	\$23,480.00	\$10,786.96	45.9%	(3)
INVESTMENTS:DIVIDENDS WATER CORPORATION	\$112,640.27	\$87,000.00	\$25,640.27	29.5%	(4)
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$884,765.95	\$870,110.00	\$14,655.95	1.7%	
RATES AND CHARGES	\$3,119,871.37	\$3,076,553.13	\$43,318.24	1.4%	
SHARE OF GENERAL RATE	\$4,040,847.00	\$4,035,527.00	\$5,320.00	0.1%	
STATUTORY FEES AND FINES	\$199,825.26	\$206,500.00	-\$6,674.74	-3.2%	
USER FEES	\$475,386.80	\$491,568.00	-\$16,181.20	-3.3%	
Total Income	\$9,771,015.63	\$10,137,947.13	-\$366,931.50	-3.6%	
Gross Profit	\$9,771,015.63	\$10,137,947.13	-\$366,931.50	-3.6194%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$917,000.00	\$916,794.00	\$206.00	0.0%	
EMPLOYEE BENEFITS	\$2,099,773.69	\$1,995,459.00	\$104,314.69	5.2%	(5)
FINANCE COSTS	\$57,186.02	\$70,905.00	-\$13,718.98	-19.3%	(6)
IMPAIRMENT OF RECEIVABLES	\$645.38	\$0.00	\$645.38		
MATERIALS AND SERVICES	\$3,046,705.80	\$3,103,211.00	-\$56,505.20	-1.8%	
OTHER EXPENSES	\$102,573.03	\$88,700.00	\$13,873.03	15.6%	(7)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$219,480.00	\$195,000.00	\$24,480.00	12.6%	(8)
Total Operating Expenses	\$6,443,363.92	\$6,370,069.00	\$73,294.92	1.2%	
Operating Profit	\$3,327,651.71	\$3,767,878.13	-\$440,226.42	-11.6837%	
Non-operating Expenses					
CLEARING ACCOUNT - PLANT HIRE RECOVERIES & E	-\$141,542.78	-\$115,000.00	-\$26,542.78	-23.0807%	
CLEARING ACCOUNTS WAGES ON-COSTS ETC.	-\$131,283.91	-\$125,000.00	-\$6,283.91	-5.0271%	
Total Non-operating Expenses	-\$272,826.69	-\$240,000.00	-\$32,826.69	-13.7%	
Net Profit	\$3,600,478.40	\$4,007,878.13	-\$407,399.73	-10.165%	
(1) Hard to budget related to development					
(2) Roads to recovery grants not received					
(3) Interest greater than budgeted					
(4) Timing Issues					
(5) Will be adjusted in January with leave taken					
(6) Timing					
(7) Timing					
(8) More internal plant expense than expected reflected in recoveries					



As at 31 December 2016		CAPITAL NEW // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Project Code	Description	Budget Est	Timing	YTD	On-Site Progress	Comments	
Roads, Footpaths, Kerbs								
S - Gordon / Old Spring Bay Rd	Capital Works 16-17 - CapRF-Ksgord	kerb - Rapp extg to Old Spring Bay Rd	\$49,100					
C - Freycinet Drive	Capital Works 16-17 - CapRF-Kcfrey	Kerbing Esplanade to Reserve Road	\$36,900	April				
B - Foster Street Kerb	Capital Works 16-17 - CapRF-Kbfost	Murray St to Barrett Ave - North Side	\$28,500					
B - Foster Street Kerb	Capital Works 16-17 - CapRF-Kbfost	Barrett Ave to Lovett St - North Side	\$28,500					
B - Foster Street Kerb	Capital Works 16-17 - CapRF-Kbfost	Barrett Ave to Lovett St - South Side	\$28,500					
B - Foster Street Footpath	Capital Works 16-17 - CapRF-Fbfost	Barrett Ave to end (medical centre)	\$23,100					
B - Foster Street Footpath	Capital Works 16-17 - CapRF-Fbfost	Murray St to Barrett Ave - North Side	\$23,100					
S - Dolphin Sands Information Bay pull-over	Capital Works 16-17 - CapRF-DSInfo	Swan River Road as per DSRA request	\$6,500	Nov	\$6,815	COMPLETED	Information sign supplied by the DSRA	
O - Mary St Kerb and reconstruction	Capital Works 16-17 - CapRF-Rousmary	End of existing to end 80m	\$30,900				Dependant on private subdivision proceeding	
T - Esplanade & Roberts	Capital Works 16-17 - CapRF-Rtsesple	Extend kerb fix footpath	\$35,000					
T - Vicary St & Charles St	Capital Works 16-17 - CapRF-Rtgen	Streetscape design	\$100,000	July	\$9,306	In Progress		
PG,Walking Tracks, Cemeteries								
Township Identity Flags and Poles	Capital Works 16-17 - CapPR-Flag	Flags and Installation	\$16,500					
T - Barton Avenue Foreshore	Capital Works 16-17 - CapPR-Wttbarta	walking track (Stage 1)	\$9,000					
T - Cemetery	Capital Works 16-17 - CapPR-Triacem	Two concrete burial beams	\$3,500					
Municipal Area - TBA Dog Exercise Yard	Capital Works 16-17 - CapPR-Buckland	Fenced Dog Exercise Yard	\$20,000					
O - Foreshore Track	Capital Works 16-17 - CapPR-Wtorqua	Access steps to quarry	\$10,000	Aug	\$8,960	COMPLETED		
O - Probation Station	Capital Works 16-17 - CapPR-Prob	Signage and track work	\$14,000					
Stormwater, Drainage								
S - Gordon St	Capital Works 16-17 - CapSD-Swsw	Stormwater Gordon	\$27,200					
T - Lord St	Capital Works 16-17 - CapSD-Swtr	Stormwater line extension 100m	\$14,500					
T - Esplanade & Roberts	Capital Works 16-17 - CapSD-Swtr	Stormwater installation	\$18,000					
Council Bldgs & Marine Infrast								
T - Marina Extension	Capital Works 16-17 - CapTM-Marina	Stages 3 and 4	\$1,300,000	July	\$472,866	In Progress	Loan funds - Combined costing	
T - Wharf and Fuel Facility	Capital Works 16-17 - CapTM-Marina	Extend main wharf	\$250,000	July		In Progress	Loan Funds	
T - Gatehouse Development	Capital Works 16-17 - CapCB-Gatehouse	Building and Surrounds	\$200,000	July	\$188,460	In Progress	Council Cash \$100k - Tourism Infrastructure Grant \$100k	
O - Prosser River	Capital Works 16-17 - CapBR-Brorpros	Dredging and construction work	\$125,000				Council Cash - Council Motion	
Plant & Equipment								
Free Roll	161 Dep WorksRF Project WorksRF-Depr	Compaction Roller	\$46,525					
Water Tank trailer 1000 litre	161 Dep WorksRF Project WorksRF-Depr	Trailer mounted pressure pump	\$14,000					
Waste Transfer Stations								
S - WTS Lease Extension	Capital Works 16-17 - CapWM-Swts	Perimeter farm fencing	\$7,000					
S - WTS Tip Shop	Capital Works 16-17 - CapWM-Swts	Feasibility study	\$45,000					



As at 31 December 2016		CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Project Code	Description	Budget Est	Timing	YTD	On-Site progress	Comments	
Sealed Road Reseals								
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Seal Change to Merideth	\$11,456	Nov	\$19,500	In Progress	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Merideth to Pyke	\$3,720	Nov		In Progress	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Pyke to Francis	\$5,224	Nov		In Progress	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Francis to End Kerb	\$7,280	Nov		In Progress	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - End Kerb to Aqua Sands	\$5,856	Nov		In Progress	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Aqua Sands to End Kerb	\$8,400	Nov		In Progress	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - End Kerb to Kennedia	\$5,520	Nov		In Progress	Council Cash funded from RTR funds
S - Old Spring Bay Road	R2R	Capital Works 16-17 - CapRTR-Rssolds	Reseal - Kennedia to End Seal	\$10,384	Nov		In Progress	Council Cash funded from RTR funds
S - Kennedia Place		Capital Works 16-17 - CapRF-Rsskenn	Reseal	\$8,960	Feb		In Progress	
B - Foster Street		Capital Works 16-17 - CapRF-Rsbfost	Reseal - Lovett to Barrett	\$4,400	Feb			
B - Foster Street		Capital Works 16-17 - CapRF-Rsbfost	Reseal Barrett to Murray	\$4,456	Feb			
T - Davidson Place		Capital Works 16-17 - CapRF-Rtsdavi	Asphalt Overlay	\$22,680	Feb			
O - West Shelly Road	R2R	Capital Works 16-17 - CapRTR-Roswest	Reseal - Jetty to Vernon	\$34,320	Feb			Council Cash funded from RTR funds
O - West Shelly Road	R2R	Capital Works 16-17 - CapRTR-Roswest	Reseal - Vernon to End	\$5,616	Feb			Council Cash funded from RTR funds
O - Rudd Avenue		Capital Works 16-17 - CapRF-Rosrudd	Reseal - Walpole to Change	\$1,168	Feb			
O - Rudd Avenue		Capital Works 16-17 - CapRF-Rosrudd	Reseal - Change to End	\$10,544	Feb			
O - Walters Drive		Capital Works 16-17 - CapRF-Roswalt	Reseal	\$10,912	Feb			
Bu - Buckland Road	R2R	Capital Works 16-17 - CapRTR-Rbsbuck	Reseal - Sand River to Change	\$63,616	Feb			Council Cash funded from RTR funds
Bu - Buckland Road	R2R	Capital Works 16-17 - CapRTR-Rbsbuck	Reseal - Change to Change	\$69,616	Feb			Council Cash funded from RTR funds
Buckland		Capital Works 16-17 - CapRF-Rbugen	Jetpatcher Costs	\$15,000	Nov		In Progress	
Triabunna		Capital Works 16-17 - CapRF-Rtgen	Jetpatcher Costs	\$15,000	Nov	\$8,977	In Progress	
Orford		Capital Works 16-17 - CapRF-Rogen	Jetpatcher Costs	\$15,000	Nov	\$12,068	In Progress	
Swansea		Capital Works 16-17 - CapRF-Rsngen	Jetpatcher Costs	\$15,000	Nov		In Progress	
Bicheno		Capital Works 16-17 - CapRF-Rbngen	Jetpatcher Costs	\$15,000	Nov		In Progress	
Coles Bay		Capital Works 16-17 - CapRF-Rcgen	Jetpatcher Costs	\$15,000	Nov	\$16,551	In Progress	
Sealed Road Pavements								
S - Road Repairs		Capital Works 16-17 - CapRF-RRS	General Road Repairs Swansea	\$25,000	Aug	\$24,604	In Progress	
S - Dolphin Sands Road	R2R	Capital Works 16-17 - CapRTR-Rssdolp	Y Intersection to End - 1400m	\$295,000	Oct	\$392,497	COMPLETED	RTR funds - Sub-base pavement integrity issue
B - Road Repairs		Capital Works 16-17 - CapRF-RRB	General Road Repairs Bicheno	\$25,000	Dec		In Progress	
C - Road Repairs		Capital Works 16-17 - CapRF-RRCB	General Road Repairs Coles Bay	\$25,000	Oct	\$17,273	COMPLETED	
B - Kent Street		Capital Works 16-17 - CapRF-RRBU	Reconstruction	\$55,000	Dec			
O - Road Repairs		Capital Works 16-17 - CapRF-RRO	General Road Repairs Orford	\$25,000	Oct	\$23,920	COMPLETED	
O - Jetty Road	R2R	Capital Works 16-17 - CapRTR-Rosjett	Jetty Road Reconstruction	\$135,000				Council Cash funded from RTR funds
O - Rheban Rd	R2R	Capital Works 16-17 - CapRTR-Rosrheb	Reconstruction - Ryans to Creek	\$220,000				Council Cash funded from RTR funds
T - Lord Street		Capital Works 16-17 - CapRF-Rtuslord	Section of Lord Street	\$11,500				
T - Road Repairs		Capital Works 16-17 - CapRF-RRT	General Road Repairs Triabunna	\$25,000	Oct	\$23,432	COMPLETED	



