



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

23rd October, 2018

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, 23rd October, 2018 commencing at 5.00pm.



Dated this Thursday 18th October, 2018

Shane Wells
ACTING 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.***



SHANE WELLS
ACTING GENERAL MANAGER

Table of Contents

AUDIO/VIDEO RECORDING OF ORDINARY MEETINGS OF COUNCIL	5
1. OPENING	5
1.1 PRESENT AND APOLOGIES	5
1.2 IN ATTENDANCE	5
1.3 DECLARATION OF PECUNIARY INTERESTS.....	5
2. CONFIRMATION OF MINUTES.....	6
2.1 ORDINARY MEETING OF COUNCIL – SEPTEMBER 25, 2018	6
2.2 WORKSHOP HELD – OCTOBER 9, 2018	6
3. PLANNING AUTHORITY SECTION.....	7
3.1 DA18140 – RETROSPECTIVE APPROVAL - TREE REMOVAL, LOT 1 GLEN GALA ROAD, CRANBROOK	8
3.2 DA18178 – OUTBUILDING - CHANGE OF USE TO VISITOR ACCOMMODATION AND RESIDENTIAL, 69 OLD SPRING BAY ROAD, SWANSEA	45
4. PUBLIC QUESTION TIME	73
5. INFORMATION REPORTS.....	75
5.1 GENERAL MANAGER, DAVID METCALF	75
5.2 MANAGER WORKS, MR TONY POLLARD.....	87
5.3 MANAGER DEVELOPMENT & COMPLIANCE – MR. SHANE WELLS	92
5.4 MANAGER COMMUNITY DEVELOPMENT & ADMINISTRATION – MRS. LONA TURVEY	98
5.5 MANAGER BUILDINGS & MARINE INFRASTRUCTURE, MR ADRIAN O’LEARY	102
5.6 MANAGER NATURAL RESOURCE MANAGEMENT, MS MELANIE KELLY.....	106
6. MINUTES OF SECTION 24 COMMITTEES.....	111
6.1 NRM COMMITTEE MINUTES, SEPTEMBER 5 2018 (DRAFT)	112
7. OFFICERS’ REPORTS REQUIRING A DECISION.....	118
7.1 CHRISTMAS CLOSURE PERIOD	118
7.2 EARTH OCEAN NETWORK INC.	119
7.3 SWANSEA CHAMBER OF COMMERCE & TOURISM	122
10. MOTION TRACKING DOCUMENT.....	124
11. QUESTIONS WITHOUT NOTICE	126

12. CLOSE.....	126
----------------	-----

Audio/Video Recording of Ordinary Meetings of Council

As determined by Glamorgan Spring Bay Council in April 2017 all Ordinary and Special Meetings of Council are to be audio/visually recorded and streamed live. A link is available on the Glamorgan Spring Bay Council website to the YouTube platform, where the public can view the meeting live and watch recordings of previous Council meetings.

In accordance with the Local Government Act 1993 and Regulation 33, these video/audio files will be retained by Council for at least 6 months and made available for viewing live, as well as online within 5 days of the scheduled meeting. The written minutes of a meeting, once confirmed, prevail over the video/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

2.1 Ordinary Meeting of Council – September 25, 2018

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 25 th September 2018 be confirmed as a true and correct record.
--

2.2 Workshop Held – October 9, 2018

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held at 3pm on Tuesday 9th October 2018 in Triabunna. The Department of Education joined via Skype to give an overview of the review of intake areas and answer any questions. Councillors then completed the Intake Areas Survey online (duration 1.5 hours).

In attendance: Mayor Michael Kent, Deputy Mayor Cheryl Arnol, Cllr Jenifer Crawford, Cllr Jenny Woods, Cllr Mick Fama, Cllr Debbie Wisby.

Apologies: Cllr Britt Steiner, Cllr Richard Parker.

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.

Recommendation

That Council now acts as a Planning Authority. (Time:)
--

3.1 DA18140 – Retrospective Approval - Tree Removal, Lot 1 Glen Gala Road, Cranbrook

Planning Assessment Report

Proposal:	Retrospective approval – tree removal
Applicant:	A Greenhill
Location:	Lot 1 Glen Gala Road, Cranbrook (CT198605/1)
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Significant Agricultural Zone
Application Date:	4 July 2018
Statutory Date:	25 October 2018 (by consent of applicant)
Discretions:	Two
Attachments:	Application documentation, Independent heritage assessment, Applicant's response to representation
Author:	Theresa Williams, Consultant Planner

1. Executive Summary

- 1.1. Retrospective planning approval is sought for the removal of two trees on land known as Amos Family Cemetery, Glen Gala Road, Cranbrook (CT198605/1).
- 1.2. The application is for a non-conforming use (Crematoria & Cemeteries) in the Significant Agricultural Zone and is also reliant on performance criteria.
- 1.3. One statutory 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.
- 1.6. The key planning issues relate to the heritage value of the tree(s) and the fact that a cemetery is a prohibited use in the zone, thus the non-conforming use provisions are applicable. The removal of the trees is not an intensification of the prohibited use. Independent expert advice was obtained regarding the heritage values as well as legal advice. The proposal is considered to comply with the performance criteria, subject to conditions recommended to be applied to any permit issued.
- 1.7. This report is unmodified from the version tabled at the September 2018 Council meeting other than as indicated at Section 4.5, 4.6, 4.7 and 4.8 of this report and with respect to the timeframe to determine the matter.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018/140.
- 2.2. This determination must be made no later than 25 October 2018.
- 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, outside the implications should an appeal against Council's decision be lodged.

4. Relevant Background and Past Applications

- 4.1. The site was the location for a recent application to Council for a new access road and the retrospective approval for the removal of two trees.
- 4.2. The previous application was subject to an appeal lodged with the *Resource Management and Planning Appeals Tribunal*. That appeal is currently on hold, awaiting the determination of this application.
- 4.3. The applicant states that the trees were removed following advice provided by Council that no permit was required. I am advised by Council staff that there is no written record or recollection of this advice being provided. The person who removed the trees is very much certain that such advice was given.
- 4.4. Given that Heritage Tasmania had at that point provided an exemption, and that Code listings are frequently general in nature, intended to provide a description of the site for location purposes rather than detailing heritage values, it is not unreasonable that it may have been concluded that the proposal was indeed exempt under the Code.

- 4.5. The application was listed on the September Council agenda but withdrawn from consideration at the request of the applicant. Letters from Page Seager and Commercial Project Delivery both dated 12 October 2018 outline the reasons why the applicant requested the agenda item be withdrawn. Letter from Paul Davies dated 15 October 2018 outlines his opinion on why condition 2 is not necessary.
- 4.6. In response to the Commercial Project Deliver letter:
- The statement at section 4.3 of the report is unchanged. It is simply a statement of fact that there is no record or recollection of the advice. It should not be interpreted in any way as suggesting that the applicant did not seek or gain such advice.
 - The statement at 9.1 of this report has been modified to simply note the issue raised in the representation in light of the further advice provided.
- 4.7. In response to the Page Seager letter:
- The condition in the September 2018 agenda is necessary to meet the tests of the Local Heritage Code. The tree removal must be assessed as 'demolition' works. The condition was reviewed by Council solicitors and is considered a valid condition notwithstanding the issues raised by Page Seager. If the applicant is unable to gain land owner permission it does not automatically follow that they are in breach of the condition.
 - The condition in the September 2018 agenda, included the statement 'new, but not replacement, memorial planting(s)' and was not intended to lead to plantings that would inhibit the pivot irrigator.
 - The recommended condition has been modified to remove reference to 'experience in the care and maintenance of cemeteries', to include advice re ownership, and to specify that the maximum height of plantings should not exceed 2m.
- 4.8. In response to the Paul Davies letter, the points of agreement and disagreement are noted. The opinion that a conservation management plan is unwarranted and a management plan would suffice is accepted for the reasons outlined by Mr Davies.

5. Site Detail

- 5.1. The site is a 698m² land title within a larger working farm. It is within the Significant Agricultural Zone of the *Glamorgan Spring Bay Interim Planning Scheme 2015*.
- 5.2. The site contains a private family cemetery of the Amos family.
- 5.3. Access is potentially available via a reserved road known as Glen Harriot Lane from Glen Gala Road and private right of between leading from this reserve road to the cemetery lot. The access is not currently constructed. An informal access track exists on ground near the reserve road but located on the farm that surrounds the cemetery.
- 5.4. The site is bordered entirely by farming land. More broadly, the Tasman Highway sits to the west, the Swan River to the east, and Cranbrook to the south west. The Glen Gala residence itself is to the south east.

- 5.5. The upgrading of the access that was included in the decision before RMPAT does not form part of this application.

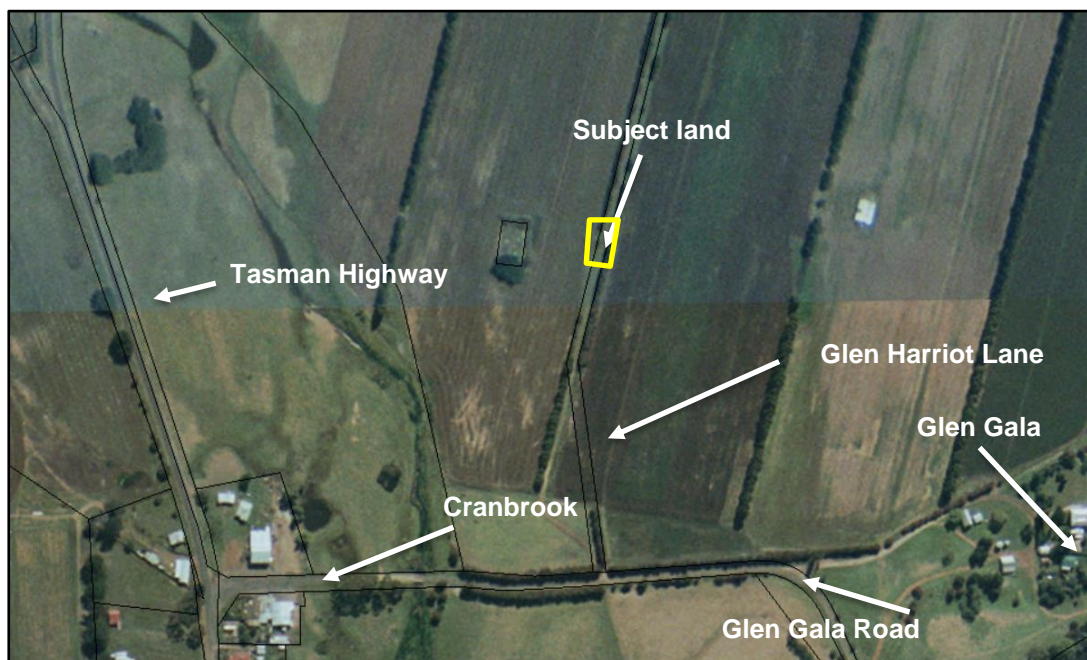


Figure 1: Site context

6. Proposal

- 6.1. Planning approval is sought for the retrospective approval for the removal of two mature oak trees on the site.
- 6.2. The trees were located on the southern boundary of the site, within close proximity of the gravestones.



Figure 2: Site context – family cemetery within working farm



Figure 3: Site photo – trees as removed

- 6.3. Identified in Table E13.1 Heritage Places Item 25 as the “Amos Family Cemetery, 45 Glen Gala Road, CT105790/1&2, CT51245/1, Group of graves and burial sites as well as a mature exotic tree association with the Amos family, Tasmania Heritage Register ID 1521”.
- 6.4. It is noted that the land titles listed in this description are no longer up to date, nor is the address of 45 Glen Gala Road applicable to the site on which the “graves and burial sites as well as mature exotic tree” sit.
- 6.5. The application is supported by:
- Planning statement prepared by Commercial Project Delivery Pty Ltd;
 - Owner notification;
 - Certificate of Exemption from the Tasmanian Heritage Council; and
 - Independent Heritage Impact Assessment by Paul Davies Pty Ltd.
- 6.6. Further, Council staff have engaged Paul Johnson Architects to provide an independent heritage review, and Abetz Curtis Lawyers to provide additional legal advice.

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;
- Changes to an Existing Non-conforming Use
 - Significant Agricultural Zone
 - E13.0 Historic Heritage Code
- 7.3. The proposal complies with each applicable Acceptable Solution for the Significant Agricultural Zone.
- 7.4. The proposal is for development (demolition) within the use class of Cemetery. A cemetery is a Prohibited use class within the Zone, as such the non-conforming use provisions are applicable.
- 7.5. Clause 9.1.1. addresses development under a non-conforming use:

9.1 Changes to an Existing Non-conforming use

9.1.1 Notwithstanding any other provision in this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:

(a) to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or

(b) to extend or transfer a non-conforming use and any associated development, from one part of the site to another part of that site; or

(c) for a minor development to a non-conforming use,

where there is –

(a) no detrimental impact on adjoining uses; or

(b) the amenity of the locality; and

(c) no substantial intensification of the use of any land, building or work.

In exercising its discretion, the planning authority may have regard to the purpose and provision of the zone and any applicable codes.

- 7.6. The proposal does not bring the non-conforming use into greater conformity, nor does it transfer the use to another part of the site. The reliance is upon the proposal being a “minor development to a non-conforming use”. In determining whether the proposal is minor or not, the purpose and provisions of the zone as well as the requirements of the Historic Heritage Code must be considered. This includes the heritage value of the tree listed in the Scheme.
- 7.7. The removal of the tree(s) has no detrimental impact on adjoining uses, nor does it substantially intensify the use. The amenity of the locality is the final point. The amenity of the locality in this situation relates to both the overall amenity of a working agricultural land area, as well as the impact on the inherent heritage amenity. In order to determine this, we move below to the Performance Criteria under the Historic Heritage Code and the statements provided by the heritage experts.
- 7.8. The proposal complies with each applicable Acceptable Solution other than the following where the proposal is reliant on the associated Performance Criteria.

Historic Heritage Code			
		Acceptable Solution Requirement	Proposed
1	Development Standards for Heritage Places (Demolition) Clause 13.7.1	No Acceptable Solution	The Performance Criteria requires that the development must not result in the loss of significant fabric, form, items ...or landscape elements that contribute to the historic cultural heritage significance of the place unless the four criteria listed are satisfied. In this situation, there is debate around: <ul style="list-style-type: none"> • whether the tree(s) in question have historic cultural heritage significance; and • if so, whether these four criteria are met.
2	Use – Non-conforming Use Clause 9.1.1	No Acceptable Solution	All development under this clause is Discretionary. The assessment provisions

			have regard to the potential for detrimental impact on adjoining uses, local amenity and whether there is substantial intensification of the use.
--	--	--	---

7.9. Discretion 1 - Development Standards for Heritage Places (Demolition)

7.9.1. There is no Acceptable Solution.

7.9.2. The Performance Criteria provide that:

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied:

- (a) *there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) *there are no prudent and feasible alternatives;*
- (c) *important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) *significant fabric is documented before demolition*

7.9.3. The heritage assessment provided with the application concludes that the works do not result in the loss of significant fabric, form ... landscape elements that contribute to the historic cultural heritage significance of the place. That assessment notes:

I conclude that the trees had minor heritage significance as they were part of the historic site, even if not intentionally planted. They appear not to be cultural plantings and their location in relation to the graves strongly suggests that they self sown. It is possible an oak tree was planted at some time and that these came from that, but I have not been able at this time to ascertain that. In any case this would not change their level of significance.

Trees usually make a visual contribution to a site and from photographs the trees did make a pleasant visual contribution to the setting. This is not a heritage contribution however.

There appears to be evident damage to the graves arising from the trees and I agree with the Heritage Tasmania assessment that it was reasonable to allow the trees to be removed to prevent future damage to the grave sites.

I conclude that the works had an acceptable heritage outcome.

7.9.4. Council has sought an independent heritage assessment of the proposal, which addressed the performance criteria as follows:

The potential for disturbance of the headstones given the close proximity of the trees is of concern, as they appear to be resulting in displacement and in the future could result in a collapse. It is reasonable to assume, the

headstones are the identified heritage items of the place, and their conservation should be given priority over the trees.

a)

While there appears to be no relevant environmental, safety or economic reasons of greater value to the community than the historic cultural heritage values of the place, the cemetery does have social value to the community. The retention of the headstones without damage, as the identified heritage items, should be given priority over the trees as greater value to the community.

b)

As the trees are the cause of the potential disturbance of the headstones, the most 'prudent and feasible alternative' is the removal of the trees. The important structures, the headstones, would be retained in reasonable condition.

c)

No structural or façade elements are part of this place.

d)

There are photographs in the application that document the trees prior to demolition.

- 7.9.5. The conclusion of this independent assessment was that the trees are (were) significant to the cultural heritage significance of the place, and their removal would only be acceptable in heritage terms if:

- (a) they were damaging the headstones; and
- (b) a management plan were introduced to maintain the cultural heritage significance of the site.

The independent assessment also found that if the trees had remained, they would have caused damage to the heritage value of the site in and of themselves.

The independent heritage assessment states that the demolition, in conjunction with the imposition of certain conditions, satisfies the performance criteria.

- 7.9.6. Based on this professional, independent advice, the proposal is considered to satisfy the performance criteria.
- 7.9.7. Council has sought legal advice to ensure that the translation of the recommendations within the independent heritage assessment both retain the intention of the original wording of these recommendations, as well as meeting the requirements for conditions to be imposed on a permit.
- 7.9.8. The proposed conditions are for works exempt under E13.4.1(k)(viii) as they will be for plantings that are not part of the general description column, and they are to be part of a vegetation management agreement or property management plan, approved by the relevant agency.

7.10. Discretion 2 – Non-conforming Use

- 7.10.1. Now that compliance with the Historic Heritage Code performance criteria has been established, we can now consider more fully the compliance with cl.9.1.1.

- 7.10.2. As previously stated, the development does not have any potential for detrimental impact on adjoining uses, nor does it substantially intensify the use, and the proposal therefore complies with (the second) cl.9.1.1(a) and (c).
- 7.10.3. The amenity of the locality is the remaining point of consideration. This must be considered under the amenity of the zone, as well as the amenity of the site from an historic heritage perspective.
- 7.10.4. The site is within a working agricultural landscape. Tree removals and replantings are a common occurrence within this landscape, and the retrospective approval of the removal of these trees is in keeping with this working landscape.
- 7.10.5. The historic heritage amenity of the site is more complex. This is determined by a number of factors, as detailed in the application documentation, as well as the independent heritage statement obtained by Council in the course of this assessment.

The conclusion in the application statement is:

“that the trees had minor heritage significance....not cultural plantings....reasonable to allow the trees to be removed to prevent future damage to the grave sites.

I conclude that the works had an acceptable heritage outcome.”

Council sought independent assessment of the application from a qualified heritage architect. This independent assessment found that:

- the trees are / were not heritage items in themselves, rather they contribute(d) to the setting of the heritage cemetery.
 - the demolition, without further reparation, results in non-compliance with E13.7.1.
 - the placing of certain conditions would however result in compliance with E13.7.1.
- 7.10.6. Given that the trees contribute to the heritage setting, they therefore contribute(d) to the heritage amenity.
- 7.10.7. If the addition of conditions brings the proposal into compliance with the heritage setting, it is concluded that, subject to these conditions being placed on any permit issued, the demolition complies with cl. 9.1.1 through the proposal being a minor development (in the context of this clause and E13.4.1(k)(viii)) to a non-conforming use and there being no detrimental impact on the amenity of the locality.

8. Referrals

8.1. Heritage Tasmania

- 8.1.1. The proposal was referred to Heritage Tasmania and granted a Certificate of Exemption.
- 8.1.2. Heritage Tasmania stated that “the trees are not significant memorial plantings”.

9. Concerns raised by representors

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

Issue	Response
Enforcement action should be taken, given that the trees were removed without the necessary approvals	The representor's position is noted on this matter. The planning system in Tasmania provides for retrospective consideration of planning matters. This retrospective application is the only matter at hand.
Matters to do with the previous application: <ul style="list-style-type: none"> that application was invalid requests for mediation 	<p>The matters to do with the previous application are not able to be considered in the determination of the current application. It is not accepted that the original application is invalid.</p> <p>The applicant of the previous application wishes to remove the originally proposed access as plans for a trust structure of the land no longer appear necessary.</p> <p>In terms of mediation, Mr Shane Wells advises that he was the individual that initiated discussions on possible mediation with both parties. That avenue was abandoned as it was evident that no mediated outcome would be obtained.</p>
The proposal does not comply with the Historic Heritage Code	Compliance with the Historic Heritage Code is discussed in detail above. Based on expert advice, the proposal is considered to comply with this Code, subject to the inclusion of conditions on any permit issued.
The proposal does not comply with 8.2.1	8.2.1 relates to classification of a proposal into a use class. The proposal has been classified as "Crematoria and Cemeteries".
The heritage assessment provided with the application was a desktop assessment only	Noted.
The trees are significant because they were listed in the Code, irrespective of the intent behind the plantings	<p>It has been unable to be determined whether these trees were deliberately planted or self seeded. There is no family record of these as intentional plantings. Both heritage assessments (provided with the application at an independent assessment sought by Council) note that it is unlikely that these were deliberate plantings, given their proximity to the gravestones.</p> <p>The heritage assessments available to Council differ on their interpretation of the importance of the intention behind the existence of the trees.</p>
Mr Davies does not explain the term "cultural plantings" or provide any reference or basis for relying upon it.	Noted.
The representors understand that these trees were deliberately planted to mark the family centenary in 1921, thus disputing the position that these trees were self sown.	The applicant and the representor provide differing versions of family history. The independent heritage assessment provides that it cannot be concluded with certainty whether these were deliberately planted, noting the "ad hoc position within the cemetery, without a discernible geometric rationale and close to headstones,

	suggests they are not related to the cemetery”.
Disputes that the trees were impacting on the gravestones.	<p>The trees have been cut down. Photographs provided with the application show one tree in close proximity to a gravestone which is leaning over slightly. One of the site photos taken for this assessment (Figure 3) shows the other tree stump is located in between two gravestones.</p> <p>Advice included in the application, as well as the independent heritage advice sought by Council is that it is unusual for trees to be deliberately planted this close to grave sites due to the risk of damage.</p>
Questions the removal of both trees when the applicant states that only one was impacting on the gravestones	<p>The listing in the Scheme refers to one tree: “Group of graves and burial sites as well as a mature exotic tree association with the Amos Family”.</p> <p>It is not stated in the Scheme which tree it refers to.</p>
Tasmanian Heritage Council did not visit the site and did not determine land ownership.	Noted.
The test that the Tasmanian Heritage Council applies is different to that under the Heritage Code.	Agreed. The Council accepted the Tasmanian Heritage Council exemption and the proposal is being assessed against the Heritage Code.
Questions compliance with the Objective of E13.7.1 (loss of historic cultural heritage values)	<p>The representor states that historical cultural heritage values have been lost, and as such, the proposal does not comply with E13.7.1.</p> <p>The assessment criteria to determine compliance is E13.7.1 P1, which is discussed above. Two statements have been provided for the which address the matter of compliance with E13.7.1P1 (by the applicant and an independent assessment obtained by Council), in relation to the potential loss of significant cultural heritage values.</p> <p>The independent assessment obtained by Council resolves that the proposal would comply with E13.7.1P1 via condition.</p>
Ms Lyne’s statement that the removal of the trees does not result in the loss of significant items or landscape elements is unsustainable.	<p>There are two specialist statements addressing whether the removal of the trees results in loss of heritage elements.</p> <p>The representor, however, has not submitted a specialist position. It is Council’s understanding that the representor commissioned a consultant to complete an assessment. This has not been presented to Council at this date.</p>
Failure to establish environmental, social or economic reasons to justify removing the trees.	<p>The independent assessment commissioned by Council provides social reasons, stating:</p> <p><i>...the cemetery does have social value to the community. The retention of the headstones</i></p>

	<p><i>without damage, as the identified heritage items, should be given priority over the trees as greater value to the community.</i></p> <p><i>The important structures, the headstones, would be retained in reasonable condition.</i></p> <p>The Scheme requires that environmental, social, economic OR safety reasons are given. There is no requirement to demonstrate reasons against all four of these considerations.</p>
Irrigation implications	Noted.
No evidence to support any economic benefit to the community E13.7.1P1 (a)	<p>Noted.</p> <p>It is not necessary to demonstrate economic benefit to the community, as social benefit have been evidenced.</p>
No evidence to support compliance with E13.7.1P1 (b)	<p>Noted.</p> <p>The only alternative would have been to leave the trees in situ. The independent assessment provided to Council states that this would not have been prudent, given it would have resulted in further damage to the graves, thus demonstrating compliance with E13.7.1P1(b).</p>
No evidence to support compliance with E13.7.1P1 (c)	E13.7.1 P1 (c) refers to the retention of important structural or façade elements, of which there are none, unless the gravestones themselves could be classed as 'structural'. The gravestones are being retained as a result of the removal of the trees.
Council should seek specialist heritage advice in the assessment of the application	Council has sought specialist heritage advice.

