



GLAMORGAN SPRING BAY  
COUNCIL

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# Notice of Meeting and Agenda

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

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27<sup>th</sup> November, 2018

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## 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, 27<sup>th</sup> November, 2018 commencing at 5.00pm.



**Dated** this Thursday 22<sup>nd</sup> November, 2018

**David Metcalf**  
**GENERAL MANAGER**

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

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

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

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



**David Metcalf**  
**GENERAL MANAGER**

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# Audio/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 Acknowledgement of Country

*The Glamorgan Spring Bay Council acknowledges the Traditional Owners of our region and recognises their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.*

### 1.2 Present and Apologies

### 1.3 In Attendance

### 1.4 Declaration of Interest or Conflict

*The Mayor requests Elected Members to indicate whether they have:*

- 1. any interest (personally or via a close associate) as defined in s.49 of the Local Government Act 1993; or*
- 2. any conflict as described in Council's Code of Conduct for Councillors,*

*in any item included in the Agenda.*

## 2. Confirmation of Minutes

### 2.1 Ordinary Meeting of Council – October 23, 2018

#### **Recommendation**

That the Minutes of the Ordinary Meeting held Tuesday 23<sup>rd</sup> October 2018 be confirmed as a true and correct record.

### 2.2 Workshop Held – November 13, 2018

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 3pm to 6.25pm on Tuesday 13<sup>th</sup> November 2018 in Triabunna. Please see attached workshop agenda for items included in the discussions.

**In attendance:** Mayor Debbie Wisby, Deputy Mayor Jenny Woods, Cllr Cheryl, Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill.

**Apologies:** Cllr Michael Kent, Cllr Michael Symons.

#### **Recommendation**

That Council notes this information.



## Workshop Notice/ Agenda 13/11/2018

Notice is hereby given that a Council Workshop will be held at the **Triabunna Council Offices 13/11/2018** commencing at **3 pm to 5.30 pm**

Items for general discussion and updates:-

1. Email from the General Manager dated 7<sup>th</sup> November 2018  
"Council Work Plan – Corporate Calendar"
2. Local Government Association Training
3. Council Delegation Register
4. Council Section 24 Committees
5. East Coast Regional Tourism Council representative
6. Council Audit Panel and Council representatives
7. Taswater Council representative
8. Council representation on representative groups
9. Mayor vehicle and office
10. Meeting procedures
11. Agenda (i.e. days' notice and level of reporting)
12. Workshop days
13. Welcome to Country
14. Future Council meeting days and location
15. Electronic equipment
16. Media releases and media in general
17. Grants – Council input
18. Rating system training
19. General financial/accounting training
20. Email/computer training
21. Council email addresses
22. Freycinet Master Plan update
23. Council projects/Major projects
24. General update
25. Other items/questions

Councillor Debbie Wisby  
Mayor Glamorgan Spring Bay Council

### **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.**

<b>Recommendation</b>
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That Council now acts as a Planning Authority. (Time:    )
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### 3.1 DA18196 – Visitor Accommodation, 37 Jetty Rd, Coles Bay

#### Planning Assessment Report

<b>Proposal:</b>	<b>Visitor Accommodation Unit (in addition to existing dwelling)</b>
<b>Applicant:</b>	<b>Engineering Plus</b>
<b>Location:</b>	<b>37 Jetty Road, Coles Bay</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Low Density Residential Zone</b>
<b>Application Date:</b>	<b>23 August 2018</b>
<b>Statutory Date:</b>	<b>30 November 2018 (by consent of applicant)</b>
<b>Discretions:</b>	<b>One (under Planning Directive 6 Visitor Accommodation)</b>
<b>Attachments:</b>	<b>Appendix A – Plans</b>
<b>Author:</b>	<b>Consultant Planner</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for a new visitor accommodation use within a new building at 37 Jetty Road, Coles Bay.
- 1.2. The application is discretionary as it relies on performance criteria under the Planning Directive 6 for Visitor Accommodation with respect to the proposed visitor accommodation use being proposed in a new (not existing) building and also exceeding the maximum gross floor area for the site of 200m<sup>2</sup>.
- 1.3. One representation was received.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The final decision must be made by the Planning Authority due to the receipt of a representation via the public exhibition period.
- 1.6. The key planning issue is the degree of impact to amenity due to the proposed use.

## **2. Legislative & Policy Content**

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018 / 196.
- 2.2. This determination must be made no later than 30 November 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.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications, however these are not significant issues given the scale of the proposal.

## **4. Relevant Background and Past Applications**

- 4.1. There is no relevant background or previous applications associated with the current development proposed.

## **5. Site Detail**

- 5.1. The site is located at 37 Jetty Road, Coles Bay and is within the Low Density Residential Zone of the *Glamorgan Spring Bay Interim Planning Scheme 2015*.
- 5.2. The site is an 871m<sup>2</sup> generally rectangular shaped lot with frontage to both Jetty Road and Coles Bay Road. Adjoining land consists of developed residential lots that are also within the Low Density Residential Zone. These are typically suburban in scale and density and contain one dwelling per lot.
- 5.3. The subject site contains no native vegetation. It has a gradient with a slope of approximately 1 in 8 that falls toward east. The existing sheds at the Jetty Road frontage are cut in by approximately 1.5m.
- 5.4. No overlays apply to the site.



5.5. The site is serviced by water, electricity and telecommunications.



**Figure 1: Aerial imagery with the subject site outlined.**



**Figure 2. Site viewed from driveway of 42 Jetty Road.**

## 6. Proposal

- 6.1. Planning approval is sought for a new building to be constructed in the footprint of existing outbuildings (which will be demolished) and this building to be used for visitor accommodation use at the subject site 37 Jetty Road, Coles Bay.
- 6.2. The subject site also contains an existing single dwelling on the eastern end of the site that has frontage and access from Coles Bay Road. This dwelling will remain generally unaffected by the proposed development.
- 6.3. The proposed visitor accommodation building is single storey and contains an open plan internal layout comprising kitchen, living and dining area. The floor plan also includes 2 bedrooms and a combined bathroom and WC. Located off the open plan living and dining area is a deck measuring 23.52m<sup>2</sup> that faces east toward the primary view.
- 6.4. The proposed visitor accommodation building measures 90m<sup>2</sup> giving an overall floor area of 113.52m<sup>2</sup> including the deck (which has a floor level exceeding 1m).
- 6.5. The building is oriented to maximise the available view of the Hazards and coastal area. As seen in Figure 1 the orientation of the buildings is in keeping to that of most adjoining dwellings. The building setback from side northern and southern boundaries is 1.330m. Roof and external wall cladding is Colorbond with colours yet to be specified.
- 6.6. Access is via an existing single-width crossover on the western property boundary that provides frontage and access onto Jetty Road.
- 6.7. No advertising signage is proposed as part of the development.
- 6.8. Soakage trenches for onsite wastewater management are proposed to the rear of the proposed visitor accommodation building and located centrally on the subject site.
- 6.9. No private open space is proposed as part of the development. The Planning Scheme has no standards requiring private open space for visitor accommodation.
- 6.10. Two off street car parking spaces are proposed with these being located between the frontage and the west facing elevation that fronts Jetty Road.
- 6.11. Assessment of the proposal plans suggest that on site manoeuvring is unlikely to be able to be achieved with a standard 3 point turn, given the limited space located in the setback between the proposed building and the front boundary with Jetty Road.
- 6.12. The proposed visitor accommodation building does not impact upon the wastewater (septic) system for the existing dwelling on the subject site. Likewise, the access and on site parking for this existing dwelling remains unaffected by the proposed development.
- 6.13. Private open space for this dwelling is reduced as a result of the proposed development but still complies with the minimum required for a single dwelling under Planning Scheme standards.



## 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. If Performance Criteria are relied upon, an application is discretionary and may be approved or refused depending on if the Performance Criteria is satisfied.
- 7.3. The following provisions are relevant to the proposed use and development;
- Low Density Residential Zone
  - E5.0 Road & Rail Asset Code
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
- 7.4. The proposal is classified as a Visitor Accommodation use which has a Permitted use status in the zone.
- 7.5. The proposal complies with all each Acceptable Solutions other than the following where the proposal is reliant on the associated Performance Criteria.

		Acceptable Solution Requirement	Proposed
1	Visitor accommodation  Interim Planning Directive No 6.	Visitor Accommodation: (a) guests are accommodated in existing habitable buildings; and (b) has a gross floor area of not more than 200m <sup>2</sup> per lot.	<p>The proposed new building has a total gross floor area of 113.52m<sup>2</sup>. Together with the existing dwelling, this gross floor area for the subject site (lot) is 203.52m<sup>2</sup>.</p> <p>The proposal seeks demolition of existing outbuildings that are located in the footprint of the proposed visitor accommodation building and the construction of a new building.</p> <p>The proposal therefore requires assessment under Performance Criteria of Planning Directive 6 for Visitor Accommodation.</p>

### 7.6. Discretion 1 – Visitor accommodation

- 7.6.1. The following performance criteria applies:

*Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of amenity, having regard to:*

- (a) the privacy of adjoining properties;*
  - (b) any likely increase in noise to adjoining properties;*
  - (c) The scale of the use and its compatibility with the surrounding character and uses of the area;*
  - (d) retaining the primary residential function of an area;*
  - (e) the impact on the safety and efficiency of the local road network;*
- and
- (f) any impact on the owners and users right of way.*

- 7.6.2. In terms of privacy, the proposed deck is in excess of 7.5m from the northern side boundary and the southern side boundary and is orientated toward east and the view rather than having an orientation facing toward any nearby dwelling. The impact to privacy from the deck, and windows and doors leading the decks, will be minimal and unlikely to impact on any adjoining dwelling.
- 7.6.3. There is no window on the southern side elevation facing the neighbour to the south. Therefore, there will be no overlooking impact on the neighbour to the south. On the northern side elevation facing the neighbour to the north there is a window that could have a minor impact on privacy. Whilst this window sufficiently far from the boundary to comply (if the proposal was for a house) a condition is proposed to minimise potential loss of privacy by modifying that particular window to a high light window with a sill height no less than 1.5m above floor level or similar treatment to ensure privacy is maintained to this neighbour.
- 7.6.4. In terms of likely noise emanating from the proposed visitor accommodation, the scale and intensity is considered modest with a floor area of 90m<sup>2</sup> (not including deck) and two bedrooms. This is considered to be at the smaller scale of visitor accommodation and would not be likely to have an unreasonable impact on surrounding residential properties. A condition is recommended that restricts the use to accommodating no more than 2 persons per bedroom, therefore a maximum of four people at the site at any one time.
- 7.6.5. The scale of use is considered to be consistent with the character of the area which typically consists of a mix of suburban scaled multiple bedroom dwellings. The proposed visitor accommodation building is single storey with a low pitched roof, is excavated into the site and is of a modest size with an internal floor area of 90m<sup>2</sup> and two bedrooms. It is considered that the building is of a lesser scale and intensity to many surrounding dwellings. There are therefore, no planning issues associated with the scale of the proposal.
- 7.6.6. The proposal will not result in the primary residential use of the surrounding area changing from private residential dwellings to substantially commercial accommodation use and development. Additionally, the existing residence on the subject site will remain unaffected by the development.
- 7.6.7. There are no issues with the safety or efficiency of the local road network. It should be noted that vehicles will be accommodated on site via an single-width vehicle access.
- 7.6.8. There are no rights of way affected.

## **7.7. Other applicable Planning Scheme standards**

- 7.7.1. The proposed building is located within the prescribed building envelope under clause 12.4.2 in relation to the southern and northern side boundaries.
- 7.7.2. The proposed building complies with the 4.5m frontage setback from Jetty Road.
- 7.7.3. Other applicable Planning Scheme standards applicable to the proposed visitor accommodation development include no more than 25% site coverage (clause 12.4.3.A1(a) and the site containing no more than 25% covered with impervious surfaces. The proposed site coverage which includes the proposed visitor accommodation building and its deck as well as the existing dwelling is 24.07% which is less than the permitted maximum of 25%. The proposed impervious surfaces are calculated at 23.74%, thereby complying with the maximum 25%. The proposal therefore complies with both of these requirements.
- 7.7.4. Under the E6.0 Parking and Access Code, a minimum of two car parking spaces are required. Given that the site overall does not require more than 5 parking spaces, on site manoeuvring is not required. The proposal provides two off street parking space adjacent to the Jetty Road frontage and therefore complies.
- 7.7.5. In terms of consideration of overshadowing and visual impact, these can only be considered as a potential ground of refusal in the event that a proposed development does not comply with building envelope, site coverage or boundary setback requirements. The proposal complies with all of these standards.
- 7.7.6. The proposal plans nonetheless provide shadow diagrams which demonstrate that overshadowing will be contained to minor impacts to the property to the south after 3pm. This is considered to be acceptable in terms of overshadowing impact with Tribunal decisions considering reasonable overshadowing impact to a dwelling or property being in the realm of a total of between 2 to 3 hours of solar access received between 9am and 3pm on June 21 (midwinter).
- 7.7.7. In terms of visual impact, the proposed building complies with all associated Planning Scheme standards where visual impact is considered under relevant Performance Criteria. These relate to boundary setbacks, site coverage and building envelope.
- 7.7.8. Visual impact however has been considered as part of the assessment of the proposed development given the lodgement of a representation during public notification of the application and the subject site and surrounding area having high levels of scenic value. The proposed building replaces existing outbuildings of a comparable scale and within approximately the same building footprint. The proposed building that will be used for visitor accommodation has a low pitched roof, is excavated into the site and is a low single floor building. It is considered that it will not have a substantially greater visual impact on any property than the existing outbuildings. It is considered that its construction will not obliterate any existing view from a neighbouring property and is therefore acceptable.

## 8. Referrals

### 8.1 TasWater

The proposal was referred to TasWater.

### 8.2 Council's Technical Officer

Council's Technical Officer provided the following comments:

*The property has frontage to both Jetty Rd and Esplanade East.*

*The lot is already developed with a dwelling and outbuildings. The dwelling has access to Esplanade east. The existing outbuildings have access off Jetty Road. The outbuildings are to be demolished to make room for the new visitor accommodation unit.*

*The existing access off Jetty Rd is sealed.*

*There is no footpath on Jetty Road and pedestrians are currently required to walk on the road or verge. Whilst the development is likely to generate additional pedestrian movements in Jetty Rd the increase is minor. An increase in vehicle movements would be of greater concern. Whilst the development does not trigger the requirement in the scheme for on site turning it is considered essential in this instance to provide safe entry and egress to the site. On site turning will greatly reduce the risk of any conflict with road users, both vehicles and pedestrians, by eliminating reversing movements onto the road. A condition requiring on site turning is recommended.*

*The internal parking area is proposed as gravel.*

*Given the density of the development and the proximity of of neighbours it should be sealed.*

*Whilst on site turning is not required by the scheme the narrow nature of Jetty Rd and the grade of the driveway on site turning should be provided to ensure safe egress from the site.*

*The application shows the SW from the new unit connecting to the existing internal SW reticulation. It does not clearly show where the SW from the lot discharges however it appears from google street view to discharge to kerb.*

*As the development involves the demolition of existing outbuildings to make way for the new unit there is minimal increase in impervious area (less than 600 sq. m).*

## 9. Concerns raised by representors

The following table outlines the issues raised by the two representations.

<b>Issue</b>	<b>Response</b>
The proposal is not in accordance with the <i>Coles Bay Structure Plan 2016</i> .	The proposal is required to demonstrate compliance with the standards contained within the <i>Glamorgan Spring Bay Interim Planning Scheme 2015</i> and Planning Directive 6 with respect to Visitor Accommodation. The <i>Coles Bay Structure Plan 2016</i> has no legislative standards that are applicable to assessment of a planning application.

The proposal is not in accordance with the local zone area objective.	The proposal will not result in an undesirable or unreasonable environmental or visual impact. The proposal will provide for limited tourism use of a scale and intensity that is in keeping with the surrounding low density residential zoning and residential character of the surrounding area.
The proposal has a greater footprint and profile than the existing sheds.	The proposed development complies with boundary setbacks, building envelope, boundary frontage, building height and density requirements under the Planning Scheme. There are no grounds on which to refuse a proposal on the basis of scale that complies with all standards with respect to building form, scale and intensity.
The proposal will increase traffic and pedestrian traffic in an area challenged by lack of dedicated footpaths and road line markings.	<p>The proposal provides two off street parking spaces in accordance with Planning Scheme standards.</p> <p>The proposal in and of itself will not result in unsafe or inefficient traffic or pedestrian outcomes for Jetty Road.</p> <p>No on site manoeuvring is required for the proposed parking space under Planning Scheme standards. It is further considered that the existing access into the subject site is acceptable in terms of sight distances and gradient.</p> <p>The proposal complies with all relevant parking and traffic standards under the Planning Scheme and therefore refusal on traffic and pedestrian safety cannot be warranted.</p>

## 10. Conclusion

The proposal 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 demolition and a new visitor accommodation buildings at 37 Jetty Road, Coles Bay (DA2018/196), 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 maximum occupancy at any one time for visitor accommodation use shall not exceed 2 persons per bedroom.

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.

3. All plans and documentation submitted for any future building or plumbing permit for works endorsed by this permit must show:
  - An external screen to the bedroom window on the northern elevation in order to limit direct views to the adjoining dwelling to the north (35 Jetty Road) or equivalent means such as increased sill height to no less than 1.5m above floor level or the installation of non-transparent opaque glass.
4. Prior to the commencement of the use, the private open space area for the existing dwelling must be formed so that it is suitable for use and be fenced and landscaped in accordance with the endorsed plans and to the satisfaction of Council's General Manager.
5. Prior to the commencement of use, the car parking spaces shown on the endorsed plan must be provided on-site and must be available for car parking at all times.

Each external space must be at-least 5.4m long and 2.4m 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.

### **Services**

6. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

*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.*

### **Parking and Access**

7. Prior to the commencement of use, at least two (2) car parking spaces, for the use of the proposed visitor accommodation unit off Jetty Road, must be provided on-site and must be available for car parking at all times.

Each external space must be at-least 5.4m long and 2.4 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 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction.

The siting of car parking spaces must generally accord with the endorsed plans.

8. The internal driveway and areas set-aside for vehicle turning must have a minimum width of 3.0m, with 0.3m clearance to any fixed object greater than 150mm in height.
9. Prior to the commencement of the use, a reinforced concrete access must be constructed from the edge of the seal of the public road to the boundary of the lot at the location shown on the endorsed plans.
10. To the satisfaction of Council's General Manager, the internal driveway and areas set-aside for vehicle parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 –

Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and must include all of the following:

- (a) Be constructed with a durable all weather pavement;
  - (b) Have a sealed surface of either concrete, asphalt, pavers, 2 coat seal or similar;
  - (c) Drained to an approved stormwater system;
  - (d) Have on site turning to allow vehicles to enter and exit the site in a forward direction;
  - (e) Be fully complete prior to the commencement of use to the satisfaction of Council's General Manager.
11. To the satisfaction of Council's General Manager, surface water runoff from the internal driveways and areas set-aside for vehicle parking and turning must be controlled and drained to avoid unreasonable impact to adjoining land.  
*Advice: The design of drainage associated with driveways, parking areas and buildings is regulated under the Building Act 2016 and may require a Certificate of Likely Compliance or Plumbing Permit under the Building Act 2000.*
12. Car parking spaces, vehicular access and vehicular turning areas, including line marking, signage and drainage, and access to all such areas, must be constructed and maintained to the satisfaction of Council's General Manager.

#### **Stormwater**

13. Stormwater drainage must drain to a legal discharge point 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.

#### **Soil and Water Management**

14. 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 and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.
15. No top soil is to be removed from the site.

#### **Construction**

16. 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.
17. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.



## 3.2 DA18212 – New Residence, 653 Dolphin Sands Rd, Dolphin Sands

### Planning Assessment Report

<b>Proposal:</b>	<b>New Residence</b>
<b>Applicant:</b>	<b>C Tymbas</b>
<b>Location:</b>	<b>653 Dolphin Sands Road, Dolphin Sands (CT54666/99)</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Particular Purpose Zone (PPZ3 Dolphin Sands)</b>
<b>Application Date:</b>	<b>11 September 2018</b>
<b>Statutory Date:</b>	<b>30 November 2018 (by consent of applicant)</b>
<b>Discretions:</b>	<b>Three</b>
<b>Attachments:</b>	<b>Appendix A – Application documentation</b>
<b>Author:</b>	<b>Theresa Williams, Consultant Planner</b>

### 1. Executive Summary

- 1.1. Planning approval is sought for the development of a new residence at 653 Dolphin Sands Road, Dolphin Sands (CT54666/99).
- 1.2. The use is a Permitted use in the zone, however it is reliant upon 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 height of the proposed dwelling. 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 2018/212.
- 2.2. This determination must be made no later than the 30<sup>th</sup> of November 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.

### **4. Relevant Background and Past Applications**

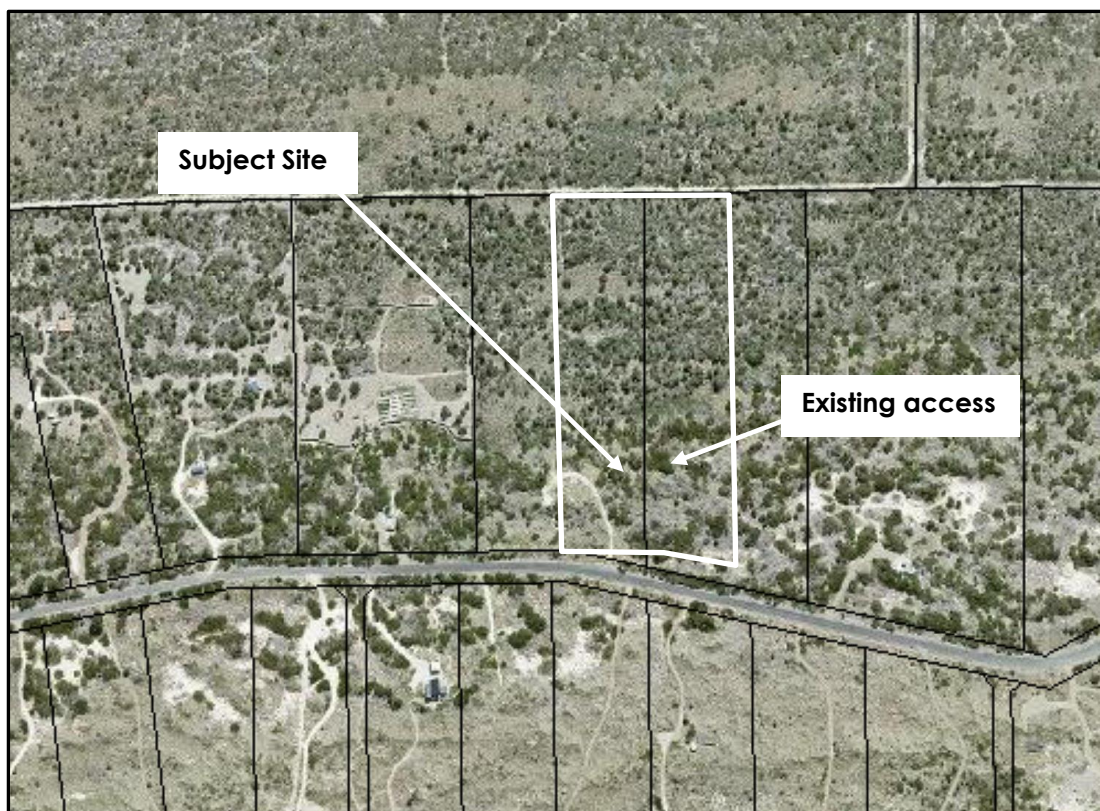
- 4.1. The site currently is currently vacant.

### **5. Site Detail**

- 5.1. The site consists of one rectangular lot located at 653 Dolphin Sands Road, Dolphin Sands. It sits on the northern side of the road, in between the road and the Rural Resource land that runs onto King Bay and the inlet that leads to Moulting Lagoon.
- 5.2. The site is within the Particular Purpose Zone 3 (PPZ3) for Dolphin Sands of the Glamorgan Spring Bay Interim Planning Scheme 2015, recognising the unique area.
- 5.3. The total size of the site is approximately 3.97ha, a similar size to lots on both sides of the road.
- 5.4. Vehicle and pedestrian access is via a gravel access off Dolphin Sands Road.
- 5.5. The site is undulating, covered by sand dunes and native vegetation.
- 5.6. The southern boundary borders the road, and the northern boundary borders land zoned as Rural Resource.



*Figure 1: Aerial Imagery – site and surrounds*



*Figure 2: Subject Site*



## 6. Proposal

6.1. Planning approval is sought for a new residence.



*Figure 3: Proposed house site, partially cleared, looking SSW. Shows existing residence on south side of road.*



*Figure 4: Existing access*

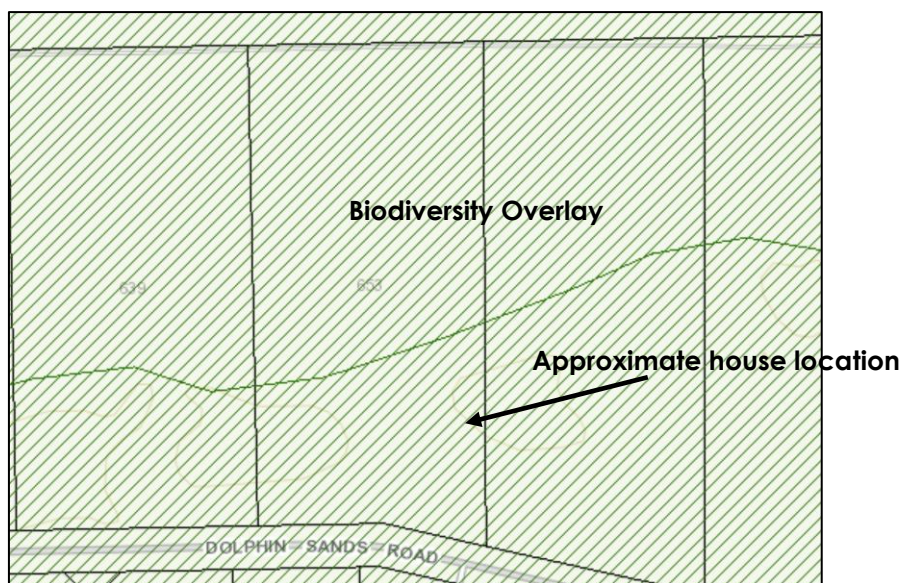


*Figure 5: Looking north from proposed house site*



*Figure 6: Looking SSE from proposed house site. Shows existing development in the area.*





*Figure 7: 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 a 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:
- Particular Purpose Zone – Dolphin Sands
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
  - E10.0 Biodiversity Code
- 7.4. The site contains land that contains the E10.0 Biodiversity Code overlay. The area to be developed contains the (SAL) *Acacia longifolia coastal scrub* layer. The proposal has the development occurring on areas that are mostly cleared.
- 7.5. The proposal is for the use class of Residential, when for a single dwelling as is proposed, is a Permitted Use Class within the zone. The proposal relies on performance criteria, making this application subject to the Discretionary application process.
- 7.6. Particular Purpose Zone 3 – Dolphin Sands (PPZ3):
- 7.6.1. One new building is proposed to be utilised as a residence.
- 7.6.2. Car parking spaces would be required on the site (uncovered) for a minimum of two spaces, in keeping with Table E6.1, subject to condition.
- 7.6.3. The proposal will meet all boundary setbacks.
- 7.6.4. The mezzanine level and chimney brings the overall height of the design to 9.95m in height, and the proposal is therefore subject to assessment under the performance criteria.
- 7.7. The Acceptable Solutions included in the following codes are all met:
- E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
- Some of these include clarification via standard condition for the developer.
- 7.8. The Zone Purpose Statements for Dolphin Sands are:
- 34.1.1.1 *To protect the environmentally fragile nature of the Dolphin Sands area particularly with respect to land stability, vegetation, wildlife and landscape amenity.*
- 34.1.1.2 *To ensure that use or development has minimal disturbance to the natural environment and visual amenity of the area.*

The Acceptable Solutions and Performance Criteria of the Use and Development provisions provide the main guide on assessing compliance with these stated Zone Purposes.

- 7.9. The proposal complies with each Acceptable Solution other than the following where the proposal is reliant on the associated Performance Criteria.