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS							
Department	Project Code	Description	Budget Est	Timing	YTD	On-Site progress	Comments
Unsealed Road Pavements							
S - Old Coach Road	Capital Works 16-17 - CapRF-Rsuscoac	Resheet 500m	\$50,000	April			
B - Rosedale Road	Capital Works 16-17 - CapRF-Rbusrosed	Resheet 500m	\$50,000	May			
Kerb & Gutter							
C - Garnet Ave	Capital Works 16-17 - CapRF-Kcsgarn	Jetty Rd to Espl (east side)	\$40,000	Aug	\$38,828	COMPLETED	
T - Charles Street	Capital Works 16-17 - CapRF-Ktscharl	Franklin to Victoria (part)	\$35,000	Oct	\$279	In Progress	
Footpaths							
C - Garnet Ave	Capital Works 16-17 - CapRF-Fcsgarn	Jetty Rd to Espl (east side)	\$19,000	Aug	\$26,287	COMPLETED	
Parks & Reserves							
A - Park Furniture replacement	161 Dep WorksPR Project WorksPR-Depr	Replacement	\$8,000	Nov		In Progress	
A - Playground Repairs - General	161 Dep WorksPR Project WorksPR-Depr	Replacement	\$7,500	Nov		In Progress	
Stormwater & Drainage							
O - Upgrade culvert crossing Holkam Crt	Capital Works 16-17 - CapSD-Culvert	Upgrade pipe size	\$42,000				
C - Freycinet Drive- Fisheries	Capital Works 16-17 - CapRF-Rcusfish	Upgrade part	\$43,000				
Council Buildings & Marine							
C - Community Hall	Capital Works 16-17 - CapCB-Hallcb	Extension Annexe Replacement	\$60,000	July	\$50,172	In Progress	
O - Raspins Beach	Capital Works 16-17 - CapCB-Ptrtwo	Replace building for storage/showers	\$78,045	Sept		In Progress	\$38,045 - GRANT - rest Council cash
S - Toilet Replacement	Capital Works 16-17 - CapCB-Sw Toilet	Jubilee Beach toilets loo with a view	\$210,000	Aug	\$8,331		
Bridges and Culverts							
S - Glen Gala Creek, Glen Gala Road	Capital Works 16-17 - CapBC-Gleng2	Replacement	\$140,000				Deferred due to Jack Gray Ck structure replacement
S - Unnamed Creek, Old Coach Road	Capital Works 16-17 - CapBC-Oldc1	Replacement	\$113,000	March		In Progress	Tender T002-2016
Spring Beach - Two Mile Creek, Rheban Road	Capital Works 16-17 - CapBC-Rheb5	Replacement	\$190,000	Jan		In Progress	Tender T002-2016
Earlham - Earlham Creek, Earlham Road	Capital Works 16-17 - CapBC-Earl1	Replacement	\$126,000	March		In Progress	Tender T002-2016
Rheban - Jack Gray Ck, Rheban Road	Capital Works 16-17 - CapBC-Rheb2	Replacement	\$105,000	August	\$107,795	COMPLETED	Flood damaged
Plant & Equipment							
Small plant replacement	161 Dep WorksTM Project WorksTM-Depr	Replacements	\$20,000	Nov		In Progress	
Swansea Town Mntce Utility	Account 165 Dep -REGONUMBER	Replacement	\$32,000	Oct		COMPLETED	
Replacement Vehicles/Policy	Account 165 Dep -REGONUMBER	Replacements	\$200,000				
Avaya Network Phone System		Replacement	\$55,000	Oct		In Progress	Council Cash - Savings \$50,000 per annum

6.2 Manager Works, Mr Tony Pollard

Roads, Footpaths, Kerbs- Waste Transfer Stations- Garbage, Recycling Services- Town Maintenance - Parks, Reserves, Walking Tracks, Cemeteries - Stormwater Drainage - Bridges, Culverts - Emergency Management, SES

ROADS, FOOTPATHS, KERBS:

- General roadwork repairs carried out as required leading up to the Christmas break.
- The majority of sealed road pavement failures have now been addressed. Last calendar year was very demanding in bringing our sealed road network back to a reasonable standard following the amount of rain received.

WASTE TRANSFER STATIONS:

- All waste transfer stations are operating within prescribed guidelines.
- Free Greenwaste Disposal Programme
To assist residents in preparing for the bushfire season, Council offered FREE green waste disposal at all waste transfer stations between Monday 2nd January – Sunday 8th January, inclusive. A reasonable amount of greenwaste was disposed of at all sites.

GARBAGE, RECYCLING SERVICES:

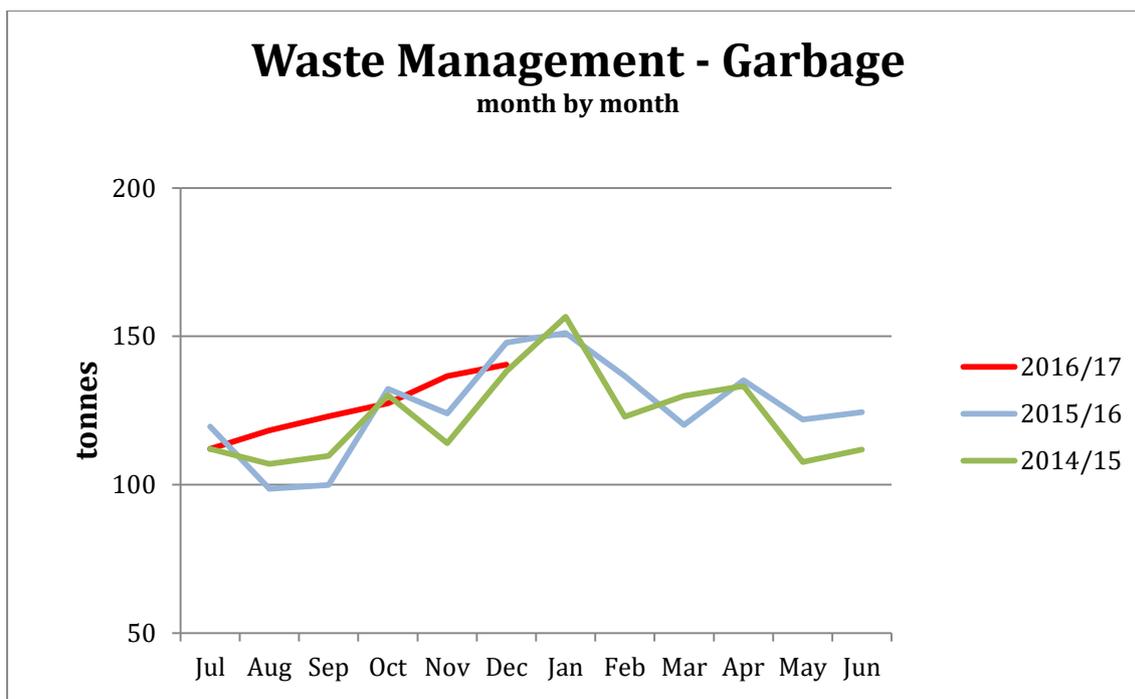
- Nil issues

Garbage deposited at transfer stations and transported to Copping landfill site (tonnes):

<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
-	-	-	-	-	-	-	-
JULY '16	34.16	9.90	22.06	32.14	98.20	10.42	186.56
AUG	33.76	4.71	12.52	31.08	96.50	7.21	173.86
SEPT	39.40	13.85	16.10	37.96	134.34	36.78	227.80
OCT	38.50	4.41	27.18	47.14	122.12	28.74	234.94
NOV	43.08	14.77	16.54	46.28	133.22	24.90	239.12
DEC	43.52	14.98	34.54	69.34	141.32	29.33	288.72
TOTALS	232.42	62.62	128.94	263.94	725.70	137.37	1351.00