9.2. The applicant has provided a response to the representation, which is included as Appendix D.

10. Conclusion

10.1. 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 retrospective approval for Demolition of a non-conforming use (Crematoria and Cemetery - tree removal) (DA2018/140) at the Amos Family Cemetery on the land known as Lot 1 Glen Gala Road, Cranbrook, CT198605/1 be APPROVED subject to the following conditions:

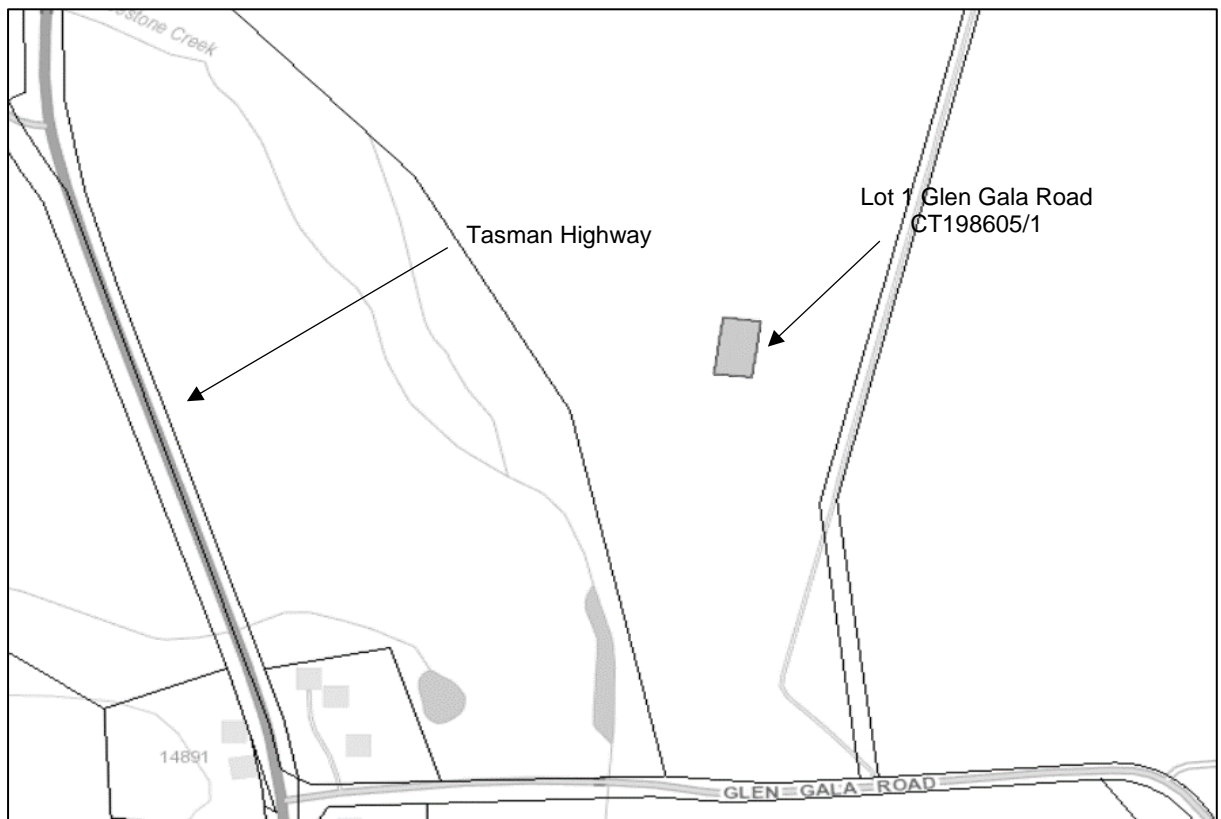
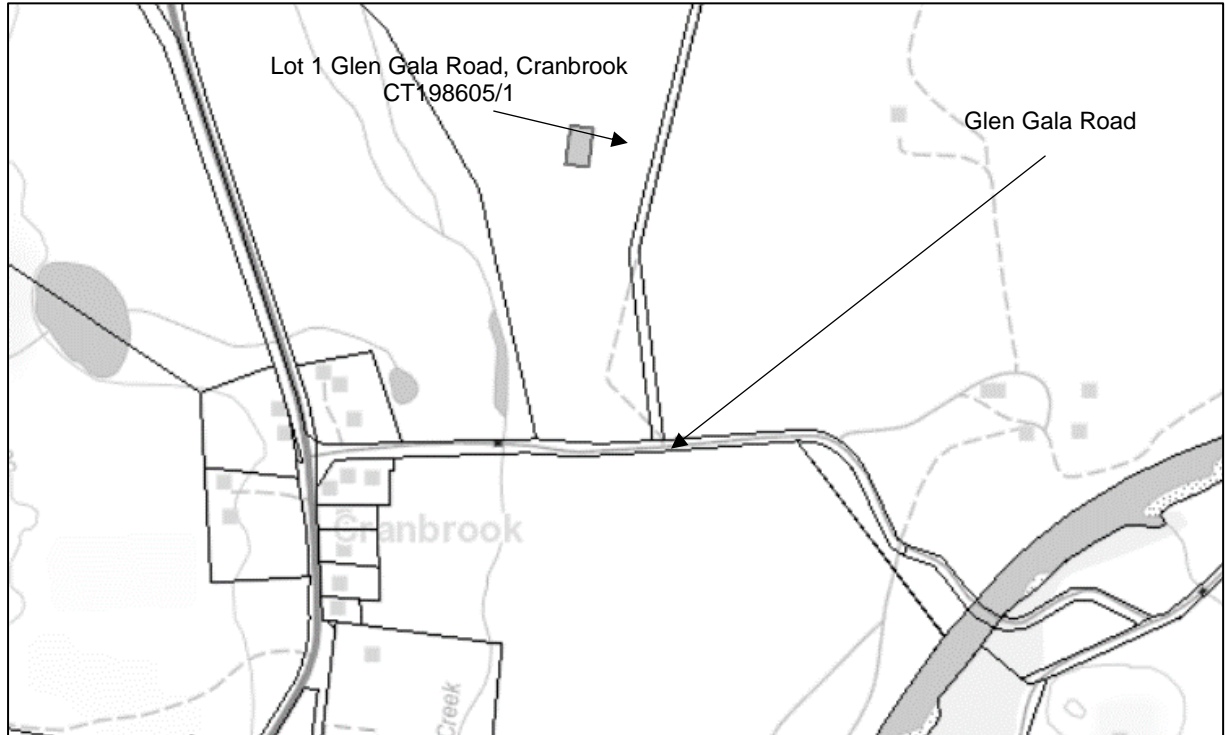
1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.

Advice: Any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.

2. The cemetery must be managed into the future by a management plan that:
 - a. Has been prepared by an ICOMOS heritage professional. The plan is to be completed with reference to the 'Guidelines for Cemetery Conservation', produced by the National Trust of Australia (New South Wales), the NSW Planning Department Heritage Branch, 2009;
 - b. Recommends actions for the removal to ground level or other sensitive treatment of the tree stumps, the subject of the development application DA 2018/140;
 - c. Provides for new, but not replacement, memorial planting(s) that at maturity will re-establish the cemetery as a landmark, within the lot boundaries where the planting(s) will not detrimentally impact the existing monuments on site and will not grow to more than 2m in height; and
 - d. Is submitted to Council's General Manager and Heritage Tasmania prior to the commencement of any works on the site.

Advice: It is acknowledge that where consent is withheld by the landholder, the plan may not be able to be implemented.

DEVELOPMENT APPLICATION 180140
Demolition – non-conforming use (Crematoria &
Cemetery – tree removal)
Lot 1 Glen Gala Road, Cranbrook



COMMERCIAL PROJECT DELIVERY

Project + Development + Construction Management



PO Box 210
Newstead TAS 7250

June 26, 2018

Glamorgan Spring Bay Council
PO Box 6
Triabunna
TAS, 7190

Dear Sir/Madam

Development Application – Tree removal (retrospective) – Lot 1 Glen Gala Road, Cranbrook

Please find enclosed documentation requesting planning approval for the removal of two trees at Lot 1 Glen Gala Road, Cranbrook (CT198605/1).

The subject site is within the Significant Agricultural Zone under the *Glamorgan Spring Bay Interim Planning Scheme 2015* ('the planning scheme'). There are no overlays applying to the site. The Historic Heritage Code applies as the site is listed on both the Tasmanian Heritage Register and in the planning scheme.

Background and Context

Given the history of this matter, I provide a summary of events that have transpired to date to provide some context as follows:

- The reason for the applicant seeking approval to remove the trees is twofold:
 1. The primary reason for the tree removal was to enable the irrigation of the surrounding farming property to be changed from the old style high pressure gun irrigation to best practice, low pressure pivot system. The trees needed to be removed to enable the pivot to pass over the top of the cemetery due to their height. A benefit of the change in irrigation practices is that the lower pressure from the pivot irrigation will have less of an impact on the gravestones which are the primary heritage value of the site.
 2. A secondary reason for the removal is the fact that the trees were actually impacting on the integrity of the headstones due to their close proximity.

- The applicant sought a Certificate of Exemption (#999) from the Tasmanian Heritage Council in respect of the tree removal works which was granted on the 17th May 2016. A copy of the certificate is included as an enclosure. The exemption details the basis for the decision and notes that the oak trees 'are not significant memorial plantings.'
- The exemption advised the applicant to consult with Council regarding any planning requirements. The applicant duly contacted Council and it is understood that verbal advice was that no planning approval was required.
- Following the THC exemption and verbal advice from Council, my client, acting in good faith, subsequently removed the trees.
- Following the tree removal in February 2017, several parties submitted 'notice of suspected contravention under s63B to Council. The notice requested that Council investigate where the tree removal did require planning approval.
- The above investigation found that the site is listed on both the Tasmanian Heritage Register and the planning scheme. The construct of the planning scheme is such that any exemption by the THC does not also provide an exemption under the planning scheme. Accordingly, Council found that a permit was required for the tree removal.
- Whilst it is recognised that it is not relevant to this particular application, it is noted that the Local Historic Heritage Code under the Statewide Planning Provisions will not apply to places entered on the Tasmanian Heritage Register. Therefore in the future, confusion around exemptions granted by the THC and whether a permit is required under LUPAA will be resolved.
- My client, the applicant, lodged an application with Council on 30th May 2017 (valid 5th June 2017) for the removal of the trees (retrospective) and construction of a new access road.
- That application was advertised between 1st and 16th August 2017. During that period six representations were received.
- Council issued a permit (DA 2017/00127) for the tree removal and new access road on 13th March 2018.

- A notice of appeal was received by the Resource Management and Planning Appeal Tribunal on the 27th March 2018. At the time of lodgement of this application, that appeal is still before the Tribunal.
- However, the Tribunal has been advised that a new application will be lodged and we have applied to have the matter adjourned pending the resolution of this application.
- This current application seeks to deal with the matter of the tree removal. The access road is no longer proposed.

Subject Site

The subject site is a 698m² parcel of land located to the north-east of the junction of Glen Gala Road and the Tasman Highway as shown in Figure 1. The cemetery is situated approximately 300m east of the Tasman Highway and 250m north of Glen Gala Road. It contains a private family cemetery of the Amos Family. Access to the cemetery is from Glen Gala Road via Glen Herriot Lane, a reserved road running in a northerly direction from Glen Gala Road on the eastern side of the cemetery with a connecting right of way.



Base image from theLIST (www.thelist.tas.gov.au). © State of Tasmania.

Figure 1 - Location Plan

A hawthorn hedge is located along the northern edge of the cemetery plot and two oak trees (subject of this application) were located at the southern end amongst the gravestones. Photos 1-3 below depict the site and trees prior to their removal.



Photos 1-3 – Images of Cemetery and Trees subject to the application

The proposed development application relates to the following title, a copy of which is included as an enclosure to this correspondence:

Address	Owner(s)	Title Reference	Land Area
Lot 1 Glen Gala Road, Cranbrook	Alfred John Amos (noting the representatives are Heather O'Dea, David Amos and Pamela Harper)	198605/1	698m ²

Proposed Works

Approval is sought (retrospectively) to remove two oak trees from the subject site, the location of which is indicated on Figure 2.

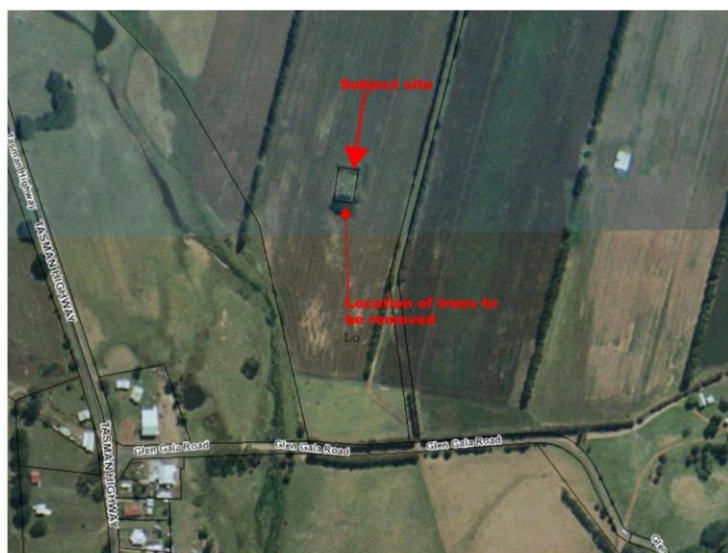


Figure 2 - Location of Trees to be removed

Planning Assessment

The following section provides an assessment of the proposed tree removal against the relevant standards of the Planning Scheme.

Clause 27.0 Significant Agriculture Zone

The subject site is zoned Significant Agriculture under the Planning Scheme. An assessment is made against the standards of the zone as follows:

27.3 Use Standards

Not applicable. The proposed works do not constitute a change in use nor a change in how the existing use operates.

27.4 Discretionary Standards for Buildings and Works

Not applicable. No buildings are proposed. The works (tree removal) do not require assessment under any of the provisions listed.

27.5 Development Standards for Subdivision

Not applicable. The proposed tree removal does not constitute subdivision.

Clause E13.0 Historic Heritage Code

The Historic Heritage Code applies as Table E13.1 Heritage Places specifically lists the site and includes **one** of the trees in the description as per the following extract:

Ref. No.	Name, Location and/or address	C.T	General Description	Specific Extent
25	Amos Family Cemetery 45 Glen Gala Road, Cranbrook	CT105790/1 & 2 CT51245/1	Group of graves and burial sites as well as a mature exotic tree associated with the Amos family	Tasmanian Heritage Register ID 1521

The Tasmanian Heritage Register datasheet also does not provide clarity as to which of the two mature exotic trees is included in the listing. More likely, the reference to the tree is to describe

the place rather than specific inclusion of the tree which is affirmed in the Heritage Impact Assessment provided by Paul Davies and included as an enclosure to this letter.

Further, it is noted that the two titles referenced do not constitute the actual title on which the Cemetery is located.

Code Purpose

<i>E13.1.1</i>	<i>To recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics.</i>
----------------	---

Response: The Heritage Impact Assessment that accompanies this application has affirmed that the removal of the trees has an acceptable heritage outcome given they are not the item of primary significance on the site and their removal will prevent further damage to the grave sites.

13.7 Development Standards for Heritage Places

E13.7.1 Demolition

Objective

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

Acceptable Solution

A1

No acceptable solution

Performance Criteria

P1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

Complies with P1

Assessment against this provision is provided due to demolition being defined in Clause 4.1 of the Planning Scheme as being 'the intentional damaging, destruction or removal of any building or works in whole or in part.' 'Works' is as defined in the Act (LUPAA) which is as follows: 'Includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil, but does not include forest practices, as defined in the Forest Practices Act 1985, carried out in State forests.'

On this basis, the removal of trees is being assessed as demolition for the purposes of this application.

The removal of the two oak trees does not result in the loss of significant fabric, form, items, outbuilding or landscape elements that contribute to the historic cultural heritage significance of the place. Paul Davies Heritage Impact Statement (HIA) which has found that the trees are unlikely to be a cultural planting and whilst of horticultural interest not necessarily of cultural heritage significance. Paul has outlined three indicators that the trees may not be cultural plantings as follows:

1. *How old they are*
2. *Their location with the graveyard, often a cultural planting will relate to an entry, a high point, a path, a vista or view etc.*
3. *How they relate in location to gravesites as cultural plantings of scale (such as oak trees) are never planted intentionall in close proximity to a grave nor are graves under the canopy of trees if that can be avoided.*

On the basis of the HIA, it is submitted that the removal of two trees satisfies all parts of P1 as follows:

(a) It is submitted that the removal of the trees to prevent further damage to the gravestones which are assessed as having a greater heritage significance than the trees (refer HIA) is one reason for their removal. A second is that economically, their removal allows the surrounding agricultural land to be farmed more sustainably and productively therefore providing economic and environmental reasons for their removal.

(b) There are no prudent and feasible alternatives. Unless the trees were removed, the gravestones which are of heritage significance, would continue to be impacted upon detrimentally.

(c) Not applicable.

(d) The trees have been photographed prior to their removal.

E13.7.2 Buildings and Works other than Demolition

Objective

To ensure that development at a heritage place is:

- (a) undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance; and
- (b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.

Acceptable Solution

A1

No acceptable solution

Performance Criteria

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.

Complies with P1

This provision applies to works other than for demolition therefore it could be argued that it does not apply if Clause E13.7.1 is deemed to apply. However, in the interests of completeness, an assessment against P1 is provided below.

The proposed tree removal meets each of the matters to be considered under P1 as follows:

- (a) Not applicable. No new works are proposed.
- (b) As outlined in the HIA, the trees are considered to have minor heritage significance. Whilst the trees made a pleasant visual significance, this was not a heritage contribution. Further, it is noted that (b) refers only to significant streetscape elements and the graveyard is set well back from any streetscape and therefore the removal of trees does not impact on a streetscape,

Conclusion

It is submitted that the information contained within this application is sufficient to enable it to be considered. Accordingly, it is requested that an invoice for the fees be raised and submitted for payment,

Yours faithfully



Chloe Lyne
Planning and Development Consultant
Commercial Project Delivery
Mobile: +61 (0)408 397 393
www.cpdelivery.com.au

Enclosures:

Certificate of Title
Certificate of Exemption from Tasmanian Heritage Council
Heritage Impact Assessment by Paul Davies

SEARCH OF TORRENS TITLE

VOLUME 198605	FOLIO 1
EDITION 3	DATE OF ISSUE 28-Nov-2017

SEARCH DATE : 24-Apr-2018

SEARCH TIME : 02.02 PM

DESCRIPTION OF LAND

Parish of RIVERSDALE, Land District of GLAMORGAN
Lot 1 on Plan 198605
Derivation : Part of 986 Acres Gtd. to J. Amos.
Prior CT 2548/72

SCHEDULE 1

M662221 HEATHER GREER O'DEA, DAVID ANGUS AMOS and PAMELA MARY
HARPER as personal representatives of Alfred John
Amos Registered 28-Nov-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: a right of way over the Roadway shown on
Plan No. 198605.

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE CT 2548/72		LOCATION GLAMORGAN - RIVERSDALE		P198605
GRANTEE		FIRST SURVEY PLAN No.		APPROVED - 2 MAY 1997
		COMPILED BY LTO		<i>Michael Dine</i> Recorder of Titles
		SCALE 1: 400		LENGTHS IN METRES
MAPSHEET MUNICIPAL CODE No. 112 (5834-13)	LAST UPI No 1600578	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 1
698m²

ROADWAY

GLEN HERRIOT LANE
(TO GLEN GALA ROAD)

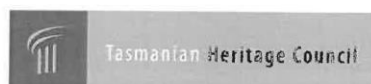
(D.105790)

(551/17D)

(D.105790)

(D.105790)

DAB



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: n/a
EXEMPTION NO: 999
REGISTERED PLACE NO: 1521
FILE NO: 09-27-42THC
APPLICANT: Adam Greenhill
DATE: 17 May 2016

CERTIFICATE OF EXEMPTION

(Historic Cultural Heritage Act 1995)

The Place: Amos Family Cemetery, Glen Gala Road, Cranbrook (located within the northern portion of 'Gala', 56 Glen Gala Road, Cranbrook).

Thank you for your application for a Certificate of Exemption for works to the above place.

Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

- Works:** Removal of two oak trees from cemetery and pruning of hawthorn hedge.
- Documents:** Text document with three colour photographs titled 'Submission to remove oak trees from Amos family graveyard' by Adam Greenhill (undated); received by THC 22/04/2016.
Aerial image (GoogleEarth) generated 4:20pm on 26/04/2016, showing location of the cemetery in relation to a proposed pivot irrigator; received by THC 26/04/2016.
Aerial image titled 'Gala Estates' (iFarm) showing the circular perimeter of the area proposed for pivot irrigation; received by THC 26/04/2016.
- Comments:** Information obtained from the Amos family, including a photograph taken after 1939 which shows part of the cemetery including a juvenile oak tree, indicate that the trees were planted in the period 1930-1950. The trees are not significant memorial plantings.

A copy of this certificate will be forwarded to the local planning authority for their information. A planning, building or plumbing permit from the local planning authority may be required for the works. Further advice regarding these requirements should be obtained from the local council or planning authority.

Further information on the types of work that may be eligible for a Certificate of Exemption is available in the Tasmanian Heritage Council's *Draft Works Guidelines*. The *Guidelines* can be downloaded from www.heritage.tas.gov.au

Please contact the undersigned on 1300 850 332 if you require further information.

Ian Boersma

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



26th June 2017

Jane Wing
Glamorgan-Spring Bay Council
9 Melbourne Street
TRIABUNNA TAS 7190

Email : jane@freycinet.tas.gov.au

Dear Jane,

RE HERITAGE IMPACT ASSESSMENT - AMOS CEMETERY OAK TREES, 45 GLEN
GALA ROAD CRANBROOK

BACKGROUND

I have been requested to provide heritage advice to accompany a retrospective development application to address the removal of two oak trees located within a family graveyard at 45 Glen Gala Road Cranbrook.

I have been provided with the previous applications, photos of the site with and without the trees, the relevant data sheets and listings for the site and approvals from Heritage Tasmania and the Glamorgan-Spring Bay Council.

I have arranged to visit the site on Friday, June 30 to inspect the grave sites and the area but due to the requirement to lodge an application prior to that date I have provided a desktop assessment. I reserve the right to provide a further assessment once the site has been visited and inspected in detail.

PROPOSAL

The proposal was (as the work has been carried out) straightforward. It was to remove two oak trees within the graveyard that were situated between and adjacent to historic graves.

As far as I can ascertain, an exemption application for the work was applied for and granted from Heritage Tasmania. On the basis of the general advice in that consent, Glamorgan-Spring Bay Council was approached to determine if a DA was required. I am advised that they did not require this application and the owner removed the trees as approved by the THC.

Subsequently, on the basis of a complaint, Glamorgan-Spring Bay Council requested that a retrospective DA be submitted. This took place and it was approved.

That decision was appealed by the objector and proceedings commenced.

I was engaged to provide heritage advice as part of that appeal but that has now changed to submitting a further DA and this assessment forms part of that application.

I set out the background, not as it necessarily affects the heritage values of the place and how they are considered, but to put into context why it has not been possible to make an assessment with the trees in place, which would, understandably be a preferred process.

180 Darling Street Balmain NSW 2041
E pdavies@heritage-architects.com.au

PO Box 296 Balmain NSW 2041
ABN 65 074 633 015

T + 61 2 9818 5941 F + 61 2 9818 5982
Nominated Architect Paul Davies Reg No. 6653

DISCUSSION OF HERITAGE VALUES

Significance

The gravesites are heritage listed on both the local and State heritage registers. There would appear no doubt that the site is significant. It is a private family burial ground that has been in use for a long period of time, it is not a public cemetery or burial ground.

There are a number of graves and headstones in the cemetery that all appear to relate to the Amos family.

The THC citation, which is brief, describes the places as *"This is a group of graves and burial sites as well as a mature exotic tree"*.

And

"The site is associated with the Amos family".

The site is registered only under criteria f and g of the Tasmanian Cultural Heritage Act:

F *This graveyard is of historic cultural heritage significance because of its social and historical association with the general community as a religious and townscape landmark.*

G *This graveyard is of historic cultural heritage significance because of its social and historical association with the general community as a religious and townscape landmark.*

It appears from other material examined that the THC data sheet is not accurate in a number of areas.

i There were two exotic trees not one.

ii It is not a religious and townscape landmark nor does it have social and historical association with the local community.

I would suggest that these errors have arisen as a result of the listing not being checked when entered as occurred with many of the early State heritage listings that were simply transferred from a local to a state listing.

This does not however mean that the site is not significant.

The place is strongly associated with the Amos family and has an obvious and clear social and historic significance to them. This is of local significance and may be of State significance.

The place is also of historic and social significance as a family burial area, on private land, that remains in use and which has had a long history of use.