Particular Purpose Zone 3 – Dolphin Sands			
		Acceptable Solution Requirement	Proposed
1	Development Standards (Building Height)  Clause 34.4.1 A1	Building height must be no more than 5m.	The proposed maximum building height is 9.95m. The height to roof pitch is 7.75m. The chimney is a further 2.2m high. The south elevation has a notation of where the 5.0m Acceptable Solution is in related to the building.
2	Development Standards (Setback)  34.4.2 A4	All buildings are to be located in existing areas clear of native vegetation or within a building envelope shown on the title.	The proposal is to be located on a partially cleared area.
3	Development Standards (Buildings & Works)  E10.7.1 A1	Clearance and conversion or disturbance must comply with one of the following: (a) Be within a building area on a plan of subdivision approved under this planning scheme. (b) [not applicable to this zone]. (c) [not applicable to this zone].	The proposal is not within a building area on a plan of subdivision approved under this planning scheme, nor is the proposal within one of the zones listed. The applicant states in the project description that “only shrubs & minor removal of grass” will occur

#### 7.10. Discretion 1 - Building Height

7.10.1. The Acceptable Solution within this zone is a maximum of 5m building height. The proposal exceeds this, and as such is subject to assessment against the Performance Criteria.

7.10.2. The Performance Criteria is as follows:

*Building height must:*

*(a) Be unobtrusive within the surrounding landscape;*

*(b) Be consistent with the surrounding pattern of development;*

*(c) Not unreasonably impact on the amenity of adjoining lots from overshadowing, overlooking or visual bulk.*

7.10.3. The design is intended to contain the bulk of the residence below the 5m height limit. The mezzanine and chimney are the sections that protrude above this limit. There is no potential for the proposal to overshadow adjoining properties. Similarly, the added height does not impose loss of amenity from overlooking, due to the extended setbacks.



7.10.4. A review of previous development approvals in the vicinity show a number of two storey developments.

7.10.5. The description given in the application documentation states:

*“the maximum built form height of the proposed residence is 5m above the highest RL of the site, with a minor protrusion of the chimney ‘architectural feature’, which is to be clad in a light stone paver / which is similar to the sandy tone of the natural landscape on the site and within the immediate surrounds.”*

7.10.6. The design is a considered reflection of the landscape, reducing bulk and built form above the ground, and incorporating design choices which will reduce the visual impact of the residence. Indeed, the design may be higher, but the visual impact will be lower than some of the other buildings in the area, due to the reduction in bulk and choice of materials.

7.10.7. It is considered that the proposal complies with cl.34.4.1 P1.

#### **7.11. Discretion 2 – Development Standards (Setback)**

7.11.1. Clause 34.4.2 A4 relates to the set back of new buildings from existing vegetation, in order to protect and maintain as much vegetation as is possible. The proposal will require some minimal clearing of native vegetation and as such is subject to assessment under the Performance Criteria.

7.11.2. The Performance Criteria states:

*Buildings may be located in areas containing native vegetation where no other alternatives exist due to a lack of cleared area with suitable topography, setbacks, and having regard to bushfire hazard management.*

7.11.3. The proposal has been designed to be located on the least vegetated area of the property, minimising the impact of the development on native vegetation. The retention of vegetation on the site insofar as is possible, is in the developer's interest, in order to retain the existing landforms.

7.11.4. The application include a statement to the effect that:

*“Only shrubs and minor removal of grass surrounding the site will [be] demolished to ensure that the BAL rating of 12.5 is achieved and retained on the site. The aim is to retain as much of the natural landscape as possible, as to not disrupt native animal / plant life.”*

7.11.5. The proposal is considered to comply with Clause 34.4.2 P4.

#### **7.12. Discretion 3 – Biodiversity Code (Development Standards)**

7.12.1. The Acceptable Solution for this Code has provisions for certain zones, but not this zone; or for designated building envelopes, of which this site has none. This proposal is therefore subject to assessment under the Performance Criteria.

7.12.2. The applicable Performance Criteria states:

*Clearance and conversion or disturbance must satisfy the following:*

*(a) If low priority biodiversity values:*

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

7.12.3. The development is located on the area of the site which has already been partly cleared. The proposal will not have significant impact on the biodiversity values of the site or surrounds. The clearing is limited to that which is required to accommodate the bushfire risk reduction, and the small additional amount required on which to locate the residence.

7.12.4. The proposal is considered to comply with clause E10.7.1 P1(a).

## 8. Referrals

### 8.1. TasWater

Referral was not required.

### 8.2. Engineering Technical Officer

*The property has frontage to Dolphin Sands Rd, which a Council maintained road constructed to a sealed rural road standard. The property has an existing vehicular access and internal driveway. The application states that the internal driveway is 3m minimum width with crushed rock base and gravel topping.*

*The BAL assessment stated that:*

*The site is accessed via an existing gravel driveway off an existing gravel crossover to Dolphin Sands Road. The driveway has a turning area at it's head and at the time of inspection was suitable for fire truck access. After construction is complete it is recommended that the driveway be repaired suitable for fire truck access.*

*A condition requiring the access to be upgraded to 4m min width with a durable all weather pavement is recommended.*

*The access from the edge of the road to the property boundary is unsealed. This should be upgraded with a sealed surface to Council standards.*

### 8.3. NRM Department

*No significant issues are envisaged based on existing knowledge of the area, a desktop search and the DA photos and statement that: "Only shrubs & minor removal of grass surrounding the site will demolished to ensure that the BAL rating of 12.5 is achieved and retained on the site. The aim is to retain as much of the natural landscape as possible, as to not disrupt native animal/plant life"*

## 9. Concerns raised by representors

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

<b>Issue</b>	<b>Response</b>
The height of 9.95m to the top of the chimney and 7.75m to the ridge of the roof being above the 5m limit of the Scheme; is nonconformity acceptable within the planning codes?	The Planning Scheme allows consideration of greater heights through the performance criteria. The Scheme considerations focus on the landscape, surrounding development and shadowing, overlooking and visual bulk.  These are discussed in detail above.
Is there a process for being updated on progress of this development application?	Representors are notified of Council's decision under s.57(7)(b) of LUPAA.

## 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 a new residence (DA18/0212) at 653 Dolphin Sands Road, Dolphin Sands, CT54666/99 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. External materials, finishes and colours shown on the endorsed plans and documents can only be varied in writing by Council's General Manager. Details of any variation must be submitted and approved by Council's General Manager prior to construction.
3. Native vegetation outside the areas affected by buildings, onsite wastewater, access and bushfire hazard management measures must be maintained in perpetuity and, with the exception of activities exempt from planning approval or other legislative approval, not disturbed for any purpose or by any means to the satisfaction of Council's General Manager.
4. The land application area for the onsite wastewater management system must be free of driveways, car parking, decks or other impervious surfaces.
5. The internal driveway and areas set aside for vehicle turning must have a minimum width driveway of 4.0m.

6. Prior to the commencement of use, at least two (2) car parking spaces must be provided on-site and must be available for car parking at all times.

Each external 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.

7. To the satisfaction of Councils General Manager, the internal driveway and areas set-aside for vehicle parking and turning must be designed, constructed with a durable all weather pavement and maintained to avoid:

- a. dust or mud generation;
- b. erosion; and
- c. sediment transfer off site.

8. The existing access must be either replaced or upgraded with a sealed 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 located to achieve a minimum sight distance of 105m for a 60km/hr area or 175m for a 80km/hr area as determined by standard drawing TSD-R F01-v1.

The width, gradient and construction must be in accordance with standard drawing TSD-R09-v1.

*Advice: standard drawings are available at <http://www.lgat.tas.gov.au/page.aspx?u=658>*

9. 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.

10. 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 dispose 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.

11. No top soil is to be removed from the site.

12. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.
13. 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*

14. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

### 3.3 DA18233 – Visitor Accommodation, 29 Oyster Bay Court, Swanwick

#### Planning Assessment Report

<b>Proposal:</b>	<b>Visitor Accommodation (two units)</b>
<b>Applicant:</b>	<b>J Binns obo M&amp;L Youd</b>
<b>Location:</b>	<b>29 Oyster Bay Court, Swanwick (CT52469/48)</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Low Density Residential Zone</b>
<b>Application Date:</b>	<b>3 October 2018</b>
<b>Statutory Date:</b>	<b>30 November 2018 (by consent of applicant)</b>
<b>Discretions:</b>	<b>Four</b>
<b>Attachments:</b>	<b>Appendix A – Application documentation</b>
<b>Author:</b>	<b>Theresa Williams, Consultant Planner</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for the development of two visitor accommodation units at 29 Oyster Bay Court, Swanwick (CT52469/48).
- 1.2. The application is for a discretionary use class in the Low Density Residential Zone (Visitor Accommodation) and is also reliant on performance criteria.
- 1.3. Three 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 2018/233.
- 2.2. This determination must be made no later than the 30<sup>th</sup> of November 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.

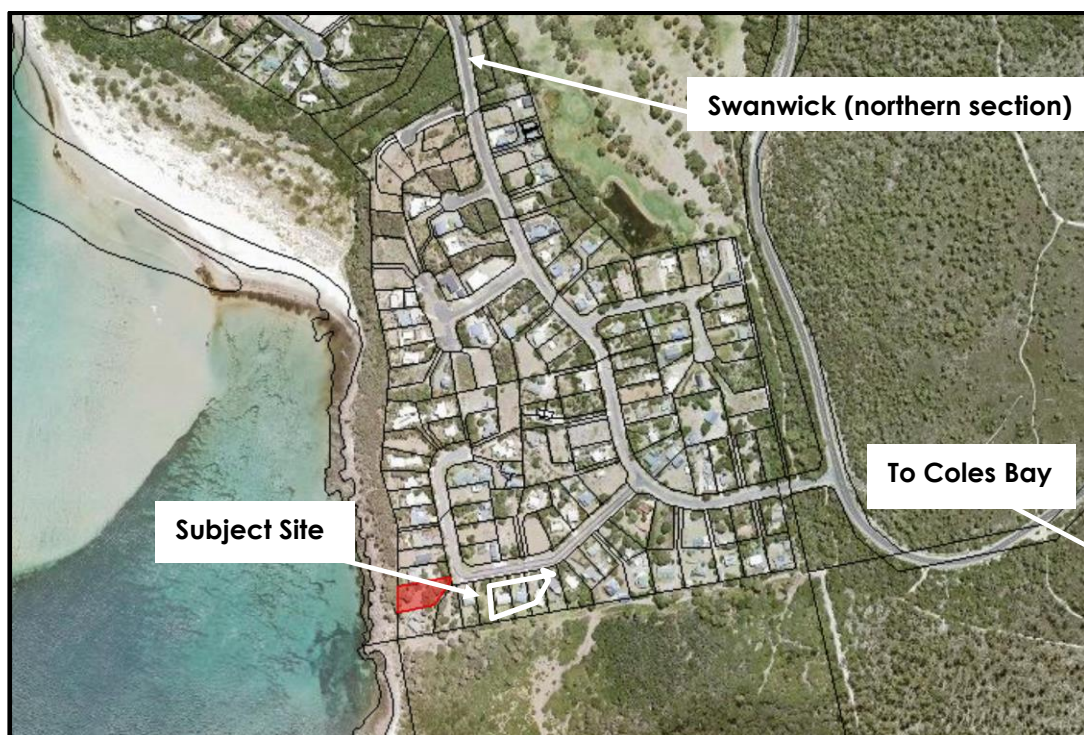
### **4. Relevant Background and Past Applications**

- 4.1. Nil.

### **5. Site Detail**

- 5.1. The site is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.2. The total size of the site is 1,556m<sup>2</sup>. Vehicle and pedestrian access is via Oyster Bay Court.
- 5.3. The site slopes down towards the bay from the road, widening out from the access point. It contains a drainage easement along the northern boundary, and is currently vegetated by a mix of exotic grasses and native vegetation.
- 5.4. The western boundary adjoins the Crown Land which runs downslope to Great Oyster Bay. The northern and southern boundaries adjoin properties which have been developed with single residences, and include visitor accommodation.





*Figure 1: Aerial Imagery – site and surrounds*



*Figure 2: Subject Site*

## 6. Proposal

- 6.1. Planning approval is sought for two new units to be used for Visitor Accommodation.

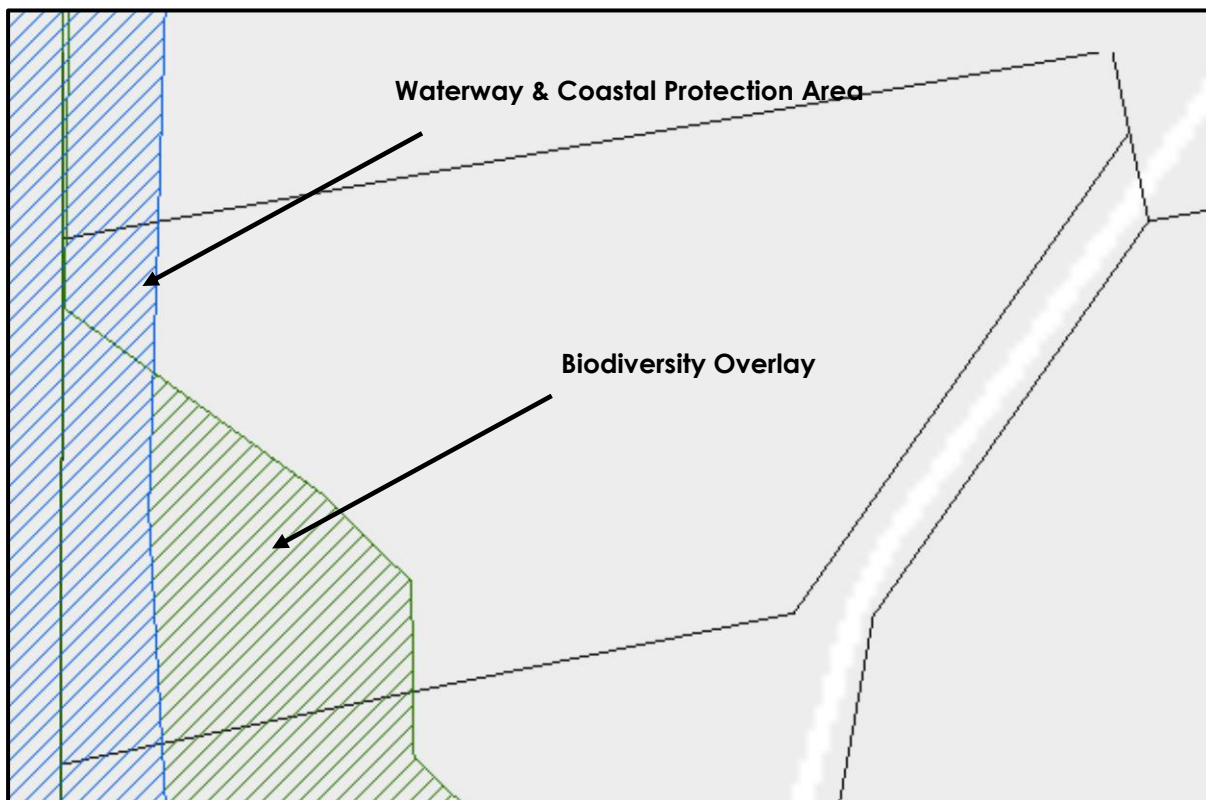




*Figure 3: Existing vacant site, looking west*



*Figure 4: Existing access*



*Figure 5: Overlays*

## **7. Planning Directive No. 6.**

- 7.1. Planning Directive No.6 - Visitor Accommodation is applicable to this development, overruling clause 12.3.2 of the Scheme.
- 7.2. The proposal relies on compliance with Performance Criteria within PD6.

## **8. Assessment against planning scheme provisions**

- 8.1. An application must meet every applicable Standard to be approved.
- 8.2. 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.
- 8.3. The following provisions are relevant to the proposed use and development:
  - Low Density Residential Zone
  - E5.0 Road and Rail Assets Code
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
  - E24.0 Coastal Development Code



- 8.4. The site contains land that contains the E10.0 Biodiversity Code overlay. The proposal has the majority of the buildings being constructed on areas that have already been cleared. Some small amount of vegetation will be removed to allow the construction of the deck for Unit 1. The wastewater treatment system will also be within this area.

The proposal meets the Code through E10.7.1(c) in that the vegetation is of Low Priority Biodiversity Values, is less than 1,500m<sup>2</sup> being cleared, and the total disturbance to vegetation is less than 3,000m<sup>2</sup>.

- 8.5. A small section of the coastal boundary is also within the Overlay for the E11.0 Waterway and Coastal Protection Code. The only development within this area is to be the wastewater treatment system, and is exempt from the code under E11.4.1(c)(ii).
- 8.6. The proposal is for the use class of Visitor Accommodation, a Permitted Use Class within the zone. The proposal relies on Performance Criteria, making this application subject to the Discretionary application process.
- 8.7. Low Density Residential zone:
- 8.7.1. Two new buildings are proposed, to be utilised as Visitor Accommodation.
- 8.7.2. Car parking would be provided on the site (uncovered) at the rate of two spaces for each accommodation unit. Carparking is in keeping with Table E6.1.
- 8.7.3. The proposal will meet all setbacks, with the exception of the northern (side) boundary and the setback to the Crown Land along the coastline.
- 8.8. The provisions included in the following codes are all met:
- E5.0 Road and Rail Assets Code
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code

Some of these include clarification via standard condition for the developer.

- 8.9. The Local Area Objectives for Swanwick are:
- (a) *Retain the residential character of Swanwick and allow limited tourism accommodation in accordance with the available capacity of services.*
- (b) *Recognise Swansea and Coles Bay provide the commercial, education and community needs of Swanwick.*

The proposal is for infill development within an existing residential area. Services can be provided for the proposed tourism accommodation.

The proposal is considered to be in keeping with the Local Area Objectives.

- 8.10. The Desired Future Character Statements for Swanwick are:
- (a) *Recognise Swanwick has limited services but there is some opportunity for further limited tourism accommodation.*

- (b) Development is to be restricted to the existing approved and developed area.
- (c) Coastal fauna and flora, historic cultural sites and coastal forms are to be protected.
- (d) Further linear development along the coastline is not permitted.
- (e) Ensure that pedestrian access to the foreshore is maintained, but managed to ensure minimal environmental damage occurs.
- (f) Through careful design and siting minimise the visual impacts of development on the coastline.

The proposal is for infill development. It can be serviced and is for tourism accommodation. The development is to be set back from coastal vegetation and forms, minimising visual impacts on the coastline. There is no public access to the foreshore on this site.

The proposal is considered to be in keeping with the Desired Future Character Statements.

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

Planning Directive No. 6 – Visitor Accommodation			
		Acceptable Solution Requirement	Proposed
1	(Visitor Accommodation)  Clause 3.1(e) A1	Visitor accommodation must: (a) Accommodate guests in existing habitable buildings; and (b) Have a gross floor area of not more than 200m <sup>2</sup> per lot.	The proposal is not within existing buildings.  The proposed total floor area is 369.6m <sup>2</sup> (280m <sup>2</sup> excluding decks).
<b>Low Density Residential Zone</b>			
2	Non dwelling development / Building Envelope  Clause 12.4.1 / 12.4.2A3(a)(ii)	Non dwelling development must comply with cl.12.4.2A3 as if it were a dwelling.  A dwelling must: (a) Be contained within a building envelope (refer to diagrams) determined by: (i) [complies]; and (ii) Projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries.... To a building height of not more than 8.5m above natural ground level.	Unit 2 will be outside the building envelope along the northern boundary. This unit is setback 2m. The wall height at this point is approximately 5.1m. To comply, it would need to be 5.0m.

3	Development Standards (Building Height) E24.7.1 A1	Building Height must be no more than 5m.	Both of the proposed units are over 5m in height.  Unit 1 is 5.2m. Unit 2 is 6.5m.
4	Development Standards (Setback) E24.7.1 A1	Building setback from the [Crown Land] must be no less than 15m.	The proposed setback to the Crown Land is less than 15m.  There is a 10m setback to the main deck of Unit 1, which is 8.8m to the lower deck.

## 8.12. Discretion 1 - Visitor Accommodation

8.12.1. The planning scheme provisions in clause 12.3.2 (which relates to use standards) are overridden by the Planning Directive No. 6 for Visitor Accommodation (PD6). PD6 provides an Acceptable Solution under which Visitor Accommodation is accommodated within existing buildings and has a maximum floor area of 200m<sup>2</sup> per site. The proposal is not within existing buildings, and is over this floor limit, and as such is subject to assessment against the Performance Criteria.

8.12.2. The Performance Criteria is as follows:

*Visitor accommodation must be compatible with the character and use of the area and not cause unreasonable loss of residential amenity, having regard to:*

- (a) *The privacy of adjoining properties;*
- (b) *Any likely increase in noise to adjoining properties;*
- (c) *The scale of the use and its compatibility with the surrounding character and uses within the area;*
- (d) *Retaining the primary residential function of an area;*
- (e) *The impact on the safety and efficiency of the local road network; and*
- (f) *Any impact on the owners and users rights of way.*

8.12.3. The residential amenity and privacy of adjoining properties in relation to this proposal are a factor of both the proposed development and the existing uses and locations of those uses. The existing neighbouring houses are very close to the boundary, in some cases right up to the boundary. They are also closer than the 15m foreshore setback to the Crown Land. The proposal is designed to be setback further from the side boundaries than the existing neighbouring residences, and in line with their existing setback to the coastal reserve.

There is potential for overlooking from the new deck(s), particularly to the northern neighbour. If the proposal is approved, it would be recommended that this northern side of the deck(s) be screened to protect the privacy of both properties, particularly given the elevation of the deck on number 31. It would also be recommended that the parking areas be screened to limit the impact of headlights onto the northern property.

Unit 1 proposes small windows on the northern wall for the lounge area, and standard bedroom windows on this side. The lounge windows are designed to provide light to the lounge, rather than a view out. The bedroom windows are not elevated, and will be over 4m from the northern boundary.

The only windows facing the southern neighbour are the similar light providing windows to bed 1. These windows on Unit 1 are not considered to be required to need screening.

For unit 2, the same highlight windows face the northern neighbour, as well as a window from the laundry. If the laundry window were closer to the boundary, it may be appropriate to make this from opaque glass, however this window is set back over 3m and faces the brick wall on the boundary of the adjoining property. Given the elevation of the deck for the proposed unit 2, it would also be appropriate to require screening of the northern side, to maintain privacy for both 29 and 31.

Number 27 is oriented in a slightly different direction. The main interactions will be between the deck of Unit 1 and the deck(s) and internal walkway of number 27. There are currently some plantings along the boundary. If these are retained and grown to maturity, these will provide more than sufficient screening. Given the setbacks provided along this boundary by the proposed development, it would not be appropriate to condition screening along this side in any case.

- 8.12.4. The area is quite densely developed for a Low Density Residential zoning. There are already unit developments in the street, as well as a number of properties which contain both a residence and an additional accommodation unit. The proposal is not out of keeping with the scale of these existing developments. The main limiting factor to development density in the area is the capacity to be serviced and dispose of wastewater, both matters which this application has addressed.
- 8.12.5. As discussed in greater detail below, the elevated nature of Unit 2 is of concern. PD6 is limited to use rather than development. However, the intensity of use proposed is in part facilitated by the elevated design
- 8.12.6. The impact on the local road network has been assessed by Council's Engineering staff as sufficient, subject to certain conditions being placed on any permit issued.
- 8.12.7. It is considered that the proposal complies with PD6.

#### 8.13. Discretion 2 – Non-dwelling development / Building Envelope

- 8.13.1. The planning scheme requires that Visitor Accommodation complies with a number of provisions for residential development. Clause 12.4.2 A3 is one of these.
- 8.13.2. Clause 12.4.2 A3 provides for a building envelope on the site that forms an acceptable solution. The proposal is outside this acceptable solution, and as such is subject to clause 12.4.2 P3.
- 8.13.3. The Performance Criteria states:

*The siting and scale of a dwelling must:*

*(a) not cause unreasonable loss of amenity by:*

- (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
- (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
- (iii) overshadowing of an adjoining vacant lot; or*
- (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*

*(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.*

8.13.4. The proposed development has little to no capacity to impact on the sunlight available to habitable rooms on adjoining dwellings. The discretion sought is to the northern boundary which increases separation from the southern boundary. The development proposed will itself be shaded by the residence to the north throughout the day. The properties in this area face west, and slope downslope from the east towards this western view, thus the majority of the sunlight is obtained in the afternoon. The proposal will be in line with the existing buildings, and will not compromise this access to sunlight. The property to the south currently enjoys some morning sun along the rear of the house. The proposal will not compromise this solar access.

8.13.5. There are no adjoining vacant lots.

8.13.6. The units will be visually less intrusive than the existing residence to the north. Unit 2 is designed to be raised somewhat in order to retain the view over the western unit (Unit 1). This will be overlooking the driveway, small outbuilding and parking area of number 27. The visual bulk will be greatest from the southern elevation of Unit 2, however this is setback over 5m from the boundary, and adjoins the access drive of the neighbouring property, rather than a sensitive location. There is further discussion on the visual impact of the building height below.

8.13.7. The majority of properties in this street are fully developed, with visible parking and driveway areas adjoining bedrooms and living areas. There is a pattern of vegetation screening in the area, and the developer is encouraged to maintain this pattern.

8.13.8. The proposal is considered to comply with Clause 12.4.1 and 12.4.2P3 via condition.

#### **8.14. Discretion 3 – Coastal Development Code: Building Height**

8.14.1. The Acceptable Solution for areas covered by this code is for development of 5m in height. Unit 1 is proposed to be 5.2m in height, and Unit 2 6.5m (on the western elevation). The proposal is therefore subject to assessment against the Performance Criteria as it is over this height.

8.14.2. The Performance Criteria E24.7.1 P1 states:

*Building height must satisfy all of the following:*

*(a) Ensure there is no unreasonable loss of amenity on adjoining lots by:*

*(i) Overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9am and 5pm on June 21 or by increasing existing overshadowing where greater than above; and*

*(ii) Overlooking and loss of privacy; and*

*(iii) Visual impacts when viewed from adjoining lots;*

*(iv) Take into account steep slopes and other topographical constraints; and*

*(v) Loss of view corridors; and*



(b) *Take into account steep slopes and other topographical constraints; and*

(c) *Have regard to streetscape qualities or be consistent with the statements of desired future character.*

8.14.3. The proposed building heights and designs, combined with the lot layouts, including a number of internal lots, and slope of the land will result in the majority of overshadowing (albeit limited) occurring over the driveway access(es). Similarly, the overlooking will be focused on the driveway to the south. This cannot be considered unreasonable, when a permitted design could have built much closer to this boundary. The slope of the land reduces the visual impact of this development as the street level is approximately 1m higher than natural ground where Unit 2 is sited.

8.14.4. The proposal will present from the street as in keeping with the existing structures, as it is setback a similar distance, and is lowest at this point. The site also slopes downhill towards this area from the street. It is the western end of Unit 2 that retains an impact, given this is elevated further than the side which faces the street.

8.14.5. The proposed design is intended to be sensitive to the view corridors, by remaining behind the existing western line of development.

8.14.6. The most relevant Desired Future Character Statement is “through careful design and siting minimise the visual impacts of development on the coastline”, however this relates to the visual impact of the development from the coast, rather than the street or the neighbouring properties. The proposal will have a lower visual impact from the coastline in comparison to the property to the north, as it is set on a slightly lower property, and the façade facing the coastline is lower than that of the house to the north. The three adjoining properties (number 27 through 31) will present naturally as a staggered development down the slope.

It is noted that the Desired Future Character Statements also support visitor accommodation where appropriate, and infill development. There are no public accessways to the coastline across this property to be protected. The proposal will not reduce public access to the Crown Land that runs along the western edge of this site.

8.14.7. In assessing this application, there was some discussion about whether Unit 2 needed to be lowered. Given a detailed examination and assessment against the provisions of the Scheme and the adjoining development (including the building lines, internal driveways, location of existing building(s) and the proposed building designs), it is considered that the design and the slope of the land reduces this impact somewhat, however 1m of the structure would still be out of keeping with E24.7.1P1, without some excavation. The recommendation includes a condition to drop this height by 1m.

8.14.8. The proposal is considered to comply with E24.7.1 P1 (Building Height) via condition.

#### **8.15. Discretion 4 – Coastal Development Code: Development Standards (Setback)**

8.15.1. The Acceptable Solution for the setback of a building from Crown Land is 15m. The proposal will include a building that is to be set back 10m to the deck and 12.7m from the wall of the unit, and as such the Performance Criteria is applicable.