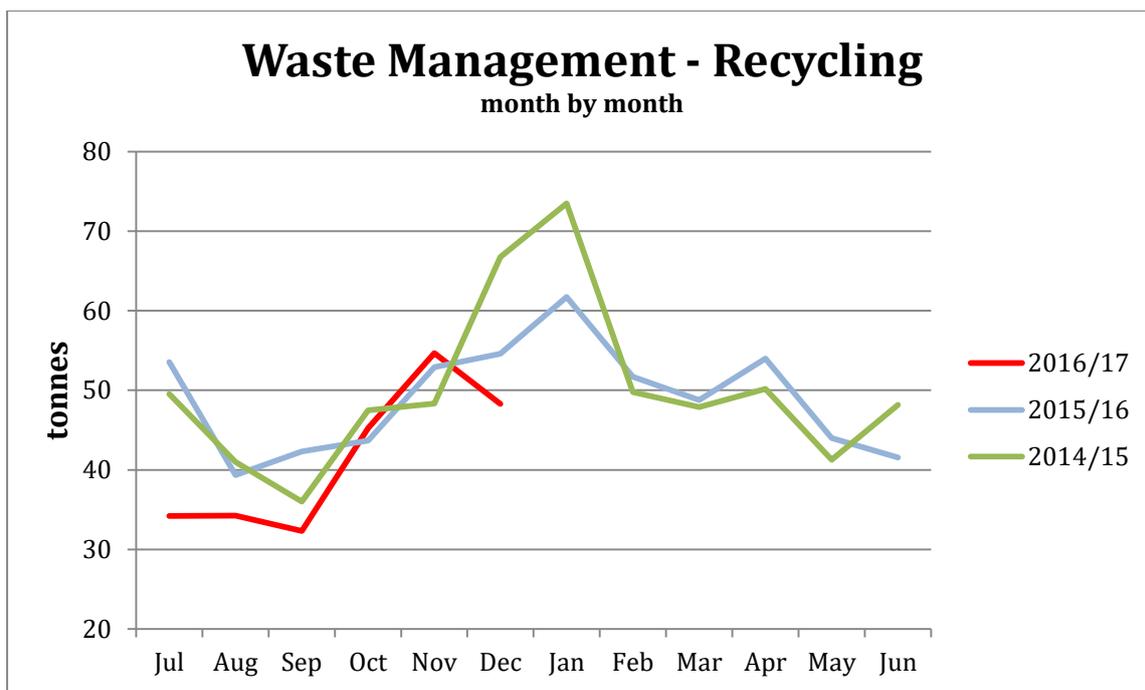
Kerbside Garbage Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '16	2022	1166	1995	2020	2134	9337	112.05
AUG	2421	1300	2491	2080	1570	9862	118.34
SEPT	2129	1239	2153	2609	2165	10295	123.00
OCT	2841	1442	2249	2194	1897	10623	127.47
NOV	2359	1901	2977	2223	1926	11386	136.63
DEC	2378	1650	2490	2885	2308	11711	140.53
TOTALS	14150	8698	14355	14011	12000	63214	758.02



Kerbside Recycling Collected: Bin numbers & tonnages

<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '16	827	567	861	780	1015	4050	34.22
AUG	676	501	910	852	590	3529	34.26
SEPT	910	578	937	885	856	4166	32.30
OCT	1533	817	1081	893	773	5097	45.23
NOV	1155	1158	1644	920	867	5744	54.67
DEC	904	869	637	1138	978	4526	48.30
TOTALS	6005	4490	6070	5468	5079	27112	248.98



TOWN MAINTENANCE:

- Ongoing general maintenance is being carried out in all our town areas to ensure an acceptable level of overall presentation is maintained.
- Staff was kept extremely busy over the Christmas break keeping up with general toilet cleaning and rubbish removal. Everyone has commented that this year has been the busiest by far.
- Zinfra has been contracted by TasNetworks to replace underground power cables in the Triabunna area. The work is required due to the existing infrastructure's age and condition. Once completed the new cables will reduce the risk of asset failure, reduce operational maintenance costs and improve supply reliability for Triabunna. Works will commence in late January with an aim to complete by May. All relevant stakeholders are being notified.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of general maintenance within our townships and along the foreshore areas.
- Staff is currently very busy keeping up with general mowing/whipping duties to ensure all our towns are kept in a presentable manner.

STORMWATER, DRAINAGE:

- Undertaking culvert and drain cleanout works along various parts of the road network.
- Numerous stormwater issues are being dealt with to assist with alleviating property flooding.

BRIDGES, CULVERTS:

- Ongoing maintenance when required.
- AusSpan is currently carrying out Council's biannual inspections of all concrete and timber bridge structures to determine whether any structural issues have arisen since last inspection. Highlighted minor repair work will be programmed to be undertaken.

EMERGENCY MANAGEMENT:

- Five motor vehicle accidents attended by our volunteers since the last report.
- Cherry Tree Hill has again seen a number of incidents and I will be forwarding a report to Department of State Growth to have a look at the highway through this area.
- Road rescue assessments were conducted early December.
- Induction training was also completed with our new member.
- We recently farewelled our long servicing volunteer Lindsay Houchen. Lindsay had been in the unit for 14 years.
- Unit training will recommence on the 31st January 2017.

Visit our website at www.swansea-ses.weebly.com

Kelvin Jones ESM, Unit Manager, Glamorgan Spring Bay SES Unit

2016–2017 CAPITAL WORKS UPDATE

- The existing timber bridge on Rheban Road over Two Mile Creek at Spring Beach currently has a 16 tonne load limit in place and is listed for replacement in this year's capital works programme. Due to the failing sub-standard structure it will be demolished late January and replaced with a concrete structure. A bypass will be temporarily installed on the eastern side to ensure there is no interruption to traffic flow during the construction phase. The new bridge will accommodate two-way traffic and be the first stage in preparing for the re-alignment of Rheban Road through the Spring Beach precinct. Crown Land and Aboriginal Heritage approval is currently being finalised. Bridge replacement works are programmed to commence on-site in mid-February.



Profit & Loss					
Glamorgan Spring Bay Council					
WORKS DEPARTMENT					
For the month ended 31st December 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$457,706.00	\$913,000.00	-\$455,294.00	-49.9%	(1)
OTHER INCOME	\$142,142.92	\$179,250.00	-\$37,107.08	-20.7%	(2)
RATES AND CHARGES	\$1,089,525.87	\$1,079,594.00	\$9,931.87	0.9%	
SHARE OF GENERAL RATE	\$1,499,553.00	\$1,499,553.00	\$0.00		
USER FEES	\$40,687.02	\$44,598.00	-\$3,910.98	-8.8%	
Total Income	\$3,229,614.81	\$3,715,995.00	-\$486,380.19	-13.1%	
Gross Profit	\$3,229,614.81	\$3,715,995.00	-\$486,380.19	-13.0888%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$677,250.00	\$676,854.00	\$396.00	0.1%	
FINANCE COSTS	\$2,122.21	\$4,104.00	-\$1,981.79	-48.3%	(3)
EMPLOYEE BENEFITS	\$781,446.56	\$749,827.00	\$31,619.56	4.2%	
MATERIALS AND SERVICES	\$860,048.08	\$868,806.00	-\$8,757.92	-1.0%	
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$216,877.50	\$195,318.00	\$21,559.50	11.0%	(4)
Total Operating Expenses	\$2,537,744.35	\$2,494,909.00	\$42,835.35	1.7%	
Net Profit	\$691,870.46	\$1,221,086.00	-\$529,215.54	-43.3397%	
(1) Roads to Recovery Monies not received as yet					
(2) Contract amendment with Stornoway less maintenance					
(3) Minimal dollar difference					
(4) More usage of internal plant than budgeted at this stage					

6.3 Manager Regulatory Services, Mrs. Winny Enniss

Animal Control - Engineering & Technical Services - Environmental Health - Statutory Building - Statutory Planning

Animal Control

Thirty six (36) dogs were registered in December with 960 YTD total. YTD, 3 dogs have been impounded, 4 infringements issued, 4 warnings given, 1 dog surrendered, 2 dogs seized and 1 dog has been euthanized. There have been 3 lost dog calls and 19 complaints received YTD. This department is operating with the Regulatory Services Officer/Municipal Inspector only.

A contractor conducted a dog registration audit in December 2016 resulting in over 200 unregistered dogs being identified. Letters and infringement notices will be issued in January 2017.

Engineering & Technical Services

This department provides general engineering and technical advice regarding development applications. The department currently consists of one contract engineer, with assistance from the Regulatory Services Officer.

Environmental Health

Four (4) food business registrations were renewed this month. No temporary food registrations were issued and 4 special plumbing permits were issued for the month. YTD 1 place of assembly licence has been issued, 14 immunizations have been conducted and there are 10 suppliers of private water registered. Two (2) food business inspections were carried out this month totalling 44 YTD. Recreation water sampling commenced this month with 5 samples being taken.

Council commenced its normal yearly round of inspections in November with 39 fire abatement notices being issued for the month and 61 YTD. This department consists of a permanent full time Health Administration Officer and a part time Environmental Health Officer, with assistance from the Regulatory Services Officer conducting abatement inspections.

Statutory Building

Council received 24 applications for December and approved 16 applications. The building department currently consists of a permanent full time Building Administration Officer and 2 contractors, namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

Statutory Planning

Council received 31 applications in December and approved 22 applications. Six (6) applications were placed on section 54 for the month. There were 6 NPR applications for the month with 28 YTD (no permits required). The planning department consists of 1 permanent Manager Planning & Special Projects, 1 permanent part time Planning Administration Officer and a portion of the permanent Manager Regulatory Services. Other resources are contracted as required. Whilst applications are taking longer to assess due to the new planning scheme being introduced they are still being processed within the required timeframes.