While private burials have taken place in a range of places, they are not common and this site has a long connection with the land, early settlement and long-term family ownership of the property.

Trees

I would also suggest that the citation incorrectly considers the mature exotic tree as significant.

It is not uncommon for what is termed a cultural planting to be included in a heritage listing on a site such as a burial ground. Cultural plantings are common in such a location. However, it has to be established that the trees (2) were cultural plantings as it is the intent of the plantings that leads to significance.

This is important as graveyards often have self-sown plantings, which may be of horticultural interest but which are not necessarily of cultural heritage significance.

Indicators that the trees may not be cultural plantings can be:

- how old they are

- their location with the graveyard, often a cultural planting will relate to an entry, a high point, a path, a vista or view etc.
- how they relate in location to gravesites as cultural plantings of scale (such as oak trees) are never planted intentionally in close proximity to a grave nor are graves located under the canopy of trees if that can be avoided.

The photos (to be confirmed by site inspection) show that the trees were located immediately adjacent to and between grave sites. This is not typical or likely for a cultural planting.

The photos also show that the trees while reasonably mature were not old trees that would date back to the early period of use of the burial ground.

It appears that the trees, even if intentionally planted (which appears unlikely), were not cultural plantings.

There is also the question of current or potential damage to grave sites and funerary elements such as grave surrounds and headstones from trees being located close to those elements.

From the photographs seen, the location of the trees was very close to grave sites. The alignment of the Ellen Amos headstone of 1861 is clearly affected by the tree which was only a few centimetres from it. The other adjoining grave is also damaged although it is difficult to ascertain from photos how that damage took place.

I note that Heritage Tasmania make reference to the trees damaging the graves as a reason for granting their exemption to undertake the work.

State and Local Heritage Listing

While there are distinct and separate heritage assessments required where a place is on both the local and state heritage register as they are under separate legislation, the actual process and assessment required is the same.

The question of impact is always one of is there an unacceptable adverse heritage impact on the heritage values of the item?

In this case the heritage values are relatively straight forward at both local and state level.

The graves, their funerary art and the setting of a fenced enclosure within a working property are all of significance and combine to create the heritage values of the place.

Creating the burial ground was intentional and is significant, each family grave that has been added is significant, as all graves are inherently significant and also as they are a family burial ground.

If there had been planned plantings, either of trees or plants, they would most likely be culturally significant, however that appears not to be the case. I would on that basis conclude that the trees, while pleasant and moderately mature specimens, had little significance to the historical or social values of the site.

COMPETING CULTURAL VALUES

There is also the question of competing cultural values.

I have worked on a range of cemeteries and have removed plantings from and around gravesites where they have damaged or had potential to damage graves. There have been a range of debates over the competing values of historic elements such as graves and their construction and the value of trees (often non-heritage listed).

It is almost always the case, unless there is a very specific heritage value attached to a planting, that gravesites are of greater significance than a planting and their value should be conserved as a priority. It is noted that the application clearly states the reasons for removing the trees and they are not ones relating to cultural values but rather to irrigation. That is reasonable, but the heritage assessment process has to consider the impact on heritage values and not ease of function of the farm. The application also notes that the current watering system is not desirable in its potential impact on the graves as it allows direct sprays of water to hit grave sites. I would agree that this is undesirable but can make no comment on other possible solutions to the problem.

The only considerations therefore that require heritage assessment are whether the trees are of cultural heritage significance and whether their removal in relation to the damage to adjoining gravesites and elements is justified.

HERITAGE IMPACT ASSESSMENT

I conclude that the trees had minor heritage significance as they were part of the historic site, even if not intentionally planted. They appear not to be cultural plantings and their location in relation to the graves strongly suggests that they self sown. It is possible an oak tree was planted at some time and that these came from that, but I have not been able at this time to ascertain that. In any case this would not change their level of significance.

Trees usually make a visual contribution to a site and from photographs the trees did make a pleasant visual contribution to the setting. This is not a heritage contribution however.

There appears to be evident damage to the graves arising from the trees and I agree with the Heritage Tasmania assessment that it was reasonable to allow the trees to be removed to prevent future damage to the grave sites.

I conclude that the works had an acceptable heritage outcome.

Yours faithfully



Paul Davies
B Arch MBEnv Bldg Cons AIA
Chartered Architect

Paul Johnston Architects

Heritage Review – 15 August 2018

Proposed removal of trees from the Amos Family Cemetery

Introduction

Paul Johnston Architects have been engaged by Glamorgan Spring Bay Council to provide a review of the Heritage Statement provided with Development Application Tree Removal DA18140 letter - Lot 1 Glen Gala Road, June 26 2018, and provide comment regarding the provisions of the Heritage Code.

We have not visited the site and rely on information provided by Land Use Planning Pty Ltd, including photographs of the site, application for Development Approval and Representation, cited in this review.

We appreciate that an application is before Council for the removal of trees within the area known as the 'Amos Family Cemetery.' This application is for retrospective approval, as the trees have been felled to a level above ground.

The proposal

The Amos Family Cemetery, 45 Glen Gala Road Cranbook, is identified as a Heritage Place, no. 25, in the E.13.1 Table of Heritage Places within the *Glamorgan Spring Bay Interim Planning Scheme 2015*. The following general description is provided:

Group of graves and burial sites as well as a mature exotic tree association with the Amos family.

The current application will be assessed under the Historic Heritage Code, namely clause E13.7.1, as the proposed work that has been undertaken fits the definition of demolition.

E13.7.1 Demolition

Objective

To ensure that demolition in whole or part of a heritage place does not result in the loss of historic cultural heritage values unless there are exceptional circumstances.

No acceptable solution is provided for this clause.

P1

Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;

(a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;

(b) there are no prudent and feasible alternatives;

(c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;

(d) significant fabric is documented before demolition.

The requirements of the Code require the determination of the historic cultural heritage significance of the trees proposed to be removed. The definition of historic cultural heritage significance is that which is included in the *Historic Cultural Heritage Act 1995*. – ‘Historic Cultural Heritage Significance, of a place, means its significance in terms of the registration criteria.’

The place is also included on the Tasmanian Heritage Register and subsequently a certificate of exemption (17 May 2016) was issued for:

‘Removal of two oak trees from cemetery and pruning of hawthorn hedge.’

This certificate was issued despite the THC Data sheet describing the place as:

‘This is a group of graves and burial sites as well as a mature exotic tree’.

The Exemption Certificate makes the following comments:

‘Information obtained from the Amos family, including a photograph taken after 1939 which shows part of the cemetery including a juvenile oak tree, indicate that the trees were planted in the period 1930-1950. The trees are not significant memorial plantings.’

This conclusion is supported by the Heritage Impact Assessment (HIA) by Paul Davies (26 June 2017), who concludes that the trees had ‘minor heritage significance’, through their location within the cemetery with some indication of social value through association with the Amos family. However, in Davies’ opinion, as they were not ‘cultural plantings’ or ‘intentionally planted’, their significance does not warrant their conservation. Davies’ opinion in this regard is based on a visual appraisal of photographs suggesting that the location of the trees within the cemetery indicates that they were not intentionally planted and thus not cultural plantings. Davies further justifies the tree removal with the opinion that one of the trees were displacing the headstones and consequently, the removal of this tree would allow for the conservation of that headstone.

The Davies HIA does not provide any documentary research supporting his opinion. In this respect, the research by Heritage Tasmania, cited as comments and referring to ‘information obtained from the Amos family...’ is the only documentary evidence that supports a significance assessment of the trees.

There is also to consider, however, the representation forwarded by Heather O’Dea, Pam Harper, and David Amos (24 July 2018). They assert that ‘the trees were planted in 1921 for the purpose of commemorating the centenary of the Amos family arrival at Cranbrook.’. In this respect the claim suggests the trees were intentionally planted and thus they are cultural plantings.

There is no documentary evidence supporting this claim.

The comments by Heritage Tasmania ‘indicate that the trees were planted in the period 1930-1950’, rather than the previous decade.

Discussion

It is beyond the scope of this review to provide a significance assessment of the subject trees. And importantly, it should be recognised that the trees have been removed and cannot be reinstated.

Given the lack of documentary evidence, it is difficult, if not impossible, to be conclusive as to the origins of the trees. Their adhoc position within the cemetery, without a discernible geometric rationale and close to headstones, suggests they are not related to the cemetery.

An initial review of the document '*Assessing Historic Heritage Significance: Criteria and Threshold Guidelines for application with the Historic Cultural Heritage Act 1995*', should be referred to when considering 'historic heritage significance'.

The application of criterion G '*It has a special association with the life or work of a person, or group of persons, of importance in Tasmania's history*', relates to the potential significance of the trees to the Amos family. While the cemetery headstones provide the evidence of the relationship, the trees do not.

While the trees do not constitute heritage items in themselves they may contribute to the heritage significance of the cemetery. This is a common occurrence with natural values that may not have historical records, but as living things that grow over time they have special meaning and by the nature of their prominence and longevity, they are familiar elements within the landscape. In respect to the Amos family cemetery, I would suggest that the trees located within the cemetery were landmarks to the local community that signified the location of the cemetery.

The Burra Charter, the guiding document for heritage conservation, recognises the importance of 'setting' to heritage items.

Article 8 states:

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

I would suggest that the trees, rather than being heritage items in themselves, contributed to the setting of the heritage cemetery. I further suggest that this may be the intention of their inclusion in the E.13.1 Table of Heritage Places listing of the cemetery.

In this respect, and according to the provisions of the Historic Heritage Code E13.7.1 Demolition, the removal *has resulted* 'in the loss of significant fabric, form, items, outbuildings or landscape elements that **contribute** to the historic cultural heritage significance of the place'.

However, should the setting be repaired, with new planting that re-established the cemetery as a landmark, then there would be no loss of significant landscape elements. If this new planting was managed to ensure no future detriment to the monumental headstones, then it would result in an improved heritage outcome.

While no new plantings are proposed with these works, I suggest that reparation of the site and its significance should be considered in any application for the removal of landscape elements that contribute to the historic cultural heritage significance of a place, as part of the ongoing future management of heritage values for that place.

The implementation of management plan, in accordance with recognized heritage guidelines, that includes replacement plantings, will result in there being no loss of significant fabric, form or landscape elements that contribute to the cultural heritage significance of the place. The landmark quality of the place, the setting of the cemetery, will be maintained into the future.

However, the current application makes no allowance for replanting or the provision of a future management plan, therefore, the proposal to remove the trees should be considered as demolition.

The clause E13.7.1 requires that should Demolition be proposed then all of the following need to be satisfied:

- a) *there are environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- b) *there are no prudent and feasible alternatives;*
- c) *important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- d) *significant fabric is documented before demolition.*

The potential for disturbance of the headstones given the close proximity of the trees is of concern, as they appear to be resulting in displacement and in the future could result in a collapse. It is reasonable to assume, the headstones are the identified heritage items of the place, and their conservation should be given priority over the trees.

a)

While there appears to be no relevant environmental, safety or economic reasons of greater value to the community than the historic cultural heritage values of the place, the cemetery does have social value to the community. The retention of the headstones without damage, as the identified heritage items, should be given priority over the trees as greater value to the community.

b)

As the trees are the cause of the potential disturbance of the headstones, the most 'prudent and feasible alternative' is the removal of the trees. The important structures, the headstones, would be retained in reasonable condition.

- c)
No structural or façade elements are part of this place.
- d)
There are photographs in the application that document the trees prior to demolition.

Conclusion

It is concluded then, that given the likely damage that may occur to the headstones if the trees were not removed, the removal of the trees, meets the requirements of clause E13.7.1.

There is no documentary evidence supporting the assertion that the trees were planted with the intention of a memorial. The trees are therefore not heritage items in themselves, but do contribute to the setting of the cemetery. As with all landscape vegetation that contribute to the heritage values of a place, trees should be replanted so that the landmark qualities of the place are maintained into the future.

Recommendation

While it is recommended that the removal of the trees is approved, In order to meet the provisions of the Planning Scheme, I suggest the following conditions may be placed on that approval.

- The cemetery should be managed into the future by a conservation plan prepared by an ICOMOS heritage professional with experience in the care and maintenance of cemeteries. The plan should be completed with reference to the '*Guidelines for Cemetery Conservation*', produced by the National Trust of Australia (New South Wales), the NSW Planning Department Heritage Branch, 2009.
- The plan shall have regard to the condition of headstones and recommend actions for the removal or otherwise of the tree stumps.
- The plan shall seek the participation of the Amos family and provide for new planting.
- The plan shall provide guidance to ensure that the irrigation system(s) employed in the adjacent land do not impact on the historic heritage values of the place.

Paul Johnston **architects**

3.2 DA18178 – Outbuilding - Change of Use to Visitor Accommodation and Residential, 69 Old Spring Bay Road, Swansea

Planning Assessment Report

Proposal:	Outbuilding, change of Use to Visitor Accommodation and Residential
Applicant:	D Young and P Lingard
Location:	69 Old Spring Bay Road, Swansea (CT115824/6)
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	Rural Resource Zone
Application Date:	7 August 2018
Statutory Date:	26 October 2018 (by consent of applicant)
Discretions:	Four
Attachments:	Appendix A – Application documentation Appendix B – Representation
Author:	Theresa Williams, Consultant Planner

1. Executive Summary

- 1.1. Planning approval is sought for a change of use for two buildings at 69 Old Spring Bay Road, Swansea (CT115824/6), as well as the addition of a new outbuilding.
- 1.2. The application is for two discretionary use classes in the Rural Resource Zone (Residential and Visitor Accommodation) and is also reliant on 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.
- 1.6. The key planning issues relate to the proposed use of the land and the potential impact of that use. The proposal is considered to comply with the Performance Criteria, subject to conditions recommended to be applied to any permit issued.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018/178.

- 2.2. This determination must be made no later than 26 October 2018 which has been extended by 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, outside the implications should an appeal against Council's decision be lodged.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. As a relatively small development, no specific implications for Council have been identified.

4. Relevant Background and Past Applications

- 4.1. The site currently contains a house and an outbuilding.

5. Site Detail

- 5.1. The site consists of one lot located at 69 Spring Bay Road, Swansea, just south of the residential area of Swansea.
- 5.2. The site is within the Rural Resource Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.3. The total size of the site is 5.45ha. Vehicle and pedestrian access is via Old Spring Bay Road.
- 5.4. The property contains a right of way, providing access to the block to the rear, which contains a house.
- 5.5. The site contains well established native and exotic vegetation.

- 5.6. The site is bordered to the south by farming land. The remaining surrounding land is composed of similarly large lots with a single residence, in a mix of Rural Resource and General Residential zoning. Land to the north is existing or approved General Residential subdivisions.



Figure 1: Aerial Imagery – site and surrounds

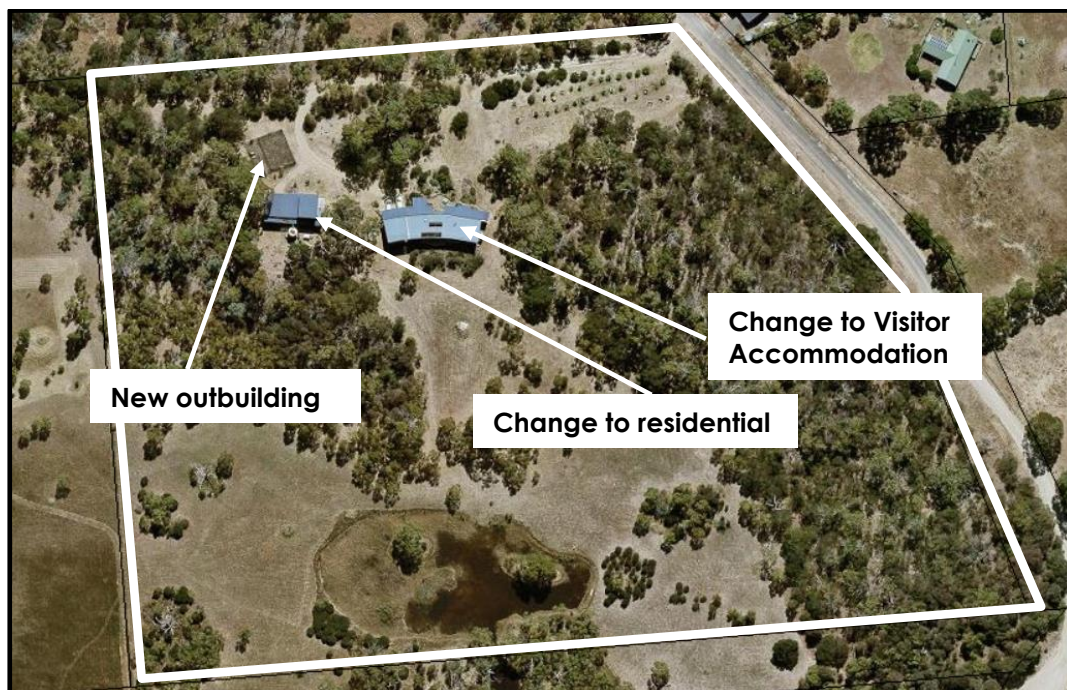


Figure 2: Subject Site & proposed changes

6. Proposal

- 6.1. Planning approval is sought for a new outbuilding and a change of use of the two existing buildings. The smaller building would be changed to a Residential use, and the larger, main house would be changed to Visitor Accommodation use.



Figure 3: Existing house and outbuilding



Figure 4: Location for new outbuilding



Figure 5: Existing driveway



Figure 6: Existing access



Figure 7: Existing access



Figure 8: Biodiversity Overlay

7. Assessment against planning scheme provisions

- 7.1. An application must meet every applicable Standard to be approved.
- 7.2. 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.
- 7.3. The following provisions are relevant to the proposed use and development:
- Rural Resource Zone
 - E5.0 Road and Rail Assets Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
 - E10.0 Biodiversity Code
 - E16.0 Coastal Erosion Hazard Code
- 7.4. The proposal sits within two use classes, as Residential and Visitor Accommodation. Both of these are Discretionary. In addition, the proposal relies on Performance Criteria.
- 7.5. Rural Resource zone:
- 7.5.1. One new building is proposed, to be utilised as an outbuilding.
- 7.5.2. The main house is proposed to be changed from residential use to Visitor Accommodation.
- 7.5.3. The outbuilding is proposed to be changed to residential use, including modifications to this building.
- 7.5.4. Car parking would be provided on the site (uncovered) as well as one covered space. Car parking is in keeping with Table E6.1.
- 7.5.5. The proposal will meet all setbacks, with the exception of one side boundary (the northern boundary), which is proposed to be approximately 25m.
- 7.6. The provisions included in the following codes are all met and standard conditions proposed for any permit in relation to road, car parking and stormwater management:
- E5.0 Road and Rail Assets Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
- 7.7. The site contains land that contains the E10.0 Biodiversity Code overlay. The proposal has the extension and the new outbuilding being constructed in the areas of the land that have already been cleared. It does not involve the removal or disturbance of vegetation and as such is exempt from the Code.

7.8. The south eastern corner of the lot is identified as at risk from coastal erosion. The land to be developed is not within the coastal erosion hazard area and as such the proposal is exempt from the Code.

7.9. The proposal complies with all applicable Acceptable Solutions other than the following where the proposal is reliant on the associated Performance Criteria.

Rural Resource Zone			
		Acceptable Solution Requirement	Proposed
1	Use (Sensitive Use) Clause 26.3.1 A1	A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling....	This provision may be interpreted to include the proposed visitor accommodation, given that the main residence is being converted away from residential use.
2	Use (Visitor Accommodation) Clause 26.3.2 A1	Visitor Accommodation must comply with all of the following: (a) is accommodated in existing buildings; (b) provides for any parking and manoeuvring spaces required pursuant to the... Code on-site; (c) has a floor area of no more than 160m ² .	The proposal meets (a) and (b). The application form states that main house (the building proposed for the Visitor Accommodation) is approximately 300m ² .
3	Discretionary use Clause 26.3.3 A1	No Acceptable Solution.	
4	Development (Setback) Clause 26.4.2 A2	Building setback from side and rear boundaries must be no less than 50m.	The plans show the new shed as being 50m from the side (northern) boundary, however this is more accurately to be approximately 25m, based on aerial photography and title boundaries.

7.10. Discretion 1 - Use standards for Sensitive Uses in the Rural Resource zone

7.10.1. The planning scheme provides an Acceptable Solution under which "A sensitive use is for a home based business or an extension or replacement of an existing dwelling or existing ancillary dwelling....".

7.10.2. A sensitive use is defined as:

residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, dwelling, hospital or school.

This is taken to include visitor accommodation.

7.10.3. The proposal is not replacing a building, and includes the construction of a new ancillary building. In addition, the proposal is converting the use of the main residence in its entirety. The Scheme can be read to the effect that this proposal does not meet the Acceptable Solution, although there is some ambiguity in the interpretation in this instance. As a result, the proposal has been assessed against the Performance Criteria.

7.10.4. The Performance Criteria is as follows:

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:

- (e) *the characteristics of the proposed sensitive use;*
- (f) *the characteristics of the existing or likely non-sensitive use on adjoining land;*
- (g) *setback to site boundaries and separation distance between the proposed sensitive use and existing or likely non-sensitive use on adjoining land;*
- (h) *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.*

7.10.5. The proposed sensitive use is for Visitor accommodation – a use which will be less frequent than the existing (and ongoing) residential use of the land.

7.10.6. The Rural Resource land to the west is also utilised for residential purposes. The land to the south is recognised as potentially suitable for the Agricultural zone. More specific assessment shows that this land is suitable for grazing, with some limitations. Grazing does not have capacity for extensive impact on adjoining sensitive uses.

7.10.7. The proposed new use(s) are setback over 150m from the agricultural use to the south. The land to the west could be utilised for low intensity agricultural use. The proposal is setback over 50m from this land.

7.10.8. There is existing vegetation between the proposed use(s) and the adjoining properties, providing a buffer.

7.10.9. It is considered that the proposal does not convert agricultural land, nor does it have the potential to conflict with or fetter non-sensitive uses on adjoining land. The proposal complies with Clause 26.3.1 A1.

7.11. Discretion 2 – Use standards for Visitor Accommodation in the Rural Resource Zone

7.11.1. The planning scheme provides for Visitor Accommodation that is accommodated in existing buildings, provides sufficient carparking, and has a floor area of no more than 160m².

7.11.2. The Visitor Accommodation is to be provided within an existing building, although a new building must be built to replace the displaced use. It will however, be over 160m².

7.11.3. A such, the Performance Criteria is applicable:

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 in 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.*

7.11.4. The proposed visitor accommodation will be within the existing residence (within the curtilage of the existing buildings) and will provide for parking and manoeuvring spaces as per the Code.

7.11.5. The proposal will result in one accommodation facility on the site, in a similar manner to the wider area, which is characterised by single dwellings, on large rural lots, or smaller residential lots.

7.11.6. If the proposed accommodation were to be continuously at full occupancy, it would result in additional traffic movements in keeping with that of a family. This cannot be considered to be an adverse impact on the safety or efficiency of the local road network, nor the right of way that the property provides for the owners of the land to the west.

7.11.7. The use(s) will be over 50m from any potential agricultural use on adjoining properties.

7.11.8. The proposal is considered to comply with Clause 26.3.2 P1.

7.12. Discretion 3 - Discretionary Use in the Rural Resource Zone

7.12.1. There is no Acceptable Solution for this provision. The Performance Criteria states:

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

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

7.12.2. The proposed non-agricultural use(s) have characteristics in keeping with residential use of land.

- 7.12.3. Likely agricultural use on the subject site and the adjoining properties is limited to grazing. There may be potential for some dry land cropping, although this is not likely.
- 7.12.4. The proposed non-agricultural uses are to be within the existing built area, and will be setback 50m to the western boundary and 150m to the southern boundary. The northern boundary borders Residential land.
- 7.12.5. There is vegetation providing buffers between the proposed use(s) and any existing or potential agricultural use on adjoining land. Occasional grazing of the subject land could realistically occur anywhere on the site, without conflict between the two uses, as long as the driveway was fenced.
- 7.12.6. The proposal is not considered to have the potential to conflict or fetter agricultural use on the site or adjoining land and complies with Clause 26.3.3 P1.

7.13. Discretion 4 – Development (setbacks) in the Rural Resource Zone

- 7.13.1. The Acceptable Solution for the setback of a building in the Rural Resource zone is 50m from the side and rear boundaries. The proposal will include a building that is setback approximately 25m from the side boundary, and as such the Performance Criteria is applicable.
- 7.13.2. The Performance Criteria states:

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.*
- 7.13.3. The proposed reduced setback will be to the boundary that is shared with the General Residential zone. As such, many of the concerns that this Performance Criteria is designed to address are not particularly relevant, although they must be addressed.
- 7.13.4. The area where the new building is proposed is located in a small dip in the landscape, and within the curtilage of the existing buildings and cleared land.
- 7.13.5. The structures are proposed to be built out of similar materials to the existing buildings. These are constructed of timber and colourbond steel.
- 7.13.6. The site is large, and the proposal relatively small, in impact and size, in the context of the existing buildings.
- 7.13.7. The proposal is considered to comply with Clause 26.4.2 P2.