8.15.2. The Performance Criteria states:

*Building setback from the high water mark or a public reserve located on the coast or any Council owned or administered land located on the coast must satisfy all of the following:*

(a) *Ensure that there is no unreasonable loss of amenity on adjoining residential lots or adjoining coastal land by:*

(i) *Overlooking and loss of privacy to adjoining residential land; and*

(ii) *Visual impacts when viewed from adjoining coastal land; and*

(b) *Ensure that there is no unreasonable overlooking or encroachment, perceived or physical, into public land that may restrict or restrain public use.*

8.15.3. This Performance Criteria relates only to building setback, rather than development setback. This is an important distinction for this application, given that the proposal includes development closer to the Crown Land in the form of the onsite wastewater disposal.

8.15.4. The proposed reduced setback to the Crown Reserve will be in line with the two adjoining developed, properties, which contain development ranging from 9-11m from the coastal reserve. There is no way a valid claim can be made that the proposal will cause unreasonable loss of amenity to either the reserve or adjoining landowners, nor unreasonable overlooking or encroachment, given this maintenance of the existing status quo. The proposed buildings will present from the coastal land as in keeping with the existing buildings.

8.15.5. The proposal is considered to comply with E24.7.1 P1 (Setback).

## 9. Referrals

### 9.1. Council's Engineering Consultant

9.1.1. The proposal was referred to Council's Engineering Consultant. The following summarised comments were provided:

*The applicant proposes 2 vehicle parking spaces per unit with on site turning provided. Table E6.1 of the scheme requires 1 parking space per Holiday Cabin/Unit.*

*Proposed driveway and parking areas are gravel. Given the access services multiple tenancies and proximity of neighbours it should be sealed.*

*A SW manhole is located in the driveway. This will require a trafficable lid.*

*The shared portion of the driveway apron off the road is gravel and shows sign of erosion. Passing should be formalised at the edge of the road with the existing apron upgraded including a seal.*

*The application shows 3 new water tanks over the existing SW easement. These should be located clear of the easement where possible.*

*Roof runoff is collected in tanks for reuse within the units. Should the entire parking and access areas be sealed the total new impervious area created would exceed 600sq.m. This triggers the requirement to implement WSUD principles. Given the impervious would only be exceeded by around 5% and water tanks are utilised to manage roof runoff no additional measures should be required in this instance other than the usual management of runoff from the driveway.*

A number of conditions have been recommended, which are included in the recommendation of this report.

## 9.2. Council's Environmental Health Officer

- 9.2.1. The proposal was referred to Council's Environmental Health Officer. The following comments were provided (summary):

*The waste water report complies with the requirements of the Directors Guidelines and the AS 1547.*

- 9.2.2. Standard conditions regarding onsite wastewater have been included in the recommendation of this report.

## 10. Concerns raised by representors

- 10.1. The following table outlines the issues raised by the three representors.

<b>Issue</b>	<b>Response</b>
15m setback required to Crown Land has been adhered to by all other dwellings	The majority of dwellings have adhered to this setback. It is noted that neither of the two properties adjoining the development site have adhered to this 15m setback. The proposal is in line with the two adjoining properties. This matter is explored in more detail in the above body of this report.
Height of Unit 2: could be lowered, reduces amenity for lots to the rear.	The height of Unit 2 is in excess of the Acceptable Solution. It has been assessed in detail against the Performance Criteria in the body of the report above. The site falls significantly down from the road, reducing the impact of the additional height. The height from the side facing the road is just above 5m, however this extends upwards towards the western elevation.
Out of character with the Low Density Zoning	The acceptable solutions and performance criteria provide the detailed assessment against the character of the area.
The standard of the application is inadequate and does not provide sufficient information to determine height	The plans provided are able to be scaled and are considered sufficient for an assessment.
The plans show beds for 10 people but the sewer calculation is for 9	This is noted. Any approval would need to include a limit to the number of people staying onsite to comply with the onsite wastewater calculations.
Impact on amenity and value of number 31	The amenity has been considered and is discussed in detail above. The value is not part of the planning scheme considerations.
State Planning Directive re Visitor Accommodation re floor area	The proposal has been assessed against the PD6.
Does not comply with Table 10.4.1 (various).	The clauses referred to relate to the General Residential zone and are not applicable to the proposed development. The body of this report includes assessment against the provisions of the Low Density Residential zone (and other relevant provisions).

Clauses 8.4.2 (various)	<p>These clauses apply to the interpretation and application of the planning scheme, rather than this application.</p> <p>However, the representation speaks of concern in relation to separation distances and visual impact of the development, privacy, height and tank locations. These are all assessed in the body of this report and via recommended conditions for any approval.</p>
Reduced side setbacks	The proposal includes a request for a reduction in setback to the northern (side) boundary. There is also a request for a reduction to the western boundary. These are discussed in detail in the body of this report.
Fire risk	The proposal complies with the fire requirements for the zone and development within the Planning Scheme. There will be further fire risk assessment completed at the Building Application stage.
Erosion risk from loss of vegetation.	This concern is noted. The proposal complies with the requirements of the planning scheme, however the developer may wish to consider maintaining vegetation on the site (where it does not compromise onsite wastewater disposal).
Plan shows an extra area to be reserved for the expansion of the wastewater evaporation area, which actually indicates a possible overloading of the system.	The current standard requires that all onsite wastewater designs provide an area to be reserved for expansion for onsite wastewater. This is not particular to this proposal.
Previous application for number 33 refused.	Each application is considered on its own merits. The proposed development site is larger, and the design differs to that proposed for number 33.
Previous development in the area has had to comply with the rules; this development should have to as well.	The proposal is being considered under both the acceptable solutions and the performance criteria. A number of the developments in the area have been approved with reliance on performance criteria.

## 11. Conclusion

11.1. 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.

## 12. Recommendations

### That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for Visitor Accommodation (DA2018/233) at 29 Oyster Bay Court, Swanwick, CT52469/48 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 proposal is to be modified as follows:
  - a. Unit 2 is to be reduced in overall height by 1m along the entirety of the development to a maximum height above natural ground level of 5.5m. This can be achieved through the excavation of the site underneath the Unit if required.
  - b. The northern end of the car parking spaces is to be modified to incorporate screening to a height of 1.7m to protect the neighbouring property from car headlights.
  - c. The northern side of each of the front decks are to incorporate permanently fixed screening to a height of at least 1.7m above deck floor level with a uniform transparency of not more than 25%.
3. The dwelling may be used for visitor accommodation. Any other use (eg residential) would require further planning approval.
4. The maximum occupancy at any one time for visitor accommodation use shall not exceed 2 persons per bedroom.
5. 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.
6. Security lighting must be baffled to ensure no flooding of adjoining properties occurs.
7. Signage is to be limited to a maximum of one sign no greater than 0.2m<sup>2</sup> in size and located within the property boundary. No additional signs are to be displayed without separate approval.
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 wherever possible without compromising the operation of the onsite wastewater system.

### **Services**

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.

*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.*

### **Parking and Access**

10. Prior to the commencement of use, at least four (4) car parking spaces must be provided on-site and must be available for car parking at all times.

The siting of car parking spaces must generally accord with the endorsed plans.

11. The internal driveway and areas set-aside for vehicle turning must have a minimum width of 3.0m, with 0.3m clearance to any fixed object greater than 150mm in height, or to a greater standard as otherwise determined by a building surveyor if within a bushfire prone area.
12. To the satisfaction of Council's General Manager, the internal driveway and areas set-aside for vehicle parking and associated access and turning must be provided in accordance with *Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney* and must include all of the following:
  - a. Be constructed with a durable all weather pavement;
  - b. Have a sealed surface of either concrete, asphalt, pavers, 2 coat seal or similar;
  - c. Drained to an approved stormwater system;
  - d. Be fully complete prior to the commencement of use to the satisfaction of Council's General Manager.
13. To the satisfaction of Council's General Manager, surface water runoff from the internal driveways and areas set-aside for vehicle parking and turning must be controlled and drained to avoid unreasonable impact to adjoining land.

*Advice: The design of drainage associated with driveways, parking areas and buildings is regulated under the Building Act 2016 and may require a Certificate of Likely Compliance or Plumbing Permit under the Building Act 2000.*
14. Car parking spaces, vehicular access and vehicular turning areas, including line marking, signage and drainage, and access to all such areas, must be constructed and maintained to the satisfaction of Council's General Manager.
15. Prior to the commencement of the use approved by this permit, the existing vehicular access from the road seal to the lot boundary must be upgraded to have:
  - a. A passing bay of 5.5m wide x 6.0m long minimum at the edge of the road (Oyster Bay Court).
  - b. A sealed surface of concrete, asphalt, or similar.
  - c. The gradient and construction must be in accordance with standard drawing TSD-R09-v1.

*Advice: standard drawings are available at <http://www.lgat.tas.gov.au/page.aspx?u=658>*

### **Stormwater**

16. Stormwater drainage must be connected to Council's piped stormwater system 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*.
17. The existing stormwater manhole located in the driveway at the road frontage is to be provided with a trafficable cover at the developer's cost. Works are to be undertaken in accordance with Council standards.
18. Unless approved otherwise by Council's General Manager, the proposed water tanks are to be located clear of the existing drainage easement.

### **Soil and Water Management**

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 and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.
20. No top soil is to be removed from the site.

### **Construction**

21. 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's 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.

### **Builders Waste**

22. The developer must provide a commercial skip (or similar) for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

#### *Advice:*

*Builders waste, other than of a quantity and size able to be enclosed within a standard 140 Litre mobile garbage bin, will not be accepted at Council's Waste Management Centres. All asbestos based waste must be disposed of in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC: 2002(1988). No material containing asbestos may be dumped at Council's Waste Management Centres.*



### 3.4 SA18008 – Two Lot Subdivision, 9 Diamond Waters Rise, Bicheno

#### Planning Assessment Report

<b>Proposal:</b>	<b>Two lot subdivision</b>
<b>Applicant:</b>	<b>A Hamilton &amp; Associates Pty Ltd</b>
<b>Location:</b>	<b>9 Diamond Waters Rise, Bicheno</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>General Residential Zone</b>
<b>Application Date:</b>	<b>19 April 2018</b>
<b>Statutory Date:</b>	<b>30 November 2018 (by consent of applicant)</b>
<b>Discretions:</b>	<b>Two</b>
<b>Attachments:</b>	<b>Appendix A – Application documentation</b>
<b>Author:</b>	<b>Theresa Williams, Consultant Planner</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for a 2 lot subdivision at 9 Diamond Waters Rise, Bicheno, CT142288/43.
- 1.2. Subdivision is a discretionary development. The proposal also relies on performance criteria.
- 1.3. Two valid representations were received.
- 1.4. The proposal is recommended for refusal.
- 1.5. The final decision must be made by the Planning Authority due to the receipt of two representations during the public exhibition period.
- 1.6. Key planning issues relate to the compliance of the proposal with Lot Design requirements. The proposal meets the Acceptable Solutions with the exception of these two provisions, for which the proposal is determined does not meet the Performance Criteria. The proposal is considered not to be in keeping with the requirements of the General Residential zone and is recommended for refusal.

#### 2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application SA 2018/008.
- 2.2. This determination must be made no later than 30 November 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, however these are not significant issues given the scale of the proposal.

### **4. Relevant Background and Past Applications**

- 4.1. The Diamond Waters Rise subdivision was completed over 13 years ago, with land titles issued in 2005.

### **5. Site Detail**

- 5.1. The site is within the General Residential zone of the Glamorgan Spring Bay Interim Planning Scheme 2015, and borders the Rural Resource zone to the west.
- 5.2. The total size of the site is 1,278m<sup>2</sup>. Vehicle access is via Diamond Waters Rise, which connects to the Tasman Highway.
- 5.3. Vegetation is a mix of exotic and native grasses, shrubs and small to medium trees.
- 5.4. Adjoining land to the west is the Rural Resource zone, which is heavily vegetated. The remainder of the boundaries adjoin General Residential land, including roads and existing single dwellings.



**Figure 1: Aerial imagery – site location**



**Figure 2: Aerial imagery – subject land**

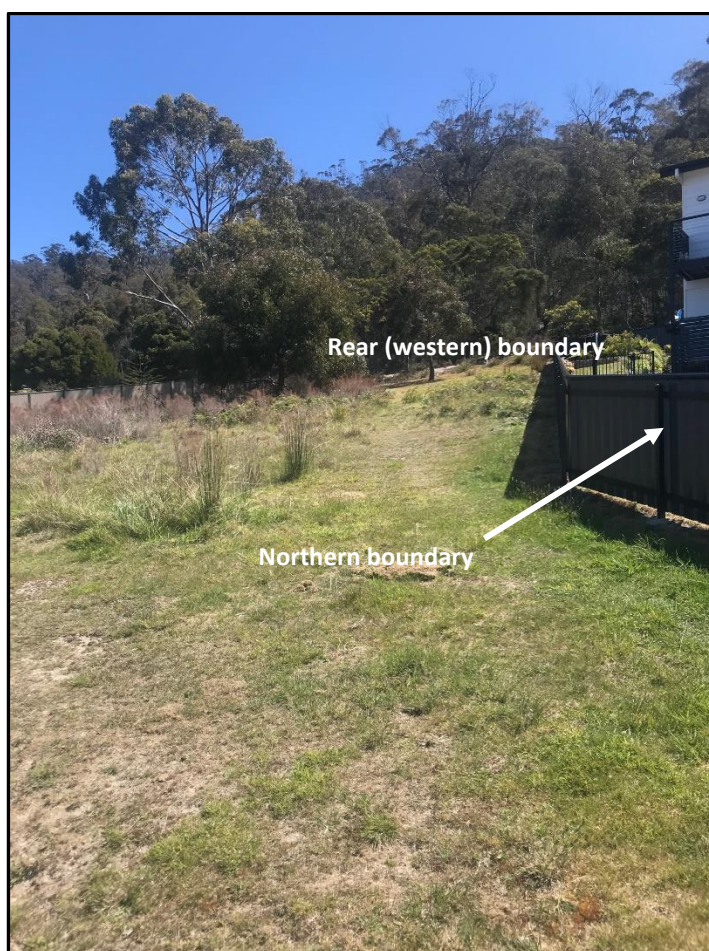
## **6. Proposal**

- 6.1. Planning approval is sought for subdivision of the site into two lots.
- 6.2. The proposed lot sizes are 608m<sup>2</sup> for Lot 1 and 669m<sup>2</sup> for Lot 2.  
Lot 1 is proposed to be accessed via a right of way over Lot 2.





***Photo 1: View from Street, access***



***Photo 2: Rear and northern boundaries, from just inside access driveway***



***Photo 3: Proposed location for Right of Way***

## **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. If a Performance Criteria is relied upon, an application is discretionary and may be approved or refused depending on if the Performance Criteria is satisfied.
- 7.3. The following provisions are relevant to the proposed use and development;
  - General Residential Zone
  - E1.0 Bushfire Prone Areas Code
  - E5.0 Road and Rail Assets Code
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
- 7.4. General Residential zone:
  - 7.4.1. Access (pedestrian and vehicle) is from Diamond Waters Rise.
  - 7.4.2. Lot 1 is proposed to be an internal lot, accessed via a private right of way over Lot 2.
  - 7.4.3. The application is accompanied by a Bushfire Hazard Management Report, addressing the requirements of E1.0 Bushfire Prone Areas Code. The subdivision would result in an area of land at the rear of each lot that cannot be built upon.



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

General Residential Zone			
		Acceptable Solution Requirement	Proposed
1	Subdivision (Lot Design)  Cl.10.6.1 A2	The design of each lot must provide a minimum building area that is rectangular in shape and: (a) is clear of the frontage, side and rear setbacks; (b) is not subject to any codes in this planning scheme; (c) is clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) has a long axis of the building area facing north or within 20 degrees west or 30 degrees east of north; and (f) is 10m x 15m in size.	The proposed lots will contain a building area that cannot meet the side setback requirements, and are subject to the E1.0 Bushfire Prone Areas Code.
2	Subdivision (Lot Design)  Cl. 10.6.1 A4	No lot is an internal lot.	Lot 1 is an internal lot.

7.6. **Discretion 1 – Subdivision (Lot Design)**

- 7.6.1. The Planning Scheme provides a requirement for a reasonable building area, free from restrictions on each lot.
- 7.6.2. The existing proposal before Council includes a subdivision design where the building envelopes do not meet the requirements of the Acceptable Solution.
- 7.6.3. The Performance Criteria is as follows:

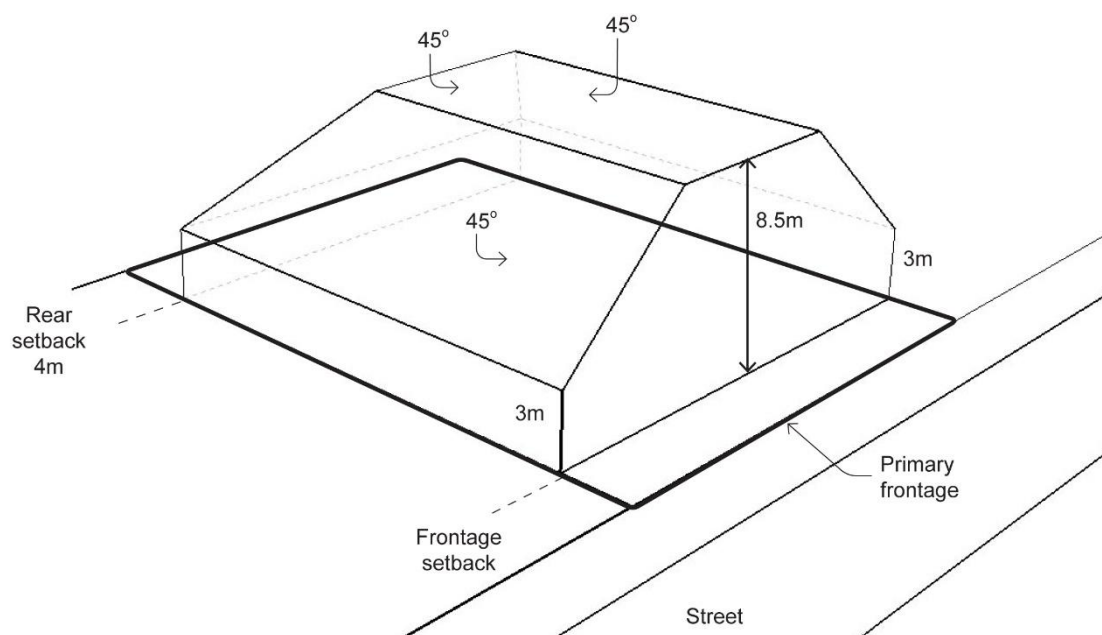
*The design of each lot must contain a building area able to satisfy all of the following:*

- (a) be reasonably capable of accommodating residential use and development;*
- (b) meets any applicable standards in codes in this planning scheme;*
- (c) enables future development to achieve maximum solar access, given the slope and aspect of the land;*
- (d) minimises the need for earth works, retaining walls and fill and excavation associated with future development;*
- (e) provides for sufficient useable area on the lot for both of the following:*
  - (i) on site parking and manoeuvring;*
  - (ii) adequate private open space.*

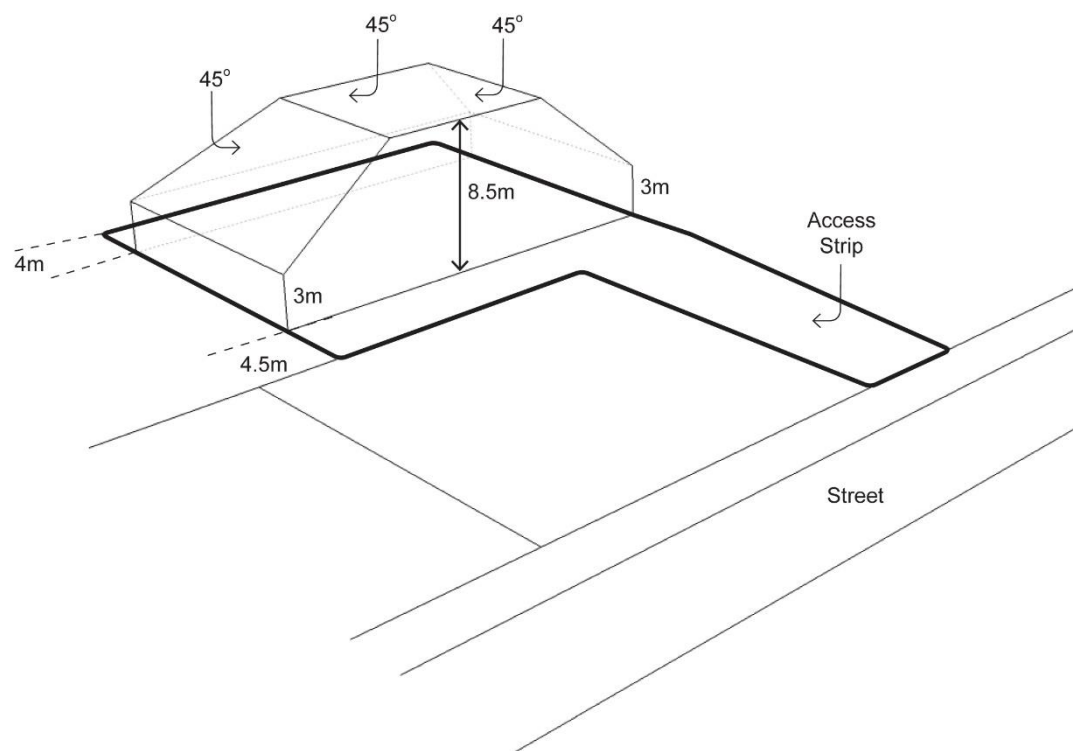
- 7.6.4. The Bushfire Hazard Management Report demonstrates compliance with E1.0 Bushfire Prone Areas Code. The proposal complies with all other Codes.
- 7.6.5. Access to solar access is maximised by the lot design, given that the long axis faces north, and the lots themselves (including the view), face east.
- 7.6.6. Earth works, retaining wall sand fill and excavation will not be significant, given the slope of the land is not excessive, as demonstrated by adjoining developments.
- 7.6.7. The application includes no demonstration against (a) or (e), other than to comment that these provisions are being relied upon.

Cl.10.6.1 P2 (a) requires that the building area “must be reasonably capable of accommodating residential use and development”. The Planning Scheme also requires more generally that any development must comply with the setback provisions listed in Cl.10.4.2. The building areas shown on the plans are 10m wide. The lots are 12.41m and 12.71m wide at the rear.

- 7.6.8. The planning scheme provides a building envelope for future buildings. The envelope for the lot in its current form is shown below. Note the setback from the front and from the rear.



- 7.6.9. If the subdivision is approved, the front lot will be subject to the above. That lot will have a 4m rear setback from the new boundary line.
- 7.6.10. If the subdivision is approved, the rear lot, being an internal lot, will be subject to the following building envelope. That lot will have a 4m setback from the southern boundary and 4.5m setback from the new boundary line. That lot is less than 13m wide and 8.5m of that width is taken up by setbacks.



- 7.6.11. The proposed lots could accommodate satisfactory dwellings but that is not known at this stage. If approved, any future development would be discretionary, however, approval of the subdivision may force poor outcomes in the future.

Cl. 10.6.1P2(e) requires sufficient on site space for parking and manoeuvring. The comments from Engineering staff raise concerns regarding the capacity of each lot to provide on site turning for future development.

In short, the application shows that the proposed subdivision could *either* comply or not comply with Cl.10.6.1 P2, depending on the finer details, however the application does not demonstrate this compliance.

- 7.6.12. The potential for a building envelope to be marked on the land title, restricting development to a particular area of the block(s) was explored, amongst other options. No resolution that would comply with the planning scheme could be found.

## 7.7. Discretion 2 – Subdivision (Lot Design)

- 7.7.1. The planning scheme provides for subdivision that is not an internal lot within the Acceptable Solution. All subdivision containing an internal lot is subject to the Performance Criteria cl.10.6.1 P4.

- 7.7.2. The performance criteria is as follows:

*An internal lot must satisfy all of the following:*

- (a) *The lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;*

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

The proposed internal lot gains access from Diamond Waters Rise, which predates this planning scheme.

It is neither reasonable nor possible to provide a new road to create a standard frontage lot in this location. The existing developments, access and road infrastructure preclude this possibility.

This site could be developed in a number of ways. These include multiple dwellings, a single residence, Visitor Accommodation or a number of Discretionary uses to service the local area. The proposed subdivision is only one of the available options. The subdivision design is not required in order to access the rear of a lot (eg a large area behind an existing structure).

The proposed subdivision will result in a greater residential density in this area, and will utilise existing infrastructure.

The impact on the amenity of the adjoining land is unknown. It is unknown whether the lots can be developed into the future within the requirements of the Scheme.

The access strip meets the specified requirements. It will not require passing bays, however it would be required to be sealed.

The property does not front onto public spaces.

- 7.7.3. It is the potential impact of future development that has not been demonstrated with this application.

## 8. Referrals

### 8.1. TasWater

- 8.1.1. The proposal was referred to TasWater who provided conditions that must be included on any permit granted.

### 8.2. Council's Engineering Consultant

- 8.2.1. The proposal was referred to Council's Engineering Consultant. The following summarised comments were provided:

*Given the lot is at the end of the cul de sac and the access will be less than 30m long no passing bays should be required however on site turning should be possible for the future development of each lot and demonstrated on the engineering plans.*

*Lot 1 vehicles should not be required to reverse through Lot 2.*

*An extension to the (stormwater) main will be required to service the internal lot. The applicant will be required to demonstrate the system has capacity for the additional lot at the detail drawing stage.*

*There is underground power servicing the area. NBN is available in the area.*

*Given there is no turning opportunity at the end of Diamond Waters Drive on site turning is considered necessary for the lots. A condition of approval is recommended that the on-site turning be required and demonstrated in the engineering design drawings.*

*The average gradient of the lots is less than 1 in 5.*

## 9. Concerns raised by representors

The following table outlines the issues raised by the representations.