The new Interim Planning Scheme was declared by the Minister on 29th December 2015 and became operational from 5th December 2015. The new scheme and maps are available online at www.iplan.gov.au or you can go via Council's website at www.gsbc.tas.gov.au.

Bendigo Bank

The Bendigo Bank Agency opened on 21st August 2013 and operates from the Regulatory Services Department. Five staff members are trained to perform the Agency requirements of the Bank. This month there were 71 deposits (392 YTD), 20 withdrawals (192 YTD), 4 transfers (20 YTD), no new account enquiries (4 YTD) and 11 general enquiries (77 YTD). There have been 4 days where no transactions/enquiries have occurred for this financial year. The Agency was closed from 19th December until 3rd January 2017 coinciding with the annual Christmas closure of Council office.

General

A trainee commenced employment within the Regulatory services Department on 24th December 2016 undertaking Certificate III in Business Administration.



PLANNING	MTD	YTD
Application Received	24	159
Applications Approved	29	161
Placed on Section 54	6	
Applications Refused	1	1
Applications Withdrawn		2
NPR – No Permit Required	3	31
Visitor Accommodation Approvals	14	34
BUILDING		
Application Received	14	104
Applications Approved	16	101
ANIMAL CONTROL		
Dogs Registered	36	960
Kennel Licences Issued/renewed		
Dogs Impounded	1	3
Dogs Seized		2
Dogs Surrendered		1
Dogs Euthanized		1
Warnings Issued		4
Complaints	1	19
Infringements	2	4
Lost Dog calls	1	3
Other	1	6
ENVIRONMENTAL HEALTH		
Immunisations	14	14
Food Business Registrations	4	114
Temporary Food Business Registrations		14
Food Business Inspections	2	42
Place of Assembly Licences		1
Environmental Nuisances		
Abatement Notices	39	61
Notifiable Diseases		
Recreational Water Sampling	5	5
Suppliers of Private Water		10
Water Carriers		
Regulated System Registration		
Major Incidents notified to DPIPWE		
Special Plumbing Permits Issued	4	23
BENDIGO BANK		
Deposits	71	392
Withdrawals	20	192
Transfers	4	20
New Accounts		4
Other	11	77
No of days whereby no transactions/enquiries carried out		4



APPLICATIONS RECEIVED AND APPROVED FOR December 2016

Type: D – Discretionary P – Permitted E – Exempt NPR – No permit required

Planning DA No	Type	Location	Description	Status	Received	Resolved
15110	D	RA321 Alma Road, Orford	Change of use to visitor accommodation	Approved		12/12/16
15204	D	46 Tasman Highway, Orford	Dwelling and partial visitor accommodation use	Approved		13/12/16
16069	D	RA13110 Tasman Highway, Swansea	Single Dwelling, Ancillary Dwelling and Outbuilding (Re-Advertised - Amended Proposal)	Approved		6/12/16
16184	D	3 Charles Street, Triabunna	Archaeological investigation	Approved		16/12/16
16185	D	RA1487 Dolphin Sands Road	Dwelling & Outbuilding	Approved		1/12/16
16189	D	20 Pyke Court, Swansea	Dwelling	Refused		13/12/16
16190	D	26 Esplanade, Swansea	Dwelling	Approved		8/12/16
16191	D	RA370 Dolphin Sands Road, Swansea	Driveway	Approved		5/12/16
16193	D	Lot 16 Sea Eagle Drive, Bicheno	Dwelling	Approved		12/12/16
16199	D	RA2012 Coles Bay Road, Coles Bay	Addition to Dwelling	Approved		15/12/16
16204	D	RA12371 Tasman Highway	Outbuilding	Approved		13/12/16
16205	P	14 James Street, Bicheno	Change of use to visitor accommodation	Approved		5/12/16
16208	D	8 Wedge Tail Circuit, Bicheno	Dwelling	Approved		12/12/16
16209	D	2/8 Esplanade, Orford	Change of use to visitor accommodation	Approved		5/12/16
16211	D	19 Tasman Highway, Orford	Multiple dwelling (one addition dwelling)with the use for visitor accommodation & sign	Approved		13/12/16
16217	P	11 Rudd Avenue, Orford	Change of use to visitor accommodation	Approved		5/12/16
16219	P	17 West Shelly Road, Orford	Partial change of use to visitor accommodation	Approved		5/12/16
16221	P	RA499 Dolphin Sands Road, Dolphin Sands	Addition to dwelling	Approved		8/12/16



16227	P	12 Maria Street, Swansea	Change of use to visitor accommodation	Approved	1/12/16	15/12/16
16228	NPR	212 Gordon Street, Swansea	Dwelling	Approved	9/12/16	12/12/16
16229	D	16 Meika Place, Coles bay	Partial change of use to visitor accommodation	In progress	8/12/16	
16230	D	33 Charles Street, Orford	Addition to Hall	In progress	5/12/16	
16231	D	RA11257 Tasman Highway, Little Swanport	Partial change of use to visitor accommodation	In progress	5/12/16	
16232	D	54A Charles Street, Orford	Change of use to visitor accommodation	In progress	7/12/16	
16233	NPR	Sea Eagle Drive, Bicheno	Dwelling & Studio	Approved	7/12/16	15/12/16
16234	P	10 Allen Street, Bicheno	Change of use to visitor accommodation	Approved	8/12/16	15/12/16
16235	P	4 Pearl Court, Orford	Change of use to visitor accommodation	Approved	8/12/16	15/12/16
16236	P	19 Erica Street, Orford	Change of use to visitor accommodation	Approved	12/12/16	15/12/16
16237	P	2 James Street, Bicheno	Car park redevelopment	In progress	9/12/16	
16238	P	9 Florence Street, Coles bay	Change of use to visitor accommodation	In progress	12/12/16	
16239	P	RA460 Courland Bay Road, Bicheno	Strata Amendment	Approved	13/12/16	14/12/16
16240	P	12 West Shelly Road, Orford	Change of use to visitor accommodation	Approved	13/12/16	15/12/16
16241	D	RA101 Sally Peak Road, Buckland	Dwelling	In progress	12/12/16	
16242	P	RA330 Rheban Road, Spring Beach	Partial change of use to visitor accommodation	Approved	14/12/16	16/12/16
16243	P	8 Trochus Street, Orford	Change of use to visitor accommodation	Approved	14/12/16	16/12/16
16244	D	Freycinet Drive, Coles Bay	Additions and alterations to lodge and staff accommodation, demolition of visitor accommodation buildings and construction of new visitor accommodation buildings	In progress	15/12/16	
16245	NPR	Esplanade East, Triabunna	Dwelling	In progress	16/12/16	



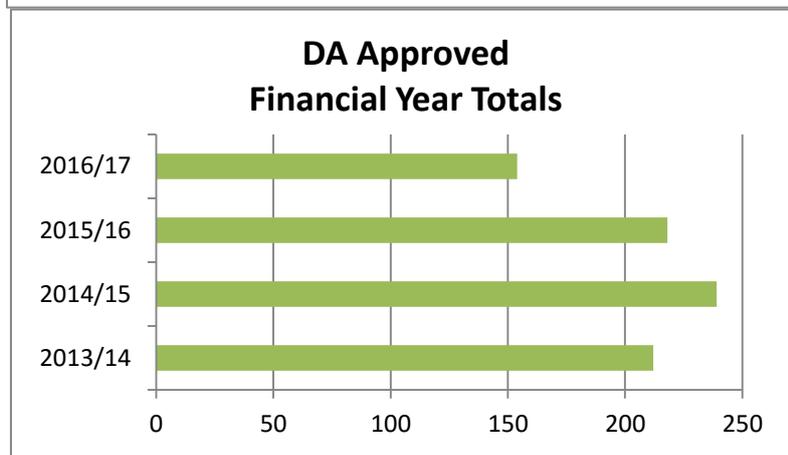
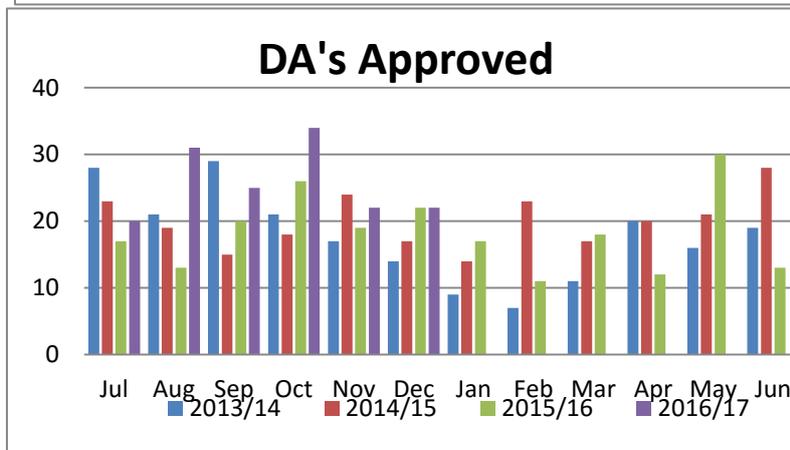
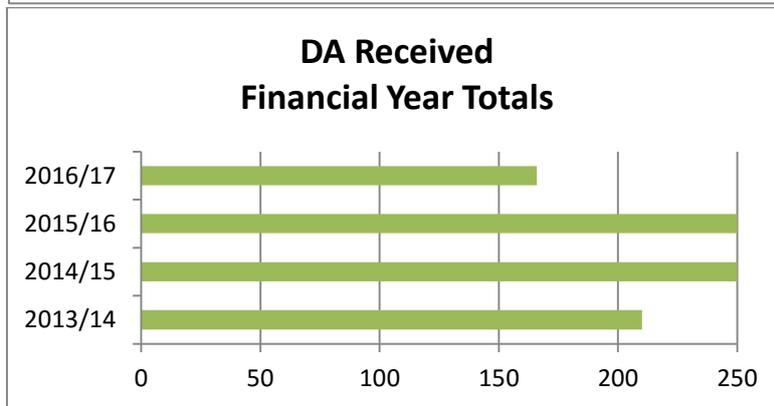
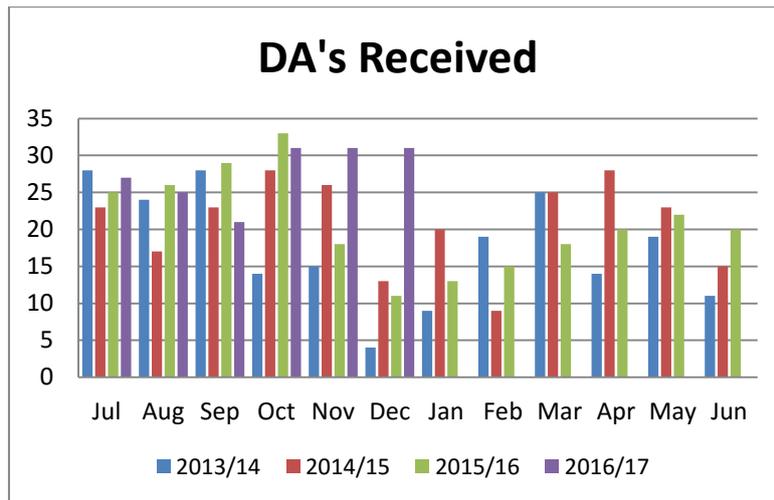
16246	D	9 East Shelly Road, Orford	Change of use to visitor accommodation	In progress	12/12/16	
16247	P	3 Cross Street, Orford	Change of use to visitor accommodation	In progress	12/12/16	
16248	D	19 West Shelly Road, Orford	Outbuilding	In progress	16/12/16	