8. Referrals

8.1. Council's Technical Officer

8.1.1. The proposal was referred to Council's Technical Officer. The following summarised comments were provided:

Access to the property is off the southern section of Old Spring Bay Road which is a Council maintained road. Old Spring Bay Rd fronting the property is constructed to a sealed rural road standard and transitions to an urban standard with sections of kerb and channel and footpath to the north. There is no posted speed limit. Given the increasingly urban nature of the area a default speed limit of 50km/h would apply.

The existing access is shared with 67 Old Spring Bay Road which has Right Of Way through the subject property. The access is constructed to a gravel standard. The access from the road to the property boundary will need to be upgraded to Councils minimum standard including a minimum 2 coat seal.

The access will need to be upgraded, as required, to meet the minimum standards for a fire appliance to access the site. This entails a minimum width of 4.0 metres.

The parking code requires passing bays every 30 metres. This is often excessive where there is low traffic volumes and good lines of site however given the proposal is for visitor accommodation and the access is shared with another property some passing opportunities should be provided. It is recommended that a passing bay be provided at the road and halfway between the road and where the access to the visitor accommodation junctions with the shared access, approximately 60 to 70 m from the road (where the circular drive junctions the shared access).

The change of use of the existing dwelling to visitor accommodation and the ancillary dwelling will result in a small increase in traffic to and from the site. As a rule a single dwelling is assumed to generate 8 to 10 vehicle movements per day. The visitor accommodation is likely to generate less than 10 vehicle movements per day (AADT), most probably in the order of 4. This is a relatively insignificant increase in traffic on to Old Spring Bay Road.

The developer does not propose to seal the internal accesses and parking areas. Given the minimal increase in traffic and their being no dwellings other than the proponents adjacent the shared portion of the access the proposal should not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport. Conditions to ensure this are to be included in the permit.

The minimum required sight distance of 80m at the access is achieved.

There is no public stormwater infrastructure in the vicinity of the development. There is no proposed change to the stormwater disposal from the existing buildings. Stormwater from the new building should be able to be adequately disposed of on site.

There is insufficient increase in impermeable area or parking spaces to require the implementation of Water Sensitive Design principles however the use of on site disposal via soakage trenches or similar will achieve similar outcomes.

9. Concerns raised by representors

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

Issue	Response
Signage to be erected to direct traffic to accommodation (internal driveway)	It is recognised that the driveway is shared, and includes a right of way that provides access to the rear property. The proposal does not include any details of traffic management signs for the internal driveway. Given this is a shared access, it may be appropriate to install such a sign(s) on the site to ensure that visitors do not interrupt the neighbours by driving onto their property.
Separate entrance and exit of the right of way	The existing access is quite narrow. It is recommended that the access is widened, to allow two cars to comfortably sit side by side within the entry area, between the road and the property fence line.
Identification of parking spaces	In order to ensure the retention of native vegetation, as well as protecting the on site wastewater system, it is recommended that the required one space per bedroom for Visitor Accommodation, and one space for the Residential use, be marked on the site.
Statement that parking needs will not increase is unrealistic	Noted. The parking for the proposal has been assessed as per E6.0 Parking and Access Code.
Increased traffic may require upgrade of road surface	The access is to be upgraded as part of the proposed recommendation. The increased traffic generation from the proposal is minor (less than 10 vehicle movements per day AADT). As such the impact on Councils road network is considered negligible.
Three requests in the one application	The proposal includes application for multiple developments on the site. This is not unusual and is accommodated within the planning system.
Must be assessed as Rural Resource zone, rezoning discussion	The proposal has been assessed as per its current zoning, as is required by the Act. The current zoning is Rural Resource.
Lack of detail in the application: <ul style="list-style-type: none"> manner of operation staging of works driveway stormwater (including the driveway) 	<p>The staging of works for a development of this nature is addressed in the building application process.</p> <p>The site is certainly capable of providing a sufficient driveway and stormwater treatment. These and the remaining matters are able to be addressed in the application of standard conditions, including management of the intermittent wetland area on the site, and the proximity to the coastline.</p>
Works may have already started	Noted. If no approval is granted, whatever works have been undertaken on site will require a separate approval, or the return of the site to the approved use.
Type of visitor accommodation ie Airbnb	Unknown. The planning scheme does not require

or other?	specific clarification of the system by which the visitor accommodation will be let out (eg privately, Airbnb or other).
Proximity of other visitor accommodation properties	A planning application can only be assessed on its own merits within the Scheme. The planning scheme does not provide for consideration of nearby visitor accommodation.
<p>Carparking spaces:</p> <ul style="list-style-type: none"> large number of spaces; not marked on plans 	<p>The Visitor Accommodation use will require the provision of one parking space per bedroom. The residential use will require the provision of one parking space.</p> <p>These must be located away from onsite wastewater, and in accordance with the standard design requirements.</p>
No plan of the existing floor area of the house	<p>The application did not include a floor plan of the existing residence.</p> <p>Any permit issued will include a condition restricting the number of guests at any one time. This is Council's standard response and has been proven to be effective in limiting impact of such a development.</p>
Bushfire setback query	<p>The proposal is not for subdivision, nor is it for a vulnerable or hazardous use as defined by the Scheme. The Bushfire Code is not applicable.</p> <p>The proposal may require a Bushfire Hazard Management Plan and/or Building Attack Level (BAL) assessment through the building approval process.</p> <p>Regardless, the operator of the site may wish to consider a bushfire plan, particularly an escape plan, as part of the ongoing site management and visitor instructions. The operator may also need to check their legal responsibilities in this regard (insurance, public liability et), however this is separate from the planning application.</p>
Is the onsite wastewater system sufficient as there is no connection to town sewerage, does it consider the onsite wetland area?	Council's EHO has reviewed the application and approved wastewater management system. Any permit should include a standard condition that the capacity of the use is not greater than the capacity of the house and therefore the design capacity of the existing wastewater system.
Proximity of the Little Penguin colony	Little Penguins are common in this area. It is possible that they will venture up so far as the development site, if improbable. The site provides significant amount of vegetation and habitat for Little Penguins.
Right of way provides the only access, references cl. 26.3.2 P1	Correct. The proposal has been assessed against cl.26.3.2 P1 above.
Signage at entry	A condition to this effect is recommended for any permit granted.

Width of access	The access has been reviewed by Council's Technical officer. The recommendation includes conditions to upgrade the access.
Outside lighting	No outside lighting is detailed in the proposal. It is noted that outside lighting is not considered in the provisions of the planning scheme for this proposal.
Wetland management and the EPBC Act, flora and fauna report	The wet area on the site does not include any threatened flora or fauna, nor is it significant enough to require formal protection.
Supports tourism in the Glamorgan Spring Bay area.	Noted.
Correct processes followed	All formal processes are being followed.

10. Conclusion

10.1. The application satisfies the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for conditional 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 change of use(s) and a new outbuilding (Visitor Accommodation, Residential use & associated outbuilding) (DA2018/178) at 69 Old Spring Bay Road, Swansea, CT115824/6) be APPROVED subject to the following conditions:
 1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.

Advice: Any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.
 2. The dwelling may be used either in full or part as a single dwelling or visitor accommodation interchangeably without further planning approval.
 3. The maximum occupancy at any one time for visitor accommodation use shall not exceed 8 persons.
 4. This maximum occupancy must be made clear on all advertising and through signage provided in a clearly visible internal or external location near the front entrance to the building.
 5. A signage, no greater than 0.2m² in size, may be placed at the front boundary identifying the business.
 6. Signage must be installed directing guests to the car parking area for the use.

7. All external surfaces must be finished using colours with limited light reflectance value the details of which must be submitted to, and approved by, Council's General Manager prior to commencement of works.
8. Landscaping through a combination of trees, shrubs and lawn, must:
 - (a) Be provided and maintained on the land to improve the appearance of areas used for car parking and vehicular access and provide a vegetated buffer along the western boundary to protect the amenity of adjoining land;
 - (b) Retain existing native vegetation located within the Biodiversity Overlay area; and
 - (c) Have a maximum potential height of no more than 1m within 9m of an intersection of two or more public roads.
9. 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.

Car Parking, Access & Drainage

10. The internal driveway and areas set aside for vehicle turning must have a minimum width driveway of 4.0m.

Note - There is no fire hydrant servicing the development. A fire appliance will be required to be able to access a static water supply on the site for fire fighting.

11. Passing bays of minimum dimensions of 6 m long, 5.5 m wide, and tapering to the width of the driveway must be provided along the existing shared vehicular access at:
 - a. the edge of Old Spring Bay Road,
 - b. at the mid way point between Old Spring Bay Road and where the access to the visitor accommodation junctions with the shared access;

or as otherwise approved by Council's general manager.

12. To the satisfaction of Council's General Manager, the internal driveway and areas set-aside for vehicle parking and turning must:
 - a. be designed, constructed and maintained to avoid dust or mud generation; erosion; and sediment transfer off site.
 - b. include appropriate drainage and a gravel surface; and
 - c. Be fully complete within six months of the commencement of use to the satisfaction of Council's General Manager.
13. The existing vehicular access must be either replaced or upgraded with an access constructed from the edge of the seal of the public road to the boundary of the lot within six months of the commencement of the use.

The access must be in accordance with standard drawing TSD-R04-v1 including a sealed surface and be a minimum width of 5.5m for a minimum length of 6m from the edge of the road.

The access must achieve a minimum sight distance of 80m for a 50km/hr area as determined by standard drawing TSD-R F01-v1.

Advice: standard drawings are available at <http://www.lgat.tas.gov.au/webdata/resources/files/LGAT%20Standard%20Drawings%20Release%20Version%20Dec%202013.pdf>.

14. Prior to the commencement of use, at least:
 - a. two (2) car parking spaces must be provided on-site and must be available for visitor car parking at all times.
 - b. one (1) car parking space must be provided on-site and must be available for residential users at all times.

Each space must be at-least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction.

The maximum gradient of each space is 1 in 20 measured parallel to the angle of parking and 1 in 16 in any other direction.

15. To the satisfaction of Council's General Manager, surface water runoff from the internal driveway and areas set-aside for vehicle parking and turning must be controlled and drained to avoid unreasonable impact to adjoining land and directed to a legal point of discharge.

Stormwater

16. Stormwater drainage must be disposed of on site by means of soakage trenches or other approved method to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

Construction & Environmental Management

17. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a. Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and to be disposed of at an approved facility.
 - b. Not burn debris or waste on site.
 - c. Promptly pay the costs associated with any alteration, extension, reinstatement, repair or cleaning of Council infrastructure, public land or private property.
 - d. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage.
18. No top soil is to be removed from the site.
19. The developer must implement a soil and water management plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process.
20. All vehicles and equipment associated with construction of the development and/or operation of the use must be cleaned of soil prior to entering and leaving the site to minimise the introduction and/or spread of weeds and diseases to the satisfaction of Council's General Manager.
21. Suitable barriers must be erected during the construction of the development to ensure native vegetation that must be retained is not damaged during construction works.
22. Native vegetation must not be removed, lopped, ring-barked or otherwise wilfully destroyed, removed or adversely impacted on other than the minimum necessary for the construction of buildings and works, the connection of services, vehicular access and the implementation of a Bushfire Hazard Management Plan to the satisfaction of Council's General Manager.

23. The approved removal of native vegetation must minimise impact to retained native vegetation, soils and watercourse to the satisfaction of Council's General Manager.
24. 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.
25. 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.

Advice: The developer may submit photographs showing the existing condition of roads, footpaths, kerb and gutter and similar in the nearby area as evidence of the existing conditions prior to any works occurring.

DEVELOPMENT APPLICATION 180178

Change of Use – Visitor Accommodation & Residential

69 Old Spring Bay Road, Swansea



Donnalee Young and Pete Lingard
69 Old Spring Bay Road Swansea

Monday 6 August 2018

Application for Planning Approval Additional Notes

The land (5.51 Ha) at this site is currently zoned Rural Resource and possibly to be rezoned Rural Living by the end of 2018.

We are proposing three changes:

1. Build a basic shed on a cement slab using engineered plans to Australian standards. We will aim to use a construction team to erect the walls, roof trusses and colourbond roofing to Australian standards and engineering specifications.
2. Change the use of part of the current shed/studio to ancillary use to enable us to sleep and cook in the building.
3. Change the use of our house to enable use for temporary visitor accommodation.

This alteration is to help facilitate the use of our home for the purpose of short term holiday accommodation. We are not certain that this will be an ongoing business at this stage and are trialing it this 2018/19 season. We are planning to develop other local work to enable us to live back at our home base after working away for many years.

We will move the workshop to the proposed new shed to free up space for a small kitchen and sleeping area of 41m² in the current shed/studio, similar to a granny flat. This studio has shared services with the house.

The proposed new shed will be built of the same materials and colours and will include a carport and verandah for outdoor work and undercover storage of trailer, car etc. Indoors will be a workshop for artisan woodworking mainly using standard wood work tools such as lathe, drop saw etc. There will also be a clean store room which may in the future be used as a studio for artwork or as a laundry. Both possible uses require plumbing in this room. The potential for this in the future would be enabled in the slab set up.

Currently we are completing building inspection directions on our existing shed/studio. The major items include glazing certification on external windows to N3 (we used recycled windows at time of build and will replace these) and sealing of bathroom floor. These items will be inspected as part of the building inspection process for the new shed and any change of use modifications.

Donnalee Young and Pete Lingard
69 Old Spring Bay Road Swansea

Monday 6 August 2018

Application for Planning Approval Additional Information.

Please see included in the Application the following documents:

1. Plan of Title
2. List aerial map of site
3. Site Plan showing topography and boundaries
4. Shed Plan north and west aspect
5. Shed Plan south and east aspect
6. Shed floor plan
7. Floor plan of studio for ancillary use



Generated at: 20:49 on 4-August-2018

Land Tasmania

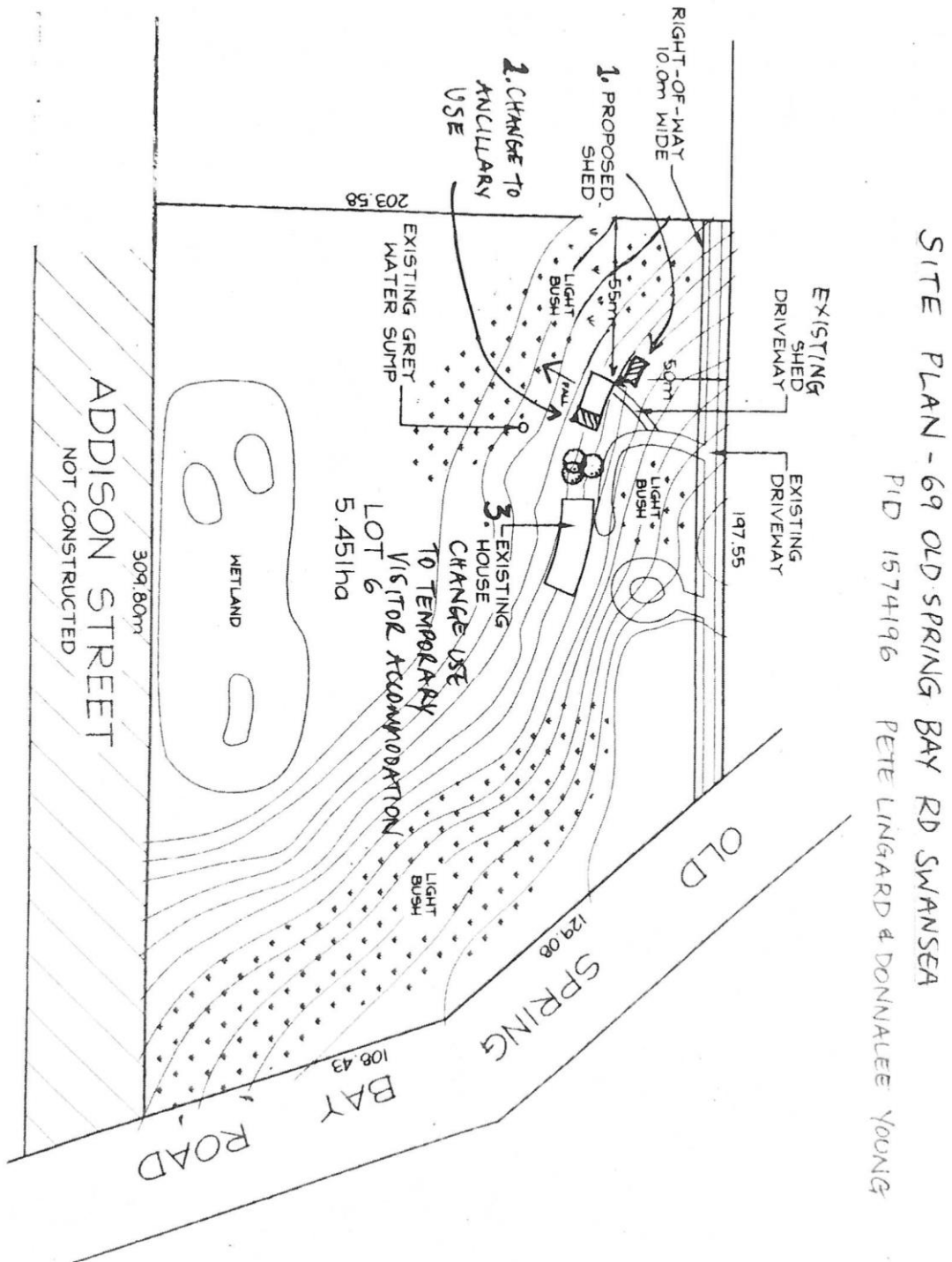
Page: 1 of 1

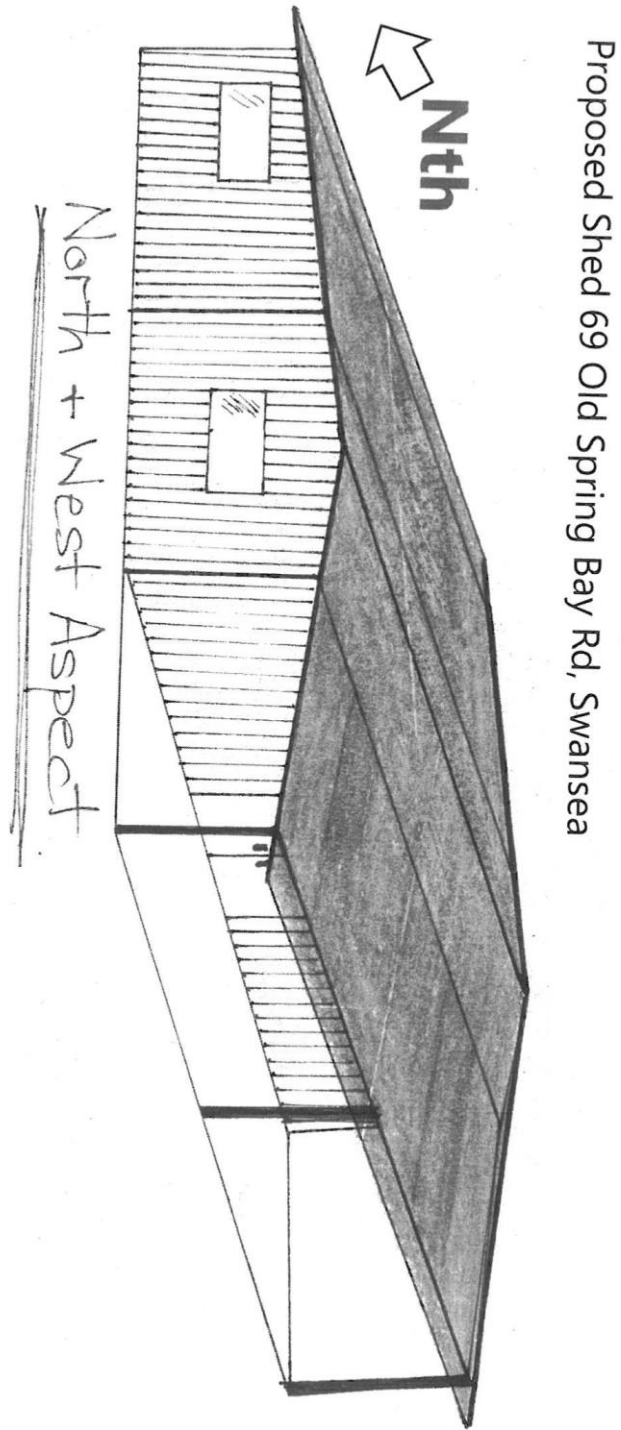
www.thelist.tas.gov.au

www.thelist.tas.gov.au

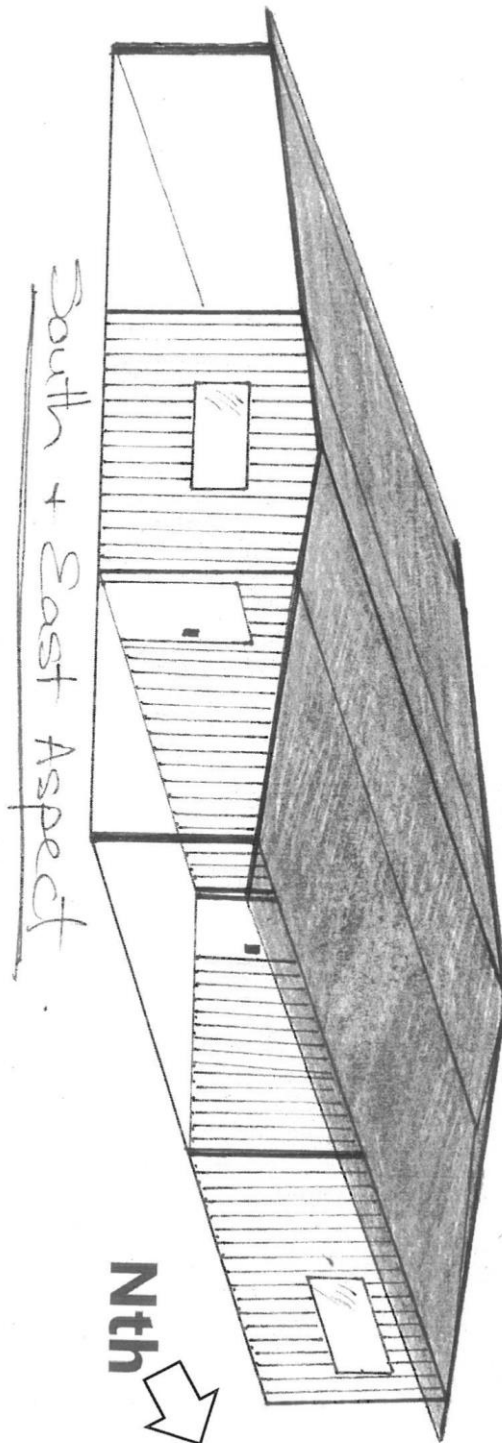
Proposed Shel/carport 69 Old Spring Bay Rd.