<b>Issue</b>	<b>Response</b>
The proposal is not capable of providing for a high level of residential amenity with regard to privacy under cl.10.6.1 due to reduced setbacks and the location of the building envelope (will result in a building that looks straight into existing bedroom, living and bathroom windows as well as outdoor private space – of both the existing residence and the approved ground floor accommodation of the representors' property)	<p>Cl.10.6.1 Objective (d) states:</p> <p><i>(Subdivision in the General Residential zone is) To provide for new lots that:</i></p> <p><i>are capable of providing for a high level of residential amenity including privacy, good solar access; and passive surveillance of public spaces;</i></p> <p>The Planning Authority may have regard to these whilst considering development against the applicable standards for the Zone. Objectives of themselves do not provide a basis upon which a development application may be refused. The Acceptable Solutions and Performance Criteria are the main assessment criteria to assess compliance with the Objectives. The proposal complies with all of these, barring Cl.10.6.1P2 &amp; P4, which are discussed in more detail in the body of this report.</p>



<p>Not a 'reasonable' solution in reference to cl 10.6.1 P4; other layouts are available to the applicant;</p> <p>The lot layout is not the most reasonable one available to the applicants.</p>	<p>Compliance with cl10.6.4 P4 is discussed in detail above.</p> <p>It is noted that this site could be subdivided in other ways. It would also be possible to apply for a development that included division of the land and designs for a dwelling on each new lot. This would provide the ability for the issues being raised by the representors to be addressed prior to a permit being issued.</p>
<p>Desired residential density taken precedence over the amenity of the adjoining residences and the cul de sac.</p>	<p>The planning scheme provides for a desired residential density. The area in question is slightly less dense than this desired density, mostly as a result of historical zoning, subdivisions and servicing restrictions. In the assessment of this application, the desired residential density is only one factor to be considered, and does not outweigh any other.</p>
<p>Design restricts development to within the BAL 19 section of the lot(s) rather than considering the BAL 29 area, and that this restriction is not necessary when considered against the adjoining properties.</p>	<p>The proposal meets the Acceptable Solution for these provisions. The Bushfire Hazard Management Report considers the proposal, and not alternatives, as does the assessment of the application by Council.</p> <p>The objection is noted.</p>
<p>Questions capacity for turning and parking within the internal lot.</p>	<p>The engineering advice by the Consultant Engineer has recognised this challenge, and includes requirements that these turning and parking spaces be provided within a development design.</p>
<p>Privacy and noise concerns for property adjoining the driveway to the internal lot.</p>	<p>Noted.</p> <p>It is also noted that were this site to be developed for a single residence, a driveway could still run adjacent to this same property.</p>
<p>Potential alternative driveway design could increase setbacks.</p>	<p>This would increase setbacks to the representor's property, and move the driveway away from the neighbouring property. It would require a redesign of the subdivision as simply moving the existing driveway but keeping the same general lot layout (running east / west) would preclude compliance with the required building areas.</p>
<p>Challenge the lot size in respect to the slope of the land.</p>	<p>The Engineering advice from Council's consultant is that the slope of the site is 1 in 6. The required lot size for this slope is 550m<sup>2</sup>, which the proposal meets.</p>
<p>Added pressure on existing infrastructure, and subsequent impact on residential amenity: too many access driveways at the head of the cul de sac, risk for emergency vehicles accessing the properties in this area; alternative subdivision design; doubtful of off street parking; no on street parking space; increase in traffic.</p>	<p>It is acknowledged that this corner is a little 'tight' for the average user. However, the road has capacity for the increased traffic. There would be no additional driveway in this design.</p> <p>A number of these matters have been assessed by the Consulting Engineer, and conditions recommended to ensure compliance with the engineering standard. For a planning assessment, it is required that the Planning Authority is certain that the requirements can be met, before issuing any approval. In this design, the concern is focused on the need for off street parking and the capacity to provide turning space on each site. The application has not demonstrated that these are achievable.</p>

Poor design and lack of consideration as to what constitutes a 'reasonable' solution...will have a very negative impact on the neighbourhood.	Noted.  The planning scheme provisions in cl.10.6.1 P2&P4 are the most relevant to this issue, and are discussed in more detail in the body of this report.
Request refusal due to: <ul style="list-style-type: none"> <li>No demonstration that the internal lot is acceptable as a reasonable solution;</li> <li>No capacity to provide a high level of residential amenity;</li> <li>Gradient requires larger lot sizes;</li> <li>Traffic issues (eroding amenity further)</li> </ul>	The application has been fully assessed against the planning scheme. The Planning Authority must make a determination based on this assessment.  All four of these dot points are discussed in the body of this report. The gradient issue was resolved by the consulting engineer.
Impact on privacy of number 7 (bedroom and outdoor entertainment area)	Due to the design of the house, Number 7 has limited outdoor entertainment space. This would be considered in any application for a residence on the new lots. The privacy of a bedroom window has some protection through the setback and building envelope provisions of the Scheme. This assessment can only deal with the building envelopes shown, which meet the requirements with respect to the relationship with number 7.
Noise increase	Noted. Any development on this site would result in a noise increase.
Insufficient space for wheelie bins	This is an issue in most cul de sacs. Site inspection shows that there are a number of options, which may require existing owners to locate their bins on the other side of their driveway to that which they currently utilise.
Off street parking may not be able to be provided	The assessments of the proposal have also found that this is in question.
Drainage issues as a result of new right of way and driveway	The proposal would be required to upgrade the stormwater as required by the relevant engineering standard.
Question the legality of subdividing land above the 40AHD line	It is assumed that this relates to the historical difficulty of servicing land in this area. The site and proposal have been assessed on an individual basis for this application, as well as referred to TasWater.

## 10. Conclusion

The site is a difficult site to subdivide. The Bushfire-Prone Areas Code is less flexible at the subdivision stage relative to the DA stage for a house or unit. For instance, a house or unit could develop to a BAL-29 rating, rather than BAL-19 at the subdivision stage, which would increase the developable portion and enable staggered or more north-south aligned design than the east-west aligned subdivision. This in turn would allow development to be further away from adjoining land. As it stands, it is not possible to build a dwelling to the compliant setback on the proposed internal lot.

The proposal does not satisfy the relevant provisions of the *Glamorgan Spring Bay Interim Planning Scheme 2015* as outlined in this report and is recommended for refusal.

## **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 subdivision at 9 Diamond Waters Rise, Bicheno (SA2018/008) be REFUSED on the following grounds:
1. The proposal is unable to demonstrate compliance against the Performance Criteria, Criterion (a) and (b) of Clause 10.6.1P2 – Lot Design (Building Area);
  2. The proposal is unable to demonstrate compliance against the Performance Criteria, Criterion (c) and (e) of Clause 10.6.1P4 – Lot Design (Internal Lots);
  3. The nature of the proposal makes it impractical to issue an approval conditioned to meet the relevant Performance Criteria; and
  4. Clause 7.5 of the Scheme requires that an application must comply with each applicable Standard.

### 3.5 AM2018/07 – Rezone Lot 2, 135 Rheban Road, Orford

#### Planning Assessment Report

<b>Proposal:</b>	<b>Rezone Lot 2, Rheban Road, Orford (CT 149641/2) from Rural Resource Zone to General Residential Zone and subdivision. Rezone adjoining land to the west and rezone 135 Rheban Road, Orford.</b>
<b>Requested by:</b>	<b>M &amp; H Lawrence</b>
<b>Location:</b>	<b>Lot 2, Rheban Road, Orford (CT 149641/2)</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Application Date:</b>	<b>8 February 2017</b>
<b>Statutory Date:</b>	<b>N/A</b>
<b>Attachments:</b>	<b>TPC process flow chart. Application Documents (see s7.1). AHT and TasWater comments. Related representation on interim planning scheme.</b>
<b>Author:</b>	<b>Shane Wells, Development &amp; Compliance Manager</b>

#### 1. Executive Summary

- 1.1. The site is one of six lots identified for future urban development in the Triabunna / Orford Structure Plan. The proposal is to rezone one of these lot from the Rural Resource Zone (RRZ) to General Residential Zone (GRZ) and also for approval of 91 residential lots and one public open space lot.
- 1.2. The site is well suited to residential development; it is serviced, flat, largely cleared and adjoins other residential lots and has limited agricultural potential.
- 1.3. The proposed amendment is considered to represent fair and orderly planning and it is recommended that the Planning Authority initiate the amendment and permit in a modified form.
- 1.4. As the site is in the middle of the future urban area, the application ought to be modified by Council to include additional land in the rezoning.

#### 2. Legislative & Policy Content

- 2.1. The purpose of this report is, firstly, to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment and, secondly, to determine the associated subdivision application.
- 2.2. The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA establish the test of whether a planning scheme amendment is reasonable or not.

- 2.3. 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*.
- 2.4. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.5. Some of the supporting material indicates that 135 Rheban Road, Orford forms part of the request to Council. However, the written authorisation of the owner of that property has not been provided. Accordingly, the request under s34(1)(a) to Council is limited to Lot 2, Rheban Road.

### **3. Risk & Implications for Council services and assets**

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

### **4. Approval Process**

- 4.1. Attached is a flow chart of the amendment process. The major steps are; (1) initiation, (2) public exhibition, (3) s.39 report on representations, (4) referral to Tasmanian Planning Commission (TPC), and (5) TPC hearings and decisions.
- 4.2. It should be noted that if initiated, the matter must be determined by the TPC. Further, public exhibition can only occur after initiation. Following public exhibition Council can recommend any modifications to the amendment, which the TPC will consider in making their determination.
- 4.3. If not initiated, the request is declined. The proponent may ask the TPC to review Council's handling of their request.

### **5. Site Detail**

- 5.1. Under the *Glamorgan Spring Bay Interim Planning Scheme 2015* (the scheme), the land is within the Rural Resource Zone (RRZ).
- 5.2. The site is 10.2ha in area and located between Rheban Road and East Shelly Road, Orford some 200m to the east of Jetty Road. It is flat and predominately cleared other than a small area of native vegetation towards East Shelly Road.
- 5.3. The site has connectivity to East Shelly Road via an undeveloped road reservation.
- 5.4. There is an existing house in the south-east corner of the site.
- 5.5. Land to the west (CT 117058/150) is a vacant, flat and predominately cleared 4.3ha lot with frontage to Jetty Road and Rheban Road. To the south the site joins Rheban Road and 135 Rheban Road which is a 4000m<sup>2</sup> lot with existing dwelling. Both lots are within the RRZ.

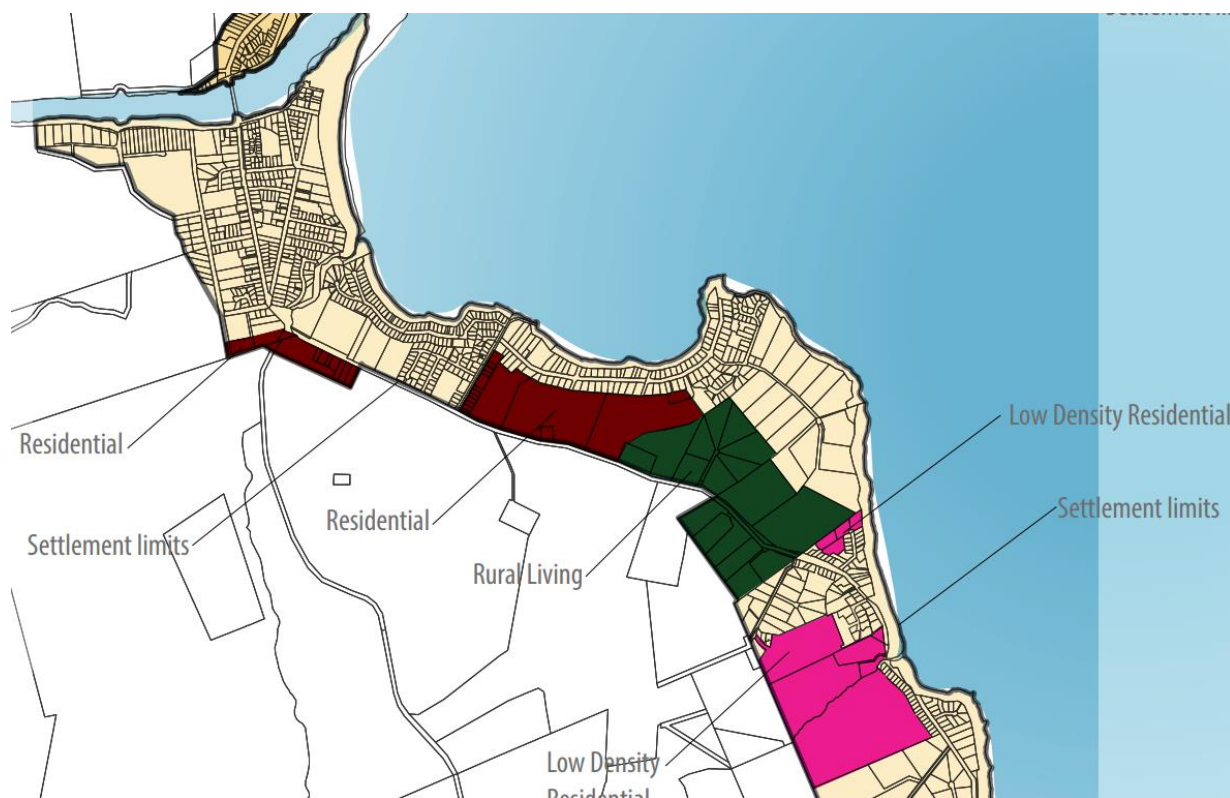


- 5.6. To the east the site adjoins 1 Pine Hills Court. This is a 14.57ha lot of which approximately 12.9ha is within the RRZ. 175 Rheban Road is a 1.56ha lot with dwelling that was excised from 1 Pine Hill Court, also within the RRZ. Similarly, 42A East Shelly Road is a 1ha lot with dwelling excised from 1 Pine Hills Court that is within the RRZ.



**Figure 1. Site & Surrounds with existing watercourses.**

- 5.7. Together, all of the above RRZ properties form the area of future urban growth identified in the Triabunna / Orford Structure Plan. The total area is 30.36ha. As shown in the following structure plan extract, some but not all of the area, is recommended for normal residential densities:



**Figure 2. Structure Plan.**

- 5.8. As shown in Figure 1, through the future urban area, three watercourses run through, including one through the subject site.
- 5.9. The site is subject to overlays for coastal inundation and waterway and coastal protection.
- 5.10. The coastal inundation overlay is not accurate. What is shown in Figure 3 is all land between high water mark and the 10m elevation contour. More recent coastal hazard mapping is available and this shows that there is no hazard on the site or on the southern side of East Shelly Road. This new mapping will be included in the future Local Provisions Schedule.
- 5.11. The waterway and coastal protection area is a buffer around the existing watercourse.
- 5.12. Although the Attenuation Overlay is shown as not applying to north of Rheban Road, the mechanisms in the Code override the mapping and the Attenuation Code is applicable due to proximity to the Orford Wastewater Treatment Plant.





**Figure 3. Scheme Overlays. Inundation is Light Blue; Waterway is Blue, Attenuation on southern side of Rheban Road is Red.**



**Figure 4. Dam and watercourse through the site and existing house on 135 Rheban Road.**

## **6. Proposal**

- 6.1. The proposal seeks to rezone Lot 2, Rheban Road from RRZ to GRZ. This is 10.2ha of land.
- 6.2. Under s43A of LUPPA a subdivision permit is also sought. The subdivision would create 91 residential lots and one public open space lot. The public open space lot is centred upon the existing watercourse with residential land to either side accessed from separate road networks.
- 6.3. In the western section of the subdivision, 57 lots are proposed. A new road would be created off Rheban Road which would run as a loop to provide access to all lots. A road reservation to the land to the west is also proposed. All lots would be accessed from the new road and a frontage would be created to the rear of 135 Rheban Road.
- 6.4. In the eastern part of the subdivision, 34 lots are proposed from a new cul-de-sac road.
- 6.5. The public open space lot is 1.37ha in size with connectivity to each proposed road, Rheban Road and East Shelly Road. The public open space lot ranges from 45m to 75m in width. It is proposed that the public open space lot would be used for water sensitive urban design which would include the retention of the existing dam.
- 6.6. Residential lots range from 516m<sup>2</sup> to 924m<sup>2</sup> in size. The net lot yield less public open space and road lots is 13.1 lots per hectare.

## **7. Supporting Documents**

- 7.1. The request is supported by:
  - Planning Report, 20 December 2016
  - Copies of title for CT 149641/2
  - Subdivision Drawings
  - Bushfire Hazard Management Plan, October 2018
  - Traffic Impact Assessment, 24 July 2017
  - Orford Sewerage Treatment Plan Odour Assessment, 15 July 2018.
- 7.2. Comments from Aboriginal Heritage Tasmania and TasWater are also included.

## **8. Assessment of the planning scheme amendment**

- 8.1. Regional land use strategy
  - 8.1.1. Any planning scheme amendment must be, as far as practicable, consistent with regional land use strategies. The Southern Tasmanian Regional Land Use Strategy (the STRLUS) is available at [http://stca.tas.gov.au/rpp/wp-content/uploads/2011/05/land\\_use\\_strategy\\_2013\\_Amended\\_8thnov\\_web.pdf](http://stca.tas.gov.au/rpp/wp-content/uploads/2011/05/land_use_strategy_2013_Amended_8thnov_web.pdf)).
  - 8.1.2. The STRLUS addresses a host of relevant matters including natural hazards, natural values, coastal values, infrastructure, transport, and activity centres. The most relevant part of the STRLUS are the residential growth policies.
  - 8.1.3. Orford has a low growth strategy to be achieved through infill. Low is defined to mean a zero to 10% increase in the potential number of dwellings over the life of the strategy. The base, commencement number of dwellings is not defined. Nor are the exact boundaries of Orford defined. For this purposes, the Orford Urban Centre Locality (UCL) used by Australian Bureau of



Statistics is preferred and most closely resembles the current General Residential Zone, Low Density Residential Zone and Rural Living Zone areas and excludes Bernacchi Drive / Barton Avenue. This UCL does however include the substantial number of approved lots on the Solis land.

- 8.1.4. Table 1 provides building and subdivision approval statistics for the Orford UCL, since 2010. They show a consistent demand for dwellings that outstrips land supply. Earlier dwelling approvals are contained in Figure 6 of the Triabunna / Orford Structure Plan and show similar approval numbers from 2000 onwards.
- 8.1.5. The scale of the subdivision is sufficient to cater for all of the buildings approved from 2010 to 2018 (ytd) and is a large scale subdivision in the context of Orford. However, like any subdivision it takes time to bring an approved subdivision to market and will be released gradually over stages.
- 8.1.6. Given the continual demand for dwellings in Orford and the limited growth in new lots, additional land for residential development is considered necessary and consistent with the residential policies of the STRLUS.

Table 1. Approvals Orford UCL.

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Dwelling unit building approvals	9	13	7	11	11	17	11	7	6
New Lots Approved	3	5	11	1	20	2	6	0	2
New Lots Sealed	3	3	11	1	4	2	3	0	0

- 8.1.7. The Coast section of the STRLUS is relevant given the site is within 1km of the coast and subject to the State Coastal Policy 1996. The most relevant parts of The Coast section is C 1.2.

*C 1.2 Maximise growth within existing settlement boundaries through local area or structure planning for settlements in coastal areas.*

In response the amendment does not expand any existing settlement boundary.

- 8.1.8. In terms of agricultural land, the amendment does convert potential agricultural land to non-agricultural use. However, the potential of the land is limited by its relatively small size. Moreover, proximity to adjoining residential lots precludes the sorts of intensive agriculture use that are capable of returning sufficient revenue from small holdings. There are very few areas within the site that are not within 100m of an adjoining dwelling.

## 8.2. Local land use strategy

- 8.2.1. Local strategy is provided through Triabunna / Orford Structure Plan 2014 update (the Structure Plan). The Structure Plan is available at [www.gsbc.tas.gov.au](http://www.gsbc.tas.gov.au).



- 8.2.2. The Structure Plan recognises the area as the preferred location for future residential expansion. At section 9.2.2 the Structure Plan recommendation is to zone the future urban area to residential in the long-term. Long-term is considered a reference to timing and need in response to supply and demand as noted by other recommendations at 9.2.2.
- 8.2.3. Figures of dwelling demand are provided at Table 1. In terms of supply, all recently constructed subdivisions are either fully or near to fully developed. Aside from 3 new lots at the top end of Holkam Court there has been little subdivision construction in Orford for a number of years.
- 8.2.4. It is now considered an appropriate time to rezone the land and increase the potential supply of residential lots to meet demand.
- 8.2.5. The rezoning is consistent with all elements of the Structure Plan.

### 8.3. State Policies

- 8.3.1. The *State Coastal Policy 1996* applies to the site as it is within 1 km of the high water mark.
- 8.3.2. As there is no settlement expansion, no new infrastructure demand and no significant natural values or hazards, the amendment complies with State Coastal Policy.
- 8.3.3. The *State Policy on the Protection of Agricultural Land 2009* does apply given the current zoning of the land. Point 7 of this policy provides:  
  
*The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.*
- 8.3.4. The land is not significant for agricultural purposes and has been highly constrained by past residential subdivision. Its conversion to non-agricultural use will have no local or regional impact on agricultural output. The potential for new lots to fetter adjoining agriculture is also minimal given the characteristics of the land south of Rheban Road.
- 8.3.5. The *State Policy on Water Quality Management 1997* applies, but is more relevant to individual developments.

### 8.4. RMPS Objectives

- 8.4.1. The objectives of the Resource Management and Planning System must be furthered by the amendment.

Objectives – Part 1	Comment
(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;	The site is part of a modified area with limited natural and physical resources.

(b) <i>to provide for the fair, orderly and sustainable use and development of air, land and water; and</i>	The amendment will provide necessary and needed residential supply consistent with local and regional land use planning.
(c) <i>to encourage public involvement in resource management and planning; and</i>	The public will be involved in the draft planning scheme amendment through opportunity to make representation and attend public hearings. The public have also had the opportunity to provide input in to the Structure Plan.
(d) <i>to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and</i>	The draft amendment will facilitate economic development in the area.
(e) <i>to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.</i>	The proposed amendment will require the approval of the Tasmanian Planning Commission following community consultation.
<b>Objectives – Part 2</b>	<b>Comment</b>
(a) <i>to require sound strategic planning and co-ordinated action by State and local government;</i>	The proposed rezoning is consistent with regional and local level land use strategies.
(b) <i>to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.</i>	This is a procedural objective.
(c) <i>to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and</i>	No adverse environmental, social or economic effects have been identified.
(d) <i>to require land use and development planning and policy to be easily integrated with</i>	The proposed amendment supports this objective and is consistent with State, regional and local planning policies and strategies.

<i>environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and</i>	
<i>(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and</i>	This is a procedural objective.
<i>(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and</i>	The land is well suited for residential development with no identified constraints.
<i>(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and</i>	<p>The site is not known to contain any items or places of scientific, aesthetic, architectural or historic interest. Comments from Aboriginal Heritage Tasmania have been provided.</p> <p>If any Aboriginal heritage sites are discovered during potential future works then the <i>Aboriginal Relics Act 1975</i> will apply for reporting and management purposes.</p>
<i>(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;</i>	All necessary public infrastructure is currently provided to the site or will be constructed as part of future subdivision..
<i>(i) to provide a planning framework which fully considers land capability.</i>	The land cannot support agricultural use to any significant extent.

## 8.5. Land Use Planning and Approvals Act 1993

- 8.5.1. LUPPA requires the planning authority, for the purposes of planning scheme amendment requests, to consider section 32 as well as any representations received under section 30I on the interim planning scheme and Councils section 30J report on representations received on the interim planning scheme.
- 8.5.2. Aldanmark made a representation dated 29 September 2015 obo the owners and in support of rezoning for residential. In response, Council noted that whilst the rezoning is supported that it should proceed via a planning scheme amendment in the short to medium term.

- 8.5.3. Section 32 requires that the planning authority be satisfied that the planning scheme amendment:

*(e) must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*

*(ea) must not conflict with the requirements of section 30O; and*

*(f) must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

- 8.5.4. Section 30O requires an amendment to be consistent with the regional land use strategy and all mandatory provisions of the planning scheme.
- 8.5.5. The extent of compliance with the regional land use strategy is discussed earlier in this report. It is considered that the amendment is consistent with the STRLUS.
- 8.5.6. The potential for land use conflict is minimal. The zone will be bordered by the golf course to the north and subdivisional road to the east. The exception is one low density residential lot (yet to be created). Under the current zone, many more residential lots border the Local Business Zone. The proposal reduces the potential for conflict.
- 8.5.7. The amendment affects a small amount of land only and has no regional implications for environmental, economic or social terms.

## **9. Referrals**

- 9.1. TasWater and Aboriginal Heritage Comments are attached.
- 9.2. On 20 February 2017, Department of State Growth advised that they had no comments to make on the matter.
- 9.3. Formal referrals to TasWater & Department of State Growth (DSG) will occur to public exhibition.

## **10. Relationship of the amendment to other land**

- 10.1. In the form submitted the rezoning could be described as a spot zoning as it would leave land to the west, south and east in RRZ. This is not an ideal outcome and can be avoided by including the land to the west and to the south in the rezoning. The land to the east could be included but the structure plan does recognise that it may be appropriate for both GRZ and Rural Living and further work in that respect is necessary.
- 10.2. It is recommended that Council initiates an amendment to the land to the west (CT 117058/150) and to 135 Rheban Road to rezone these lots from RRZ to GRZ.

## **11. Assessment of the subdivision application**

- 11.1. An application must meet every applicable Standard to be approved. Each standard can be met by either an Acceptable Solution or Performance Criteria. Where a Performance Criteria is relied upon an application is discretionary and the application may be approved or refused.

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

- *General Residential Zone*
- *E5.0 Road and Rail Asset Code*
- *E7.0 Stormwater Management Code*
- *E15.0 Inundation Prone Areas Code*

		<b>Acceptable Solution Requirement</b>	<b>Proposed</b>
1	Lot design Clause 10.6.1 A2 (b)	10m x 15m building envelope for each is not subject to any codes	Some lots are subject to the Inundation Prone Areas Code. As noted elsewhere the mapping is in error.
2	Lot design Clause 10.6.1 A2 (e)	<i>"the long axis of the building area faces north or within 20 degrees west or 30 degrees east of north"</i>	Not achieved for some north-south aligned lots.
3	Frontage Clause 10.6.1 A3	Maximum frontage for a lot adjoining public open space is 15m	Lots 22, 23, 24, 26, 27, 28, 29, 30, 60, 62, 63 and 70, which adjoin the proposed public open space lot, have a frontage greater than 15m in width.
4	Internal lots Clause 10.6.1 A4	<i>"No lot is an internal lot."</i>	Lots 37, 38, 39, 77, 78 and 83 are internal lots.
5	Subdivision is for more than 3 lots Clause 10.6.1 A5	<i>"Subdivision is for no more than 3 lots."</i>	91 lots are proposed.
6	Road design Clause 10.6.2 A1	<i>"The subdivision includes no new road."</i>	New roads are proposed.
7	Ways and public open space Clause 10.6.3 A1	<i>"No acceptable solution."</i>	N/A
8	Services Clause 10.6.4 A4	<i>"The subdivision includes no new road."</i>	New roads are proposed.

### 11.3. Discretion 1 - Lot Design

11.3.1. Due to outdated mapping of coastal inundation hazard, a number of lots are wholly contained within the associated overlay and therefore do not comply with Clause 10.6.1 A2 (b).

11.3.2. The relevant Performance Criteria states:

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

- (a) *be reasonably capable of accommodating residential use and development;*
- (b) *meets any applicable standards in codes in this planning scheme;*
- (c) *enables future development to achieve maximum solar access, given the slope and aspect of the land;*
- (d) *minimises the need for earth works, retaining walls, and fill and excavation associated with future development;*
- (e) *provides for sufficient useable area on the lot for both of the following;*



*on-site parking and manoeuvring;  
adequate private open space.*

- 11.3.3. All above clauses are relevant although (b) is the major consideration. Although the overlay applies, any future house would meet all Acceptable Solutions in the Inundation Prone Areas Code if built with a floor level at 2.2m or higher. As all land in the site is higher than 2.2m it is impossible to not comply. The Performance Criteria is satisfied.

#### **11.4. Discretion 2 - Lot Design**

- 11.4.1. Most lots are aligned with an east-west orientation. Accordingly, any 10m x 15m building envelope within those lots will face east-west rather than north-south.

- 11.4.2. The relevant Performance Criteria states:

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

- (a) be reasonably capable of accommodating residential use and development;*
- (b) meets any applicable standards in codes in this planning scheme;*
- (c) enables future development to achieve maximum solar access, given the slope and aspect of the land;*
- (d) minimises the need for earth works, retaining walls, and fill and excavation associated with future development;*
- (e) provides for sufficient useable area on the lot for both of the following;*
  - (i) on-site parking and manoeuvring;*
  - (ii) adequate private open space.*

- 11.4.3. All above clauses are relevant although (c) is the major consideration. The shape of the lot, the watercourse and existing roads dictate a road design that is predominately north-south aligned which in turn determine the alignment of lots. Most lots are east-west aligned and therefore have a long-axis facing north.

- 11.4.4. In terms of future development, solar access to dwellings is not constrained by topography or vegetation. The north-south aligned lots are generally larger and have greater design flexibility as such. It is considered that the Performance Criteria is satisfied for all lots.

#### **11.5. Discretion 3 - Frontage**

- 11.5.1. Lots 22, 23, 24, 26, 27, 28, 29, 30, 60, 62, 63 and 70, which adjoin the proposed public open space lot, have a frontage greater than 15m in width. The relevant Performance Criteria is:

*The frontage of each lot must satisfy all of the following:*

- (a) provides opportunity for practical and safe vehicular and pedestrian access;*
- (b) provides opportunity for passive surveillance between residential development on the lot and the public road;*
- (c) is no less than 6m.*

- 11.5.2. Lots adjoining public open space have a maximum frontage in order to achieve higher density around such lots. Lots 22, 30 and 70 exceed the frontage purely due to being located on a corner. Lots 23, 24 and 26-29 exceed the frontage by a cumulative 9.4m distance. They could be made to comply by squeezing an extra lot along that section of subdivision road but this is less than ideal given only 9.4m to work with. Similarly, for lots 60, 62 and 63 the cumulative distance is 4.1m. Excellent passive surveillance will be maintained and the Performance Criteria is satisfied.

## 11.6. Discretion 4 - Internal lots

- 11.6.1. Lots 37, 38, 39, 77, 78 and 83 are internal lots. The relevant Performance Criteria is:

*An internal lot must satisfy all of the following:*

- (a) the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;*
  - (b) it is not reasonably possible to provide a new road to create a standard frontage lot;*
  - (c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;*
  - (d) the lot will contribute to the more efficient utilisation of residential land and infrastructure;*
  - (e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;*
  - (f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;*
  - (g) passing bays are provided at appropriate distances to service the likely future use of the lot;*
  - (h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;*
  - (i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.*
  - (j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.*
- 11.6.2. Lots 37, 38 and 39 could be designed to access Rheban Road directly and not be internal lots. It is considered that Rheban Road would function more efficiently and with higher safety with lots not having direct access.
- 11.6.3. Lots 77 and 78 are accessed from a cul-de-sac turning head. These lots could be combined as one larger lot specifically tailored for multiple dwellings and could comfortably yield four dwellings rather than 1 per lot under this configuration. It is recommended that lots 77 & 78 be combined.
- 11.6.4. Lot 83 can only be practically accessed as an internal lot.
- 11.6.5. It is considered that, as modified, the Performance Criteria is satisfied.