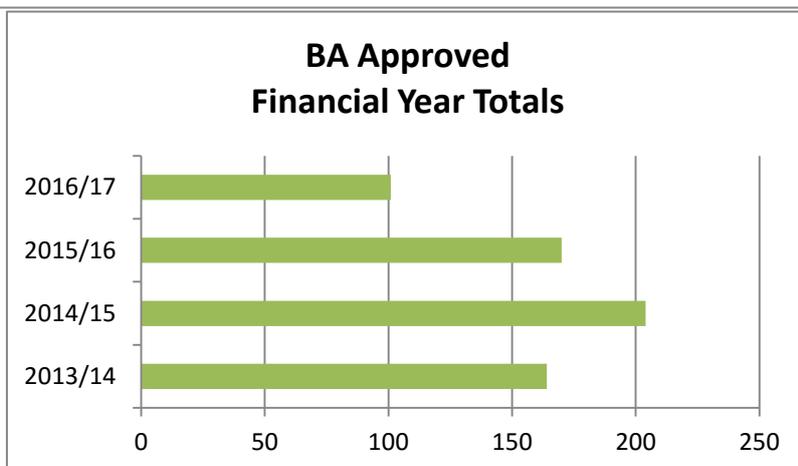
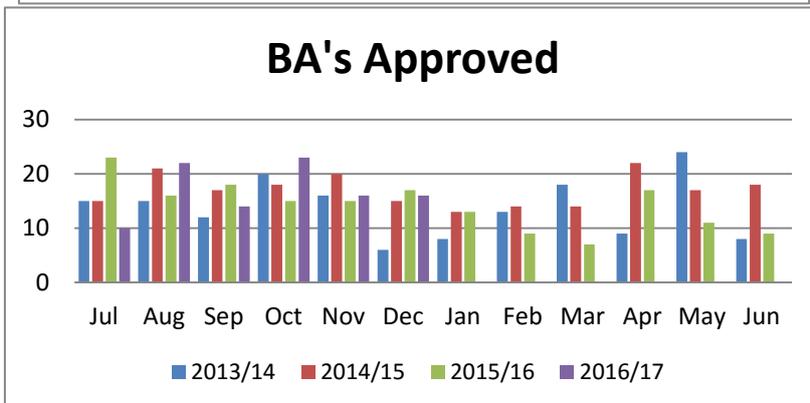
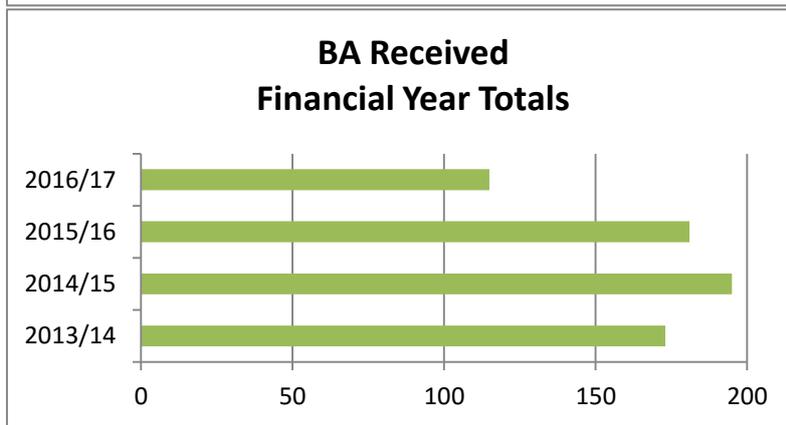
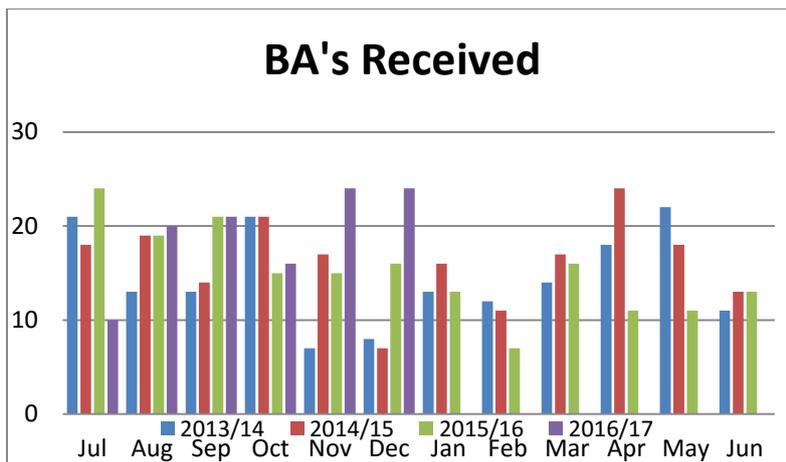
SUBDIVISIONS						
SA No						
15012	46 Tasman Highway, Orford	Subdivision into three lots and demolition of existing buildings	Approved			13/12/16
16024	192 Tasman Highway, Bicheno & RA18036 Tasman Highway, Bicheno	Boundary adjustment	Approved			8/12/16
16025	RA54 Holkham Court, Orford	Subdivision into 4 lots (3 lots + balance)	In progress	16/12/16		
16026	50 Gordon Street, Swansea	20 Lot subdivision	In progress	27/12/16		

BUILDING						
BA No						
16155	9 Lord Street, Triabunna	Outbuilding	Approved			15/12/16
16156	RA16017 Tasman Highway, Apslawn	Grease Trap & Sewerage Plant upgrade	Approved			14/12/16
16157	79 Hazards View Drive, Coles Bay	Dwelling & Garage	Approved			7/12/16
16160	6 Tasman Highway, Orford	Carport	Approved			9/12/16
16161	11 Tarleton Street, Swansea	Dwelling	Approved			1/12/16
16162	RA13 Ryans Road, Spring Beach	Dwelling	Approved			1/12/16
16163	10 Tarleton Street, Swansea	Dwelling	Approved			9/12/16
16164	29 Ryans Road, Spring Beach	Outbuilding	Approved			6/12/16
16168	RA2898 Freycinet Drive, Coles Bay	New Building – Store	Approved	1/12/16		14/12/16
16169	RA13110 Tasman Highway, Swansea	Dwelling & Outbuilding	In progress	2/12/16		
16170	3 Gore Street, Orford	Dwelling	In progress	6/12/16		
16171	RA545 Dolphin Sands Road, Dolphin Sands	Existing building redevelopment	Approved	6/12/16		15/12/16
16172	12 Kennedia Place, Swansea	Outbuilding	Approved	6/12/16		7/12/16
16173	33 Oyster Bay Court, Coles bay	Dwelling	Approved	6/12/16		14/12/16



16174	73 Burgess Street, Bicheno	2 shops	Approved	6/12/16	7/12/16
16175	RA60 Kent Street, Buckland	Outbuilding	In progress	13/12/16	
16176	22 Tribe Street, Bicheno	Alterations and additions & new building	In progress	13/12/16	
16177	81A East Shelly Road, Orford	Dwelling & Deck	In progress	13/12/16	
16178	Crown Land Leases	Pump Shed and wet well	Approved	14/12/16	14/12/16
16179	35 Bradley Drive, Coles Bay	Visitor Accommodation Dwelling	Approved	14/12/16	14/12/16
16180	35 Hazards View Drive, Coles Bay	Dwelling	Approved		1/12/16
16182	21 Esplanade, Coles Bay	Deck	In progress	15/12/16	







Profit & Loss					
Glamorgan Spring Bay Council					
REGULATORY SERVICES					
For the month ended 31st December 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$17,375.00	\$15,000.00	\$2,375.00	15.8% ▲	(1)
OTHER INCOME	\$12,302.08	\$800.00	\$11,502.08	1437.8% ▲	(2)
RATES AND CHARGES	\$81,405.50	\$83,640.00	-\$2,234.50	-2.7%	
SHARE OF GENERAL RATE	\$363,060.00	\$357,740.00	\$5,320.00	1.5%	
STATUTORY FEES AND FINES	\$163,969.51	\$167,500.00	-\$3,530.49	-2.1%	
USER FEES	\$11,174.50	\$10,250.00	\$924.50	9.0% ▲	(4)
Total Income	\$649,286.59	\$634,930.00	\$14,356.59	2.3%	
Gross Profit	\$649,286.59	\$634,930.00	\$14,356.59	2.2611%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$12,050.00	\$12,048.00	\$2.00	0.0%	
EMPLOYEE BENEFITS	\$228,331.82	\$219,826.00	\$8,505.82	3.9%	
MATERIALS AND SERVICES	\$189,478.97	\$174,640.00	\$14,838.97	8.5% ▲	(3)
Total Operating Expenses	\$429,860.79	\$406,514.00	\$23,346.79	5.7%	
Net Profit	\$219,425.80	\$228,416.00	-\$8,990.20	-3.9359%	
(1) Public Open Space contributions above budget					
(2) Unexpected commission received re bank					
(3) Legal Costs higher than budgeted as is contractor costs should level out with own employee now					
(4) User fees higher than expected because of dog audit					

6.4 Manager Community Development & Administration, Mrs Lona Turvey

Community Development · Administration Services ·

Christmas Show at May Shaw

On Tuesday, 15th December, 2016, Council sponsored a special Christmas Show at the May Shaw Health Centre Inc. featuring Mervyn McGee, pianist Mary-Anne Johnson and Robert Thompson.