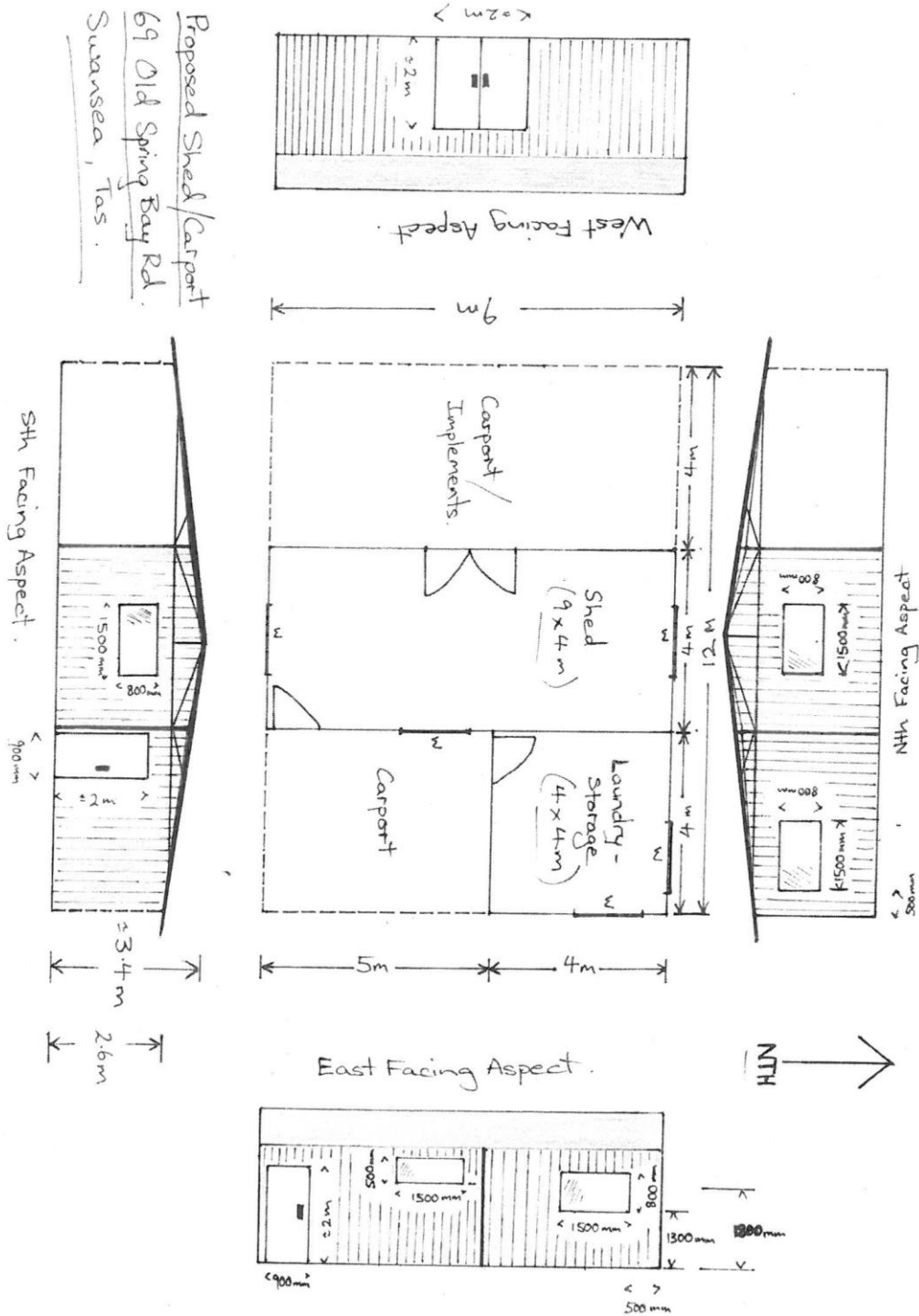
© COPYRIGHT AND DISCLAIMER: This data is compiled from a variety of sources and hence its accuracy is variable. If you wish to rely on decisions based on this data you should consult with the relevant authorities. Any report may not be permitted under the Copyright Act, 1968, nor part of the report may be copied without the permission of the General Manager, Land Remediation Department of Primary Industries, Pesticides and Environment, CPO 80-41 Healdton 7011.

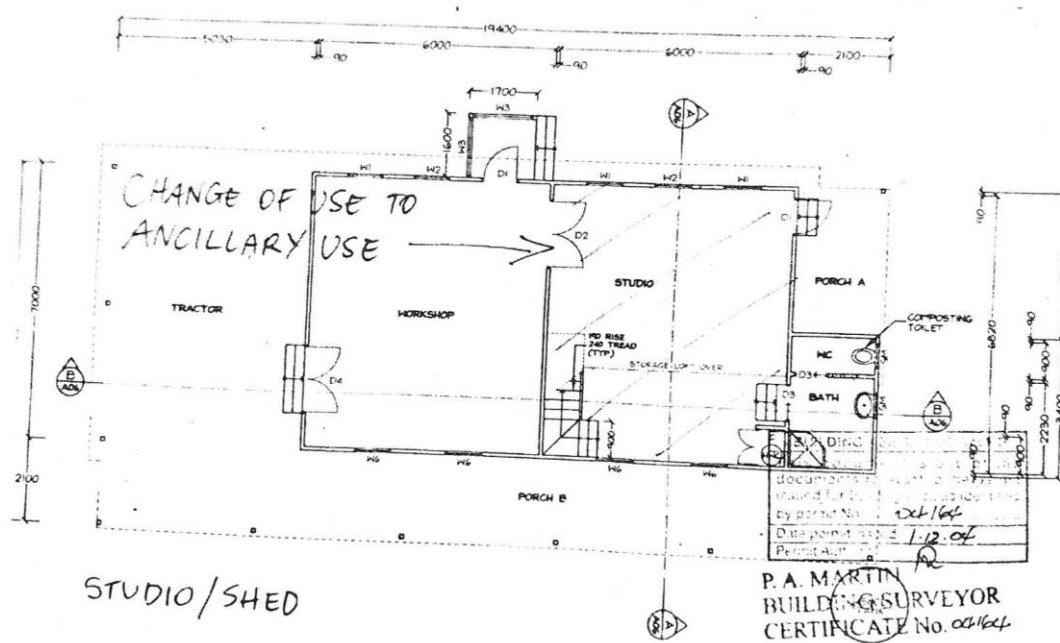




Proposed shed 69 Old Spring Bay Rd, Swansea







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.

PLEASE NOTE: All members of the public wishing to ask a question during Public Question Time are asked to utilise the **wireless microphone provided** to ensure quality of sound both in the Council meeting room and for audio recording and live streaming purposes.

4.1 Mrs Dianne Anderson (Part of Question Taken on Notice, September 2018)

This is to Mr Pollard, thank you for answering my e-mails. I believe you are doing costings for the easement and you said that it is minimum priority and I'd just like to know if that's 5 years, 10 years or what do you call minimum priority?

Second question is about the Duck Park area Esplanade Swansea. People are very worried about the erosion that's happening where the rivulet goes into the bay and if we get a few high tides, last year the water came up a fair way. They are really worried what is going to happen and whether any concrete or sort of bollards could be placed there? Thank you.

Response from Manager Works

Yes through you Mr Mayor, the wording I used was medium priority not minimum priority. The costings and design work has been progressing. I have been liaising with the property owner Mr Edwards of the vacant block that the work will be undertaken on and as of yesterday he said that Council still has not been given any permission to do any work on his land. So given that I have responded and said I would not be doing any more work on the design and costing until Council has approval to enter his property. Because it takes a fair bit of time and there are lots of things to do and there is no point progressing it if we don't get permission upfront. In relation to the timing depending on the costings that come out will depend on whether it can be fitted under storm water works this year or goes into next year's draft budget.

In relation to the erosion I'll have to have a look at that see how we go with it and find out exactly where the location is.

Taken on Notice

The erosion issue with Saltwater Creek has been reported to Parks so they can investigate.

4.2 Mrs Sue O'Rourke (Taken on Notice, September 2018)

There is a dangerous situation happening in Triabunna on the corners of Vicary and Charles Streets where there has been a number of near misses. It has been developing of sometime and with summer approaching it will only be exacerbated. Large vehicles such as 4x4, trucks, motorhomes, caravans etc. park right up to the calming islands on all four corners and because of this it is virtually impossible for those cars coming out of Charles Street to be able to see any oncoming vehicles travelling along Vicary Street. I am asking if yellow lines could be placed on these four corners of Vicary Street for up to 50 metres on each corner. I realise that this may not be very acceptable to some of the businesses, but to me what is even more unacceptable is a very bad accident where death or severe injury may occur. Three of the four businesses can and do provide off street parking for their customers and staff. Maybe these areas can be encouraged to be used more readily.

Response from Manager Works (Taken on Notice)

A no standing zone has been implemented in Vicary Street adjacent The Colonial.

5. Information Reports

5.1 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 October Council meeting is on Tuesday 23rd at 5.00pm in Triabunna.

Live Streaming of meetings is progressing well since commencing in November 2017. From November 2017 to September 2018, an average of 12 people per month have viewed the Council meeting live online via the YouTube platform as the meeting took place. The total number of views for each meeting video on YouTube as of 17th October 2018 is:

24 October 2017	49 views
28 November 2017	57 views
12 December 2017	82 views
9 January 2018	96 views
30 January 2018	179 views
20 February 2018	169 views
27 February 2018	351 views
27 March 2018	97 views
24 April 2018	160 views
22 May 2018	78 views
26 June 2018	83 views
24 July 2018	211 views
28 August 2018	101 views
25 September 2018	102 views

Medical Services

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

Corporate Services

Review of Council reporting underway. Several long term reports need updating. Will be presented to the new Council and workshopped in advance. Annual plan for 2018/2019 was adopted last meeting. Audit has cleared accounts for year ended 30th June 2018.

Cash and Investments

Cash and Investments at the end of September 2018 were \$2,570k against September 2017 \$3,066k, September 2016 \$2,814k and September 2015 \$2,121k. 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), and the building of the new emergency services building in Swansea (completed in 2016), it is a pleasing result.

This has caused a cash drain of over \$2 million whilst other capital and new works have been above the KPI set by the audit office. Surplus properties are being placed on the market. A contract for purchase has been received for the old SES building in Swansea and settles in October early November and the old Council chambers in Triabunna which is subject to a planning rezone to enable sale. The block at Harvey's Farm Road Bicheno has been transferred to the State Government for valuation.

The short-term borrowings from the last financial year have been repaid on 14th September 2018. Treasury have advised that they have approved borrowings for this financial year of \$6 million should they be required.

Statement of Cash Flows

Glamorgan Spring Bay Council

For the 3 months ended 30 September
2018

Account	Jul-Sep 2018
Operating Activities	
Receipts from customers	9,306,665.32
Payments to suppliers and employees	(3,054,569.64)
Cash receipts from other operating activities	78,733.98
Net Cash Flows from Operating Activities	6,330,829.66
Investing Activities	
Proceeds from sale of property, plant and equipment	72,673.82
Payment for property, plant and equipment	(311,355.22)
Other cash items from investing activities	(4,237,860.45)
Net Cash Flows from Investing Activities	(4,476,541.85)
Financing Activities	
Other cash items from financing activities	(684,239.10)
Net Cash Flows from Financing Activities	(684,239.10)
Net Cash Flows	1,170,048.71
Cash and Cash Equivalents	
Cash and cash equivalents at beginning of period	1,398,707.81
Cash and cash equivalents at end of period	2,570,246.19
Net change in cash for period	1,170,048.71

Property Information

Property transactions for the YTD in September are 10.0% up on last year. This is showing a very pleasing trend as investors and families invest in our area. There are an extra 22 property transactions this financial year in three months compared to the year before.

<u>Property Settlement Certificates</u>								
	132-2015	337-2015	132-2016	337-2016	132-2017	337-2017	132-2018	337-2018
July	42	17	42	18	47	18	64	25
August	30	14	50	26	58	28	60	37
September	34	18	43	20	51	27	46	19
October	40	18	37	18	57	37		
November	43	24	53	30	60	32		
December	48	21	35	17	38	18		
January	62	28	46	23	59	29		
February	45	26	72	33	51	20		
March	46	21	87	41	53	23		
April	39	24	48	21	61	31		
May	58	31	50	27	56	31		
June	26	10	31	16	38	21		
Total	513	252	594	290	629	315	170	81
TOTAL		765		884	944		251	

CURRENT RATES BALANCE 30th September 2018

Balance Brought Forward	\$70,035.30	
Plus:		
Interest Charged	\$3,929.99	
Rates Levied	\$7,837,086.88	
Debit Journals	\$15,751.23	
Sub Total	\$7,926,803.40	
Less:		
Receipts	\$4,054,156.44	
Pension Rebates	\$244,794.73	
Credit Journals	\$56,904.98	
Supplementary Credits	\$16,924.05	
Discounts	\$79,508.78	
Rates Balance	\$3,474,514.42	
Discount Date/Rate 03/08/2018 3.0%		
Installments		
	3/08/2018	
	5/10/2018	
	11/01/2019	
	5/04/2019	

Human Resources

The EBA has progressed to its final stages after in-principle agreement being reached. Staff covered by the Agreement are currently reviewing and casting their vote which will lock in terms and conditions for the next three years. If the EBA is voted up work will commence in implementing new and changed terms and conditions soon thereafter.

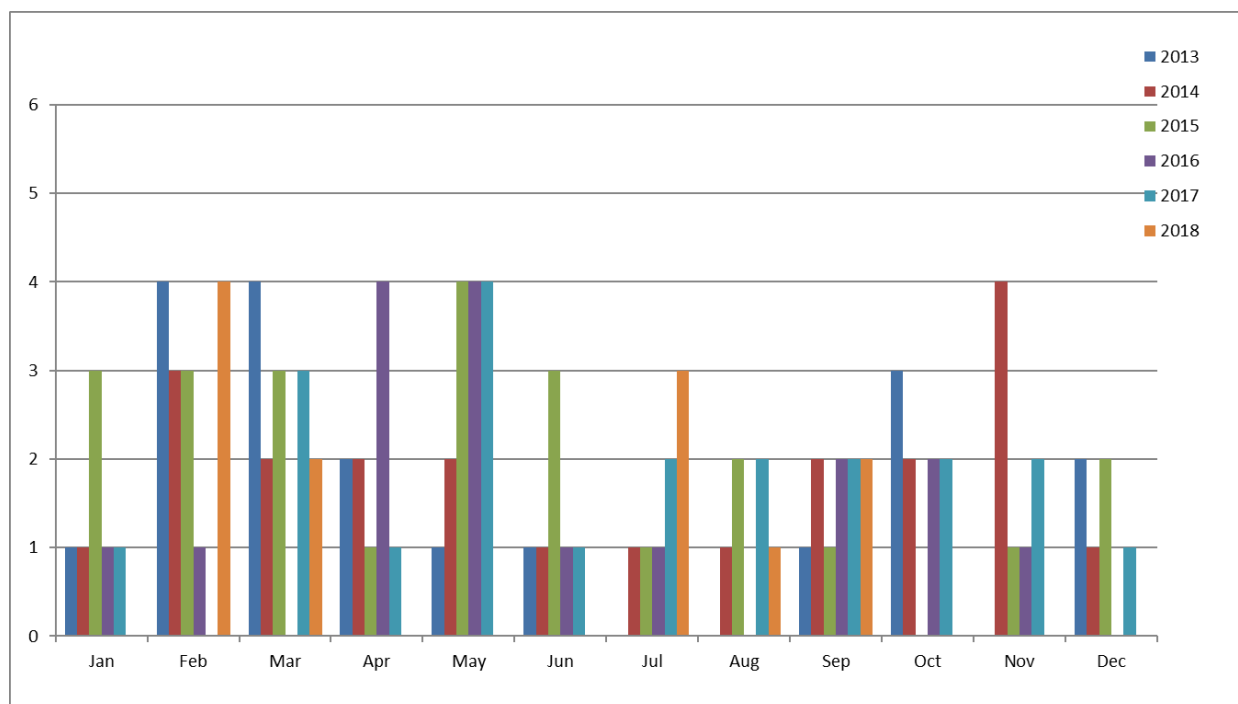
Recruitment continues for the planners with a number of people expressing interest in the role. Reviews into resourcing other areas of Council are continuing as a result of vacancies to ensure positions are best aligned to Council's long term needs.

Work has been carried out in conjunction with legal advisers to develop a contract for service for consultants and like service providers. This contract will bring their terms and conditions to a consistent format and is up to date with current compliance and best practice requirements.

Health, Safety, Other

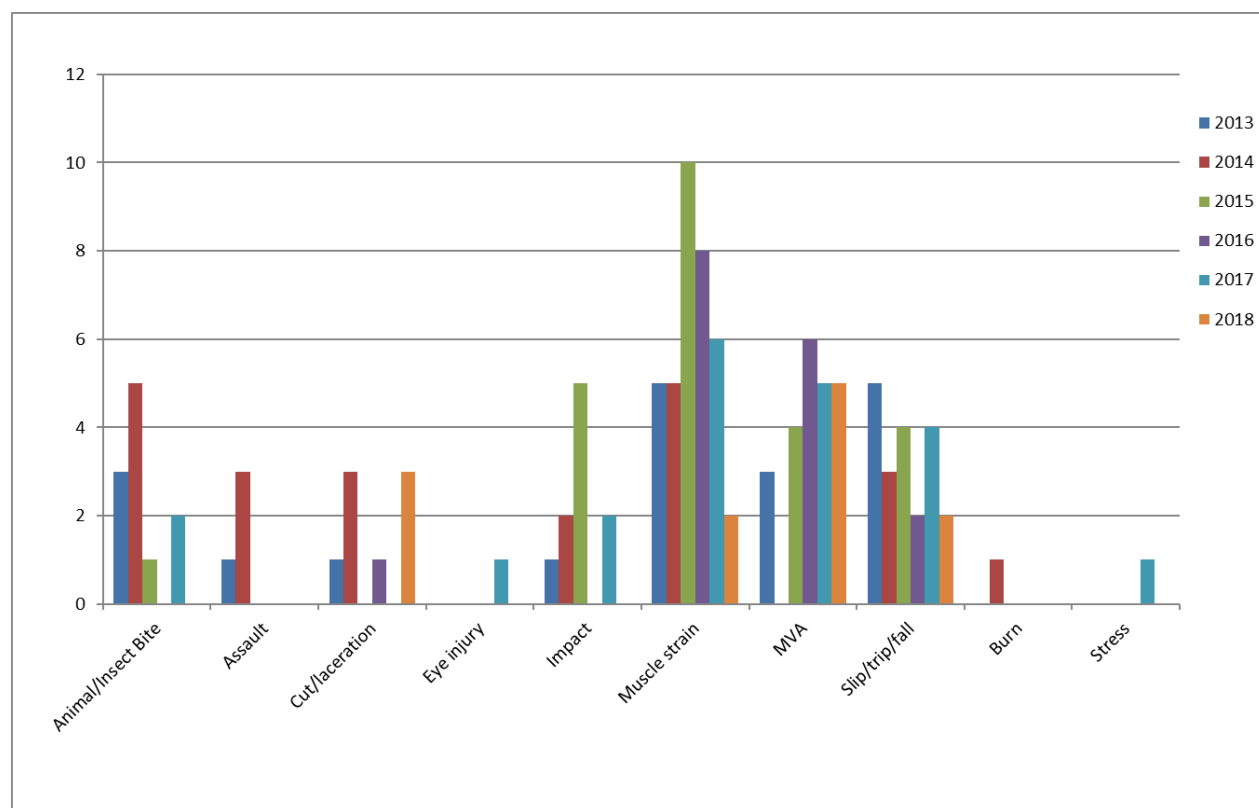
There were two (2) lost time injuries YTD amounting to 104 lost time hours. There have been 2 motor vehicle claims this year. There have been 4 workplace reported incidents YTD, no community incidents reported YTD and there were no staff resignations in September.

Incident / Accident Reporting Numbers 2013 till September 2018



Analysis: Incident / Accident reports for 2018 are trending as per last few years.

Incident / Accident Reporting by type 2013 till September 2018



Analysis: The incident / accident reporting for 2018 mirror the report types from previous years. The only identifiable trend in the reporting for 2018 is that MVA and muscle strain remains the main incident / accident area.

Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the municipal area. They are all Yellow "I" centres. Visitor numbers through the centres are up by 17% on last year to date, meaning an extra 837 visitors have used the network. Triabunna has seen the largest increase of the visitor numbers since last October.

Visitor Numbers												
MONTH	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL
	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019
JULY	819	886	898	749	809	956	1095	1459	1715	2663	3154	3569
AUGUST	659	736	529	634	765	899	924	1234	1536	2217	2735	2964
SEPTEMBER	1405	1285	1309	1143	973	1179	1317	2566	3173	3865	4824	5661
OCTOBER	2112	2395		1635	1965		2192	3990		5939	8350	0
NOVEMBER	2493	2829		2208	2473		2414	5431		7115	10733	0
DECEMBER	2877	3368		2633	2424		3338	7057		8848	12849	0
JANUARY	4886	6111		4670	4689		6567	10252		16123	21052	0
FEBRUARY	4704	4733		4778	3774		7734	9213		17216	17720	0
MARCH	3629	4387		4505	3079		6167	9744		14301	17210	0
APRIL	2331	2829		2420	2266		6050	6526		10801	11621	0
MAY	1086	1158		1241	1341		1985	2652		4312	5151	0
JUNE	706	863		685	878		1174	1789		2565	3530	0
TOTAL	27707	31580	2736	27301	25436	3034	40957	61913	6424	95965	118929	12194

Profit & Loss				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 30 September 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00	
GRANTS	\$38,094.94	\$38,000.00	\$94.94	0.2498%
INTEREST	\$11,724.54	\$11,400.00	\$324.54	2.8468%
INVESTMENTS:DIVIDENDS WATER CO	\$62,456.46	\$62,500.00	-\$43.54	-0.0697%
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$252,566.60	\$247,000.00	\$5,566.60	2.2537%
RATES AND CHARGES	\$6,093,897.66	\$6,061,252.00	\$32,645.66	0.5386%
SHARE OF GENERAL RATE	-\$4,082,985.00	-\$4,082,985.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$29,691.58	\$22,550.00	\$7,141.58	31.67% ✓
USER FEES	\$88,731.40	\$0.00	\$88,731.40	
Total Income	\$2,494,178.18	\$2,359,717.00	\$134,461.18	5.7%
Gross Profit	\$2,494,178.18	\$2,359,717.00	\$134,461.18	5.6982%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$28,448.00	\$28,448.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$126,272.49	\$146,538.00	-\$20,265.51	-13.8295% ✓
FINANCE COSTS	\$713.13	-\$3,671.00	\$4,384.13	119.426% ✓
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$731,118.17	\$737,518.00	-\$6,399.83	-0.8678%
OTHER EXPENSES	\$37,298.71	\$47,454.00	-\$10,155.29	-21.4003% ✓
Total Operating Expenses	\$923,850.50	\$956,287.00	-\$32,436.50	-3.4%
Operating Profit	\$1,570,327.68	\$1,403,430.00	\$166,897.68	11.8921%
(1) Above budget related to over budget property transfers				
(2) Staff vacancies and timing				



Profit & Loss				
Glamorgan Spring Bay Council				
Visitor Centres				
For the month ended 30 September 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00	
GRANTS	\$0.00	\$0.00	\$0.00	
INTEREST	\$0.00	\$0.00	\$0.00	
INVESTMENTS:DIVIDENDS WATER CO	\$0.00	\$0.00	\$0.00	
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$16,500.00	\$16,000.00	\$500.00	3.125%
RATES AND CHARGES	\$0.00	\$0.00	\$0.00	
SHARE OF GENERAL RATE	\$195,000.00	\$195,000.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$0.00	\$0.00	\$0.00	
USER FEES	\$82,500.00	\$85,000.00	-\$2,500.00	-2.9412%
Total Income	\$294,000.00	\$296,000.00	-\$2,000.00	-0.7%
Gross Profit	\$294,000.00	\$296,000.00	-\$2,000.00	-0.6757%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$1,000.00	\$1,000.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$71,580.00	\$73,000.00	-\$1,420.00	-1.9452%
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$23,599.00	\$24,000.00	-\$401.00	-1.6708%
OTHER EXPENSES	\$0.00	\$0.00	\$0.00	
Total Operating Expenses	\$96,179.00	\$98,000.00	-\$1,821.00	-1.9%
Operating Profit	\$197,821.00	\$198,000.00	-\$179.00	-0.0904%

Profit & Loss				
Glamorgan Spring Bay Council				
MEDICAL SERVICES				
For the month ended 30 September 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$1,250.00	\$1,250.00	\$0.00	0.0%
INTEREST	\$30.13	\$40.00	-\$9.87	-24.675%
OTHER INCOME	\$262,286.21	\$262,590.00	-\$303.79	-0.1157%
RATES AND CHARGES	\$313,416.00	\$313,416.00	\$0.00	0.0%
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$576,982.34	\$577,296.00	-\$313.66	-0.1%
Gross Profit	\$576,982.34	\$577,296.00	-\$313.66	-0.0543%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$22,050.00	\$22,050.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$118,258.79	\$122,260.00	-\$4,001.21	-3.2727%
MATERIALS AND SERVICES	\$194,522.72	\$198,065.30	-\$3,542.58	-1.7886%
Total Operating Expenses	\$334,831.51	\$342,375.30	-\$7,543.79	-2.2%
Net Profit	\$242,150.83	\$234,920.70	\$7,230.13	3.0777%

Profit & Loss				
Glamorgan Spring Bay Council				
For the month ended 30 September 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$17,874.00	\$18,000.00	-\$126.00	-0.7%
GRANTS	\$445,311.50	\$425,000.00	\$20,311.50	4.7792%
INTEREST	\$11,754.67	\$11,440.00	\$314.67	2.7506%
INVESTMENTS:DIVIDENDS WATER CO	\$62,456.46	\$62,500.00	-\$43.54	-0.0697%
NET GAIN/(LOSS) ON ASSETS	\$21,000.00	\$0.00	\$21,000.00	
OTHER INCOME	\$553,530.74	\$580,165.00	-\$26,634.26	-4.5908%
RATES AND CHARGES	\$7,659,344.66	\$7,648,000.00	\$11,344.66	0.1483%
STATUTORY FEES AND FINES	\$155,244.72	\$149,633.00	\$5,611.72	3.7503%
USER FEES	\$322,652.79	\$332,000.00	-\$9,347.21	-2.8154%
Total Income	\$9,249,169.54	\$9,226,738.00	\$22,431.54	0.2%
Gross Profit	\$9,249,169.54	\$9,226,738.00	\$22,431.54	0.2431%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$506,394.00	\$506,394.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$1,119,285.35	\$1,129,810.39	-\$10,525.04	-0.9316%
FINANCE COSTS	-\$12,586.00	-\$12,586.00	\$0.00	0.0%
MATERIALS AND SERVICES	\$1,520,855.68	\$1,552,954.05	-\$32,098.37	-2.0669%
NET GAIN/(LOSS) ON ASSETS	\$12,385.17	\$0.00	\$12,385.17	
OTHER EXPENSES	\$45,298.71	\$47,454.00	-\$2,155.29	-4.5419%
Total Operating Expenses	\$3,191,632.91	\$3,224,026.44	-\$32,393.53	-1.0%
Operating Profit	\$6,057,536.63	\$6,002,711.56	\$54,825.07	0.9133%