## 11.7. Discretion 5 - Subdivision is for more than 3 lots

- 11.7.1. The relevant Performance Criteria is:

*Arrangement and provision of lots must satisfy all of the following;*

- (a) have regard to providing a higher net density of dwellings along;*
  - (i) public transport corridors;*
  - (ii) adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire;*
  - (iii) within 200 m of business zones and local shops;*
- (b) will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone;*
- (c) staging, if any, provides for the efficient and ordered provision of new infrastructure;*
- (d) opportunity is optimised for passive surveillance between future residential development on the lots and public spaces;*

(e) is consistent with any applicable Local Area Objectives or Desired Future Character.

- 11.7.2. In terms of (a), the higher density lots adjoin the public open space. Subclause (b) is not relevant as the land is developed in full. The proposed staging plan is considered logical. Subclause (d) is addressed by other clauses and is considered to be satisfied. Subclause (e) is not applicable. The Performance Criteria is considered to be satisfied.

## 11.8. Discretion 6 - Road Design

- 11.8.1. Where a new road is proposed the following Performance Criteria is applicable:

*The arrangement and construction of roads within a subdivision must satisfy all of the following:*

- (a) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;
- (b) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;
- (c) the future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;
- (d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;
- (e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;
- (f) connectivity with the neighbourhood road network is maximised;
- (g) the travel distance between key destinations such as shops and services is minimised;
- (h) walking, cycling and the efficient movement of public transport is facilitated;
- (i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;
- (j) any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints.

- 11.8.2. Subclause (a) and (b) are not relevant. Subclause (c) is satisfied by the road connectivity to the west which is more appropriate and necessary than similar connectivity to the east as the western lot is small and with less options to accommodate road design. Subclause (d) is considered to be met and is supported by the TIA. Cul-de-sac roads are minimised. Subclauses (f) to (j) are satisfied to the fullest extent possible in the location. The Performance Criteria is considered to be met.

## 11.9. Discretion 7 - Ways and public open space

- 11.9.1. For any subdivision, the following Performance Criteria applies:

*The arrangement of ways and public open space within a subdivision must satisfy all of the following:*

- (a) connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate;
- (b) connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate;
- (c) connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate;
- (d) convenient access to local shops, community facilities, public open space and public transport routes is provided;
- (e) new ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate;

- (f) *provides for a legible movement network;*
- (g) *the route of new ways has regard to any pedestrian & cycle way or public open space plan adopted by the Planning Authority;*
- (h) *Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.*
- (i) *new ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regard to the following:*
  - (i) *the width of the way;*
  - (ii) *the length of the way;*
  - (iii) *landscaping within the way;*
  - (iv) *lighting;*
  - (v) *provision of opportunities for 'loitering';*
  - (vi) *the shape of the way (avoiding bends, corners or other opportunities for concealment).*

11.9.2. A large public open space area is proposed which provides connectivity through the site consistent with subclause (a), (b) and (d) and the design of which satisfies all other clauses.

11.9.3. The question with the proposed public open space is its size. The area will be suitable for playgrounds and small recreational facilities but in the main it is likely to be used for more passive purposes. This is in part due to the sites location at the edge of Orford but also due to the watercourse running through the middle of the lot. Additionally, Council has no current plans for additional sports grounds and no apparent need.

11.9.4. The cost of maintenance must be weighed against the benefit of public use. Arguably a similar passive use benefit would be obtained from a slightly smaller area. Additional internal lots could be provided near lots 29 and 30 or lots 58 to 61. This would minimise maintenance costs and maximise lot yield whilst also maintaining public benefit.

11.9.5. The above comment is also in the context of potential reshaping works to sections of the watercourse. The subdivision design has assumed the retention of the existing dam for stormwater quality and quantity treatment. However, this dam is not built for such purposes and is located too close to Rheban Road to be of use for the broader subdivision. The dam will likely require removal and the watercourse could be reshaped in part.

11.9.6. The issue of the size of the public open space should be determined post public exhibition of the amendment should it be initiated.

11.9.7. Beyond the issue of size, the public open space provision in the subdivision satisfies the Performance Criteria.

#### 11.10. Discretion 8 - Services

11.10.1. Where a new road is proposed the following Performance Criteria is applicable:

*The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.*

11.10.2. Satisfaction with the Performance Criteria will be achieved by way of permit conditions.

## 11.11. Referrals

### 11.11.1. TasWater

TasWater have provided conditions that must be included in any permit issued.

### 11.11.2. Council's Technical Officer

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

*The land has frontage to Rheban Rd which is a Council road constructed to a sealed rural standard adjacent the development with a posted 80km/h speed limit. There is no kerb and channel or concrete footpath in the vicinity of the proposed subdivision.*

*A Traffic Impact Assessment (TIA) prepared by Milan Prodanovic was submitted with the application. The TIA concludes that:*

*The proposed 91 lot subdivision development, when fully developed and occupied will generate some 270 vehicles/day and around 27 vehicles/hour during peak traffic periods, based on the peak hour traffic being the typical 10% of the daily traffic volume.*

*The addition of 27 vehicle/hour along Rheban Road will not create any operational or efficiency problems at the subdivisional junctions or along the road.*

*Conflicting traffic volumes of up to 1,500 vehicles/hour can generally be accommodated at intersections quite efficiently at Levels of Service C. The level of traffic conflict in this case will be less than 5% of this maximum traffic volume.*

*Surveys indicate the 85th percentile speed of passing traffic on Rheban Road is 74km/h. The required sight distance for a speed of 80km/h is 175m.*

*The current sight distances for vehicles turning to and from Rheban Road at the western subdivisional road is limited by trees in the road reservation. Removal of the trees will greatly increase the available sight distances to achieve the required 175m and more.*

*The current sight distances for the vehicle turning to and from Rheban Road at the eastern subdivisional road are more than sufficient at well over 200m.*

*It is expected the subdivisional roads will be sealed with kerb and gutter constructed both sides of the street and a footpath along one side of the road.*

*It is strongly recommended that the streets should be constructed to a width between kerb faces of no more than a maximum of 6.4m. Widths of 8.9m between kerb faces are not appropriate for streets that will carry less than 200 vehicles/day (average of one vehicle every three minutes during the busiest hour of the day).*

*It is recommended the proposed two subdivisional road junctions with Rheban Road be provided with 'give way' sign and 'holding line' controls, the same as at other junctions along Rheban Road.*

*Whilst the traffic generation figures used in the report appear low and may underestimated it is nevertheless unlikely that any operational or safety issues will arise from the subdivision.*

*The narrow road width of 6.4m maximum recommended within the report however is not supported. The Bushfire Report submitted with the application requires a minimum carriageway width of 7m or 5.5m if parking is restricted on one side of the road. The implementation of parking restrictions in a new development is not supported.*



*The standard drawings adopted by Glamorgan Spring Bay Council, and all other Tasmanian Councils, require a minimum carriageway width of 8.9m for a cul de sac greater than 150m in length or serving more than 15 tenements. As such a condition requiring a minimum road carriageway width of 8.9m or 6.9m with indented parking bays is recommended.*

*Driveways servicing internal lots are to be constructed to the lot proper with a sealed surface.*

*The application involves more than 5 lots and more than 600m<sup>2</sup> of new impervious area. As such Water Sensitive Urban Design Principles are required for the treatment and disposal of stormwater.*

*The open space should provide ample opportunity to include biological treatment solutions such as vegetated swales, bio filtration ponds, etc. The existing dam is potentially too far upstream to provide treatment opportunity for the subdivision and presents a high level of risk to public safety in its current form. A condition requiring a detailed stormwater management report and design is recommended as part of the engineering drawing approval.*

#### 11.11.3. Councils NRM Department

*Most of the property appears to be classified by Tasveg as either 'Urban areas' or 'Agricultural land' but there are some native trees along the drainage line which according to Terry are mainly black gums and white gums, so they are important habitat trees for threatened birds (swift parrot and forty spotted pardalote) known from the Orford area. There are also some records of two Zone A declared weeds on and near the property – Spanish heath and boneseed.*

## 12. Conclusion

- 12.1. The planning scheme amendment consistent with regional and local land use strategy and the requirements of LUPAA.
- 12.2. On this basis it is recommended that Council initiate and certify the draft amendment as requested and initiate a related amendment to the adjoining lots.

## RECOMMENDATION:

That, as provided for by the provisions of section 3 of schedule 6, of the Land Use Planning and Approvals Act 1993 (LUPPA):

- A. Pursuant to section 34(1)(a) planning scheme amendment AM 2018/07(a) be initiated and certified as being in accordance with sections 30(0) and 32 of LUPAA to rezone Lot 2, Rheban Road, Orford (CT 149641/2, located generally between Rheban Road and East Shelly Road and 270m east of Jetty Road) from Rural Resource Zone to General Residential Zone.
- B. Pursuant to section 34(1)(b) planning scheme amendment AM 2018/07(b) be initiated and certified as being in accordance with sections 30(0) and 32 of LUPAA to rezone 135 Rheban Road, Orford (CT 149641/1) and Rheban Road,

Orford (CT 117058/150, located with frontage to Rheban Road and Jetty Road, Orford) from Rural Resource Zone to General Residential Zone.

- C. Pursuant to section 38 of LUPAA, AM 2018/07(a) and AM 2018/07(b) be simultaneously placed on public exhibition for no less than 28 days.
- D. Pursuant to section 39 of LUPAA, if no representations are received during public exhibition, Council directs the General Manager to advise the Tasmanian Planning Commission in writing that no representations have been received.
- E. Pursuant to s43A of LUPAA, a permit (SA 2017/04) for subdivision of Lot 2, Rheban Road, Orford (CT 149641/2) into 91 lots plus public open space and road lots be approved subject to the following conditions:

- 1. Use and development must be substantially in accordance with the endorsed plans being the plans prepared by Aldanmark Pty Ltd (Ref: 170724 CIV 15E96-10 B Z01-Z05 dated 20/12/2017 and 170724 CIV 15E96-10 C Z06-Z08 dated 24/07/17) 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. Use and development must comply with the requirements of TasWater specified by 'Submission to Planning Authority Notice' reference number TWSA 2017/00199- GSB, dated 13 August 2018 and attached to this permit.
- 3. Lots 77 and 78 must be consolidated.
- 4. Use and development must be substantially in accordance with the Traffic Impact Assessment prepared by Milan Prodanovic dated July 2017 unless modified by a condition of this permit.
- 5. The development must be substantially in accordance with the Bushfire Hazard Management plan Assessment Report, by Andrew Goodsell, dated October 2018, and submitted with the application, or as otherwise required by this permit, whichever standard is greater.
- 6. The staging plan must be amended to include road access for lots 31 to 39 as part of stage 1.
- 7. Prior to sealing the final plan of survey for any lots in Stage 2, the public open space lot must be transferred to Council.
- 8. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
- 9. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's Municipal Engineer.
- 10. Covenants or other restrictions must not conflict with, or seek to override, provisions of the planning scheme.

11. The final plan or survey must show the corners of each road intersection must be splayed or rounded by chords of a circle with a radius of not less than 6m to the satisfaction of Council's General Manager.

#### **Environment Management**

12. 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 and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.
13. No top soil is to be removed from the site.
14. 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.
15. Prior to the commencement of works a list of procedures describing cleaning and monitoring practices in terms of weed and disease management must be submitted to Council's General Manager. If considered satisfactory, the procedures will be endorsed and will form part of the permit.
16. Prior to the commencement of works a weed eradication plan must be submitted. The plan, and its implementation, must be to the satisfaction of Council's General Manager.
17. 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.
18. 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.

#### **Engineering**

19. Prior to sealing the final plan the following works must be completed in accordance with engineering design drawings endorsed by Council's Municipal Engineer:
  - (a) Lot connections for each lot:
    - i. Connection to reticulated stormwater;
    - ii. Connection to electricity network;
    - iii. Connection to telecommunication network.
  - (b) Vehicle access for each lot:
    - i. Reinforced concrete vehicle crossover to front boundary;
    - ii. Vehicle driveway over access strip for all shared rights of way and internal lots.
  - (c) Road construction:

- i. Fully paved, sealed and drained road carriageway with a 8.9m wide carriageway (or 6.9m carriageway with indented parking bays) and 18m road reservation;
- ii. Concrete kerb and channel both sides;
- iii. Concrete footpaths 1.5m wide on at least one side with kerb ramps;
- iv. Concrete footpaths 1.5m wide on both sides of the road fronting lots 1 to 3 and lots 34 and 36
- v. Underground stormwater drainage;
- vi. Underground electrical and telecommunications reticulated infrastructure;
- vii. Street lighting;
- viii. Street trees;
- ix. Street sign and standard to each intersection.

(d) Stormwater network:

- i. An underground stormwater drainage system capable of accommodating a storm with an ARI of 20 years, when the land serviced by the system is fully developed.  
Where the existing public stormwater infrastructure has insufficient capacity to accommodate the increased stormwater runoff from the development, the developer is to upgrade public stormwater infrastructure or limit any increase such that it can be accommodated within the existing or upgraded public stormwater infrastructure. The details of any measures to limit stormwater or upgrade existing infrastructure are to be included in the Engineering design drawings to be submitted to the Glamorgan Spring Bay Council for approval.
- ii. A major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.
- iii. A stormwater property connection to each lot capable of servicing the entirety of each lot by gravity.
- iv. Stormwater treatment utilising Water Sensitive Urban Design Principles These Principles will be in accordance with the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's Municipal Engineer.

(e) Public open space:

- i. Land shaped to be fit for purpose;
- ii. Landscaping;
- iii. Electrical, water, stormwater and sewer lot connections fit for purpose;
- iv. Vehicular crossover or suitable access;
- v. Concrete or gravel footpaths fit for purpose;

(f) Rehabilitation

- i. Provision of top soil and grass or vegetation on all disturbed surfaces  
All work must be to a standard that is to the satisfaction of Council's Municipal Engineer.

*Advice: Some or all works may be bonded subject to satisfaction of relevant Council policies.*

20. Prior to the commencement of construction works, engineering design drawings showing all work required by this planning permit, and any additional work sought, must be submitted to Council's Municipal Engineer. The engineering design drawings must be prepared in accordance with the current:
- Tasmanian Subdivision Guidelines
  - Tasmanian Standard Drawings
  - Council policy
  - A comprehensive stormwater management plan including calculations of the stormwater drainage system, including treatment, detention and outfalls must be submitted to in conjunction with the engineering design drawings for approval.

If considered satisfactory, the plans or documents will be endorsed by Council's Municipal Engineer and will form part of this permit.

*Advice:*

- The Tasmanian Subdivision Guidelines and Tasmanian Standard Drawings are available at [www.lgat.tas.gov.au](http://www.lgat.tas.gov.au).*
- Variations from the Tasmanian Subdivision Guidelines and Tasmanian Standard Drawings may be approved at the discretion on Council's Municipal Engineering where a clear justification exists and the alternative solution is to a no lesser quality in terms of infrastructure performance or maintenance costs over the life of the asset.*
- Engineering design drawings must also include provisions for soil and water management*
- Engineering design drawings will expire two years after approval and will be endorsed as such by Council's Municipal Engineer.*

21. For any internal lot, all electrical, telecommunication, stormwater, water and sewer lot connections must be extended, or conduits for, for the full length of the access strip to the buildable area of lot.

22. Prior to sealing the final plan of survey the developer must submit to Council:

- A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co;

*or*

written advice that the existing NBN and copper infrastructure is adequate and future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

- A Letter of Release from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with;

*or*

written advice that existing infrastructure is adequate and future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

23. Works are subject to a 12 month defect liability period commencing from date of practical completion for each stage during which time all maintenance and repair of works during this time as the responsibility of the developer.



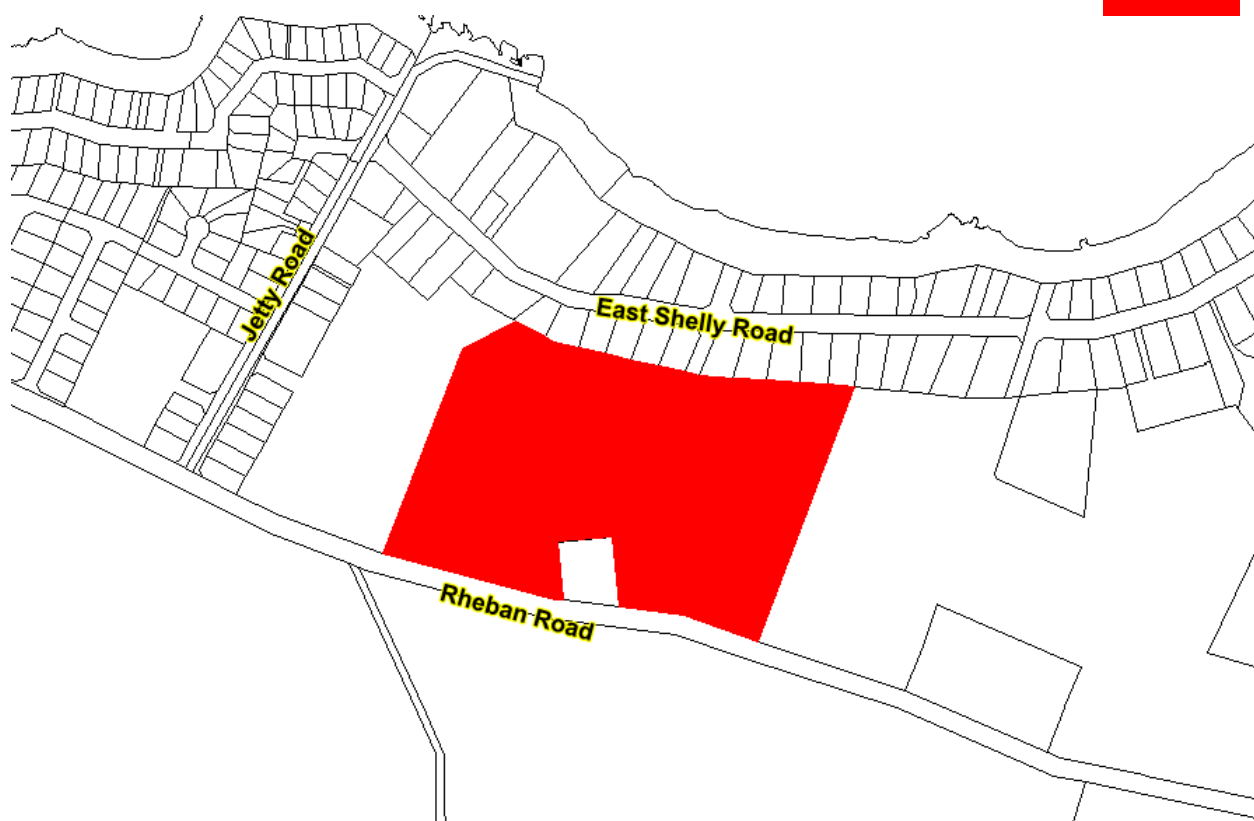
24. A bond clearly in excess of 5% of the value of work and no less than \$5000.00, must be submitted to Council at the commencement of the defect liability period or prior to sealing the final plan or survey, whichever is earliest. The bond will be returned at the expiration of the defect liability period if all works are maintained and repaired as necessary to the satisfaction of Council's Municipal Engineer.
25. Prior to sealing the final plan of survey, as constructed drawings of all works undertaken must be submitted. The extent and quality of the as constructed drawings must be to the satisfaction of Council's Municipal Engineer.
26. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.
27. The developer shall provide a commercial skip for the storage of builders waste on site and arrange for the removal and disposal of the waste to an approved landfill site by private contract.

## Attachment A

### Glamorgan Spring Bay Interim Planning Scheme 2015 Amendment AM 2018/07(a)

Rezone Lot 2, Rheban Road, Orford (CT 149641/2, located generally between Rheban Road and East Shelly Road and 270m east of Jetty Road) from Rural Resource Zone to General Residential Zone.

General Residential Zone



The Common Seal of the Glamorgan  
 Spring Bay Council is affixed below  
 Pursuant to Councils resolution of the  
 27<sup>th</sup> November 2018 in the presence of :

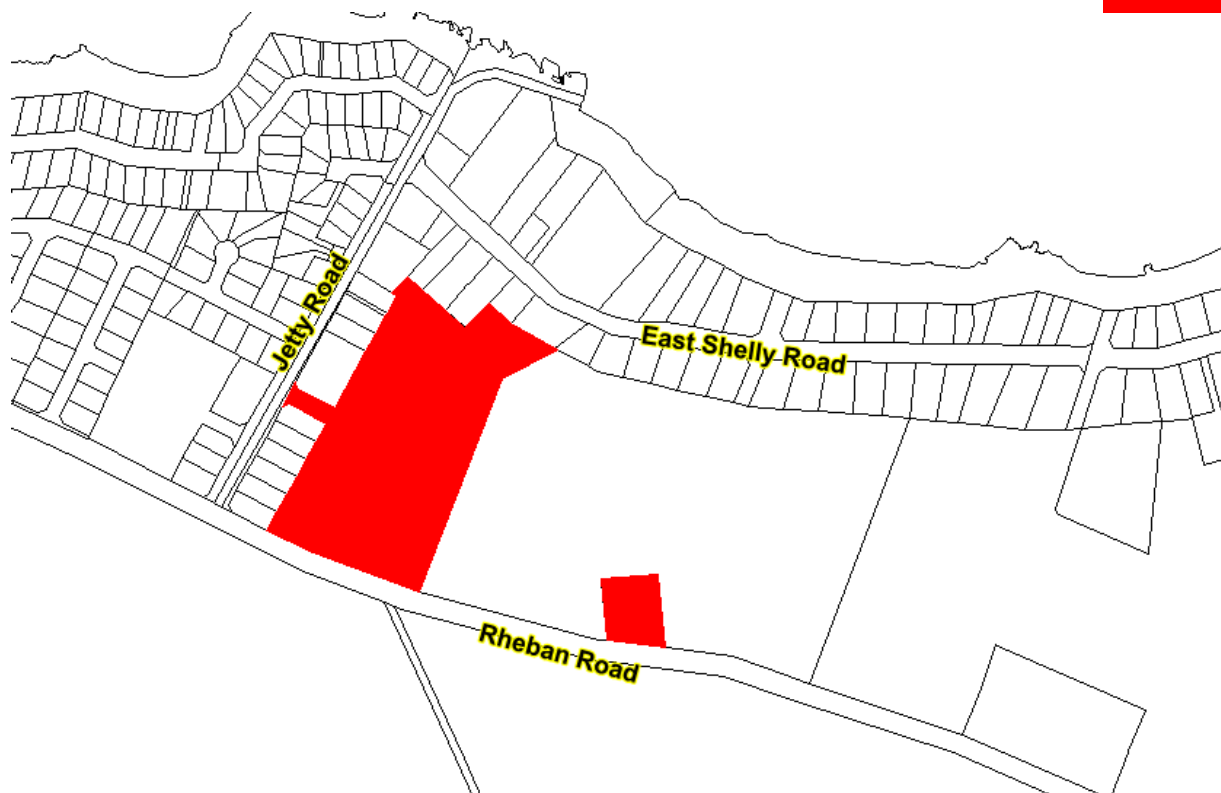
.....Mayor

.....General Manager

**Glamorgan Spring Bay Interim Planning Scheme 2015**  
**Amendment AM 2018/07(b)**

**Rezone 135 Rheban Road, Orford (CT 149641/1) and Rheban Road, Orford (CT 117058/150, located with frontage to Rheban Road and Jetty Road, Orford) from Rural Resource Zone to General Residential Zone.**

*General Residential Zone*



The Common Seal of the Glamorgan  
Spring Bay Council is affixed below  
Pursuant to Councils resolution of the  
27<sup>th</sup> November 2018 in the presence of :

.....Mayor

.....General Manager

### **3.6 Mediation – Additions & Alterations to Dwelling & Outbuilding at 8 Allen Street, Bicheno**

**Attachment: Agenda and minute of previous decision, two emails from R Green**

#### **A. BACKGROUND**

At its September 2018 meeting, Council refused the application for multiple dwellings for the following reasons:

##### **Decision: 96 /18**

Moved Cllr Jenifer Crawford, seconded Cllr Jenny Woods, that pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, the application for a residential extension at 8 Allen Street, Bicheno (DA2018/134) be REFUSED as it does not comply with:

- Clause 10.4.2 acceptable solution 3 does not meet the performance criteria
- In relation to 10.4.2 P3 (a) (ii) regarding the setbacks and building envelopes for the dwelling at 8 Allen St.
- The siting and the scale of the proposed additions and alterations.  
(a) will cause unreasonable loss of amenity by overshadowing the private open space of a dwelling on an adjoining lot.
- The additions and alterations proposed to 8 Allen St also do not comply with 10.4.2 (a) (iv) as the additions and alterations will have a negative visual impact caused by the scale and bulk of the proposed dwelling when viewed from an adjoining lot; and
- Also DA2018/134 does not comply with 10.4.2 P3 (b) as the proposed residential alterations and extensions do not provide separation between dwellings on an adjoining lot that is compatible with that prevailing in the surrounding area.

**The motion was put and carried  
(6 Votes to 1)**

The applicant has appealed the refusal.

The Resource Management and Planning Appeal Tribunal (the Tribunal) held a Directions Hearing on 23 October 2018 and has listed the matter for a full hearing to be held on 30 January 2019.

The application considered by Council was subject to two representations. One representor attended the directions hearing. At the time of writing, none of the representors have made an application to be joined as a party to the appeal meaning they have no active role in the matter. Thus, the appeal is between Council and the applicant.

## B. ORIGINAL APPLICATION

The following table has been copied from the September 2018 agenda and shows the discretionary elements identified in the report.

General Residential Zone		Acceptable Solution Requirement	Proposed
1	Development (Building Envelope)  Clause 10.4.2 A3	<p>A dwelling....must:</p> <ul style="list-style-type: none"> <li>(a) be contained within a building envelope...:</li> <li>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</li> <li>(b) only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> <li>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</li> <li>(ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)</li> </ul> </li> </ul> <p>Diagrams 10.4.2A&amp;B detail the building envelope.</p>	<p>A corner of the second storey as proposed would be outside the building envelope on the eastern side as shown on plan A09.</p> <p>The side setback to the western side would be outside the building envelope. This is with respect to the block wall around the lower deck.</p> <p>The lower deck will also be outside the building envelope where part of the deck is within 4m of the rear (foreshore) boundary.</p> <p>It is noted that the existing residence is already outside the building envelope on the western boundary.</p>
2	Development (Privacy for all dwellings)  Clause 10.4.6A1	<p>A balcony or deck that has a finished floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> <li>(a) side boundary, unless the balcony or deck has a setback of at least 3m from the side boundary.</li> </ul>	<p>The finished floor level of the lower deck is 1.43 above natural ground level and at the height of the existing deck.</p> <p>The lower deck is sufficiently screened on the eastern side.</p> <p>The screening on the western side is not clarified, thus the performance criteria are applicable. The height of the block wall above the deck scales at approx. 1.65m. The block wall does not extend the full length of the deck leaving a section of deck with no privacy provisions.</p>



Codes			
3	Buildings & Works - E16 Coastal Erosion Code  E16.7.1	Erosion Investigation area	The proposal is within a mapped Erosion Investigation Area.

### C. MEDIATION

Following the Directions Hearing, representatives of the applicant circulated two pieces of correspondence, both of which are attached.

Firstly, they provide updated and clearer diagrams of the upper level addition in relation to the building envelope. Based on this information, the upper level addition is wholly contained within the building envelope specified by the Acceptable Solution. Therefore, there is discretion on this element of the proposal.

Secondly, a modification to the lower level deck is proposed. This would increase the setback of the deck from the foreshore from 3.65m to 5.1m.

Council staff have also sought to engage a consultant planner to act as an expert and represent the Council decision to refuse. This has been unsuccessful. This information was conveyed at the Directions Hearing to all in attendance.

### D. OPTIONS

There are three options available at this time.

1. Council confirms its refusal.
2. Council consents to the original application and recommended conditions.
3. Council consents to the original application and recommended conditions subject to the modifications to the deck to increase its setback.