The performance included Christmas carols and songs, games and poems. The residents joined in the singing and had a wonderful time.

A special afternoon tea followed.

Australia Day 2017

The 2017 Australia Day Citizenship Awards will be presented by the Mayor to Colin (Col) Barney and Katelyn Read (Young Citizen) at the Swansea Town Hall on Thursday, 26th January at 2.30 p.m.

Australia Day Ambassador, Diana Butler OAM, Chief Executive Officer and Co-founder of the Care for Africa Foundation, will give the Australia Day address.

Vocalist Jane Germain will sing at the event.

Readings from Louisa Anne Meredith's My Home in Tasmania (1852)

In collaboration with Salon Northwest and Council, well-known Melbourne actor, David Tredinnick, will present Theatrical Readings from Louisa Anne Meredith's book *My Home in Tasmania* at one of Louisa's former homes "Twamley", Buckland.

The event, to be held on Sunday, 5th February, will also feature cellist, Sarah Matthews, vocalist Jane Germain, violinist Charlie McCarthy and The Deep South Male Choir.

National Tidy Towns Awards

The National Tidy Towns Awards will be held in Triabunna on 11th and 12th May, 2017. Council's Sustainability Officer, Executive Officer and Community Development Manager are currently working closely with the Keep Australia Beautiful Programs Co-ordinator to organise this event.

This event will provide a wonderful opportunity to showcase Triabunna to delegates from every State in Australia and no doubt many will extend their visit to take in more of our picturesque east coast and to sample our food and wine.



COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Buckland Community Bush Dances	1,000	103/16
Orford Bowls Club	850	104/16
Orford Golf Club	1,000	105/16
Pademelon Park Wildlife Refuge	1,000	106/16
Winter Challenge	1,000	107/16
Eastcoast Regional Development Organisation	1,000	113/16
Ten Days on the Island Festival 2017	1,000	114/16
Bicheno Sesquicentennial Celebration	1,000	132/16
Earth Ocean Network Inc.	1,000	133/16
Lions Club of Spring Bay	800	
Glamorgan Lions Club	800	
Riversdale Events	1,000	
Bicheno Men's Shed	400	
Freycinet Association Inc.	1,000	
Total	12,850	



Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 31st December 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$3,043.16	\$4,400.00	-\$1,356.84	-30.8% ▲
SHARE OF GENERAL RATE	\$584,300.00	\$584,300.00	\$0.00	0.0%
Total Income	\$587,343.16	\$588,700.00	-\$1,356.84	-0.2%
Gross Profit	\$587,343.16	\$588,700.00	-\$1,356.84	-0.2305%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$12,000.00	\$12,000.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$192,779.22	\$197,943.00	-\$5,163.78	-2.6%
MATERIALS AND SERVICES	\$57,666.75	\$44,200.00	\$13,466.75	30.5% ▲
Total Operating Expenses	\$262,445.97	\$254,143.00	\$8,302.97	3.3%
Operating Profit	\$324,897.19	\$334,557.00	-\$9,659.81	-2.8873%
(1) Minimal dollar variance				
(2) Timing differences related to payments				

6.5 Manager Buildings & Marine Infrastructure, Mr Adrian O'Leary

Boat Ramps & Jetties · Triabunna Marina · Council Buildings · Planning, Building & Technical Compliance when required ·

Public Amenities and Buildings:

- General building maintenance to all buildings is carried out when required.
- **Triabunna Gatehouse**
Construction is continuing on the development to build the Triabunna Gatehouse at the Highway entrance to Triabunna. The main building frame and cladding is complete. Roof material installed and the glass panels for the display area are installed. We are currently waiting for the steel fabricators to complete the supply and installation of stainless steel wall paneling as per the design. Landscaping for the site will commence shortly.

This new building when complete will have a large glass front display area, toilet facilities including disabled accessible facilities, a satellite visitor information hub and an undercover seating area. The stylish design of the building should encourage visitors to turn off the highway into Triabunna. The displays at the Gatehouse will encourage visitors to explore further into the township and port complex.



Image: Triabunna Gatehouse under construction

- **Raspins Beach**

Construction of a new sailing boat and water sports storage facility with amenities at Raspins Beach Orford is continuing. The main building frame with roof and cladding is complete. The building is to lock up stage with the roller doors and entrance door installed. Work on the internal fit out and plumbing is under way. This facility will house the Triabunna District High School's training sail boats and other equipment. Toilets and change rooms are included in the design.



Image: Raspins Beach water sports facility under construction

- **Swansea Loo with a View**

Preliminary plans for the Swansea Loo with a View toilet facility at Jubilee beach are currently being finalised. A Planning application will be lodged soon. The Council is still currently waiting for consent from Crown Land Services to lodge the Development Application.



Council Buildings			
Category	No.	Sub-Category	No.
Community Facility	27	Halls	9
		Community Services	18
Municipal Facility	16	Council Depot structures	13
		Administrative Office structures	3
Recreation Facility	11	Change Rooms	2
		Club Rooms	3
		Pavilion	1
		Playing Surface (Tennis)	1
		Structure	4
Public Toilets	17	Toilets	17
Shelters & Monuments	13	Monuments	1
		Public Shelters	12
Waste Management Facility	4	Buildings & Sheds	4
Total Buildings Listed	88		88

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Swansea Elevated Boat Ramp**
MAST has secured funding from the Federal Government for the additional funds required to build the new elevated boat ramp at Swansea. On behalf of Council MAST advertised for expressions of interest to build this new boat ramp. Various tenderers were interviewed before Christmas and a company to construct the ramp was chosen. It is expected work will commence after the summer season. This new boat ramp will provide recreational boaters with an all tide launching and retrieval facility. The elevated two lane road access to the launching facility will run alongside the existing pier to deeper water.
- **All Boat Ramps**
Council's NRM team has cleaned all the algae off the recreational boat ramps. Over the years the algae has grown and created a slip hazard at most of the ramps. This was done with a high pressure steam cleaner before Christmas.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- Construction work to extend the Triabunna Wharf between the existing wharf and the new commercial berths (Stage 2) will begin shortly. A deed of agreement between the Federal Government and the Glamorgan Spring Bay Council has now been executed, which will allow construction to commence. Excavation work for this project has been completed. Tas Marine Construction will be doing the installation work.

Bennett's petroleum has been awarded the contract to supply the diesel fueling facility at the new wharf extension. They will be installing a 30,000 litre diesel holding tank above ground adjacent to the wharf extension. The fuel will be dispensed via a credit card operated bowser on the wharf.

- Excavating work to deepen the channel for Stages 3 and 4 of the Triabunna Marina expansion is continuing. A large quantity of silt and sandstone material is being removed to give us the depth needed for the berths to be installed. Once this work is complete piling for the floating pontoons will begin. These stages will provide an additional 35 berths to the marina when completed as well as an additional 11 berths for small vessel casual berthing.
- Crown Land Services and the Environmental Protection Authority (EPA) have given Council approval for these works.
- Navigators have been awarded the Government contract to operate the ferry service to Maria Island and will begin their service at the end of March 2017. The company has asked Council to provide a berthing facility adjacent to the Triabunna Visitor Information Centre. This will require some adjustments to the position of some existing berths. In the meantime Council will temporarily position the new ferry at the proposed wharf extension.



Image: Stages 3 & 4 Triabunna Marina works in progress

Prosser River:

- **Prosser River Stabilisation Project**
Work to stabilise the mouth of the Prosser River is still on hold. MAST is assessing the project to determine whether the position of the training walls should be changed. Over the last 12 months the heavy rains have increased the water flow down the Prosser River causing the channel to naturally form. MAST may consider changing the Development application to reflect this position.



Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	7
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	20
Marina Berths occupied by Recreational Boats (Triabunna)	32
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Commercial Fishing Boat Berths (Triabunna)	1
Waiting list for Recreational Boat Berths (Triabunna)	27



Glamorgan Spring Bay Council				
BUILDINGS AND MARINE INFRASTRUCTURE				
For the month ended 31st December 2016				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
OTHER INCOME	\$540.90	\$4,560.00	-\$4,019.10	-88.1%
SHARE OF GENERAL RATE	\$421,680.00	\$421,680.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$0.00	\$0.00	\$0.00	
USER FEES	\$166,585.59	\$175,720.00	-\$9,134.41	-5.2%
Total Income	\$588,806.49	\$601,960.00	-\$13,153.51	-2.2%
Gross Profit	\$588,806.49	\$601,960.00	-\$13,153.51	-2.1851%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$126,100.00	\$126,090.00	\$10.00	0.0%
EMPLOYEE BENEFITS	\$60,385.33	\$60,118.00	\$267.33	0.4%
FINANCE COSTS	\$61,681.16	\$66,298.00	-\$4,616.84	-7.0%
MATERIALS AND SERVICES	\$110,019.36	\$108,350.00	\$1,669.36	1.5%
Total Operating Expenses	\$358,185.85	\$360,856.00	-\$2,670.15	-0.7%
Net Profit	\$230,620.64	\$241,104.00	-\$10,483.36	-4.3481%
(1) Minimal Dollars				
(2) below budget at this time				

6.6 Manager Natural Resource Management, Ms Melanie Kelly

Natural Resource Management: Sustainability: Catchments To Coast: Policy and Partnerships

Programs and Projects

Continue to support integrated catchment management through the Catchments to Coast (C2C) program and the implementation of catchment management plans.