As at 30 SEPTEMBER 2018		CAPITAL NEW	//	B-BICHENO	S-SWANSEA	C-COLES BAY	T-TRIABUNNA	BU-BUCKLAND	O-ORFORD	A-ALL AREAS
Department	Description	Budget Est		YTD	On-Site Progress	Comments				
Roads, Footpaths, Kerbs										
Coles Bay - Freycinet Drive	Kerbing Esplanade to Reserve Road					(Freycinet Master Plan?) Continual flooding issues				
Bicheno - Foster Street Kerb	Murray St to Barrett Ave - North Side 95m									
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - North Side 95m									
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - South Side 95m									
Bicheno - Foster Street Footpath	Barrett Ave to end (medical centre) 130m									
Bicheno - Foster Street Footpath	Murray St to Barrett Ave - North Side 130m									
Bicheno - Burgess Street Footpath	Weilly Ave to Douglas Street - east side									
Triabunna - Vicary St, Stage 1	Vicary St - Tas Hwy to school boundary and 100m Esplanade					NOTE: RSL Grant \$10,000 for parking in Esplanade				
TOTAL		222,500		0						
PG,Walking Tracks, Cemeteries										
Bicheno Triangle Upgrade	Development construction (stage one)				COMPLETE	BCDA \$4,875 /CIF Grant \$206,373 / Council \$404,26				
Bicheno Footpaths - Pedestrian Village Plan	Construct Waubs Bay Walk				In Progress	DAP grant \$36,413k / Council \$72,827				
Buckland Walk	Construct River Walk					Govt support \$10k / Council \$22k				
Triabunna RecGround Playground	Install new net climber				COMPLETE	Residual from 17/18 for installation				
Triabunna - Cemetery	Concrete burial beams in new lawn section									
TOTAL		770,255		587,478						
Stormwater, Drainage										
Coles Bay - Harold St	Stormwater network extension					Continual flooding issues				
Stormwater Catchment Plans	Orford and Swansea				In Progress					
TOTAL		49,000		5,730						
Bridges and Culverts										
Swansea - Old Spring Bay Road	Road Culvert Crossing									
TOTAL		78,500		0						
Council Buildings										
Bicheno Medical Centre	Monitored Security Installation				COMPLETE					
Bicheno Medical Centre	Installation of reverse cycle air-conditioning				COMPLETE					
Orford Hall	Toilet Extension				In Progress	TCF Grant received - \$62,125				
Swansea Loo with a View	New constructed toilets / disability access				In Progress					
TOTAL		400,400		105,142						
Triabunna Marina										
Triabunna - New Tourist Berth Facility	New Berth									
Triabunna - Stage 1 Marina	Access Road and Parking									
Spring Bay Harbour	Straightening Port entrance				In Progress					
TOTAL		335,000		0						
Plant & Equipment										
Water Cart	13,000 litre capacity									
Truck and Trailer	33 Tonne load capacity				In Progress					
TOTAL		310,000		0						
Waste Transfer Stations										
WTS Tip Shop	Tip Shop Construction					Costing related to Orford site only				
TOTAL		55,000		0						
Grant Matching										
General										
TOTAL		200,000		0						



As at 30 SEPTEMBER 2018		CAPITAL RENEWAL //		B-BICHENO	S-SWANSEA	C-COLES BAY	T-TRIABUNNA	BU-BUCKLAND	O-ORFORD	A-ALL AREAS
Department	Description	Budget Est	YTD	On-Site progress	Comments					
Sealed Road Reseals										
B - Foster Street	Lovett St to Barrett St									
B - Foster Street	Barrett St to Murray St									
C - Hazards View Drive	Coles Bay Rd to Seal Change									
C - Muirs Place	Hazards View Rd to End									
C - Oyster Bay Court	Hazards View Rd to End									
O - Rudd Avenue	Walpole to Seal Change									
O - Rudd Avenue	Seal Change to End									
S - Cathcart Street	Hwy to Seal Change									
S - Cathcart Street	Seal Change to Seal Change									
S - Cathcart Street	Seal Change to Wedge St									
S - Wedge Street	Cathcart to Seal Change									
S - Wedge Street	Seal Change to Groom St									
S - Old Coach Road	Tasman Hwy to End Seal									
Bicheno	Jetpatcher Costs									
Buckland	Jetpatcher Costs									
Coles Bay	Jetpatcher Costs									
Orford	Jetpatcher Costs									
Swansea	Jetpatcher Costs									
Triabunna	Jetpatcher Costs									
TOTAL		347,120	0							
Sealed Road Pavements										
Swansea Road Repairs	General Road Repairs Swansea								includes Dolphin Sands	
Swansea - Cooks Court	Asphalt overlay and drainage									
Swansea - Old Spring Bay Road	RZR Asphalt sealing for kerb and gutter			COMPLETE					RTR residual from 17-18 capex project	
Bicheno Road Repairs	General Road Repairs Bicheno									
Coles Bay Road Repairs	General Road Repairs Coles Bay									
Orford Road Repairs	General Road Repairs Orford								includes Spring Beach	
Orford Road Recon - Louisville Road	RZR Louisville Road recon - Tasman Hwy to Benarchie Drive								RTR Fully Funding	
Orford Bowls Club Carpark	Extend and asphalt existing front carpark area								OBC grant \$12,000 - Council contribution \$39,000	
Buckland Road Repairs	General Road Repairs Buckland									
Triabunna Road Repairs	General Road Repairs Triabunna									
TOTAL		944,405	26,986							
Unsealed Road Pavements										
B - Rosedale Road	500m			In Progress						
Bu - Buckland Woodsdale Road	1000m - final section								Resheet / Seal	
O - Paradise Court	300m									
O - Wielangta Road	5000m			In Progress					\$115,000 income from DPIPWE	
S - Old Coach Road	2000m									
S - Saltworks Road	770m								Resheet / Seal	
T - Seaford Road	1500m			In Progress						
Gravel Roads - General	Resheeting - general									
TOTAL		679,000	28,220							
Kerb & Gutter										
S - Wellington Street	replace section adj MayShaw onstreet carpark			COMPLETE						
TOTAL		32,000	37,685							
Footpaths										
S - St Margarets Court										
S - Wellington Street	replace section adj MayShaw onstreet carpark			COMPLETE						
TOTAL		66,500	11,260							



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	YTD	On-Site progress	Comments	
Parks & Reserves						
Park Furniture replacement	Replacement of sub-standard seating and picnic tables					
Bicheno Lions Park Perimeter Fence	Replacement of corroded fence and posts \$100/m					
Bicheno Walking Track	Foster St section (Murray St to Sealife Centre) to asphalt					
Swansea - Playground Equipment	Duck Park - replace substandard equipment					
Swansea - Tennis Court	Resurfacing contribution					
Triabunna Seafarers Memorial	Replace Flag Pole Mast					
Park / Street bins - General	Replace old larger bins where required					
Foreshore Management	Foreshore reserves / Bicheno, Coles Bay, Swansea, Orford					
Coastal Hazards Report	Identify and Prioritise Coastal Hazards in GSBC area					
Playground Repairs - General	Infrastructure Upgrade programme					
TOTAL		170,000	0			
Stormwater & Drainage						
Bicheno - Burgess Street S/W pipe	Replace stormwater pipe - 140m (Tasman Hwy to Foster St)					
Bicheno - Stormwater / Foreshore	Extend sw pipes across foreshore (Lovett to Jetty Rd) Stage 1					
Coles Bay - Freycinet Drive	Stormwater upgrade					
Orford - Rheban Road	Address flooding -West Shelly- location / design / approvals					
Triabunna - Lord St / Ada St	Replace undersize sw pipes to prevent property flooding					
All Towns - Annual Programme	Replace sub-standard stormwater pits / grates					
TOTAL		291,000	0			
Council Buildings						
Bicheno - Gulch Toilet	Upgrade sewer pumpstation and power					
Coles Bay Hall	Septic Trenches			In Progress		
Coles Bay Hall	Engineering Drawings for Extension					
Swansea Depot Truck Shed	Bird proof existing truck sheds			In Progress		
Swansea Depot Sheds	Storage bays - 2 Museum / 3 Depot / 2 Building Dept / 2 NRM			In Progress		
Swansea SES	Install backup generator			COMPLETE		
Triabunna RecGround Clubrooms	New toilets and extension / demolish public amenities			In Progress		
Asbestos Assessment and Register	For all Council Buldings as per Building regulations					
TOTAL		334,422	1,110			
Marine Infrastructure						
Bicheno Coastal Erosion Control	Erosion control at Waubs Beach adj Lifesaving Facility			In Progress		
Swan River Road Boatramp	Replace Jetty			In Progress		
Swanwick Coastal Erosion Control	Erosion control Sandpiper Beach					
TOTAL		178,000	0			
Bridges and Culverts						
General Structures						
TOTAL		25,000	0			
Plant & Equipment						
Small plant replacement	All Depots					
Works Replacement Vehicles	Account 165 Dep -REGONUMBER					
Swansea Const - Tipper Truck 16T GVM	Replacement Vehicle					
Triabunna Maint - Small Tipper 8T GVM	Replacement of extg TM Utility					
Works Supervisor's Utility	Replacement 150,000 kms					
Replacement Vehicles/Policy	As per new policy - Lease					
TOTAL		339,000	0			
CAPITAL TOTAL		\$5,827,102	\$803,611	13.79%	COMPLETED DOLLAR VALUE	

5.2 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:

NORTH

- Maintenance works undertaken when required during the month.
- Road network being systematically inspected with surface, signage and culverts being maintained as required.
- Linemarking has been completed in Bicheno prior to the Christmas period. All white carparking lines and the yellow 'no standing' lines have been repainted for clarity. The car parking in Jetty Road has changed from 45 degree to 90 degree parking. This will make it easier for vehicles backing out to head back up to the Tasman Hwy other than driving down to the end of the road and trying to negotiate a u-turn. Parking lines have also been remarked at the boatramp parking area, including the overflow parking area at the Gulch.

SOUTH

- Maintenance works undertaken when required during the month.
- Road network being systematically inspected with surface, signage and culverts being maintained as required.

WASTE TRANSFER STATIONS:

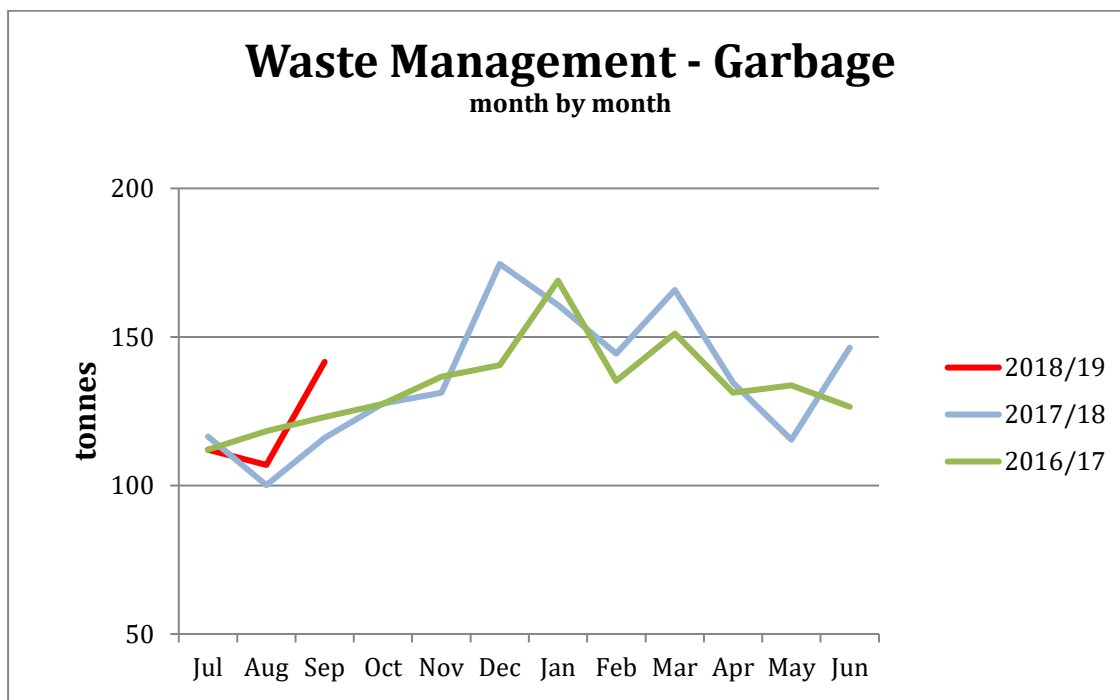
- All waste transfer stations are operating within prescribed EPA guidelines.

GARBAGE, RECYCLING SERVICES:

- JJ Richards current waste management contract expires in September 2022.

<u>MONTH</u>	<u>BICHENO</u> <u>Collection</u> <u>& WTS</u>	<u>BICHENO</u> <u>WTS only</u>	<u>COLES BAY</u> <u>WTS only</u>	<u>SWANSEA</u> <u>WTS only</u>	<u>ORF-TRIA-CB-</u> <u>SW Collection</u> <u>& ORF WTS</u>	<u>ORFORD</u> <u>WTS only</u>	<u>TOTAL</u> <u>(tonnes)</u>
-	-	-	-	-	-	-	-
JULY '18	30.50	4.63	16.40	25.66	96.18	10.01	168.74
AUG	33.92	9.75	15.86	18.94	93.02	10.29	161.74
SEPT	49.14	16.92	21.92	23.70	121.97	12.59	216.73
OCT							0.00
NOV							0.00
DEC							0.00
TOTALS	113.56	31.30	54.18	68.30	311.17	32.89	547.21

Garbage deposited at transfer stations and transported to Copping landfill site (tonnes)
(includes kerbside collected waste)

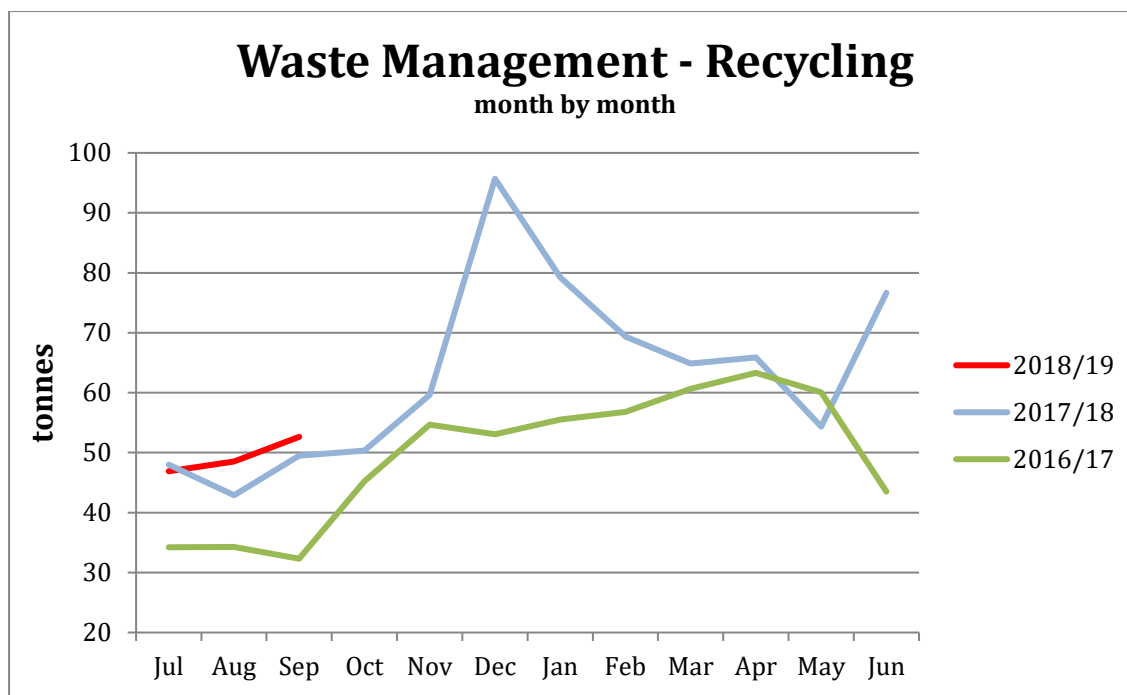


Kerbside garbage collected and transported to waste transfer stations: (tonnes)

<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 '18	2156	1281	2163	2045	1692	9337	112.04
AUG	2014	1155	2061	2077	1601	8908	106.90
SEPT	2685	1625	2734	2566	2190	11800	141.60
OCT							0.00
NOV							0.00
DEC							0.00
TOTALS	6855	4061	6958	6688	5483	30045	360.54

Kerbside Garbage Collected: Bin numbers

Figures slightly high due to an additional collection in month.



Kerbside recyclables collected and transported directly to Sorting Facility: (tonnes)

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
JULY '18	988	643	1017	889	371	3908	46.90
AUG	916	570	954	878	726	4043	48.52
SEPT	1034	678	983	903	788	4387	52.64
OCT							0.00
NOV							0.00
DEC							0.00
TOTALS	2938	1891	2954	2670	1885	12338	148.06

Kerbside recyclables collected: Bin numbers

TOWN MAINTENANCE:

- Ongoing general maintenance is being carried out in all our town areas to ensure an acceptable level of overall presentation is maintained.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of general maintenance within our townships and along foreshore areas.

STORMWATER, DRAINAGE:

- A number of rural road's culverts and sidedrains have been reshaped and cleaned.

BRIDGES, CULVERTS:

- Ongoing maintenance when required.

EMERGENCY MANAGEMENT:

- One motor vehicle accident north of Bicheno where vehicle over corrected on a sweeping bend rolling and ended up in dense scrub well of the road.
- New Ford Ranger is still awaiting final fit out with its purpose built pod which is due in November. The vehicle has however been used operationally both for Rescue and at the Freycinet Challenge.
- Training in advanced Road Rescue techniques, flood response and winching.
- Unit Medal presentations will take place on the 22nd of October.

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

Kelvin Jones ESM

Unit Manager Glamorgan Spring Bay SES

2018–2019 CAPITAL WORKS UPDATE

- Stage 1 of the Bicheno Triangle redevelopment project is now complete. Civilscape the successful contractor completed the works in late September, four weeks ahead of schedule and delivered a high standard of presentation.
- Wielangta Road reconstruction works were completed in early October. The full length of the road is 21.50 kms from Orford township to the southern Council boundary. Works were programmed to be completed by 29th October to meet the requirements of the Grant Deed. A final inspection of the road will be undertaken by Parks to officially finalise the Gant requirements. Wielangta Road formation, including bridge assets are now Council's responsibility to maintain into the future.
- Unsealed road pavement repairs / resheeting works have commenced on Seaford Road.



Profit & Loss				
Glamorgan Spring Bay Council				
WORKS DEPARTMENT				
For the month ended 30 September 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$374,565.56	\$375,750.00	-\$1,184.44	-0.3152%
OTHER INCOME	\$26,118.16	\$59,758.00	-\$33,639.84	-56.2935%
RATES AND CHARGES	\$2,150,777.00	\$2,150,777.00	\$0.00	0.0%
SHARE OF GENERAL RATE	\$1,280,582.00	\$1,281,082.00	-\$500.00	-0.039%
USER FEES	\$8,635.94	\$13,000.00	-\$4,364.06	-33.5697%
Total Income	\$3,840,678.66	\$3,880,367.00	-\$39,688.34	-1.0%
Gross Profit	\$3,840,678.66	\$3,880,367.00	-\$39,688.34	-1.0228%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$363,256.00	\$363,256.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$286,180.79	\$416,016.87	-\$129,836.08	-31.2093%
FINANCE COSTS	-\$1,344.99	-\$1,345.00	\$0.01	0.0007%
MATERIALS AND SERVICES	\$374,211.31	\$402,057.75	-\$27,846.44	-6.926%
PLANT HIRE - INTERNAL CHARGES	\$69,700.00	\$77,900.00	-\$8,200.00	-10.5263%
Total Operating Expenses	\$1,092,003.11	\$1,257,885.62	-\$165,882.51	-13.2%
Operating Profit	\$2,748,675.55	\$2,622,481.38	\$126,194.17	4.812%
(1) Timing of invoicing				
(2) Over estimate of tip fees				
(3) Below budget at this time				

5.3 Manager Development & Compliance – Mr. Shane Wells

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

Animal Control

Renewal notices were issued along with the rate notices. A number of complaints were received this month. This department is operating with the Compliance Coordinator.

Engineering & Technical Services

This department provides general engineering and technical advice regarding development applications. It currently consists of 0.4 FTE contract engineer, with assistance from the Regulatory Services Officer.

Environmental Health

For the month, 8 food premises were inspected. One (1) food business registration was renewed this month. No temporary food business registrations were issued for the month. YTD zero place of assembly licences have been issued, no immunizations have been conducted YTD and there is one suppliers of private water.

This department consists of a permanent full time Health Administration Officer and a contract Environmental Health Officer with assistance from the Regulatory Services Officer conducting abatement inspections.

Statutory Building

For the month, 15 applications were received. 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

For the month, 25 applications were received. Of the applications, 9 had a no permit required status. The planning department consists of 1 permanent part-time Planning Administration Officer and consultant planner as required. Other resources are contracted as required. Applications are being processed within the required timeframes.

Bendigo Bank

The Bendigo Bank Agency opened on 21st August 2013 and operates from the Regulatory Services Department. Three staff members are trained to perform the Agency requirements of the Bank. This month there were 89 deposits (250 YTD), 23 withdrawals (173 YTD), 10 transfers (29 YTD), 0 new account enquiries (1 YTD) and 29 general enquiries (59 YTD). There has been zero days this month where no transactions/enquires have occurred. There were two days for this financial year where the Agency was closed due to Annual Leave and Sick Leave.