Option 1 is not recommended. The Tribunal operates on an evidentiary basis. Each party to an appeal must submit evidence in support on their case and the failure to do so would inevitably mean the case is lost. Given this inevitability prolonging matters and requiring other parties to produce evidence would generally mean Council would be directed to pay the other parties costs as well as their own.

Option 3 is the preferred option. The deck is reduced in size and would be contained wholly within the building envelope specified by the acceptable solution. Privacy screens are provided from the deck to both sides as shown on the plans and as recommended by condition 3. This outcome is entirely consistent with the Planning Scheme. The Planning Authority is bound by its Planning Scheme and must take an objective approach to determination applications, free of personal opinion or values.

### E. RECOMMENDATION

That pursuant to Section 17 of the Resource Management and Planning Appeal Tribunal Act 1993 Council agrees to a consent memorandum being endorsed by Council staff that has the effect of approving DA 2018/134 subject to all conditions of the original recommendation as outlined in the attachments to this report.

## Shane Wells

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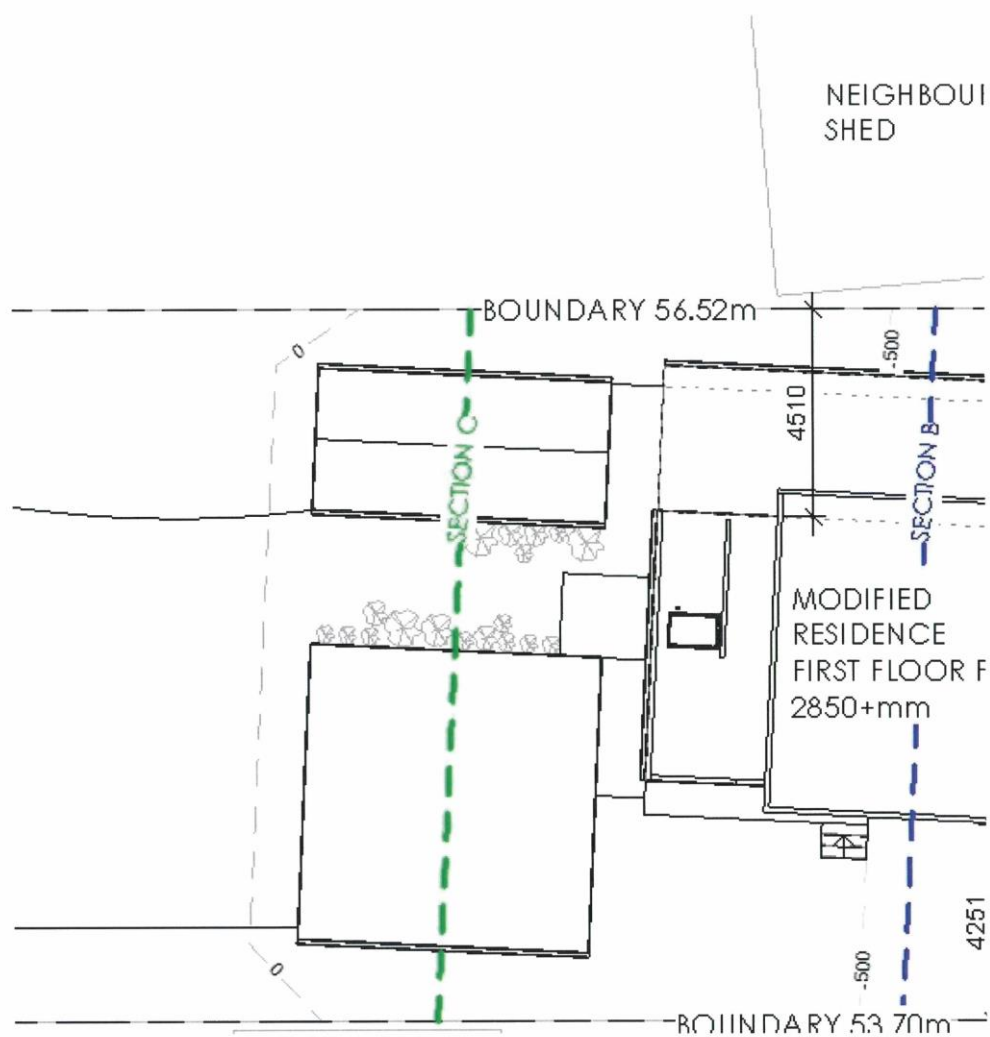
**From:** Rebecca Green <admin@rgassociates.com.au>  
**Sent:** Tuesday, 23 October 2018 9:10 AM  
**To:** Holley\_lees@hotmail.com; Shane Wells  
**Subject:** FW: 8 Allen Street, Bicheno

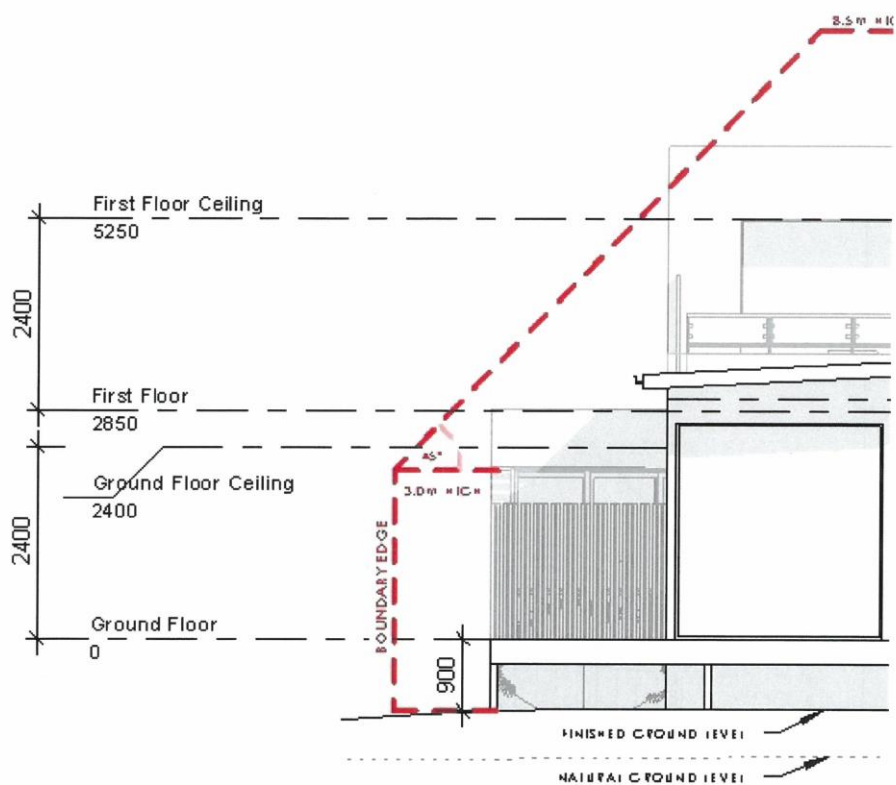
Good morning Holley and Shane,

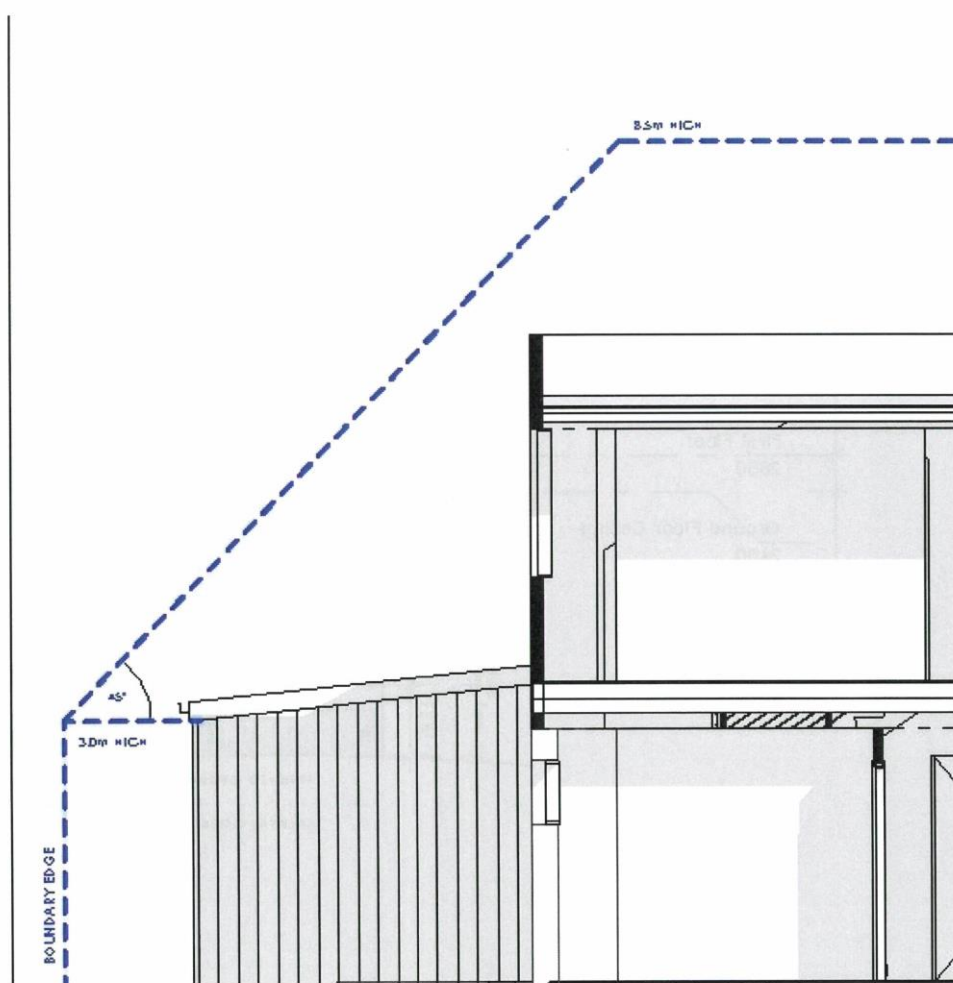
Please see attached diagrams that provide information to support the appellants claim that the entire second storey addition is located entirely within the 3D building envelope. I will send through shortly a second email in relation to suggest deck changes.

Kind regards

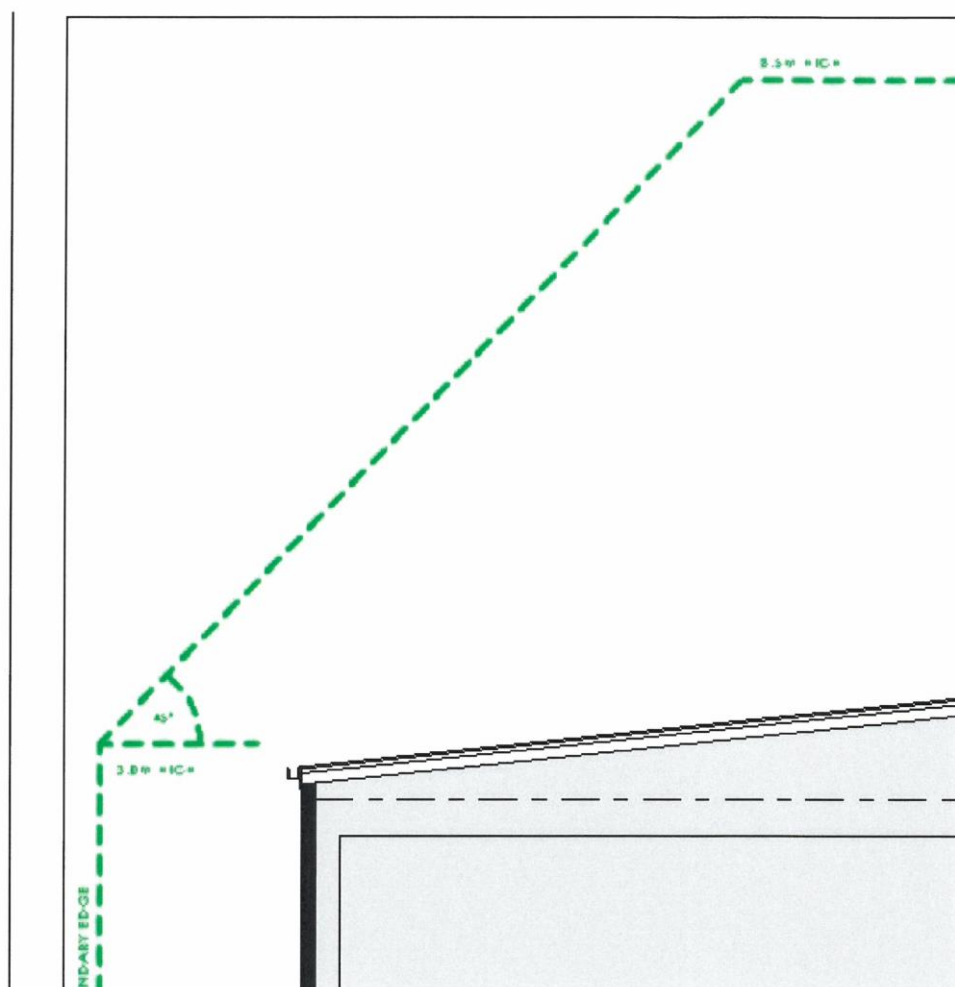
Rebecca Green  
Senior Planning Consultant & Accredited Bushfire Hazard Assessor  
Rebecca Green & Associates  
m. 0409 284422  
P.O. Box 2108, Launceston, 7250













## Shane Wells

**From:** Rebecca Green <admin@rgassociates.com.au>  
**Sent:** Tuesday, 23 October 2018 9:12 AM  
**To:** Holley\_jees@hotmail.com; Shane Wells  
**Subject:** FW: 8 Allen Street, Bicheno

Good morning,

Further to yesterdays directions teleconference please see suggested changes to the deck, noting that should this be considered, the rear boundary setback is therefore compliant with the acceptable solution.

Kind regards

Rebecca Green  
Senior Planning Consultant & Accredited Bushfire Hazard Assessor  
Rebecca Green & Associates  
m. 0409 284422  
P.O. Box 2108, Launceston, 7250





### 3.7 AM2018/03 – Planning Scheme Amendment, Cambria Estate, Swansea

#### Planning Assessment Report

<b>Proposal:</b>	<b>Cambria Estate Planning Scheme Amendment</b>
<b>Location:</b>	<b>Cambria Estate, Swansea</b>
<b>Attachments:</b>	<b>Officer Report including representations received (provided under separate cover)</b>

#### A. LEGISLATION

The purpose of this report is to allow the Planning Authority to fulfil its obligations under section 39 of the *Land Use Planning and Approvals Act 1993* (LUPAA) with respect to the Planning Scheme Amendment requested by Ireneinc.

Section 39 provides:

##### *39. Representations in respect of draft amendments*

*(1) Where a draft amendment of a planning scheme is placed on public exhibition by a planning authority in accordance with section 38, representations in relation to that draft amendment may be submitted to the authority by any person before the expiration of the exhibition period referred to in section 38(1)(a).*

*(2) The planning authority must, not later than the expiration of 35 days after the exhibition period referred to in section 38(1)(a) or such further period as the Commission allows, forward to the Commission a report comprising–*

*(a) a copy of each representation received by the authority in relation to the draft amendment or, where it has received no such representation, a statement to that effect; and*

*(b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to–*

*(i) the need for modification of the draft amendment in the light of that representation; and*

*(ii) the impact of that representation on the draft amendment as a whole; and*

*(c) such recommendations in relation to the draft amendment as the authority considers necessary.*

The attached report provides the recommended response.

#### B. OPTIONS AND IMPLICATIONS

The Planning Authority must resolve to make a decision in order to meet its obligations under section 39. That decision can involve the Planning Authority forming any opinion on one or more representations and may receive, note, refute or endorse each or all representations. The Planning Authority may also proposed any modification to the amendment or outline the type of amendments that it considers appropriate but it does not necessarily need to proposed particular solutions or outcomes to issues raised. The Planning Authority may also form a view that the amendment should not be approved.

In any case, the final decision rests with the Tasmanian Planning Commission.

The recommendation is to submit a section 39 report that outlines a series of substantial modifications to the certified Amendment.

There is a significant degree of concern and opposition to the Amendment. The Tasmanian Planning Commission hearing process is considered likely to be a contested hearing. A contested hearing will involve the submission of evidence to the Tasmanian Planning Commission.

Should the Planning Authority wish to contest the Amendment in its certified form or a modified form or in opposition to the Amendment, the preparation and submission of evidence will have cost implications. At this point the main areas of concern lie with settlement strategy, heritage, natural values, agricultural values, character, airstrip and traffic. The engagement of an expert in any one area would incur costs of \$5,000 to \$10,000 plus additional legal costs.

### **C. RECOMMENDATION**

That:

- A. Council resolves that a copy of the representations be forwarded to the Tasmanian Planning Commission in accordance with Section 39(2)(a) of the *Land Use Planning and Approvals Act 1993*.
- B. Council resolves that the attached report be forwarded to the Tasmanian Planning Commission in accordance with Section 39(2)(b) of the *Land Use Planning and Approvals Act 1993* that outlines its opinion of the merits of each representations and the need to modify the amendment pursuant to section 39(2)(b) (i), 39(2)(b) (ii) and 39(2)(c).



**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.**

<b>Recommendation</b>
-----------------------

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.

## 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 November Council meeting is on Tuesday 27th at 5.00pm in Triabunna.

Live Streaming of meetings is progressing well since commencing in November 2017. From November 2017 to October 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 21<sup>st</sup> November 2018 is:

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	163 views
22 May 2018	83 views
26 June 2018	89 views
24 July 2018	221 views
28 August 2018	133 views
25 September 2018	139 views
23 October 2018	106 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 30<sup>th</sup> June 2018. Annual Report under preparation.

#### Cash and Investments

Cash and Investments at the end of October 2018 were \$2,530k against October 2017 \$3,137k, October 2016 \$2,754k and October 2015 \$1,968k. 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 20<sup>th</sup> 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 late November, early December and the old Council chambers in Triabunna 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 were repaid on 14<sup>th</sup> 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 4 months ended 31 October  
2018

Account	Jul-Oct 2018
<b>Operating Activities</b>	
Receipts from customers	9,552,563.28
Payments to suppliers and employees	(3,773,524.99)
Cash receipts from other operating activities	88,084.97
<b>Net Cash Flows from Operating Activities</b>	<b>5,867,123.26</b>
<b>Investing Activities</b>	
Proceeds from sale of property, plant and equipment	72,673.82
Payment for property, plant and equipment	(316,523.43)
Other cash items from investing activities	(3,686,327.09)
<b>Net Cash Flows from Investing Activities</b>	<b>(3,930,176.70)</b>
<b>Financing Activities</b>	
Other cash items from financing activities	(806,507.22)
<b>Net Cash Flows from Financing Activities</b>	<b>(806,507.22)</b>
<b>Net Cash Flows</b>	<b>1,130,439.34</b>
<b>Cash and Cash Equivalents</b>	
Cash and cash equivalents at beginning of period	1,398,707.81
Cash and cash equivalents at end of period	2,530,090.45
<b>Net change in cash for period</b>	<b>1,130,439.34</b>

## Property Information

Property transactions for the YTD in October are equal to last year.

<b><i>Property Settlement Certificates</i></b>								
	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	48	22
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		
<b>Total</b>	<b>513</b>	<b>252</b>	<b>594</b>	<b>290</b>	<b>629</b>	<b>315</b>	<b>218</b>	<b>103</b>
<b>TOTAL</b>		<b>765</b>		<b>884</b>	<b>944</b>		<b>321</b>	

<b>CURRENT RATES BALANCE 31st October 2018</b>	
Balance Brought Forward	<b>\$70,035.30</b>
Plus:	
Interest Charged	\$5,991.31
Rates Levied	\$7,854,766.86
Debit Journals	\$17,743.91
Sub Total	<b>\$7,948,537.38</b>
Less:	
Receipts	\$4,872,549.44
Pension Rebates	\$245,741.42
Credit Journals	\$61,793.49
Supplementary Credits	\$21,123.98
Discounts	\$79,550.27
Rates Balance	<b>\$2,667,778.78</b>
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.

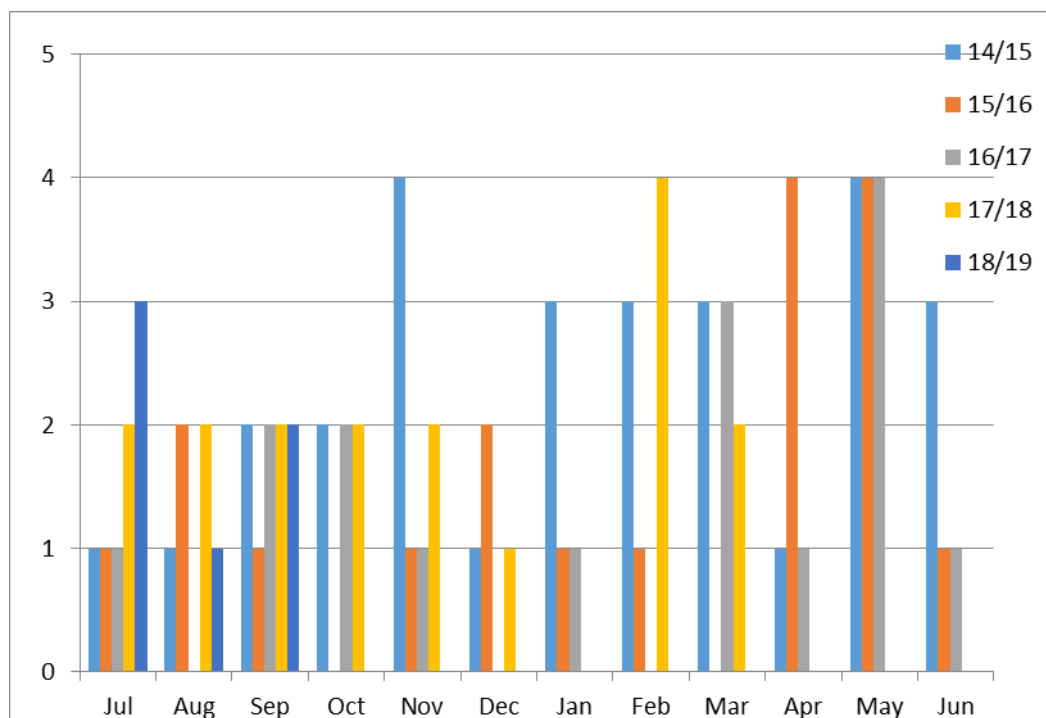
Recruitment continues for the planners with a number of people expressing interest in the role. Reviews into resourcing other areas of Council are continuing as a result of vacancies to ensure positions are best aligned to Council's long term needs.

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

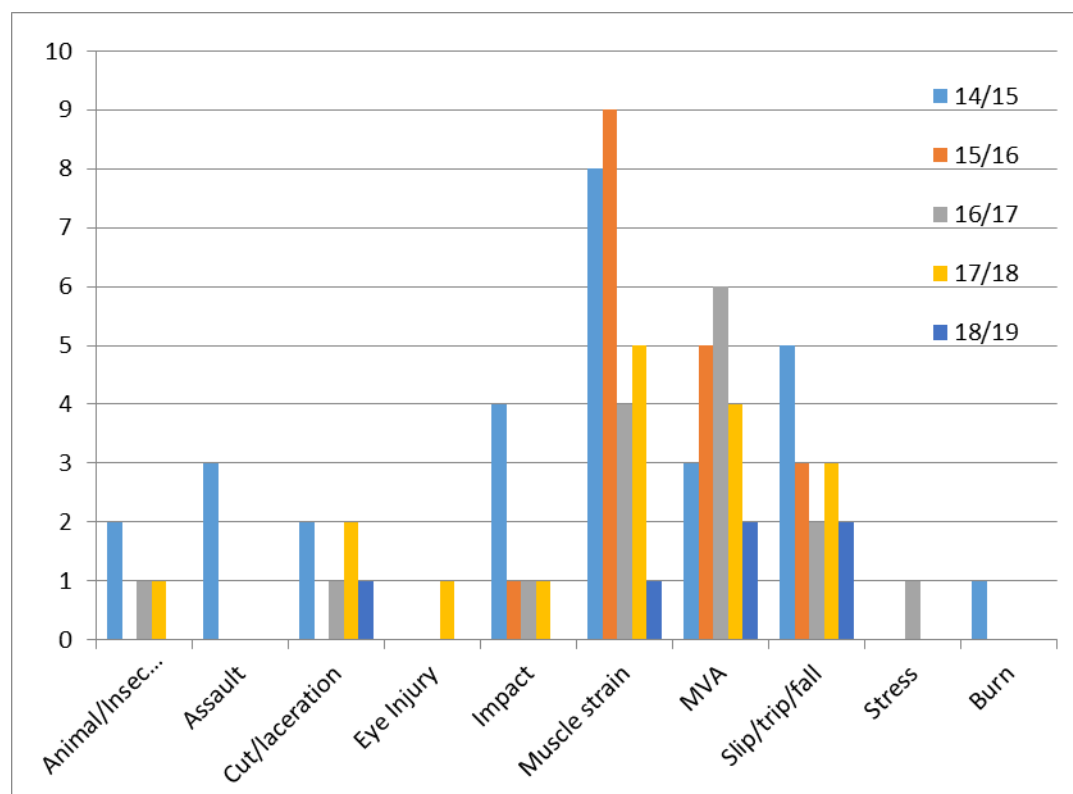
There were no lost time injuries YTD however lost time hours amounted to 104. There have been 2 motor vehicle claims this year. There have been 4 workplace reported incidents YTD, no community incidents reported YTD and there were no staff resignations in October.

## Incident / Accident Reporting Numbers 2013 till October 2018



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

## Incident / Accident Reporting by type 2013 till October 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 16% on last year to date, meaning an extra 2961 visitors have used the network. Triabunna has seen the largest increase of the visitor numbers since last October.