Mid financial year reporting to NRM South has been submitted and accepted.

World Wetlands Day Celebrations in 2017 will be held at Devils Corner Vineyard on Saturday 28th January between 10:30am and 2:30pm.



The poster for World Wetlands Day 2017 features a scenic landscape of a wetland area with water, green fields, and mountains in the background. The text on the poster includes:

- World Wetlands Day
- SATURDAY 28TH JAN 2017
- 10.30AM - 2.30PM
- CELEBRATING MOULTING LAGOON RAMSAR WETLAND at Devils Corner
- Activities list:
 - Childrens activities with Parks & Wildlife Service Discovery Ranger
 - Bird watching at the Lagoon with BirdLife Tasmania
 - Visit the new lookout and use the scopes to zoom in on the view
 - Free live music with Pete Cornelius and band from 12pm
 - Coffee, food and wine available to purchase
- Logos for Glamorgan Spring Bay Council, World Wetlands Day, Tasmania, NRM South, BirdLife Tasmania, Tasmanian Land Conservancy, and Brown Brothers.

Bushwatch

A trial project to address illegal firewood harvesting is being developed by NRM South in collaboration with key stakeholders including Forestry Tasmania, PWS, DPIWPE and Tasmanian Conservation Trust and selected councils. We have expressed our interest in participating.

Continue to implement the GSB Weed Management Plan.

Response to requests for advice and support around weed issues is ongoing.

Weed Notifications continue to be issued as required. 20 Requirement Notices have been issued to date. Follow up is ongoing.

Council weed officers continue with steam weeding in the towns given the great flush of growth. Weed control work along the Tasman Hwy and other State Growth managed roads is ongoing.

Continue to be involved in and seek funding/resources from regional, state and national NRM programs. Contracts for the co-funded Catchments To Coast program with NRM South and associated projects for 16/17 and 17/18 have been finalised.

Ensure that Council continues to meet relevant NRM legislative obligations and communicates this to the community via newsletters and other forums.

Ongoing

Continue to support the GSB NRM Committee as a key link between Council and the community on NRM issues, as well as supporting other community groups with NRM objectives.

GSB NRM Committee: The next GSB NRM Committee meeting will be held on 1st March from 10:30am at the Swansea Town Hall.

The GSB NRM team continues to provide support to other community groups including the Bicheno Earth and Ocean Network, the Friends of Rocky Hills, the Dolphin Sands Ratepayers Association (DSRA), the Swanwick Association and the Orford Community Group (OCG) as well as individual volunteers.

On behalf of the NRM team Terry Higgs attended the official opening of the Bicheno Men's Shed.

The Natural Resources Manager and Catchment Coordinator have been requested to attend the DSRA AGM and provide information on flora and fauna, native and introduced.

Assisted the OCG with the installation of barrier fencing at Radar Beach to prevent dogs from accessing the Orford Bird Sanctuary. This is on stage of a project funded by NRM South.

Landcare Tasmania

The Glamorgan Spring Bay Wonderers Landcare Group has been set up to enable volunteers to work on projects throughout the municipality. Also a 'Friends Of Triabunna Reserves' Landcare Group has been set up to enable volunteer activity in some of the Crown Reserves around the township. The first event will be Clean Up Australia Day on Sunday March 5th at Pelican Reserve.

Continue to work and develop partnerships with Parks and Wildlife Service, Crown Land Services, TasWater, DPIPW, Department of State Growth, service providers, contractors and other agencies with regards to NRM values on public land.

Parks and Wildlife

The Denison Beach Conservation Area shorebird interpretation sign that was destroyed several years ago has been reprinted and will be reattached to the sign furniture and passed back to PWS to reinstall.

In discussions regarding this years weed control work around the lagoon.

Participated in the Discovery Days that were held in Glamorgan Spring Bay on 6th January in Bicheno and Triabunna. Full Discovery Ranger program available at www.parks.tas.gov.au

Assisted the two GSB based Discovery Rangers with their field orientation before Christmas.

Crown Land Services

CLS and NRM South have both contributed a small amount of funding towards the control of priority weeds on Crown Land in Bicheno. The funding allocated for follow up boneseed control in the Crown Reserve behind the township is now complete. Work has commenced, beginning on the Crown Foreshore Reserve at Harveys Farm Road where the Crown Land meets the National Park. Weeds controlled so far include boneseed, Spanish heath and sea spurge.

Tasmanian Fire Service

Development of a Bushfire Mitigation grant application for a project at Dolphin Sands in underway.

Continue to participate in a range of climate change mitigation and adaptation initiatives, including the implementation of the Climate Change Corporate Adaptation Plan (CCCAP).
Communities and Coastal Hazards Project

Councillor workshop was undertaken in early December involving the Department of Premier and Cabinet Climate Change Office and Office of Security and Emergency Management as well as Kingborough Council. The next step will be to organize a meeting with key stakeholders to discuss the implications for Orford as identified in the Local Area Report.

Continue support for annual community events such as National Tree Day, Clean Up Australia Day, Tidy Towns as well as other markets, festivals and school activities. This year on Clean Up Australia Day (Sunday 5th March) our site will be the Rita and Doris Reserve in Coles Bay. Last year's fuel reduction burn revealed a considerable amount of old rubbish that has been dumped in the Reserve. On this day we will also launch the new Rita and Doris Reserve interpretation sign that will provide visitors with information about the history of the Reserve and the natural values found within it, including a number of threatened species. Following the launch and Clean Up, we will have a BBQ lunch at the Harold Street park. This event will be promoted in February.

Continue to work with Council's Regulatory Services Department to ensure that development assessments strive to meet Triple Bottom Line Principles.

Ongoing

Continue participation and development of sustainability initiatives, in particular energy use, sustainable waste management, community gardens, both for Council and the community.

Ongoing

Projects in process include:

- Researching energy and cost efficient hot water system replacement for Bicheno Health and Resource Centre;
- Collaborating with East Coast Tourism to initiate reusable coffee cups campaign
- Investigating recycling and disposal options for specific items such as batteries and light globes;
- Assisting with organizing Tidy Towns National Awards to be hosted by Triabunna.
- Trialing 'Bin Springs' a new product designed to prevent bin lids from opening when the bin falls over in high winds and preventing access by birds and animals such as possums.
- Investigating the viability of installing Tangler Bins at local marinas and jetties for the collection of fishing equipment waste such as line, hooks, net etc

Develop systems and capacity to protect and enhance Aboriginal Heritage values whilst building relationships with the community.

Ongoing

Continue to work with Council's Works Department, community and other relevant agencies in the strategic management of Council owned, leased and licensed public reserves, with a particular focus on the protection of natural assets through the implementation of vegetation management plans for reserves in each town.

Ongoing.

Development and implementation of action plans, strategies and policies in consultation with relevant sections of Council and other key stakeholders. In particular the Native Flora and Fauna Management Plans, Weed Management Plan and Catchment Management Plans.

Ongoing

Continue to initiate, encourage and participate in skills development and training opportunities, and make these available to community whenever possible.

Ongoing.



Profit & Loss					
Glamorgan Spring Bay Council					
NRM					
For the month ended 31st December 2016					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$38,030.94	\$39,000.00	-\$969.06	-2.5%	
OTHER INCOME	\$802.00	\$2,400.00	-\$1,598.00	-66.6%	(2)
SHARE OF GENERAL RATE	\$227,000.00	\$227,000.00	\$0.00	0.0%	
USER FEES	\$14,114.00	\$12,000.00	\$2,114.00	17.6%	(3)
Total Income	\$279,946.94	\$280,400.00	-\$453.06	-0.2%	
Gross Profit	\$279,946.94	\$280,400.00	-\$453.06	-0.1616%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$8,500.00	\$8,502.00	-\$2.00	0.0%	
EMPLOYEE BENEFITS	\$139,611.14	\$138,621.00	\$990.14	0.7%	
MATERIALS AND SERVICES	\$18,843.41	\$18,500.00	\$343.41	1.9%	(3)
NRM OFFSET ACCOUNT	\$0.00	-\$27,809.00	\$27,809.00	100.0%	(4)
PLANT HIRE INTERNAL - DEPARTMENTAL EXPENSE	\$880.00	\$3,252.00	-\$2,372.00	-72.9%	(5)
Total Operating Expenses	\$167,834.55	\$141,066.00	\$26,768.55	19.0%	
Operating Profit	\$112,112.39	\$139,334.00	-\$27,221.61	-19.5369%	
(2) Minimal Dollars					
(3) Private works ahead of budget					
(4) Not journalled as yet					
(5) Minimal dollar variance					

Recommendation:

That the Management Reports be received and noted.

7. Minutes of Section 24 Committees

COMMENTS:

Minutes of any Section 24 Committee Meetings, which have been submitted will be discussed at this time.

7.1 Marine Infrastructure Committee Meeting Minutes, 15th August 2016.

7.2 Marine Infrastructure Committee Meeting Minutes, 5th December 2016 (DRAFT).

David Metcalf
General Manager

Recommendation:

That the minutes of the Section 24 Committees be received and noted.

7.1 Marine Infrastructure Committee Meeting Minutes, 15th August 2016

Minutes

MARINE INFRASTRUCTURE COMMITTEE

Venue: Triabunna Council Chambers
Monday 15th August 2016

1. Present & Apologies

Present: J Hall (Chair), Clr B Cadart, Clr J Woods, C Barney, H Harris,
P Warner, J Spencer, M Fergusson Constable C Chivers.