SEPTEMBER 2018		
PLANNING	MONTH	YTD
Application Received	25	86
Applications Approved	27	53
Applications Refused	1	1
Applications Withdrawn	0	0
NPR – No Permit Required approvals	9	18
Visitor Accommodation (Units) Approvals	3	10
BUILDING		
Application Received	15	63
Applications Approved	15	55
ANIMAL CONTROL		
Dogs Registered	0	0
Kennel Licences Issued/Renewed	0	0
Dogs Impounded	2	3
Dogs Seized	0	0
Dogs Surrendered	0	0
Dogs Euthanized	0	0
Warnings Issued	1	4
Complaints	5	5
Infringements	0	0
Lost Dog calls	1	2
Other	7	7
ENVIRONMENTAL HEALTH		
Immunisations	0	0
Food Business Registrations	1	136
Temporary Food Business Registrations	1	1
Food Business Inspections	8	30
Place of Assembly Licences	0	0
Environmental Nuisances	6	6
Littering	0	0
Abatement Notices	0	0
Notifiable Diseases	0	0
Recreational Water Sampling	0	0
Public Pool & Spa Sampling	0	0
Suppliers of Private Water	0	0
Water Carriers	0	1
Regulated System Registration	0	0
Major Incidents notified to DPIPWE	0	0
BENDIGO BANK		
Deposits	89	250
Withdrawals	23	173
Transfers	10	29
New Accounts	0	1
Other	29	59
No of days whereby no transactions/enquiries carried out	2	2

APPLICATIONS RECEIVED AND APPROVED FOR AUGUST 2018

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

PLANNING DA No	TYPE	LOCATION	DESCRIPTION	LODGED	STATUS
2018 / 203	P	21 Allen Street, Bicheno	Change of Use to Visitor Accommodation	4-Sep-18	Approved
2018 / 205	NPR	RA30 Suncoast Drive, Bicheno	Dwelling	4-Sep-18	Approved
2018 / 206	NPR	RA23-27 Swanwick Road, Coles Bay	New Dwellings x 6	4-Sep-18	Approved
2018 / 207	D	16 Chadwin Avenue, Bicheno	Dwelling	5-Sep-18	In progress
2018 / 208	D	RA11766 Tasman Highway, Little Swanport	Dwelling, outbuilding & demolition of existing dwelling	5-Sep-18	Approved
2018 / 209	NPR	7 Sea View Crescent, Orford	Outbuilding	6-Sep-18	Approved
2018 / 210	NPR	RA23-27 Swanwick Road, Coles Bay	Outbuilding	6-Sep-18	Approved
2018 / 211	NPR	418 Freycinet Drive, Coles Bay	Additions/Alterations to Dwelling	6-Sep-18	Approved
2018 / 212	D	653 Dolphin Sands Road, Dolphin Sands	New Dwelling	11-Sep-18	In progress
2018 / 214	NPR	6330 Tasman Highway, Buckland	Timber Harvesting	11-Sep-18	Approved
2018 / 215	D	4 Sophie Court, Coles Bay	Dwelling	11-Sep-18	In progress
2018 / 216	P	10 Erica Street, Orford	Change of Use to Visitor Accommodation	12-Sep-18	Approved
2018 / 218	P	77 Roberts Street, Triabunna	Storage Building	13-Sep-18	In progress
2018 / 219	P	16017 Tasman Highway, Apslawn	Addition to winery	17-Sep-18	Approved
2018 / 220	D	73 West Shelly Road, Orford	Dwelling, Outbuilding & Fence	18-Sep-18	In progress
2018 / 221	P	83 Freycinet Drive, Coles Bay	Change of Use to Visitor Accommodation	19-Sep-18	In progress
2018 / 222	NPR	8 Freycinet Court, Swansea	Dwelling	19-Sep-18	In progress
2018 / 223	D	8 Barnard Drive, Bicheno; 7 Barnard Drive, Bicheno; 11	Adhesion Order	11-Sep-18	Approved



PLANNING DA No	TYPE	LOCATION	DESCRIPTION	LODGED	STATUS
		Barnard Drive, Bicheno			
2018 / 224	NPR	25 Muirs Place, Coles Bay	Dwelling	25-Sep-18	Approved
2018 / 225	D	5 Murray Street, Swansea	Dwelling & outbuilding	24-Sep-18	In progress
2018 / 226	P	7-8 Howells Place, Triabunna	Adhesion Order	24-Sep-18	In progress
2018 / 227	D	5089 Tasman Highway, Buckland	Dwelling	26-Sep-18	In progress
2018 / 228	NPR	RA49 Rheban Road, Orford	Outbuilding	20-Sep-18	Approved
2018 / 230	D	10 Pearl Court, Orford	Outbuilding	28-Sep-18	In progress

SUBDIVISION SA No	LOCATION	DESCRIPTION	LODGED	STATUS
2018 / 14	29 Cathcart Street, Swansea	Boundary Adjustment	12-Sep-18	In progress



BUILDING BA No	LOCATION	DESCRIPTION	STATUS	RECEIVED
2018 / 153	159 Saltworks Road, Little Swanport	Sewerage Reticulation and Septic	Approved	4-Sep-18
2018 / 154	RA86 Cambria Drive, Dolphin Sands	Plumbing Only - Replace Trenches	Approved	4-Sep-18
2018 / 155	40 Waubs Esplanade, Bicheno	Carpark Deck (Notifiable Work)	Approved	4-Sep-18
2018 / 156	6 Wedge Street, Swansea	Dwelling	Approved	4-Sep-18
2018 / 157	RA23-27 Swanwick Road, Coles Bay	6 x New Dwelling	Approved	4-Sep-18
2018 / 158	31 French Street, Orford	Dwelling	Approved	14-Sep-18
2018 / 159	1 Glen Gala Road, Cranbrook	Plumbing Only	In progress	17-Sep-18
2018 / 160	RA10 Elizabeth Street, Pontypool	Dwelling	In progress	14-Sep-18
2018 / 161	Jetty Road, Swansea	Demolition / New Building - Toilet	Approved	19-Sep-18
2018 / 162	49 Harold Street, Coles Bay	Dwelling	In progress	21-Sep-18
2018 / 163	RA269 Harveys Farm Road, Bicheno	Outbuilding	In progress	26-Sep-18
2018 / 164	RA388 Rheban Road, Spring Beach	Solar Panels	Approved	26-Sep-18
2018 / 165	5 Franklin Street, Swansea	Additions & Alterations to Dwelling	In progress	26-Sep-18
2018 / 166	18 Gore Street, Orford	Dwelling & Outbuilding	Approved	26-Sep-18
2018 / 167	10 Noyes Street, Swansea	Roof replacement	Approved	26-Sep-18

Profit & Loss
Glamorgan Spring Bay Council
REGULATORY SERVICES
For the month ended 30 September 2018

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$17,724.00	\$18,000.00	-\$276.00	-1.5333%	
GRANTS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$37,175.00	\$5,167.00	\$32,008.00	619.4697%	(1)
RATES AND CHARGES	\$369,254.00	\$370,000.00	-\$746.00	-0.2016%	
SHARE OF GENERAL RATE	\$121,338.00	\$121,338.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$126,457.57	\$107,083.00	\$19,374.57	18.093%	(2)
USER FEES	\$12,785.00	\$11,000.00	\$1,785.00	16.2273%	(2)
Total Income	\$684,733.57	\$632,588.00	\$52,145.57	8.2%	
Gross Profit	\$684,733.57	\$632,588.00	\$52,145.57	8.2432%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$6,140.00	\$6,140.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$70,150.11	\$159,849.00	-\$89,698.89	-56.1148%	(3)
FINANCE COSTS	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$100,185.14	\$115,008.00	-\$14,822.86	-12.8885%	(3)
PLANT HIRE - INTERNAL CHARGES	\$0.00	\$0.00	\$0.00		
Total Operating Expenses	\$176,475.25	\$280,997.00	\$104,521.75	-\$0.37	
Operating Profit	\$508,258.32	\$351,591.00	\$156,667.32	44.5595%	
(1) Unbudgeted reimbursement					
(2) Activity more than expected					
(3) Below budget at this time					

5.4 Manager Community Development & Administration – Mrs. Lona Turvey

Community Development & Administration Services

National Boys Choir of Australia

The National Boys Choir of Australia visited Triabunna on Tuesday, 25th and Wednesday, 26th September as part of its 2018 Tasmanian Concert Tour.

The choir, which is perhaps recognised by most Australians from the Qantas television commercials, were last in Tasmania in 2013.

The National Boys Choir of Australia has been singing for over 50 years and is comprised of approximately 200 choristers aged from seven to when their voice changes.

The Choir has toured internationally on fifteen occasions with destinations including the United Kingdom, France, Italy, Germany, Austria, Japan, New Zealand, the United State, Taiwan, the Philippines, Hong Kong and China, giving performances in venues ranging from Disneyland in three countries to St. Peter's in Rome.

The forty-two (42) young choristers had the audience spellbound as they sang two suites of songs by American composer Aaron Copland, a choral selection from *Oliver* and a variety of other works from different eras. The concert ended with the Choir singing *Waltzing Matilda*, *I Still Call Australia Home* and *The Lord Bless You and Keep You* by John Rutter, as featured at the recent Royal Wedding.

It was a most memorable event and those people who attended are still talking about how much they enjoyed it and how uplifting it was.

Health Lifestyle Programme

Obesity and overweight is a huge problem facing Australia today. Sedentary living and overweight is being identified as the cause of, or contributing to, many illnesses such as heart disease, high blood pressure, cancer, diabetes osteoarthritis, breathing problems, to name just a few. To try to assist people in our community to lose weight and stay healthy, a programme called Healthy Lifestyle has been devised in consultation with one of our general practitioners and a councillor.

The Healthy Lifestyle Program began on 22nd August at the South-East Trade Training Centre (Triabunna Campus) with six participants referred by a local general practitioner.

The programme is now into its eighth week and the participants have been meeting on a weekly basis. Sue Nettlefold (yoga teacher) and Brenton Watson (accredited exercise physiologist) have been guest speakers to date and future guest speakers will include Cynthia Maxwell-Smith (growing your own vegetables) and a psychologist. There are also cooking and eating together sessions every two (2) weeks.

Health checks and weigh-ins are undertaken every four (4) weeks and at the end of the twelve (12) weeks, an evaluation will be carried out to assess the programme's effectiveness.

Swansea Concert

The Sing For Your Life! Choir and Suncoast Singers will be performing at the Swansea Town Hall on Friday, 9th November at 2.00 p.m.

The Sing For Your Life! Choir is a community choir based in Hobart. Since starting up in 2005 with about a dozen members, the choir now has more than 120 singers regularly rehearsing and performing together.

The choir sings a range of songs from around the world. Highlights in recent years have included performing at many festivals, fundraisers and other events. In 2016, more than sixty choir members travelled to Ireland to sing in the Cork International Festival and they are heading to Cork again in 2019.

The Suncoast Singers consist of about 40 singers and are based at St. Helens. Their music style is swing, pop, gospel a cappella.

2019 Calendar

The 2019 calendar has been printed and are available for sale at the Council offices at Triabunna, the Visitor Information Centres and various businesses throughout the municipal area. The calendar will sell for \$10 and profits from the sales go towards youth activities.

Newsletter

SeaSpeak Newsletter for this quarter has been printed and is available from the Council offices, local businesses and Council's website. The newsletter is emailed out to those people who have supplied their email addresses.

Australia Day Awards 2019

Nominations for the Glamorgan Spring Bay Australia Day Awards 2019 are now open and will close on Friday, 16th November.

Nomination forms are available on Council's website or by contacting the Council office.

COMMUNITY SMALL GRANTS PROGRAM

NAME	DONATED	COUNCIL MINUTE
Bicheno Primary School Association	\$1,000	89/18
Lions Club of Spring Bay Inc. – "Cars on the Coast"	\$1,000	90/18
Spring Bay Neighbourhood Watch	\$1,000	91/18
Swansea Community Christmas Group	\$1,000	92/18
Eastcoast Regional Development Organisation Inc.	\$1,000	
Swansea Primary School	600	
Total	\$5,600	



Department Of Education

Triabunna District School

15 Melbourne Street, TRIABUNNA TAS 7190

Ph: 03 6257 3199

Email: Triabunna.District@education.tas.gov.au

RECEIVED
17 OCT 2018

BY:



SCANNED

15th October 2018

Mrs Lona Turvey
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

Dear Lona

On behalf of Triabunna District School, I wish to express our sincere appreciation to you for your invitation to the Australian Boys' Choir concert last term and to the Glamorgan Spring Bay Council for providing the tickets for our students to attend.


The standard of singing and items presented by the choir was, as expected, outstanding and our students were truly inspired by what they heard. We also appreciated the variety of material that was presented, and the manner in which it was introduced and explained during the concert.

Once again, thank you for inviting and involving our school, and for providing such a rich experience for our students.

Yours sincerely



David Withell
Music Teacher



Brodie Philip
Principal

Profit & Loss
Glamorgan Spring Bay Council
COMMUNITY DEVELOPMENT AND ADMINISTRATION
For the month ended 30 September 2018

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$0.00	\$0.00	\$0.00		
OTHER INCOME	\$3,004.02	\$3,250.00	-\$245.98	-7.5686%	(1)
RATES AND CHARGES	\$0.00	\$0.00	\$0.00		
SHARE OF GENERAL RATE	\$467,293.00	\$467,293.00	\$0.00	0.0%	
USER FEES	\$0.00	\$0.00	\$0.00		
Total Income	\$470,297.02	\$470,543.00	-\$245.98	-0.1%	
Gross Profit	\$470,297.02	\$470,543.00	-\$245.98	-0.0523%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$10,250.00	\$10,250.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$57,558.92	\$95,912.26	-\$38,353.34	39.9879%	(2)
FINANCE COSTS	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$36,890.15	\$33,387.00	\$3,503.15	10.4926%	(3)
PLANT HIRE - INTERNAL CHARGES	\$0.00	\$0.00	\$0.00		
Total Operating Expenses	\$104,699.07	\$139,549.26	-\$34,850.19	24.9734%	
Operating Profit	\$365,597.95	\$330,993.74	\$34,604.21	10.4546%	

(1) Minimal Dollars

(2) Below budget at this time

(3) Above budget incorrect allocation

5.5 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.
- **Swansea Loo with a View**
Construction has commenced on the Loos with a View toilet facilities at Jubilee beach, Swansea. The main steel frames and gangway fabrication have been ordered and are under production off site as per the engineering specifications. TasWater has supplied the Certificate of Certifiable Works enabling the project to commence.
- **Orford Community Hall**
Work is continuing on the Orford Community Hall. The main extension including the concrete slab, foundations, frame, roofing and exterior cladding is now complete. All the in wall plumbing and electrical have been installed and the plasterer is currently lining all the interior walls. Once complete the extension to the hall will include new toilet facilities including a disabled access toilet and an additional storage room and a new rear access with a disability access ramp.
- **Triabunna Recreation Ground**
Building and Planning permits are in place to construct the extension to the Triabunna football clubrooms. The extension will include a large glazed viewing area in front of the existing clubrooms. Part of the new extension will house new toilets including disabled accessible facilities.
- **Triabunna Hanging Gardens**
The Hanging Gardens project, which the University of Tasmania is funding, is under construction. The steel fence structure, which will house the planter pots, is currently being pre-fabricated off site, is to be 2.4 metres high, and will be installed along the fence line around the Telstra building on the corner of Vicary and Melbourne Streets, Triabunna. The garden wall feature will enhance the Streetscape along Vicary Street and the plants will be managed and maintained by Council's Works Department, NRM team and the Triabunna School.

Council Buildings			
Category	No.	Sub-Category	No.
Community Facility	27	Halls	9
		Community Service Buildings	18
Municipal Facility	16	Council Depot structures	13
		Administrative Office structures	3
Recreation Facility	12	Change Rooms	2
		Club Rooms	4
		Pavilion	1
		Playing Surface (Tennis)	1
		Misc. Structures	4
Public Toilets	18	Toilets	18
Shelters & Monuments	14	Monuments	1
		Public Shelters	13
Waste Management Facility	4	Buildings & Sheds	4
Total Buildings Listed	91		91

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **All Boat Ramps**
Glamorgan Spring Bay Council's Natural Resource Management team have cleaned all the public boat ramps in the Municipality ready for the summer period. They have used the high-pressure steam cleaner to remove and reduce the algae growth so they will not be slippery and dangerous.
- **Swansea Swan River Road Boat Ramp**
Council was successful in securing Recreational boating fund money to replace the Swan River Road boat ramp jetty. The design for the new floating landing platform is being finalised between Council and MAST.
The existing ramp jetty is badly weathered and constantly needing repair.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- **Spring Bay Harbour Expansion Plan**
The Spring Bay Harbour expansion and Maria Island Ferry Terminal concept plans have been developed and are on the Council's web site. The Council has received positive feedback on the plans that will expand the Triabunna Port into Spring Bay. The design is to accommodate future needs for the local fishing fleet, increased visitation to Maria Island, expansion of tour boat businesses and general recreational boating.

Prosser River:

- **Prosser River Stabilisation Project**

Gradco has resumed work on the Prosser River Stabilisation Project. The Northern training wall is complete and the machinery has now moved to the Southern side. Once the Southern training wall is complete the machinery and work site hut will be removed from the area.

Council Marine Infrastructure	
Public Boat Ramps throughout Municipality	14
Fishing Boats paying yearly fee at the Triabunna Wharf	4
Marina Berths occupied by Commercial Fishing Boats (Triabunna)	34
Marina Berths occupied by Recreational Boats (Triabunna)	63
Marina Berths occupied by Ferries or Tour Boat operators	3
Waiting list for Large Commercial Fishing Boat Berths (Triabunna)	5
Waiting list for Recreational Boat Berths (Triabunna)	13
Available Small Boat Berths (Triabunna)	7

Profit & Loss
Glamorgan Spring Bay Council
BUILDINGS AND MARINE INFRASTRUCTURE
For the month ended 30 September 2018

	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00		
GRANTS	\$21,233.00	\$0.00	\$21,233.00		(1)
OTHER INCOME	\$336.37	\$100.00	\$236.37	236.37%	
RATES AND CHARGES	\$0.00	\$0.00	\$0.00		
SHARE OF GENERAL RATE	\$421,354.00	\$421,354.00	\$0.00	0.0%	
STATUTORY FEES AND FINES	\$0.00	\$0.00	\$0.00		
USER FEES	\$218,731.85	\$220,000.00	-\$1,268.15	-0.5764%	
Total Income	\$661,655.22	\$641,454.00	\$20,201.22	3.1%	
<hr/>					
Gross Profit	\$661,655.22	\$641,454.00	\$20,201.22	3.1493%	
<hr/>					
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$72,500.00	\$72,500.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$47,134.24	\$66,150.00	-\$19,015.76	28.7464%	(2)
FINANCE COSTS	-\$7,569.88	-\$7,570.00	\$0.12	0.0016%	
MATERIALS AND SERVICES	\$48,062.08	\$30,918.00	\$17,144.08	55.4502%	(1)
PLANT HIRE - INTERNAL CHARGES	\$250.00	\$300.00	-\$50.00	16.6667%	
Total Operating Expenses	\$160,376.44	\$162,298.00	-\$1,921.56	-\$0.01	
<hr/>					
Operating Profit	\$501,278.78	\$479,156.00	\$22,122.78	\$0.05	
<hr/>					
(1) Related to expenditure in Materials and Services					
(2) Below budget at this time					

5.6 Manager Natural Resource Management, Ms Melanie Kelly

Natural Resource Management: Sustainability: Catchments To Coast

Programs and Projects

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

Catchment plans

Dr Nicky Meeson is working on the review of the draft Prosser Catchment Plan in consultation with the relevant stakeholders.

Bushwatch

Illegal firewood harvesting

A report detailing the extent of the illegal firewood harvesting on Sustainable Timbers Tasmania land in Buckland is complete. It will be tabled for discussion at the next Illegal Firewood Harvesting working group meeting.

Catchments to Coast

NRM South are still in negotiations with the Federal and State Government regarding funding arrangements moving forward. Our discussions with NRM South are ongoing regarding our role in developing another tender. Moulting Lagoon has been clearly identified as a priority for a five year funding proposal.

Continue to implement the GSB Weed Management Plan.

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

The weed control contract for State Growth over 18/19 has been signed and works have commenced.

A mail out to property owners whose properties are known to contain serrated tussock has been completed. This included a letter reminding property owners of their responsibilities under the *Weed Management Act 1999* and a Weed Action Plan which the NRM team can assist them in preparing. Part of this process will include property visits and mapping.

Glamorgan Spring Bay staff and the conservation detection dog Fonz attended a serrated tussock ID and chipping working bee with the Tasman Landcare Group. Biosecurity Tasmania staff, local farmers, Tasmanian Landcare and private consultants attended the event which has received positive coverage on Facebook.

The Southern Cat Coordinator has developed a draft cat management policy for consideration.

Continue to be involved in and seek funding/resources from regional, state and national NRM programs.

Ongoing

There have been some hold ups in acquiring the necessary equipment for the VR Roadshows. This will be resolved in October and an update will be provided in the November report. Ongoing.

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

Ongoing including participation in the statewide planning scheme as it relates to the management of natural resources.

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.

The next GSB NRM Committee meeting will be held on Wednesday 14th November from 10am at the EastCoaster Resort in Orford.

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, Friends of Triabunna Reserves, the Bushland Gardens Committee and the Orford Community Group (OCG) as well as individual volunteers.

A serrated tussock survey and control morning was held with the Friends Of Rocky Hills and Fonz the conservation detection dog followed by the AGM.

The Friends of Maria Island successfully applied for funding from NRM South to install biosecurity 'wash down' infrastructure and signage at the Triabunna Marina and on Maria Island. This project involves significant in-kind contributions from PWS and GSBC. The biosecurity wash down infrastructure and associated signage has been installed at the Triabunna Marina near the departure point for the Maria Island ferry.

Staff met with Landcare Tasmania to discuss future opportunities to work together to support community groups in Glamorgan Spring Bay.

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

Ongoing follow up with a number of agencies regarding weed issues and management for special values. Discussions regarding on ground works required are underway with Crown Land Services and TasNetworks.

Discussions underway with Crown Land Services regarding a more cooperative and strategic way forward with regards to managing Crown Land across the municipality.

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

Council has received the draft Climate Resilient Councils Project Report for Glamorgan Spring Bay to review. This project provides an opportunity to better understand how well our current governance arrangements support the resilience of your operations and service delivery under a changing climate. The project is a key action under *Climate Action 21: Tasmanian's Climate Change Action Plan 2017-2021*, which sets the Tasmanian Government's agenda for action on climate change through to 2021.

Cities Power Partnership

Other Tasmanian Councils have signed up and initial discussions around joint initiatives are underway. A plan for how council will achieve its pledges is currently being prepared. One of the potential areas of emissions reduction for GSB is participation in electric vehicle uptake and charging proposals currently being formed in Tasmania. To that end EV Tasmania have requested a workshop to be scheduled for GSB Councillors and relevant staff at the earliest opportunity. EV charging stations are soon to be installed in major population centres in Tasmania and the prospects for the East and West Coasts are being considered now. Ongoing.

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.
Ongoing.

A working group has been formed to tackle the issue of marine debris and other litter. The working group is a sub group of the NRM Committee and members include NRM Committee representatives from industry, council, Parks and invited representatives from other organisations.

The Great Eastern Clean Up is underway! Sites from Buckland to Bicheno including Maria and Schouten Islands are being cleaned by teams of volunteers, including community groups, businesses, individuals, schools, Parks & Council. The collected rubbish is being taken to a large shed owned by Tassal where it will be sorted and counted and the details of what has been collected from where will be entered in a database. Rubbish will also be displayed as a community engagement and awareness raising process. Once the data is analysed there will be efforts made to prevent and reduce litter from where it originates.

As well as the rubbish collection there are two other community engagement events occurring as part of the Great Eastern Clean Up. One is an exhibition called 'Spring Trashion' which was opened by Deputy Mayor Cheryl Arnol on Friday 12th October. This exhibition features the wearable art made from marine debris by artist Marina DeBris. The exhibition is on at the EastCoaster Resort and will be open until Nov 3rd.

On Saturday November 3rd, the Great Eastern Clean Up After Party will be held at the EastCoaster Resort, Orford. This is a free event to celebrate the clean up and reward clean up participants with an entertaining and informative fun day. As well as music, food and family friendly activities there will also be a focus on zero waste and reducing litter.

Continue to work with Council's Regulatory Services Department to ensure that development assessments strive to meet Triple Bottom Line Principles.
Ongoing input into planning applications as required.

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

Sustainability Officer assisted Swansea Primary School to run a wax wrap workshop with funding from a successful Council Community grant. Swansea Primary have also installed new recycling systems and the Sustainability Officer provided training and information to the all staff and students.

Sustainability Officer is currently working with Bicheno Food & Wine Festival towards making the event zero waste in 2019. Sustainability Officer is also assisting Festival organisers in their negotiations with Works Department for waste collection, separation and disposal for 2018 festival. Ongoing.

The reusable coffee cup project has unfortunately stalled with a primary sponsor yet to provide a definitive answer. They are still keen and negotiations are ongoing.

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.

Ongoing fire management work has commenced along fire breaks and public land in Dolphin Sands.

Dumping of garden waste on coastal reserves continues to be an issue with a report to Council to be prepared outlining a strategic response going forward.

A draft Masterplan for the Orford Bird Sanctuary and surrounds is being developed to ensure the protection of the values into the future.

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.

Research into the establishment of the Pulchella Community Nursery is ongoing.

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

Council Parks and Reserves and NRM staff undertaking Certificate IV and II in Conservation Land Management and Horticulture have moved over to TasTafe from Australian Employment Services (AES). New Parks & Gardens staff will soon be undertaking chemical users training.

Profit & Loss
Glamorgan Spring Bay Council
NRM
For the month ended 30 September 2018

	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$10,168.00	\$8,000.00	\$2,168.00	27.1%
OTHER INCOME	\$0.00	\$1,300.00	-\$1,300.00	-100.0%
RATES AND CHARGES	\$0.00	\$0.00	\$0.00	
SHARE OF GENERAL RATE	\$244,000.00	\$244,000.00	\$0.00	0.0%
USER FEES	\$0.00	\$3,000.00	-\$3,000.00	-100.0%
Total Income	\$254,168.00	\$256,300.00	-\$2,132.00	-0.8%
Gross Profit	\$254,168.00	\$256,300.00	-\$2,132.00	-0.8318%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$2,750.00	\$2,750.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$70,647.80	\$70,084.26	\$563.54	0.8041%
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$12,267.11	\$12,000.00	\$267.11	2.2259%
PLANT HIRE - INTERNAL CHARGES	\$3,500.00	\$3,500.00	\$0.00	0.0%
Total Operating Expenses	\$89,164.91	\$88,334.26	\$830.65	0.9403%
Operating Profit	\$165,003.09	\$167,965.74	-\$2,962.65	-1.7638%

Recommendation:

That the Management Reports be received and noted.

6. Minutes of Section 24 Committees

COMMENTS:

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

6.1 NRM Committee Minutes, September 5 2018 (Draft)

David Metcalf
General Manager

Recommendation:

That the minutes be received and noted.