Visitor Numbers												
MONTH	BICHENO 2016-2017	BICHENO 2017-2018	BICHENO 2018-2019	SWANSEA 2016-2017	SWANSEA 2017-2018	SWANSEA 2018-2019	TRIABUNNA 2016-2017	TRIABUNNA 2017-2018	TRIABUNNA 2018-2019	TOTAL 2016-2017	TOTAL 2017-2018	TOTAL 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	2782	1635	1965	1916	2192	3990	5132	5939	8350	9830
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	5518	27301	25436	4950	40957	61913	11556	95965	118929	22024



<b>Profit &amp; Loss</b>				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 31 October 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
<b>Income</b>				
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00	
GRANTS	\$38,094.94	\$38,000.00	\$94.94	0.2498%
INTEREST	\$17,720.17	\$15,200.00	\$2,520.17	16.5801% (3)
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	\$252,663.13	\$248,000.00	\$4,663.13	1.8803%
RATES AND CHARGES	\$6,097,764.74	\$6,103,169.00	-\$5,404.26	-0.0885%
SHARE OF GENERAL RATE	-\$4,082,985.00	-\$4,082,985.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$35,783.81	\$30,067.00	\$5,716.81	19.0136% (1)
USER FEES	\$66,374.54	\$0.00	\$66,374.54	
<b>Total Income</b>	<b>\$2,487,872.79</b>	<b>\$2,413,951.00</b>	<b>\$73,921.79</b>	<b>3.1%</b>
<b>Gross Profit</b>	<b>\$2,487,872.79</b>	<b>\$2,413,951.00</b>	<b>\$73,921.79</b>	<b>3.0623%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$37,931.00	\$37,931.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$200,979.03	\$188,405.23	\$12,573.80	6.6738% (2)
FINANCE COSTS	\$702.75	-\$3,671.00	\$4,373.75	119.1433% (2)
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$923,943.25	\$957,714.00	-\$33,770.75	-3.5262%
OTHER EXPENSES	\$60,336.69	\$63,832.00	-\$3,495.31	-5.4758% (3)
<b>Total Operating Expenses</b>	<b>\$1,223,892.72</b>	<b>\$1,244,211.23</b>	<b>-\$20,318.51</b>	<b>-1.6%</b>
<b>Operating Profit</b>	<b>\$1,263,980.07</b>	<b>\$1,169,739.77</b>	<b>\$94,240.30</b>	<b>8.0565%</b>
(1) Above budget related to over budget property transfers				
(2) Slightly above budget at this time and timing				
(3) Mininal Dollars				



<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>Visitor Centres</b>				
<b>For the month ended 31 October 2018</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
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	\$14,127.54	\$16,000.00	-\$1,872.46	-11.7029%
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	\$90,500.00	\$95,000.00	-\$4,500.00	-4.7368%
<b>Total Income</b>	<b>\$299,627.54</b>	<b>\$306,000.00</b>	<b>-\$6,372.46</b>	<b>-2.1%</b>
<b>Gross Profit</b>	<b>\$299,627.54</b>	<b>\$306,000.00</b>	<b>-\$6,372.46</b>	<b>-2.0825%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$1,333.00	\$1,333.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$151,526.39	\$156,340.73	-\$4,814.34	-3.0794%
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$35,256.16	\$35,000.00	\$256.16	0.7319%
OTHER EXPENSES	\$0.00	\$0.00	\$0.00	
<b>Total Operating Expenses</b>	<b>\$188,115.55</b>	<b>\$192,673.73</b>	<b>-\$4,558.18</b>	<b>-2.4%</b>
<b>Operating Profit</b>	<b>\$111,511.99</b>	<b>\$113,326.27</b>	<b>-\$1,814.28</b>	<b>-1.6009%</b>



<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>MEDICAL SERVICES</b>				
<b>For the month ended 31 October 2018</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
GRANTS	\$1,250.00	\$1,250.00	\$0.00	0.0%
INTEREST	\$67.95	\$53.00	\$14.95	28.2075%
OTHER INCOME	\$345,247.81	\$350,121.00	-\$4,873.19	-1.3919%
RATES AND CHARGES	\$313,416.00	\$313,416.00	\$0.00	0.0%
USER FEES	\$0.00	\$0.00	\$0.00	
<b>Total Income</b>	<b>\$659,981.76</b>	<b>\$664,840.00</b>	<b>-\$4,858.24</b>	<b>-0.7%</b>
<b>Gross Profit</b>	<b>\$659,981.76</b>	<b>\$664,840.00</b>	<b>-\$4,858.24</b>	<b>-0.7307%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$29,400.00	\$29,400.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$202,767.83	\$194,446.00	\$8,321.83	4.2798%
MATERIALS AND SERVICES	\$261,501.55	\$264,194.00	-\$2,692.45	-1.0191%
<b>Total Operating Expenses</b>	<b>\$493,669.38</b>	<b>\$488,040.00</b>	<b>\$5,629.38</b>	<b>1.2%</b>
<b>Net Profit</b>	<b>\$166,312.38</b>	<b>\$176,800.00</b>	<b>-\$10,487.62</b>	<b>-5.9319%</b>





<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>For the month ended 31 October 2018</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
CONTRIBUTIONS	\$17,999.00	\$18,000.00	-\$1.00	-0.0056%
GRANTS	\$442,144.87	\$425,000.00	\$17,144.87	4.0341%
INTEREST	\$17,788.64	\$15,253.00	\$2,535.64	16.6239%
INVESTMENTS:DIVIDENDS WATER CO	\$79,335.51	\$62,500.00	\$16,835.51	26.9368%
NET GAIN/(LOSS) ON ASSETS	\$21,000.00	\$0.00	\$21,000.00	
OTHER INCOME	\$664,860.33	\$680,362.00	-\$15,501.67	-2.2784%
RATES AND CHARGES	\$7,671,662.71	\$7,700,000.00	-\$28,337.29	-0.368%
STATUTORY FEES AND FINES	\$208,286.77	\$195,401.00	\$12,885.77	6.5945%
USER FEES	\$349,751.83	\$366,000.00	-\$16,248.17	-4.4394%
<b>Total Income</b>	<b>\$9,472,829.66</b>	<b>\$9,462,516.00</b>	<b>\$10,313.66</b>	<b>0.1%</b>
<b>Gross Profit</b>	<b>\$9,472,829.66</b>	<b>\$9,462,516.00</b>	<b>\$10,313.66</b>	<b>0.109%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$674,861.00	\$674,861.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$1,610,205.00	\$1,570,201.96	\$40,003.04	2.5476%
FINANCE COSTS	-\$12,586.00	-\$12,286.00	-\$300.00	-2.4418%
MATERIALS AND SERVICES	\$1,995,693.95	\$2,064,589.25	-\$68,895.30	-3.337%
NET GAIN/(LOSS) ON ASSETS	\$12,385.17	\$0.00	\$12,385.17	
OTHER EXPENSES	\$60,336.69	\$63,832.00	-\$3,495.31	-5.4758%
<b>Total Operating Expenses</b>	<b>\$4,340,895.81</b>	<b>\$4,361,198.21</b>	<b>-\$20,302.40</b>	<b>-0.5%</b>
<b>Operating Profit</b>	<b>\$5,131,933.85</b>	<b>\$5,101,317.79</b>	<b>\$30,616.06</b>	<b>0.6002%</b>



As at 31 OCTOBER 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					
<b>Roads, Footpaths, Kerbs</b>										
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	Welly 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					
<b>TOTAL</b>		<b>222,500</b>	<b>0</b>							
<b>PG,Walking Tracks, Cemeteries</b>										
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									
<b>TOTAL</b>		<b>770,255</b>	<b>614,925</b>							
<b>Stormwater, Drainage</b>										
Coles Bay - Harold St	Stormwater network extension				Continual flooding issues					
Stormwater Catchment Plans	Orford and Swansea			In Progress						
<b>TOTAL</b>		<b>49,000</b>	<b>5,730</b>							
<b>Bridges and Culverts</b>										
Swansea - Old Spring Bay Road	Road Culvert Crossing									
<b>TOTAL</b>		<b>78,500</b>	<b>5,730</b>							
<b>Council Buildings</b>										
Bicheno Medical Centre	Monitored Security Installation			COMPLETE						
Bicheno Medical Centre	Installation of reverse cycle air-conditioning			COMPLETE						
Orford Hall	Toilet Extension			COMPLETE	TCF Grant received - \$62,125					
Swansea Loo with a View	New constructed toilets / disability access			In Progress						
<b>TOTAL</b>		<b>400,400</b>	<b>102,778</b>							
<b>Triabunna Marina</b>										
Triabunna - New Tourist Berth Facility	New Berth									
Triabunna - Stage 1 Marina	Access Road and Parking									
Spring Bay Harbour	Straightening Port entrance			In Progress						
<b>TOTAL</b>		<b>335,000</b>	<b>0</b>							
<b>Plant &amp; Equipment</b>										
Water Cart	13,000 litre capacity									
Truck and Trailer	33 Tonne load capacity			In Progress	Ordered					
<b>TOTAL</b>		<b>310,000</b>	<b>0</b>							
<b>Waste Transfer Stations</b>										
WTS Tip Shop	Tip Shop Construction				Costing related to Orford site only					
<b>TOTAL</b>		<b>55,000</b>	<b>0</b>							
<b>Grant Matching</b>										
General										
<b>TOTAL</b>		<b>200,000</b>	<b>0</b>							



As at 31 OCTOBER 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							
<b>Sealed Road Reseals</b>												
B - Foster Street	Lovett St to Barrett St			In Progress	Sealing tender advertised T002-2018							
B - Foster Street	Barrett St to Murray St			In Progress								
C - Hazards View Drive	Coles Bay Rd to Seal Change			In Progress								
C - Muirs Place	Hazards View Rd to End			In Progress								
C - Oyster Bay Court	Hazards View Rd to End			In Progress								
O - Rudd Avenue	Walpole to Seal Change			In Progress								
O - Rudd Avenue	Seal Change to End			In Progress								
S - Cathcart Street	Hwy to Seal Change			In Progress								
S - Cathcart Street	Seal Change to Seal Change			In Progress								
S - Cathcart Street	Seal Change to Wedge St			In Progress								
S - Wedge Street	Cathcart to Seal Change			In Progress								
S - Wedge Street	Seal Change to Groom St			In Progress								
S - Old Coach Road	Tasman Hwy to End Seal			In Progress								
Bicheno	Jetpatcher Costs											
Buckland	Jetpatcher Costs											
Coles Bay	Jetpatcher Costs											
Orford	Jetpatcher Costs											
Swansea	Jetpatcher Costs											
Triabunna	Jetpatcher Costs											
<b>TOTAL</b>		<b>347,120</b>	<b>0</b>									
<b>Sealed Road Pavements</b>												
Swansea Road Repairs	General Road Repairs Swansea				includes Dolphin Sands							
Swansea - Cooks Court	Asphalt overlay and drainage											
Swansea - Old Spring Bay Road	R2R 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	R2R Louisville Road recon - Tasman Hwy to Benarchie Drive			In Progress	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											
<b>TOTAL</b>		<b>944,405</b>	<b>26,986</b>									
<b>Unsealed Road Pavements</b>												
B - Rosedale Road	500m			In Progress								
Bu - Buckland Woodsdale Road	1000m - final section				Resheet / Seal							
O - Paradise Court	300m											
O - Wielangta Road	5000m			COMPLETE	\$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											
<b>TOTAL</b>		<b>679,000</b>	<b>29,749</b>									
<b>Kerb &amp; Gutter</b>												
S - Wellington Street	replace section adj MayShaw onstreet carpark			COMPLETE								
<b>TOTAL</b>		<b>32,000</b>	<b>37,685</b>									
<b>Footpaths</b>												
S - St Margarets Court												
S - Wellington Street	replace section adj MayShaw onstreet carpark			COMPLETE								
<b>TOTAL</b>		<b>66,500</b>	<b>11,260</b>									



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
<b>Parks &amp; Reserves</b>					
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				
<b>TOTAL</b>		170,000	0		
<b>Stormwater &amp; Drainage</b>					
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			In Progress	
Triabunna - Lord St / Ada St	Replace undersize sw pipes to prevent property flooding				
All Towns - Annual Programme	Replace sub-standard stormwater pits / grates				
<b>TOTAL</b>		291,000	0		
<b>Council Buildings</b>					
Bicheno - Gulch Toilet	Upgrade sewer pumpstation and power			In Progress	
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 Buildings as per Building regulations				
<b>TOTAL</b>		334,422	1,110		
<b>Marine Infrastructure</b>					
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				
<b>TOTAL</b>		178,000	0		
<b>Bridges and Culverts</b>					
General Structures					
<b>TOTAL</b>		25,000	0		
<b>Plant &amp; Equipment</b>					
Small plant replacement	All Depots			In Progress	
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			In Progress	
Works Supervisor's Utility	Replacement 150,000 kms				
Replacement Vehicles/Policy	As per new policy - Lease				
<b>TOTAL</b>		339,000	0		
<b>CAPITAL TOTAL</b>		\$5,827,102	\$803,998	13.80%	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.
- Low Street / Dove lane, Swansea intersection has been resheeted.

#### SOUTH

- Maintenance works undertaken when required during the month.
- Road network being systematically inspected with surface, signage and culverts being maintained as required.
- Drainage / culvert maintenance undertaken along Sand River Road, Buckland.
- Buckland Woodsdale Road and Sand River Road patrol graded.

### WASTE TRANSFER STATIONS:

- All waste transfer stations are operating within prescribed EPA guidelines.
- Scrap steel collection is currently being undertaken at all sites to free up space prior to the Christmas period. As part of the programme the greenwaste at Coles Bay has also been transported to the Bicheno site.
- Council conducted the following recent greenwaste burns:  
Bicheno, Swansea and Orford - waste transfer stations on Wednesday 24<sup>th</sup> October 2018.  
The activities were in accordance with EPA guidelines.
- To assist residents in preparing for the bushfire season, Council is continuing to offer FREE green waste disposal at all WTS.  
The allowable maximum greenwaste volumes accepted is utility or trailer size.  
Larger volumes from land clearing activities or subdivision developments etc will not be accepted.  
The maximum timber size accepted is 200mm in diameter.

Contaminated greenwaste loads -

Residents disposing of greenwaste are requested to ensure that the material is free from contamination such as plastic bags, metals or timber with nails. Any contaminated loads will be charged at standard gate fees as waste disposal.

### GARBAGE, RECYCLING SERVICES:

- JJ Richards current waste management contract expires in September 2022.
- Christmas Day falls on a Tuesday this year which is the normal Coles Bay rubbish and recycle collection day. JJ Richards have notified that the collection day this year for Coles Bay will be Saturday 22<sup>nd</sup> December. All other collection days remain unchanged.



<u>MONTH</u>	<u>BICHENO Collection &amp; WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection &amp; ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (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	36.28	7.34	13.58	35.16	125.82	24.76	210.84
NOV							0.00
DEC							0.00
JAN '19							0.00
TOTALS	149.84	38.64	67.76	103.46	436.99	57.65	758.05

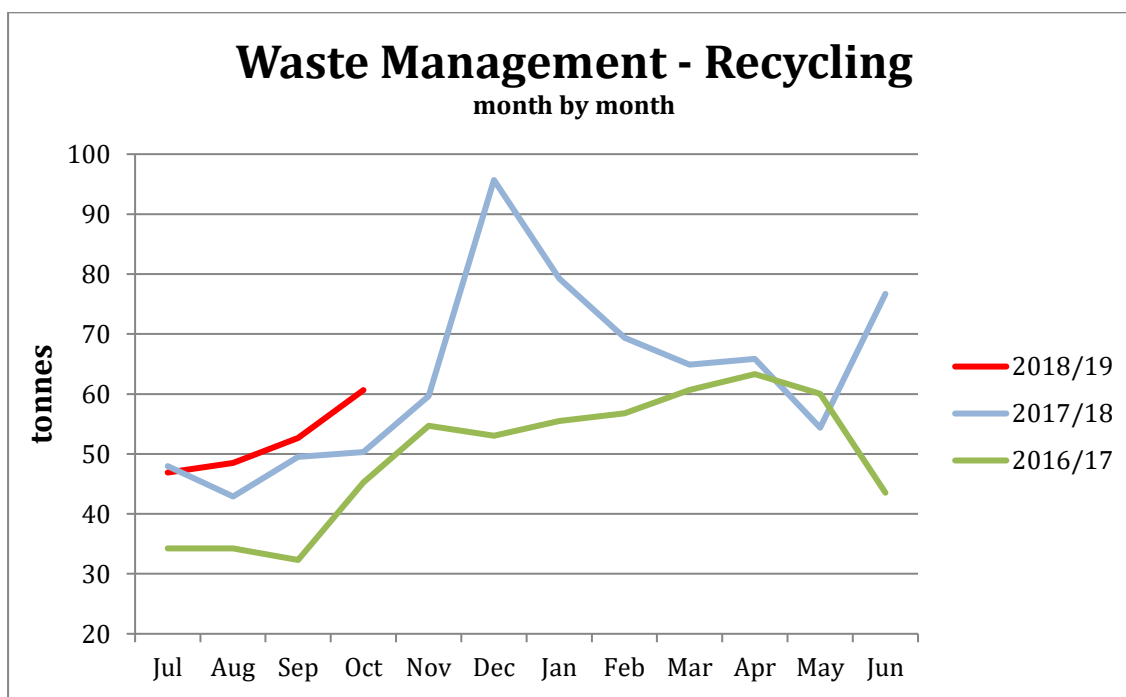
**Garbage deposited at transfer stations and transported to Copping landfill site (tonnes)**  
(includes kerbside collected waste)



**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	2412	1585	2450	2205	2182	10834	130.01
NOV							0.00
DEC							0.00
JAN '19							0.00
TOTALS	9267	5646	9408	8893	7665	40879	490.55

**Kerbside Garbage Collected: Bin numbers**



**Kerbside recyclables collected and transported directly to Sorting Facility: (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	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	1085	856	1178	945	990	5054	60.65
NOV							0.00
DEC							0.00
JAN '19							0.00
TOTALS	4023	2747	4132	3615	2875	17392	208.70

**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.
- A contract street sweeper has been engaged to sweep residential streets in all our towns, commencing 10<sup>th</sup> December.

**PARKS, RESERVES, WALKING TRACKS, CEMETERY:**

- Continuation of general maintenance within our townships and along foreshore areas.
- The walking tracks around the Bicheno foreshore area are programmed for maintenance prior to the end of the year.

**STORMWATER, DRAINAGE:**

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

**BRIDGES, CULVERTS:**

- Ongoing maintenance when required.

**EMERGENCY MANAGEMENT:**

- Two motor vehicle accidents attended for the month
- One assist police with a stretcher carry at the Wineglass Bay track. Crews were on route when called off due to patient walking out with assistance of friends.
- Training conducted:
  - Advanced rescue techniques
  - Winching using both vehicle and hand winches
  - Emergency operation centre set up station radios and computers in prep for a simulated emergency situation
  - check limitations and refresh setup techniques.
- Participate in the Great Eastern cleanup – crew cleaned up Lake Leake turnoff area.
- Working at heights exercise conducted at Morris' Store access roof with ropes.
- Volunteers attended Remembrance Day service providing traffic control and flag bearers for flag party.
- Medal presentation held to acknowledge volunteers service: Chris Weeding 5 years, Stephen Rednianko 10 years and Kelvin Jones 20 years.

- New Ranger is currently in Hobart getting its final fit out with new purpose built pod, lighting system, light bar and decals. Hope to have it back early next week.

Visit our website at [www.swansea-ses.weebly.com](http://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. Good quality rubbish/recycle bins and seating have also been ordered.
- Wielangta Road  
Reconstruction works along the full length of the road (21.50 kms) from Orford township to the southern Council boundary is now complete.  
Council provided a notice of completion of the 'approved purpose' of the Grant Deed between the Parks and Council for the upgrade of Wielangta Road on 22 October 2018. Representatives of Parks, Department of State Growth and Council inspected the completed works on 8<sup>th</sup> November 2018.  
The parties present during the inspection agreed the works had been completed to an acceptable standard and the 'approved purpose' under the Deed had been delivered.  
A Final Certificate of Completion was issued.
- Sub-base formation and drainage works have commenced on Seaford Road in preparation for resheeting.
- Roadworks have commenced along a 2km section of Old Coach Road. Side drains and culvert work is underway in preparation for pavement resheeting.



<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>WORKS DEPARTMENT</b>				
<b>For the month ended 31 October 2018</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
GRANTS	\$374,565.56	\$375,750.00	-\$1,184.44	-0.3152%
OTHER INCOME	\$63,765.82	\$70,841.00	-\$7,075.18	-9.9874%
RATES AND CHARGES	\$2,159,921.63	\$2,150,777.00	\$9,144.63	0.4252%
SHARE OF GENERAL RATE	\$1,280,582.00	\$1,281,082.00	-\$500.00	-0.039%
USER FEES	\$18,977.86	\$20,000.00	-\$1,022.14	-5.1107%
<b>Total Income</b>	<b>\$3,897,812.87</b>	<b>\$3,898,450.00</b>	<b>-\$637.13</b>	<b>0.0%</b>
<b>Gross Profit</b>	<b>\$3,897,812.87</b>	<b>\$3,898,450.00</b>	<b>-\$637.13</b>	<b>-0.0163%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$484,008.00	\$484,008.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$532,357.39	\$526,047.00	\$6,310.39	1.1996%
FINANCE COSTS	-\$1,044.99	-\$1,045.00	\$0.01	0.001%
MATERIALS AND SERVICES	\$489,316.93	\$540,882.25	-\$51,565.32	-9.5336%
PLANT HIRE - INTERNAL CHARGES	\$87,485.00	\$103,870.00	-\$16,385.00	-15.7745%
<b>Total Operating Expenses</b>	<b>\$1,592,122.33</b>	<b>\$1,653,762.25</b>	<b>-\$61,639.92</b>	<b>-3.7%</b>
<b>Operating Profit</b>	<b>\$2,305,690.54</b>	<b>\$2,244,687.75</b>	<b>\$61,002.79</b>	<b>2.7177%</b>
<b>(1) Timing of invoicing</b>				
<b>(2) Below budget at this time</b>				

### **5.3 Manager Development & Compliance – Mr. Shane Wells**

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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. The Compliance Coordinator has commenced fire abatement and caravan licence auditing.

#### **Engineering & Technical Services**

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

#### **Environmental Health**

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**

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**

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.



<b>OCTOBER 2018</b>		
<b>ANIMAL CONTROL</b>		
Dogs Registered		
Kennel Licences Issued/Renewed		0
Dogs Impounded	2	5
Dogs Seized	1	1
Dogs Surrendered	0	0
Dogs Euthanized	0	0
Dogs at Large	5	5
Warnings Issued	2	6
Complaints	1	6
Infringements		0
Lost Dog calls	1	3
<b>ENVIRONMENTAL HEALTH</b>		
Immunisations	0	0
Food Business Registrations	1	114
Temporary Food Business Registrations	1	1
Food Business Inspections	19	49
Place of Assembly Licences	0	0
Environmental Nuisances	0	6
Littering	2	2
Abatement Notices	0	0
Notifiable Diseases	0	0
Recreational Water Sampling	0	0
Public Pool & Spa Sampling	0	0
Suppliers of Private Water	32	32
Water Carriers	3	4
Regulated System Registration	1	1
Major Incidents notified to DPIPWE	0	0
Complaints (Noise/On-Site Waste Water/Other)	9	9
Inspections (Form 50/Water Carrier/Other)	7	7
On-site Wastewater Assessments	12	12
Food Business Enquiries (New Businesses)	6	6
<b>BENDIGO BANK</b>		
Deposits	129	379
Withdrawals	21	194
Transfers	15	44
New Accounts	0	1
Other	25	84
No of days whereby no transactions/enquiries carried out	1	3



## Planning and Building Approvals Financial Year Statistics

(Building approvals & planning lodgments circulated to Councillors monthly)

Planning Approvals	October 2018			2018 - 2019				2017 - 2018
Type of Work	Current Month			Current Year to Date				Previous YTD
Discretionary, Permitted or No Permit Required	D	P	NPR	D	P	NPR	Total YTD	
New Dwelling (or dwelling & outbuilding)	5	0	4	18	2	21	41	14
Additions to Dwelling	0	0	0	4	2	8	14	11
Outbuilding only	0	0	3	4	0	14	18	21
Multiple Dwellings	0	0	0	0	0	0	0	0
Commercial	1	1		4	3	1	8	7
Tourism (excluding change of use)	2	0	0	6	0	0	6	1
Industrial and utilities	0	0	0	2	0	0	2	6
Other	1	0	0	3	1	1	5	3
							94	63
<i>Visitor Accommodation</i>								
CoU to Visitor Accommodation - Planning Directive	0	5	0	0	13	0	13	10
CoU to Visitor Accommodation - Planning Scheme	0	0	0	1	0	0	1	0
New Visitor Accommodations Units	0			12			12	4
<i>Subdivision</i>								
Urban Lots Approved	0			6			6	46
Non-Urban Lots Approved	0			0			0	0
New Lots Sealed	0			16			16	N/A
Part 5 Agreements Entered Into	0			0			0	0



Planning Approvals	October 2018			2018 - 2019			2017 - 2018	
<i>Processing</i>								
Applications Refused	0			1			1	0
Applications Withdrawn	0			0			0	0
Average approval times (net)	33	10	5.3	32.2	8.9	5.2		
Average approval times (gross)	100.4	10	5.3	54.6	9.2	5.4		
Applications requiring additional information	3	0	0	8	0	0	8	N/A
Appeals Lodged	0			0				N/A
Planning Permit Value of Work	\$3,310,990.00			\$14,370,908.00				N/A

Building Approvals	October	2018-2019	2017-2018
Work Category	Month	Year To Date	Previous YTD
Permit Required	8	31	34
Notifiable Building	11	30	19
Low Risk 1	6	15	5
Low Risk 2	0	1	2
Building Certificate	0	2	0
Permit of Substantial Compliance	0	1	4
		80	64
Value of Work	\$3,095,265.00	\$10,975,297.00	\$9,779,871.00
Building Notices Issued	1	1	0
Building Orders Issued	0	1	0



<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>REGULATORY SERVICES</b>				
<b>For the month ended 31 October 2018</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
CONTRIBUTIONS	\$17,849.00	\$18,000.00	-\$151.00	-0.8389%
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$37,313.00	\$4,233.00	\$33,080.00	781.4789% (1)
RATES AND CHARGES	\$367,019.95	\$370,000.00	-\$2,980.05	-0.8054%
SHARE OF GENERAL RATE	\$121,338.00	\$121,338.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$170,140.59	\$145,334.00	\$24,806.59	17.0687% (2)
USER FEES	\$13,208.00	\$11,000.00	\$2,208.00	20.0727% (2)
<b>Total Income</b>	<b>\$726,868.54</b>	<b>\$669,905.00</b>	<b>\$56,963.54</b>	<b>8.5%</b>
<b>Gross Profit</b>	<b>\$726,868.54</b>	<b>\$669,905.00</b>	<b>\$56,963.54</b>	<b>8.5032%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$8,188.00	\$8,188.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$140,414.31	\$205,516.00	-\$65,101.69	-31.6772% (3)
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$148,844.86	\$144,354.00	\$4,490.86	3.111%
PLANT HIRE - INTERNAL CHARGES	\$0.00	\$0.00	\$0.00	
<b>Total Operating Expenses</b>	<b>\$297,447.17</b>	<b>\$358,058.00</b>	<b>-\$60,610.83</b>	<b>-\$0.17</b>
<b>Operating Profit</b>	<b>\$429,421.37</b>	<b>\$311,847.00</b>	<b>\$117,574.37</b>	<b>37.7026%</b>
(1) Unbudgeted reimbursement				
(2) Activity more than expected				
(3) Below budget at this time				

## 5.4 Manager Community Development & Administration – Mrs. Lona Turvey

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Community Development & Administration Services

### Swansea Concert

The ***Sing For Your Life! Choir*** and ***Suncoast Singers*** came together for a concert at the Swansea Town Hall on Friday, 9<sup>th</sup> November, 2018. The ***Swansea School Choir***, consisting of 33 students, also participated in the concert.

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.

The *Suncoast Singers*, consisting of about 40 singers, are based at St. Helens. Their music style is swing, pop, gospel a cappella. Unfortunately, the choir is disbanding after its final performance to be held at Tidal Waters on 18<sup>th</sup> November.

The *Swansea School Choir* performed with about 400 students at the Tasmania Sings event in June this year and they recently went to Launceston with St. Marys District High School choir to record with Scotch Oakburn College.

The Swansea Town Hall was filled to capacity for the concert, with many people travelling from St. Helens and Hobart. The audience was certainly not disappointed and were treated to a wonderful selection of songs from the three choirs. Many people commented on how much they enjoyed the event.

### 2019 Calendar

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

### A Christmas Carol by Charles Dickens

Acclaimed Melbourne Actor, David Tredinnick, will be presenting readings from Charles Dickens' *A Christmas Carol* at the Orford Hall on Saturday, 24<sup>th</sup> November, 2018 at 2.00 p.m. The performance will be supported by the Orford School Choir of Urchins and well-known accordionist Dave Elliston. Bookings can be made at the Council offices.

### Festival of Small Halls

The Triabunna Community Hall will once again welcome the Festival of Small Halls with the 2019 event booked in for Wednesday, 15<sup>th</sup> January, 2019. The event will feature Scandinavian trio Fru Skagerrak and Australia's own Liam Gerner.

**Fru Sklagerrak** takes you on a journey through Scandinavia; from lowlands to mountains, from slow airs to roaring polkas and everything in between. The trio brings together the diverse traditions from each of their homelands which surround the Skagerrak strait. Through a repertoire of traditional tunes, new compositions and songs in their respective languages, they express their kinship and love of their shared heritage. The result is an explosion of the sounds that exist in Scandinavian music today.

Steeped in blues and country music, **Liam Gerner** left the Adelaide hills to try his luck in London. The young singer songwriter has toured his story songs and played guitar for artists through Europe, USA and Australia, including Ryan Bingham, Paul Weller, Jason Isbell, Robbie Fulks and more. He has released two albums and a book of original songs 'Ukulele Songs by Kids for Kids'.

The Festival of Small Halls is a series of tours produced by Woodfordia Inc. in partnership with major festivals and local communities across regional Australia. It takes the best folk and contemporary acoustic artists performing at two large festivals and sends them on the road to small halls all over Australia. It is an opportunity for music lovers from welcoming communities to invite artists from home and abroad into their towns and a way of exploring this vast country in the spirit of hospitality and great fun.

The artist line-up for Small Halls will always be at least one Australian artist and one International touring artist, who play music of exceptional quality and heart.

Tickets are available on line at <http://festivalofsmallhalls.com> or at the Council Chambers, Triabunna. Tickets should be purchased early as the event was a sell-out last year.

### **Prosser House Steering Committee**

A meeting of the Prosser House Steering Committee was held on Thursday, 15<sup>th</sup> November. Final arrangements for Prosser House 25<sup>th</sup> Anniversary Celebration were discussed. The Anniversary Celebration is to be held at the Orford Hall on 20<sup>th</sup> November, 2018, with 100 people attending the luncheon.