Apologies: M Fama, G Elphinstone.

In attendance: S Berry (Harbour Master), A O'Leary (Mgr Building & Marine Services)
& J Dabrowski (Minutes Secretary).

Absent: B Adkins, N Cruse & D Wisby.

Members of the Public: Nil.

Meeting Opened: 12:32pm

2. Confirmation of minutes 15 February, 2016.

Moved: J Woods **Seconded:** M Fergusson that the minutes of the previous meeting
be confirmed as a true and correct record.
Carried (10 votes to 0)

3. Business arising from last meeting

- i. 3.i. J Hall emailed Mr D Metcalf – regarding Parking in the Marina precinct,
that a Motion was put and carried for a *Working Group* to be established for
the entire precinct.
Still awaiting a response from Mr D Metcalf.
A O'Leary to follow up.
- ii. 4.d.i. Harbour Navigation Triabunna Port – The Committee requested Mr D
Metcalf write to MAST regarding this issue.
J Hall tried contacting Mr P Hopkins from MAST, but to date has had no
response.
The Committee is still awaiting a response from Mr D Metcalf.
- iii. 5.b) Triabunna Wharf Fees & Charges link on Council's Website –
A O'Leary is yet to action this item, however Council will be introducing a
new Council website shortly, he has asked the developer for more emphasis
on the Triabunna Marina.

- iv. 5.d) Diesel spills – M Fergusson has spoken with Greg Cowen from the Environment Protection Authority who advised it was a good idea to have a backpack available to the Harbour Master. He suggested Council email him direct asking what detergent should be utilised. greg.cowen@environment.tas.gov.au
P Warner advised the Committee that a suitable product which he has utilised is *citrus 6000*.
J Hall asked is there any regulation in any other Tasmanian Ports regulating the use of automatic bilge pumps? P Warner advised no there isn't.
A O'Leary to follow up via email with Greg Cowen from the EPA.

4. Other Business

(a) **Update from Clr Woods – Triabunna Marina & Fisherman's Wharf Draft Policy**

No update at this stage, no input has been received from other Committee members.

A O'Leary Handed Clr J Woods the *Environmental Guidelines for Boat Repair & Maintenance* document. This document was also handed out to the Committee.

A O'Leary advised that the Policy needs to be guided by the Law in the first instance.

It was suggested by J Hall that this document be work shopped by the Committee.

It was agreed to workshop the Policy by Committee members who wished to attend on Monday 22 August, 2016 at 2:00pm at the Council Chambers.

It was agreed that Clr J Woods, J Hall, M Fergusson, P Warner, Constable C Chivers & J Dabrowski would attend.

J Hall to advise Committee members who were absent from today that this work shop will take place.

(b) **Update from A O'Leary.**

A O'Leary presented his report to the committee (copy attached).

- i. J Spencer – Regarding the Maria Island Parks & Wildlife Service Ferry Tender, where would Council berth the ferry?
That would have to be assessed depending on the size of the vessel that wins the tender.
- ii. H Harris – Parking Issue at the Triabunna Marina which has been previously discussed? – A O'Leary advised the temporary signage made no difference, this is why a working group needs to be formed.
J Hall advised an on-site meeting was held with T Pollard, this resulted in a few bollards being removed from the old trailer parking area to alleviate vehicles being blocked in. This is a work in progress.
- iii. J Hall – Removal of the rock/obstacle at Parkers Jetty, has a costing ever been sought by Council? A O'Leary advised no not for the removal of the obstacle.
J Hall asked can Council obtain a costing for removal of this obstacle?

A O'Leary to speak to D Metcalf about having this assessed.

5. Round Table Discussion/Any Other Business

a) J Spencer

Mick Fama suggested at the last on-site meeting that speed humps be installed on the Council side of Spencer's slip to slow the traffic approaching the precinct. J Hall suggested new speed limit signage be installed. A O'Leary advised he would put in a request to Mr T Pollard for new Speed limit signage to be installed ASAP.

b) P Warner

Storm damage which had previously occurred to the Aprin at Bicheno, is being fixed today. Requested that Mr T Pollard carry out some line marking in the Bicheno wharf area as well. J Dabrowski to put in a works request on behalf of P Warner.

c) J Woods

J Dabrowski to forward to the Committee the standard Marina Agreement via email. J Woods to circulate the Policy to all Committee members.

5. Next meeting

Monday 21 November, 2016 at 12:30pm, Triabunna Council Chambers.

Meeting Closed: 2:03pm

7.2 Marine Infrastructure Committee Meeting Minutes, 5th December 2016 (DRAFT).

Minutes

MARINE INFRASTRUCTURE COMMITTEE

Venue: Triabunna Council Chambers
Monday 5th December 2016

1. Present & Apologies

Present: J Hall (Chair), Clr J Woods, H Harris, M Fama
P Warner, J Spencer, D Wisby, C Barney, Constable C Chivers.

Apologies: Clr Cadart, B Adkins, G Elphinstone.

In attendance: Mayor M Kent, Constable J Carlisle, S Berry (Harbour Master),
G Laredo (Harbour Master), A O'Leary (Mgr Building & Marine
Services) & J Dabrowski (Minutes Secretary).

Absent: N Cruse & M Fergusson.

Members of the Public: Nil.

Meeting Opened: 12:17pm

The Chair welcomed Mr Gary Loredo to the meeting and to his new position of Harbour Master and thanked Mr Stan Berry for his efforts as Harbour Master at the Triabunna Marina, presenting him with a gift and a card from the Committee. Stan Berry responded with a few words.

The Chair handed the meeting to the Mayor Michael Kent who thanked Mr Stan Berry for his 16 years' service as Harbour Master at the Triabunna Marina and presented Mr Berry with a signed letter from the Mayor and Deputy Mayor, Mrs Cheryl Arnol along with a gift from Council.

2. Confirmation of minutes 15th August, 2016.

Moved: H Harris **Seconded:** P Warner that the minutes of the previous meeting be confirmed as a true and correct record.
Carried (7 votes to 0)

3. Business arising from last meeting

- i. M Fama enquired with Clr J Woods as to whether she had received his Triabunna Wharf policy update? Clr J Woods advised her no she had not. M Fama to send Clr Woods his comments again.
- ii. Clr J Woods spoke about the Triabunna Marina Parking issues; a solution is needed in relation to parking for residents within the Triabunna Marina precinct.

During peak periods residents are on occasion unable to gain access to their own properties. Clr Woods advise the Committee that she will be liaising with T Pollard & A O'Leary to resolve the issue.

A O'Leary advised Council has been speaking with the newly appointed ferry operators for the Maria Island service, in relation to parking issues at the Triabunna Marina, they are hoping to offer valet parking to their customers as part of the service.

Parking options were discussed.

D Wisby asked is there is any current funding in the budget for Triabunna marina car parking? A O'Leary advised no and it will most likely be in next year's budget, but nothing has been finalised.

D Wisby asked if Council have a finalised car parking plan for the area?

A O'Leary advised that T Pollard is currently working on a plan and this will be finalised when the Marina expansion is complete.

J Hall requested if the boundary in front of the Watkin's shed be defined and fenced or marked so the area can be fully utilised in the interim for car parking?

A O'Leary to liaise with T Pollard.

4. Other Business

(a) Update from Clr Woods – Triabunna Marina & Fisherman's Wharf Draft Policy

This Policy was adopted at Council's October meeting in Buckland.

Clr J Woods to send a copy of the Policy to the Committee once the final amendments have been made to the document.

(b) Update from A O'Leary.

A O'Leary presented his report to the committee (copy attached).

A O'Leary advised the Committee that the Fuel bowser will be installed between the existing fisherman's wharf and the new extension to the wharf. The 30,000L diesel storage tank will most likely be located adjacent to the old boat ramp.

Clr J Woods asked if the *Pretty Fish* were going to stop excavation works at the Triabunna marina expansion site? A O'Leary advised that Council's consultant engineer has informed him that we are clear to continue the excavation works.

J Hall asked if Council's website was now displaying the current Marine Infrastructure Fees? A O'Leary advised yes they are.

H Harris asked if the rock at Parkers Jetty was to be removed?

A O'Leary advised that Mr D Metcalf would ask Council to re-direct budget funding from the Triabunna Wharf extension to the straightening of the port channel.

The rock will be removed during the channel straightening works.

J Spencer asked if there will be a toilet block installed at the new Triabunna Boatramp? A O'Leary advised yes, the funding for this toilet block is subject to Council land sales within the Municipality.

J Spencer asked if the existing toilet block at the Triabunna marina would be upgraded?

A O'Leary advised yes, this will be replaced subject to Council land sales.

5. Round Table Discussion/Any Other Business

a) H Harris

Will a Blackwater Disposal Point be built into the new area at the Triabunna Marina?

A O'Leary advised the infrastructure has been factored in for this and will be installed as part of the Wharf extension.

b) J Hall

The Spring Bay Boat Club have had discussions and would like to know if a copy of Public Liability / Certificate of Currency is being requested as part of Council's Marina Berth Agreements?

A O'Leary advised yes, himself and J Dabrowski are currently working on obtaining these documents from marina berth lease holders.

c) M Fama

In the event that existing Tourist Ferry operators at the Triabunna Marina are not willing to vacate their existing berths, will this create an issue with the commencement of a new Maria Island tourist ferry operator? And who will be paying for the possible alterations at the Triabunna Marina for the new Maria Island tourist ferry operator?

A O'Leary advised that this is an issue for Council to work through as the new operator takes over the ferry service to Maria Island.

In the interim the new Maria Island ferry operator may have to operate from the Fisherman's wharf.

This was discussed at length.

6. Meeting dates for 2017

Monday 20th February, 2016

Monday 22nd May, 2016

Monday 21st August, 2017

Monday 20th November, 2017

6. Next meeting

Monday 20th February, 2016 at 12:30pm, Triabunna Council Chambers.

Meeting Closed: 1:35pm