6.1 NRM Committee Minutes, September 5 2018 (Draft)

GSBC NRM Committee Meeting No. 60 Minutes

Bicheno Memorial Hall
Wednesday 5th September 2018, 10:00am

1.0 PRESENT

Deputy Mayor Cheryl Arnol (Chair), David Tucker (Vice Chair), Mel Kelly (GSBC Manager Natural Resources), Cynthia Maxwell-Smith (GSBC Sustainability Officer), Nicky Meeson (GSBC Biodiversity Officer), Rosie Jackson (GSBC NRM Officer), Kate Hibbert (Department of Defence), Fiona Everts (PWS Freycinet), Diana Nunn (Coles Bay), Jane Wing (Orford Community Group), Alan Morgan (Coles Bay), Deb Gardner (Bicheno Earth & Ocean Network), Rose Jarvis (Bicheno), Hayden Dyke (Oyster Bay Oysters), Sergeant Marcus Pearce (Tasmania Police).

GUESTS: Bicheno Primary School Leadership Group and Principal.

2.0 APOLOGIES

Judy Broadstock (Bicheno Earth & Ocean Network), Donald Coventry (NRM South), Kath Hitchcock (PWS Triabunna Field Centre), Gary Stoward (Dolphin Sands), Annie Browning (ECPPA), Derek Madsen (*Banwell*), Tim Stephens (Tassal).

3.0 CONFIRMATION OF PREVIOUS MINUTES

Confirmation of previous minutes from GSB NRM Committee meeting no. 59:

Moved: Alan Morgan **Seconded:** Jane Wing *Carried unanimously.*

4.0 COMMITTEE CORRESPONDENCE

Outgoing:

Nil.

Incoming:

- Letter from The Hon Guy Barnett MP in response to the Committee's letter regarding illegal harvesting of firewood. The response from Minister Barnett was sent to Committee members prior to the meeting.

Cheryl noted that the *Report on illegal firewood harvesting at Joe's Hill, Buckland* that was included in last month's Council agenda generated interest from the media.

5.0 BUSINESS ARISING FROM CORRESPONDENCE

Nil further.

6.0 COMMITTEE ROUND TABLE

Diana: Swansea Primary School are working on improving their recycling with assistance from Cynthia. The School is now a TerraCycle collection point for recycling oral care products. Plasticwise Taroona will be visiting the School this month to hold a beeswax wrap workshop with the students. The students are interested and enthusiastic about these initiatives. Cynthia congratulated Diana and Swansea Primary School on these initiatives.

Rose Jarvis: application to the State Game Management Advisory Council was unsuccessful.

Kate: the Save the Tasmanian Devil team recently translocated healthy Devils from Maria Island to the Buckland area including the Military Training Ground. Some of the Devils were pregnant. Monitoring continues.

Cynthia: read out a letter from Triabunna District School about their efforts to improve their recycling which has included the older students helping the younger students with this process.

David: asked about the review of the Terms of Reference? Cheryl advised that Terms of Reference for all Special Committees need to be reviewed after the election with the new Councillors.

David: asked about the current status of the Cambria Green proposal? Cheryl advised that the SAP has not yet been approved. Council received about 400 representations which planning staff are currently working through. Once this is complete, a Section 39 report containing recommendations will be prepared for Council to consider prior to the SAP being sent to the Planning Commission.

Sergeant Marcus Pearce arrived at 10:30am.

David: the proposal to utilise Crown Land unmade road reserves as walking tracks in Swansea was discussed at a Swansea DAP meeting and received support. Has Mel contacted CLS regarding this? Nicky noted that we need to wait for Mel to arrive at the meeting, however Nicky has made a 'mud map' to progress the idea.

Cheryl: the vegetation clearing adjacent to the existing Lilla Villa bridge in preparation for the new bridge has been referred to DPIPW by the FPA. David contacted DSG regarding concerns about the potential for the logs left behind to wash into the existing bridge and cause damage. The logs were subsequently removed and David noted that DSG have advised that the project has been delayed. Nicky noted that she reviewed the DA for this and prescribed some conditions. Terry did collect some *Callitris oblonga* seed from the area before it was cleared.

Alan: following on from Jane's email to the Committee, was anyone able to find out why the statement that 'Continuation of funding for Natural Resource Management' is specified in the Mayor's foreword to this year's budget and annual plan? Cheryl advised that this is a carryover from former Mayor Cadart who wrote it as a statement of support for the NRM Department.

Diana: some Coles Bay residents have concerns about the land allocated for development in the draft Freycinet Master Plan as some of the land contains numerous threatened species. Nicky noted that she and Mel met with the draft Master Plan team early on in the process. Rosie noted that the Project Manager has accepted an invitation to attend the next Committee meeting as a guest speaker.

7.0 BUSH WATCH

Marcus reported that there has been very little crime in regards to Bush Watch. Festival goers travelling to the 'One Night Stand' in St Helens were generally law abiding with very few incidents.

Cynthia noted that the 'Great Eastern Clean Up' will be held in October and the support of our local Police Officers would be appreciated. We have very much appreciated Tasmania Police support at past clean up activities. Cynthia will contact Marcus with details.

Marcus advised that Police and transport inspectors have had several successful days focused on road checks of people carting firewood. The response from Minister Barnett was discussed. Kate noted that the EPBC Act is due for review soon which will include a public comment period.

Sergeant Marcus Pearce departed at 11:50am.

Deb Gardner arrived at 11:50am.

8.0 COMMITTEE ROUND TABLE CONTINUED

Hayden: Oyster Bay Oysters project with Triabunna District School continues. There has recently been a push nationally for improved mental health services for the fisheries/aquaculture community and there will be a fundraising dinner soon as part of a RAW project. Researching and improving plastic recycling from marine farming activities. Ongoing involvement in the marine debris working group. The absence of a toilet facility at Saltworks continues to cause concern for the oyster farmers in the area, especially as the number of visitors to GSB continues to increase. If sewage is detected in the water the farms can be shut down for 30 days. The farmers have been trying to address the situation for a long time. Nicky suggested that Mel could raise the issue at Manex.

David moved a motion that the Committee write to Council to request that strategic planning be undertaken in regards to public toilet facilities in Glamorgan Spring Bay, with priority given to sites where the absence of toilets is impacting on existing industries. Diana seconded this motion. All present agreed.

9.0 BRIEFING/DISCUSSION MARINE DEBRIS WORKING GROUP

Cynthia provided an update on behalf of the marine debris working group. The group has met four times, and their first initiative is to organise a collaborative, large scale clean up. 'Marine debris' can be a somewhat misleading term, as really the focus is all litter, before it ends up in a waterway. The clean up has been named the 'Great Eastern Clean Up' and it will occur throughout October across GSB. The aim is to involve the whole community and businesses. Cynthia commended the marine farmers for their drive and dedication to this project. DSG and STT have also offered assistance. All the litter collected will be sorted to identify the source and record and communicate the findings. There will be a post-event celebration on 3rd November. Cynthia will send information and promotional material to Committee members as soon as it is ready.

10.0 UPDATE FROM NRM SOUTH

Cheryl read out a written update from Donald Coventry, CEO NRM South. NRM South will prepare a second tender for the Australian Government's National Landcare Program.

Mel Kelly arrived at 12:30pm.

Lunch 12:30pm – 1:15pm.

Bichen Primary School students and principal arrived at 1:15pm.

11.0 BICHENO PRIMARY SCHOOL PRESENTATION ON SUSTAINABILITY & ENVIRONMENT PROJECTS

The Chair welcomed Maceo, Zali, Georgie and Axel from the Bichen Primary School Leadership Group and Principal Rob Preswell.

The students began with an Acknowledgement of Country, followed by a presentation on some of their sustainability and environment projects:

- Formation of KEON – Kids Earth & Ocean Network and undertaking rubbish clean ups
- Working with the Bichen Mens Shed to build penguin boxes
- Installation of recycling stations in the playground
- Activities and excursions with PWS and WildSC'OOOL application
- Ongoing participation in National Tree Day with 40 plants in 2018
- Sensory garden in School grounds providing links to nature
- Kitchen Garden @ Kindy project

The Committee congratulated the students and noted that their work and enthusiasm is very inspiring. Cynthia suggested they might be able to help other schools in GSB implement similar initiatives.

The Chair thanked the students and principal for presenting to the Committee.

Bichen Primary School students and principal departed at 1:40pm.

Deb Gardner departed at 1:40pm.

12.0 MATTERS ARISING FROM THE MINUTES OF LAST MEETING

Contact DPIPWE and TasWater regarding a meeting about Swansea water, the Swan River, and other northern rivers and attending a Committee meeting. Mel advised that the Swansea dam repairs are nearly finished so the timing for this discussion will be right soon. NRM South are in the early stages of preparing a Moulting Lagoon project proposal for the NLP tender. A priority for this project is water quantity and quality as it pertains to the ecological character of the Ramsar site. Mel to contact DPIPWE and TasWater to invite them to the next Committee meeting.

Follow up with CLS regarding follow up weed control and walking track development on unmade road reserves in Swansea. Mel advised that the State Government have allocated some funding towards developing walking tracks on unmade road reserves in Buckland. Council need to focus on this project first, but in the meanwhile keep planning for the Swansea project and communicate with the Swansea DAP group about it. Terry and Amanda are making notes about weed control that needs to be undertaken on Crown Land.

Compile a draft recommendation to DPIPWE regarding the declaration of briar rose and possibly other weeds under the *Weed Management Act 1999* to bring to the next Committee meeting. DPIPWE's Invasive Species Branch have provided Nicky with the relevant forms to nominate briar rose as a declared weed. Mel, David and Nicky to meet to fill out the forms.

Undertake community education/awareness raising activities in regards to briar rose. Rosie and David will compile an article for inclusion in the next edition of SeaSpeak.

Form a marine debris and plastic pollution working group to draft objectives and action plan. Done. Cynthia has provided an update from the working group.

Review the Terms of Reference and circulate proposed changes to the Committee for feedback via email. Done. Mel will draft a report for a future Council meeting after the election. The Committee requested that Mel table a request in Manex that the new Council review the Section 24 Committee Guidelines and Terms of Reference as soon as possible.

13.0 SUSTAINABILITY REPORT

Cynthia provided a sustainability report:

- Working with all the schools on recycling and sustainability initiatives
- First box of oral care recyclables posted to TerraCycle
- First e-waste collection total was 1162kgs
- Progressing the re-usable coffee cup project
- Garage Sale Trail coming up again in October
- Money in the budget for a tip shop as per the feasibility study

David asked Cynthia about the status of CDL in Tasmania and the implications of China's new policies regarding recyclables. Mel noted that these are big questions with no easy answers. However, the STCA still has a waste working group and Mel will request that a representative from this group attend a future Committee meeting to talk about their relevant projects.

14.0 TREASURER'S REPORT

Mel advised that she was not able to generate an EOFY report. Mel will ask for IT assistance and bring the report to the next meeting. In regards to the 18/19 budget, Mel hopes to have more details to share at the next meeting. DSG sub-contract for weed control on DSG managed roadsides will continue in 18/19.

15.0 GSBC NRM DEPARTMENT REPORTS

The State Governments Coastal Hazards project continues, there are implications for local government across Tasmania as well as service providers such as TasWater and TasNetworks. Mel will ask a representative from the working group to present at a future Committee meeting about the project. There is some funding in Councils 18/19 budget for a coastal hazards project.

Working with PWS on a draft Prosser River Master Plan. Prosser River stabilisation works have ceased for the time being.

16.0 OTHER BUSINESS

Rose Jarvis: the CD (Clean Down) sign at the Denison has been damaged. Mel will notify DSG.

David: the road sealing contractors working along Lake Leake Road have flattened a CD sign. David has notified DSG.

Mel: Amanda and Mel are going to the Australasian Weed Conference in Sydney next week and will be presenting a poster on using a detection dog as part of an integrated municipal weed management strategy.

The Chair noted that the next Committee meeting is scheduled for after the local government elections. The Chair thanked everyone for their commitment to the Committee and NRM in GSB.

On behalf of the Committee and Council's NRM staff, Mel thanked Cheryl for her commitment and work as the Chair of the Committee.

Meeting closed at 2:45 pm.

NEXT MEETING

Next Meeting Location: Eastcoaster Resort, 1 Louisville Road, Orford.

Next Meeting Date: Wednesday 14th November 2018.

ACTION ITEMS

1. Following the local government election, submit the revised Terms of Reference to a Council meeting agenda and enquire about the revision of Section 24 Committee Guidelines. Who: Mel.
2. Follow up with CLS regarding follow up weed control and walking track development on unmade road reserves in Swansea. Who: Mel.
3. Distribute Great Eastern Clean Up information to Committee members. Who: Cynthia.
4. Committee to write to Council to request that strategic planning be undertaken in regards to public toilet facilities in GSB, with priority given to site where the absence of toilets is impacting on existing industries: Who: Cheryl.
5. Contact DPIPWE and TasWater regarding a meeting about Swansea water, the Swan River, and other northern rivers and attending a Committee meeting. Who: Mel.
6. Fill in DPIPWE paperwork to nominate briar rose as a declared weed. Who: Mel, Nicky and David.
7. Compile an article on briar rose for inclusion in the next edition of SeaSpeak. Who: Rosie and David.
8. Ask a representative from the STCA Waste Group to attend a future Committee meeting to discuss their current projects. Who: Mel.
9. Ask a representative from the State Government's Coastal Hazards project to present at a future Committee meeting. Who: Mel.

Signed by the Chair

Date:

7. Officers' Reports Requiring a Decision

7.1 Christmas Closure Period

Responsible Officer – General Manager

Comments

It is proposed that the Christmas closure period for 2018 is as follows:

- Business closes Friday 14th December 2018 at 5.00pm and re-opens Wednesday the 2nd of January 2019 at 8.30am.

Staff annual leave will be taken where required.

This has worked well in the past with minimal disruption and enables Council's leave liability to be reduced substantially.

As for previous years, a roster system will be developed for the Works staff to ensure essential tasks and emergency work can be carried out during this Christmas shut down period.

Statutory Implications

Nil

Budget Implications

Nil

Recommendation

That Council approves the proposed Christmas closure period whereby business closes Friday 14th December 2018 at 5.00pm and re-opens Wednesday the 2nd of January 2019 at 8.30am.

7.2 Earth Ocean Network Inc.

Responsible Officer – Manager Community Development & Administration

Background

An application has been received from Earth Ocean Network Inc. (EON) seeking financial assistance of \$1,321 towards the cost of purchasing a motorized, fixed, cinema screen for the Bicheno War Memorial Hall.

EON commenced its “Coastal Cinema” project in November 2017, with successful screenings in the Bicheno Hall annexe using its own portable movie equipment purchased with EON funds and a \$491 grant from Bendigo Bank. With increasing numbers of people attending, it has been necessary to move into the main hall and use the old “sheet” screen (literally 2 sheets stitched together). This has not been a good experience and to continue “Coastal Cinema” screenings, it is necessary to instigate the purchase of a professional fixed movie screen for the Bicheno Hall.

The Bicheno Hall Committee is aware of EON's fundraising for a hall movie screen and supports the project.

A call was put out to Bicheno community groups to assist in the funding of this project and support has been fantastic and this is an indication of the desire and need for a professional movie screen in the Bicheno Hall. Having a professional fixed movie screen would provide Bicheno community groups with the opportunity to engage their members and others in the community in social and educational experiences. It could also be of particular benefit to the youth in the area who have restricted access to entertainment. Groups or organisations outside of area may choose to come to Bicheno to host events knowing that they will have the use of a professional movie screen.

The total cost of the project is \$5,221 (quote attached) and Earth & Ocean Network will be contributing \$500. The following organisations are also contributing:

	\$
Bicheno Health Group Inc.	500.00 (Received)
Bicheno Players	500.00 (Received)
Bicheno Busy Fingers	200.00 (Received)
Bicheno RSL	200.00 (Received)
Makers & Creators	200.00 (Received)
The Really Awesome Music Show Crew	300.00 (Received)
Bicheno Community Development Association	1,000.00 (Pledged)
Swansea/Bicheno Community Bank	500.00 (Application submitted)

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the budget for the Community Small Grants Program, of which \$5,600 has been distributed.

Recommendation

That Council approves a grant of \$1,000.00 to Earth and Ocean Network Inc., towards the cost of purchasing a motorized, fixed, cinema screen for the Bicheno War Memorial Hall.



Q U A N T U M

audio and visual lifestyle

194 Liverpool Street, Hobart Phone 03 6231 0088

Email george@quantumhifi.com.au Web www.quantumhifi.com.au

Quantum Audio
Visual Lifestyle

194 Liverpool Street
Hobart, TAS, 7000

Prepared for: Earth Ocean Network (Bicheno)

Prepared by: Rob MacFie, Commercial Sales & Client Relation

31st August 2018

for motorised 200" 16:9 Matrix Surface Projection screen. Header box white.

ViewMaster 200" 16:9 Widescreen net picture 4425 x 2490mm**.

Matt white with 300mm leader (additional available)

Includes IR receiver & Contact switch

Total Screen only (ex GST)	\$	4,328.18
-----------------------------------	-----------	-----------------

Total Screen only (inc GST)	\$	4,761.00
------------------------------------	-----------	-----------------

Shipping direct from NSW to Bicheno* (ex GST)	\$	418.18
--	-----------	---------------

Shipping direct from NSW to Bicheno* (incl GST)	\$	460.00
--	-----------	---------------

OR

Shipping direct from NSW to Hobart only* (ex GST)	\$	358.18
--	-----------	---------------

Shipping direct from NSW to Hobart only* (including GST)	\$	394.00
---	-----------	---------------

Upon confirmation of quote, Quantum requests payment in full, prior to ordering. Direct Debit Quantum
AV BSB 017 010 Acc 003615553. Ref: Earth Ocean.

* Delivery Charge - Bicheno or Hobart TAS

a/ The above price assumes a single delivery to a ground floor location and that the means will be available at the delivery point to either assist with unloading or, in the case of heavy items, to fully offload the goods.

b/ If assistance is unavailable, deliveries are split, re-directed, or required at upper level locations extra charges will be incurred.

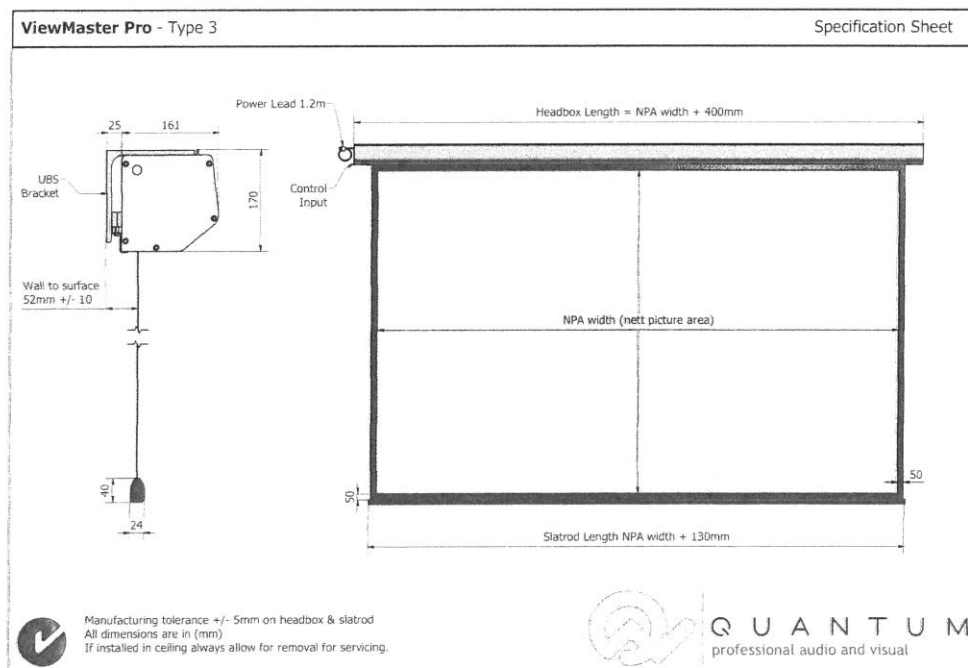
Manufacturers' warranty of 12 months applies. normally freight included.

We look forward to your confirmation.

Sincerely,

Rob MacFie,

Commercial Sales.



7.3 Swansea Chamber of Commerce & Tourism

Responsible Officer – Manager Community Development & Administration

Background

An application has been received from the Swansea Chamber of Commerce & Tourism, seeking financial assistance of \$1,000 towards the cost of updating the Town Map/Billboard Sign in the Swansea RSL Carpark.

The information board is in need of an overhaul and the information needs updating. The Chamber of Commerce has engaged a graphic designer to revamp the map in a 3D format which gives a better pictorial orientation for visitors and tourists (see attachment).

The proposal is for two (2) maps – one of the centre of the village as a walking map covering the area from the Barkmill in the north to May Shaw in the south and an Area Map from the Coles Bay turnoff on the A3 in the north to just below Piermont Retreat in the south - essentially a driving map. The same artwork and map format is to be used in the printed handout maps that the Chamber of Commerce supplies to the Tourism Visitor Information Centres and accommodation properties.

A quote for the design and artwork for a bespoke map is \$1,040 (16 hours). Printing quotes for both the large sign, maps and paper handout maps are yet to be obtained. Preliminary costs are based on estimates of previous years.

The Swansea RSL and Swansea Garden Club are contributing in-kind support by painting and cleaning the town sign and fitting solar lights. The graphic designer has also contributed a great deal more than the hours billed. The estimated value of in-kind support is \$1,500.

The total cost of the project is estimated at \$5,000 of which the Swansea Chamber of Commerce will contributed \$2,500.

Statutory Implications

Not applicable

Budget Implications

A total of \$20,000 has been allocated in the budget for the Community Small Grants Program, of which \$5,600 has been expended.

Recommendation

That Council approves a grant of \$1,000 to the Swansea Chamber of Commerce towards the cost of revamping and updating the town map/billboard sign in the Swansea RSL carpark.



10. Motion Tracking Document

Last updated 17/10/2018

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
25 th November	8.2	150/14	Solis	GM	The General Manager to affirm commitment to the project with all interested parties and progress negotiations with potential developers as relevant.	In Progress
23 rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion. Council Workshop held on 17 th January 2017 prior to report for January 2017 OMC. Update as per Decision 46/15 above.	In Progress
27 th September	8.5	130/16	Communities and Coastal Hazards Local Area Report – Triabunna and Orford	MNRM	Final report endorsed. Further workshops and community discussions to take place in relation to key future actions/steps. Workshop held in December 2016. Manager NRM formulating action plan/next steps for 2017. Meeting with Climate Change Office end of June 2017.	In Progress
27 th September	8.6	131/16	Review of the draft Prosser River Catchment Management Plan	MNRM	Approval by Council to conduct review. Update on workshop dates in Manager NRM report for April 2017. Latest workshop held in June 2017.	In Progress

Action Officer codes: MW = Manager Works, MRS = Manager Regulatory Services, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
24 th January	8.1	13/17	Tea Tree Rivulet Dam Approval and Construction (including approval of borrowing/budget amendments)	GM	Council approval for GM to progress the project.	In Progress
24 th January	8.7	18/17	State Growth Road Trade	MW	Manager Works and GM to progress discussions.	In Progress
27 th June	8.5	88/17	Section 137 – Notice of Intention to Sell Land	GM	Service of notice to be progressed by admin staff.	In Progress
27 th February	7.1	20/18	Approval of borrowing budget amendments, pipeline approvals and construction.	GM	GM authorised to proceed with Stage 1 Prosser Plains Raw Water Scheme (PPRWS) and Council to enter into an agreement with Tassal for delivery of raw water to Okehampton Bay on full cost recovery basis.	In Progress
24 th April	7.3	50/18	Kerbside Vendors Policy	MPSP	Community consultation to commence. Submissions due 1 August, 2018.	In Progress
24 th April	7.4	51/18	By-Law Review/Renewal	MRS	Regulatory impact statement to be prepared for Council.	In Progress
26 th June	7.2	64/18	GSBC Community Strategic Plan	GM	Council to commence review prior to elections. Initial planning workshop to be scheduled.	In Progress
25 th September	7.1	100/18	Personal & Private Information Policy	GM	Policy endorsed and available on GSBC website	Complete
25 th September	7.2	101/18	Code of Conduct Panel – Determination Report	GM	Received and noted	Complete
25 th September	7.3	102/18	Eastcoast Regional Development Organisation Inc.	MCD	Community grant approved and disbursed	Complete
25 th September	7.4	103/18	Swansea Primary School	MCD	Community grant approved and disbursed	Complete
25 th September	8.1	104/18	Eldercare Units Triabunna	MCD	Rent increase approved.	Complete
25 th September	9.2	105/18	City of Hobart: Compulsory Voting LG Elections	GM	Workshop to be scheduled with new Council to consider compulsory voting at LG level and respond to HCC letter 13/9/18	In Progress

Action Officer codes: MW = Manager Works, MRS = Manager Regulatory Services, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM

Recommendation:

That Council receives and notes the information contained within the Motion Tracking Document.

11. Questions Without Notice

12. Close

The Mayor to declare the meeting closed at (Time).

The live streaming and recording of meetings will now be switched off. Mayor to check that the streaming has been terminated.

CONFIRMED as a true and correct record.

Date:

Mayor Michael Kent AM