Prosser House CEO, Helen Pollard, advised that a South Eastern Community Care Foot Clinic Nurse will now be visiting East Coast Health Triabunna on the second Tuesday of each month. The foot clinic will provide regular foot cleansing, nail cutting and filing, foot moisturising and massage.

Cost: Pensioner \$20.00; Private: \$55.00. Appointments can be made by contacting South Eastern Community Care (03) 6269 1200 or East Coast Health (03) 6256 4747.

### **Keep Australia Beautiful Tasmania Sustainable Communities Awards**

The 2018 Tasmanian Keep Australia Beautiful Sustainable Communities Awards were presented in Smithton on 19<sup>th</sup> October. Smithton is the current State and National Tidy Town winner.

Oatlands was named the 2018 Overall Tidy Towns winner.

**Bicheno** won the **population category less than 2,000**.

The **Youth Award** was won by **KEON** (Kids Earth Ocean Network) Bicheno.

A summary of the awards is attached.

Certificates of Recognition were also presented to a number of community groups, organisations and individuals.

### **Christmas Parade and Carols**

The Carols, which are held in conjunction with the Spring Bay Lions Club Christmas Parade, will be held in Triabunna on Friday, 21<sup>st</sup> December, 2018 commencing at 5.30 p.m.

The Derwent Scottish Pipe Band will lead the parade and carols this year.

Attractions will include floats, the Balloon Lady, drawing of the Lions Christmas stocking and a free barbecue provided by the Lions Club. The Spring Bay Hotel is donating \$500 for the winning float.



## 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	102/18
Swansea Primary School	600	103/18
Earth Ocean Network Inc.	\$1,000	116/18
Swansea Chamber of Commerce & Tourism	\$1,000	117/18
<b>Total</b>	<b>\$7,600</b>	



#### **Summary of 2018 Keep Australia Beautiful Tasmania Sustainable Communities Awards**

On Friday 19<sup>th</sup> October the Tasmanian Keep Australia Beautiful, Sustainable Communities Awards were presented and celebrated in Smithton. Smithton is the current National and State Tidy Town winner.

For nearly 40 years the awards have celebrated sustainable practices occurring in Tasmanian communities and recognise the consistent, at times challenging and often-unseen work by individuals, community groups and councils. Historically the awards focused on litter prevention with the iconic Tidy Town award, however with time the awards have evolved and now look holistically and broadly at communities focusing on seven criteria; litter, waste management and resource recovery, natural environment conservation, environmental sustainability, heritage and culture, community action and partnership, community health and well being and youth leadership and activities.

#### **Reflection from the KAB judge Ms. Lesley Gardner**

- Once again I feel very honored to be invited to visit these communities and see the fabulous work that so many do, it is very inspiring and humbling at the same time. So much is achieved through enthusiasm, passion persistence and partnership and in most cases volunteer hours.
- Upon reflection my overall feeling about this years awards is that community spirit and determinedness is flourishing with many groups being recognised for building and strengthening partnerships by identifying problems and finding and implement creative solutions to problems.

#### **Sustainable Communities Award Summary (see highlights listed below)**

- Overall Tidy Towns Winner 2018 – Oatlands
- Sustainable Cities Award 2018 – Glenorchy
- Youth Award – KEON – Kids Earth Ocean Network, Bicheno
- Citizen and Friend of KAB Award – Danielle Hall, Glenorchy
- Clean Beaches Award – Macquarie Harbour Shoreline Clean-up 2018
- **Tidy Towns Population Categories**
  - Bicheno - Population less than 2000
  - Dodges Ferry - Population 2001 - 3000
  - Somerset - Population 3001 - 4000
  - George Town - Population 4001 +

#### **Sustainable Schools Awards**

The Keep Australia Beautiful - Tasmania Sustainable School Awards recognise the efforts schools are putting in to encourage and support students passion and drive in the area of sustainability. This can be within their school or community or on some occasions beyond their community.

Sustainability sits in the Australian curriculum as a cross curricula priority, recognising it's importance in all students learning. It is expected to be addressed across all learning areas, enabling it to be embedded in school life.

Entries in the sustainable school awards are called for from each region of the state. An award is available for both primary and secondary schools in each region. The award includes \$1000 prize money for each of the winning schools.

The winners for 2018 are:

- North west primary school winner: Burnie Primary School
- Southern primary school winner: Brighton Primary school
- Southern secondary school winner: Ogilvie High School.

The Sustainable School Awards are funded by the Wrigley foundation.

#### **Summary of Highlights**

##### **Overall Tidy Towns Winner - Oatland**

- A town that modestly and confidently goes about its business
- The recent completion of the stunning restoration of the Oatlands Commissariat on High Street, further enhancing the important heritage values of the town.
- Recognition of the contribution that Brian and Lyn Fish make to the collecting, preserving and demonstrating of heritage skills in particular Brian's passion for demonstrating the unique nature of bullock teams
- Many health and recreations opportunities offered on the shores of wonderful Lake Dulverton, including walking, fishing and bird spotting.
- The contribution that the Midlands Multi-purpose Health Centre makes to the community and the thoughtful and creative approach to enriching the lives of the residents of the made by Denise Smith
- 97.1fm "The Voice of the Midlands" Your community radio station.

**Clean Beaches - Macquarie Harbour Shoreline Clean-up 2018**



- Project encompasses all things that are important to KAB, co-ordinated by the Macquarie Harbour Shoreline Steering Committee
- Extraordinary effort of collaboration and logistical organisation - 13 organisations, 5 days in April, 168 volunteers and staff, 30,000 pieces of rubbish equaling 45m<sup>3</sup>, 5 tonne of rubbish

#### **Sustainable City Award - Glenorchy**

Tough year but still had the capacity to look around and find positive things happening in the community

- Centenary of ANZAC "Walk of Remembrance",
  - conveying the history of the Claremont Military Training Camp. A collaborative project between the Rotary Club of Claremont, RSL Tasmania Claremont Branch and Glenorchy City Council with funding from a Rotary District grant and Federal Government Centenary of Anzac grant.
- Life Without Barriers and Understorey Network - Conservation Volunteers Australia
  - Providing opportunities for adults with disabilities to meaningfully contribute to conservation of native flora. Tolosa Street
- Glenorchy City Council programs including; Our Community Conversation – Forum for older people; Wave Action – building community connectedness by acknowledging each others presence and Safer Communities: Kids and Keys, Operation Bounce Back, safety awareness project
- Austin's Ferry School Options Program - Extending education beyond the classroom

#### **Youth Award – KEON – Kids Earth Ocean Network**

Enthusiastic group Kids Earth Ocean Network was born from a comment by a 6 year girl suggesting that the adults have all of the fun at the Bicheno long standing community group EON (Earth Ocean Network inc)...KEON was born!

Activities include:

- KEON "Rubbish Hit Squad" - 4 beach clean ups
- Supported by Bicheno Primary School, parents, teachers and school association
- Resident artist Vanessa working with the children on developing their logo.
- Input into reducing waste at school disco; BYO drink bottle no straws and replace plastic decorations with natural materials including hessian bunting and calico banners

#### **KAB Citizen Award – Daniell Hall**

- Energetic and creative Waste Education Officer at GCC
- Organiser and supporter of KAB awards process at GCC
- Volunteer within her community

#### **Population category winners**

##### **Bicheno - Population less than 2000**

- Bicheno Primary School and Bicheno Men's Shed - Working with Bicheno Men's Shed members on projects identified by the children, a genuine and joyous collaborative partnership
- Extensive re-vegetation project at Moulting Lagoon, a collaborative project between Glamorgan Spring Bay Council and Brown Brothers The Hazards Vineyard
- Bicheno Destination Action Plan - Collaboratively identifying priorities and actions that will positively enhance the visitors experience and local economy of the seaside village

##### **Dodges Ferry - Population 2001 - 3000**

- Okines Community House - Building the Southern Beaches community across all ages through sharing information in a safe, welcoming and friendly environment
- Jazz by the Sea - A late afternoon of big bands and barbeque at Dodges Ferry, with support from Sorell Council
- Clean Up Southern Beaches Group - A committed group of volunteers, for over ten years generously making their own contribution to litter reduction in their community

##### **Somerset - Population 3001 - 4000**

- Somerset Tasmania Community Shed - A friendly community shed welcoming visitors and members
- Housing Choices - Not just housing, connecting clients with community to make a home
- Waratah-Wynyard Council - Redevelopment of the street scape and aesthetics of Wagg Street, Somerset

##### **George Town - Population 4001 +**

- George Town skate park make over. A collaborative project between Relationships Australia, George Town Council, artist and social worker - Fakington Wilde and the region's youth
- Redevelopment and beautification of Windmill Hill Point, including an enclosed BBQ, seating and fantastic child's play replica of the ship "The Buffalo"
- Park run – A spectacular shoreline run along the Kanamaluka trail

We thank the Wrigley foundation, Inn Keepers and in particular the Tasmanian Government, which continues to be our main supporter, and without their financial assistance, our programs would not be possible.

Lesley Gardner  
KABTAS Judge since 2015  
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[www.kabtas.com](http://www.kabtas.com)



<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>COMMUNITY DEVELOPMENT AND ADMINISTRATION</b>				
<b>For the month ended 31 October 2018</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$3,937.89	\$4,167.00	-\$229.11	-5.4982% (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	
<b>Total Income</b>	<b>\$471,230.89</b>	<b>\$471,460.00</b>	<b>-\$229.11</b>	<b>0.0%</b>
<b>Gross Profit</b>	<b>\$471,230.89</b>	<b>\$471,460.00</b>	<b>-\$229.11</b>	<b>-0.0486%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$13,667.00	\$13,667.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$106,568.29	\$123,315.00	-\$16,746.71	-13.5804% (2)
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$47,421.89	\$44,017.00	\$3,404.89	7.7354% (3)
PLANT HIRE - INTERNAL CHARGES	\$0.00	\$0.00	\$0.00	
<b>Total Operating Expenses</b>	<b>\$167,657.18</b>	<b>\$180,999.00</b>	<b>-\$13,341.82</b>	<b>-7.3712%</b>
<b>Operating Profit</b>	<b>\$303,573.71</b>	<b>\$290,461.00</b>	<b>\$13,112.71</b>	<b>4.5144%</b>
(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**

Construction work on the Orford Community Hall is complete. The main extension including the concrete slab, foundations, frame, roofing and exterior cladding is now complete. The extension to the hall includes new toilet facilities with a disabled access toilet. In addition, an extra storage room and cleaner's room have been added to the building. A new disability access ramp and glazed entrance door has been installed.



- **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. Quote requests have gone out for the concrete slab construction and the supply for the steel frame. Work should commence in January 2019.



- **Triabunna Hanging Gardens**

The Hanging Gardens project funded by the University of Tasmania is nearing completion. The 2.4-Metre high steel fence structure and the planter pots are now in place. The steel structure borders the fence line around the Telstra building on the corner of Vicary and Melbourne Streets, Triabunna. The plants have been selected and are being prepared for planting. The garden wall feature will enhance the Streetscape along Vicary Street and the plants will be managed and maintained by Council's Works Department, N.R.M 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 and Channel Straightening**  
The Spring Bay Harbour expansion and Triabunna Port channel straightening plans are being formalised and readied for a Development Application. Channel surveys and environmental impact assessments are being undertaken in preparation for the DA.

### 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)	6
Waiting list for Recreational Boat Berths (Triabunna)	11
Available Small Boat Berths (Triabunna)	6



<b>Profit &amp; Loss</b>				
Glamorgan Spring Bay Council				
BUILDINGS AND MARINE INFRASTRUCTURE				
For the month ended 31 October 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
<b>Income</b>				
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00	
GRANTS	\$18,005.00	\$0.00	\$18,005.00	(1)
OTHER INCOME	\$3,621.19	\$267.00	\$3,354.19	1256.2509% (3)
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	\$227,065.97	\$235,000.00	-\$7,934.03	-3.3762%
<b>Total Income</b>	<b>\$670,046.16</b>	<b>\$656,621.00</b>	<b>\$13,425.16</b>	<b>2.0%</b>
<b>Gross Profit</b>	<b>\$670,046.16</b>	<b>\$656,621.00</b>	<b>\$13,425.16</b>	<b>2.0446%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$96,667.00	\$96,667.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$81,664.89	\$95,049.00	-\$13,384.11	-14.0813% (2)
FINANCE COSTS	-\$7,569.88	-\$7,570.00	\$0.12	0.0016%
MATERIALS AND SERVICES	\$75,219.31	\$64,057.00	\$11,162.31	17.4256% (1)
PLANT HIRE - INTERNAL CHARGES	\$0.00	\$400.00	-\$400.00	-100.0%
<b>Total Operating Expenses</b>	<b>\$245,981.32</b>	<b>\$248,603.00</b>	<b>-\$2,621.68</b>	<b>-\$0.01</b>
<b>Operating Profit</b>	<b>\$424,064.84</b>	<b>\$408,018.00</b>	<b>\$16,046.84</b>	<b>3.9329%</b>
(1) Related to expenditure in Materials and Services				
(2) Below budget at this time				
(3) Unexpected reimbursement				

## 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. The Apsley Marshes Ramsar Wetland has now also been identified as eligible for inclusion. Details regarding the tender have become clearer in recent weeks and we are now in a position where we can begin preliminary discussions with eligible landholders in order to compile a draft project proposal.

Attended the South East Regional Shorebird Alliance (SERSA) meeting at Kingborough Council. SERSA meetings are held twice per year, pre and post shorebird breeding season. They provide an opportunity for members to workshop common issues, share strategies and ideas, collectively seek resources and funding, and address cross-tenure issues.

*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.

*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. An extension has been applied for and verbally approved so that the project can be delivered early next year. Currently awaiting written confirmation from grantor. 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.*

Ongoing

GSB NRM Committee meeting no. 61 was held on Wednesday 14<sup>th</sup> November at the EastCoaster Resort in Orford. The next Committee meeting will be held on Wednesday 13<sup>th</sup> February – location to be confirmed.

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.

PWS recently posted about 'wash down' infrastructure at the Triabunna Marina on their Facebook page which was a great piece of exposure for this project specifically, as well as about biosecurity in Tasmania more generally.

*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 are ongoing Crown Land Services, TasWater 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).*  
Ongoing

#### 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.

*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

The Great Eastern Clean Up is complete. The Great Eastern Clean Up was the first project undertaken by the recently formed Marine Debris Working Group. The working group was initiated by the GSBC NRM Committee which had identified marine debris and plastic pollution as an issue requiring attention. The working group includes representatives from the NRM Committee as well as local industry, council, Parks and invited representatives from other organisations. During the Great Eastern Clean Up approximately 200 volunteers participated in clean ups of fifty sites throughout the municipality during the month of October. The overall volume of litter collected was 47.59 cubic metres including 219 sacks of rubbish and 107.9 kgs of broken glass.

Sites from Buckland to Bicheno including Maria and Schouten Islands were cleaned by teams of volunteers, including community groups, businesses, individuals, schools, Parks & Council.

The collected rubbish taken to a large shed owned by Tassal where it was sorted and counted. A comprehensive report about the clean up and the data collected is currently being prepared. As well as the rubbish collection there were two community engagement events occurring as part of the Great Eastern Clean Up. One was an exhibition called 'Spring Trashion' which was opened by then Deputy Mayor Cheryl Arnol on Friday 12<sup>th</sup> October. This exhibition featured the wearable art made from marine debris by artist Marina DeBris. The exhibition was held at the EastCoaster Resort and was open until Nov 3<sup>rd</sup>. Approximately 300 people visited the exhibition which was opened daily by volunteers.

On Saturday November 3<sup>rd</sup>, the Great Eastern Clean Up After Party was held at the EastCoaster Resort, Orford. This was 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 was a focus on zero waste and reducing litter. Orford Community Group held a wax wrap workshop and specially constructed display cylinders filled with litter from the clean up were displayed. Approximately 200 people attended.

*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 Orford Community group to acquire equipment needed to offer wax wrap workshops at local events and at local schools.

The reusable coffee cup project is still unresolved however negotiations continue.

*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 is being undertaken in council reserves as resourcing allows. No more fuel reduction burning will now be undertaken due to the high Soil Dryness Index.

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. The Crown Land leases for the greater area are in train and it is proposed to hold a workshop with the new Council to discuss all of this prior to finalisation. The final stage of fencing around the Bird Sanctuary was completed due to the early arrival of the migratory fairy terns which are now breeding. At least one Pied Oystercatcher chick has been seen in the Sanctuary.

*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 are now well into their Certificate IV and II in Conservation Land Management and Horticulture and getting recognition for their work.

Two staff members attended a Threatened Flora Field Day in the Midlands which was run by staff from the Forest Practices Authority Biodiversity Program. This was an opportunity to gain further knowledge regarding management of threatened flora species and habitats they are likely to occur in, as well as threatened vegetation communities.

<b>Profit &amp; Loss</b>				
<b>Glamorgan Spring Bay Council</b>				
<b>NRM</b>				
<b>For the month ended 31 October 2018</b>				
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Var AUD</b>	<b>Var %</b>
<b>Income</b>				
GRANTS	\$10,168.00	\$8,000.00	\$2,168.00	27.1%
OTHER INCOME	\$490.91	\$1,733.00	-\$1,242.09	-71.6728%
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	\$5,000.00	-\$5,000.00	-100.0%
<b>Total Income</b>	<b>\$254,658.91</b>	<b>\$258,733.00</b>	<b>-\$4,074.09</b>	<b>-1.6%</b>
<b>Gross Profit</b>	<b>\$254,658.91</b>	<b>\$258,733.00</b>	<b>-\$4,074.09</b>	<b>-1.5746%</b>
<b>Less Operating Expenses</b>				
DEPRECIATION AND AMORTISATION	\$3,667.00	\$3,667.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$105,360.00	\$101,083.00	\$4,277.00	4.2312%
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$14,190.00	\$14,371.00	-\$181.00	-1.2595%
PLANT HIRE - INTERNAL CHARGES	\$4,500.00	\$4,667.00	-\$167.00	-3.5783%
<b>Total Operating Expenses</b>	<b>\$127,717.00</b>	<b>\$123,788.00</b>	<b>\$3,929.00</b>	<b>3.174%</b>
<b>Operating Profit</b>	<b>\$126,941.91</b>	<b>\$134,945.00</b>	<b>-\$8,003.09</b>	<b>-5.9306%</b>

**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.

**Please note: There were no Section 24 Committee minutes submitted for the November 2018 agenda.**

**David Metcalf  
General Manager**

## **7. Officers' Reports Requiring a Decision**

### **7.1 Acknowledgement of Declarations of Office**

**Responsible Officer – General Manager**

#### **Comments**

Under section 321 of the *Local Government Act 1993*, all persons elected as a councillor must make the declaration of office prescribed in Schedule 2 of the *Local Government (General) Regulations 2005*.

The declarations of office have been made by all councillors prior to this November 27<sup>th</sup> 2018 Ordinary Meeting of Council and must be acknowledged at this the first Ordinary Meeting of the new Council.

#### **Statutory Implications**

Nil.

#### **Budget Implications**

Nil.

#### **Recommendation**

That Council formally acknowledges the making of the declarations by all eight Councillors in the presence of the General Manager in November 2018.

## 7.2 Council Representation on Section 24 Committees

### Responsible Officer – General Manager

#### **Background**

The *Local Government Act 1993* (“the Act”) provides Councils with the power to establish Section 24 Special Committees of Council to assist Council to carry out its duties. Council establishes Section 24 Committees to assist with the management of facilities and to carry out other functions on behalf of the Council. Section 24 Committees discuss issues, ideas, solutions and the progression of ideas with possible recommendations to Council, which is responsible for any final decisions.

The role of the Councillor/s on a Section 24 Committee is to act on behalf of Council and in the best interests of the residents and ratepayers of Glamorgan Spring Bay. Councillors communicate between the elected members of Council and the Committee. Councillors need to be cognisant of the Local Government Act to ensure that all legislative requirements are met.

No more than two Councillors will be elected to a Section 24 Committee as Council representatives. However, any elected member may apply to be included as a Committee member in their own right, as an individual or as a representative of a group.

Local Government Elections are held every four (4) years in October, after which new Councillor representatives are elected to all committees at the first Council Meeting (or a Special Council Meeting) held after the declarations of office. However, at the end of each two (2) year period Councillor representation can be reviewed.

A list of the previous Council representation on Section 24 Committees is attached for Council’s reference.

The full *Guidelines for Section 24 Special Committees of Council* can be found on Council’s website as follows: [www.gsbc.tas.gov.au/community-projects/section-24-committees/](http://www.gsbc.tas.gov.au/community-projects/section-24-committees/)

#### **Statutory Implications**

Nil

#### **Budget Implications**

Nil

#### **Recommendation**

That Council nominates Councillor representatives for each of Council’s Section 24 Committees.

**Attachment:** List of Section 24 Special Committees of Council

## List of Section 24 Special Committees

As at 24<sup>th</sup> October 2017, Decision 133-137/17

Section 24 Committee	Council Representatives	Minimum Meetings Per Year	Minimum - Maximum Number of Committee Members
Marine Infrastructure Committee	Clr Jenifer Crawford (North) Clr Mick Fama (South)	4	Minimum 10 Maximum TBC
Orford Hall Committee	Clr Jenny Woods	4	Minimum 5 Maximum 11
Buckland Hall Committee	Clr Britt Steiner	4	Minimum 5 Maximum 11
Triabunna Hall Committee	Clr Jenny Woods	4	Minimum 5 Maximum 11
Bicheno Hall Committee	Clr Jenifer Crawford	4	Minimum 5 Maximum 11
Cranbrook Hall Committee	Clr Britt Steiner	4	Minimum 5 Maximum 11
Swansea Hall Committee	Clr Richard Parker	4	Minimum 5 Maximum 11
Coles Bay Hall Committee	Clr Richard Parker	4	Minimum 5 Maximum 11
Tasmanian Seafarers' Memorial Committee	Deputy Mayor Cheryl Arnot	2	Minimum 5 Maximum 9
Spring Bay Eldercare Committee	Deputy Mayor Cheryl Arnot	4	Minimum 5 Maximum 11
Spring Bay Memorial Trust	Deputy Mayor Cheryl Arnot	TBC	TBC
Natural Resource Management Committee	Deputy Mayor Cheryl Arnot	4	Minimum 15 Maximum TBC
Youth Council	Clr Debbie Wisby	4	Minimum 9
Triabunna Recreation Ground Advisory Committee	Clr Britt Steiner	4	Minimum 5 Maximum 11

## **7.3 Nomination of TasWater Owner's Representative**

**Responsible Officer – General Manager**

### **Background**

The General Manager has received a letter from TasWater dated 30<sup>th</sup> October 2018 advising of the requirement for the new Council to formally nominate an Owner Representative for Glamorgan Spring Bay and the potential to also nominate a Deputy Owner's Representative to assist with minimising any future disruption.

Please see the attached letter from the Board Chairman, Mr Miles Hampton outlining these requirements in more detail.

### **Statutory Implications**

TasWater governance arrangements.

### **Budget Implications**

Nil

### **Recommendation**

That Council nominates Glamorgan Spring Bay Council's Owner Representative and a Deputy Owner's Representative who can attend meetings on Council's behalf when the Owner Representative is unable to attend.

**Attachment:** Letter from TasWater to General Manager, 30 October 2018



## Attachment: Item 7.3 Nomination of TasWater Owner's Representative



TW HPE ref: 18/131335

30 October 2018

**Mr David Metcalf**

Glamorgan Spring Bay Council  
PO Box 6  
Triabunna TAS 7190

Dear David

Matters relating to Owners' Representatives and impacts of local government elections

There are several implications for TasWater's governance structure arising from the current local government elections.

As you are aware, under TasWater's governance arrangements each Council is required to appoint a person (Owner's Representative) to represent the Council in any matters pertaining to TasWater and act as a liaison between the Council and the TasWater Board.

The responsibilities of an Owner's Representative include attending and voting at General Meetings of the Owners' Representatives Group, including the General Meeting to be held on 29 November 2018.

In order to ensure that the General Meeting can be validly constituted and held, following the declaration of the polls in relation to the current local government elections each Council should, as a matter of priority, consider and appoint a new Owner's Representative.

Under rule 9.1(b) of TasWater's Constitution, the Owner's Representative must be either:

- (i) An elected member of Council or
- (ii) The General Manager of Council.

An Owner's Representative cannot be appointed for a term exceeding three years, but there is no prohibition on a person being reappointed to that role. Each Council may also wish to appoint a Deputy Owner's Representative.

The selection of an Owner's Representative (and a Deputy Owner's Representative, if desired) is a matter for each Council. However, to minimise any potential disruption and need to reconsider the matter, TasWater suggests that Councils consider formalising the appointment:

- (i) By referring to the position held by the individual, rather than the individual's name and
- (ii) For a maximum term of three years.

Please advise the Company Secretary in writing once your Council has appointed your Owner's Representative (and Deputy Owner's Representative, if applicable).

Tasmanian Water & Sewerage Corporation Pty Ltd  
GPO Box 1393 Hobart Tas 7001  
Email: [enquiries@taswater.com.au](mailto:enquiries@taswater.com.au)  
Tel: 13 6992

ABN: 47 162 220 653



Finally, I note that the terms of appointment of the current Chief Representative and Deputy Chief Representative will each expire at or prior to the General Meeting on 29 November 2018.

Owners' Representatives will be asked to consider and appoint suitable persons to fill those roles at the General Meeting. Accordingly, your Owner's Representative may also wish to consider if he or she wishes to nominate for one of these positions.

If you have any queries, please contact the Company Secretary directly by telephone at 0437 881 672 or via email at [ailsa.sypkes@taswater.com.au](mailto:ailsa.sypkes@taswater.com.au).

Yours sincerely

**Miles Hampton**  
Board Chairman

## **7.4 LGAT Voting Delegates**

**Responsible Officer – General Manager**

### **Background**

As per the Rules of the Local Government Association of Tasmania (LGAT) in relation to Voting Delegates it is required that after each ordinary Council Election the organisation requests the names of the Voting Delegate and Proxy/s from each Member Council for voting at Meetings of the Association.

As there is a General Meeting being held early December (6th) and given the short time frames with probably only one Council meeting prior to the General Meeting, the Voting Delegate and Proxy for LGAT should be nominated by Council.

More information on LGAT can be found at [www.lgat.tas.gov.au](http://www.lgat.tas.gov.au) . Please see 'About Us'.

### **Statutory Implications**

LGAT Rules

### **Budget Implications**

Nil

### **Recommendation**

That Council nominates Glamorgan Spring Bay Council's Local Government Association of Tasmania (LGAT) Voting Delegate and Proxy.

## **7.5 East Coast Tourism Council Representative**

**Responsible Officer – General Manager**

### **Background**

East Coast Tourism (ECT) is the peak tourism body for the east coast of Tasmania. ECT is responsible for the development and growth of the tourism industry in the region through industry leadership and development, product development, marketing, identifying infrastructure and investment opportunities, advocacy and tourism sustainability. The ECT is jointly funded by Tourism Tasmania, the Glamorgan Spring Bay and Break O'Day Councils. The Council has a position on the Board and most recently Councillor Michael Kent was that representative. The new Council needs to confirm who will be the Glamorgan Spring Bay representative as soon as practical.

Tourism is currently contributing significantly to our region and there is a lot of ground roots enthusiasm in the industry through the Destination Action Plan groups.

Some of the larger pieces of work underway for ECT with Council, industry and State Government partners include:

- Rediscovering Maria Island
- Triabunna Visitor Experience Centre
- Freycinet Peninsula Master Plan

In addition to these ECT continues to grow the success of the Great Eastern Drive, which has been widely acknowledged as an instigator for growth of tourism and other businesses along the East Coast.

The East Coast Regional Tourism Board meets every 6-8 weeks in various locations on the East Coast. The next meeting is Thursday 29 November 12-4pm at the Glamorgan Spring Bay Council office in Triabunna.

Please see [www.eastcoasttasmania.com/industry](http://www.eastcoasttasmania.com/industry) for an overview of the organisation.

### **Statutory Implications**

East Coast Tourism Constitution

### **Budget Implications**

Nil

### **Recommendation**

That Council nominates Glamorgan Spring Bay Council's representative on the East Coast Tourism Board.

## **7.6 Southern Tasmanian Councils Authority (STCA) Representative**

**Responsible Officer – General Manager**

### **Background**

The Southern Tasmanian Councils Authority is a regional organisation of Councils created by the twelve Southern Councils to facilitate cooperative working partnerships and to improve the ability of Councils to take joint action to address regional development issues and progress sustainable economic, environmental and social outcomes for Southern Tasmania, its local communities and the State. In addition it has a role in actively lobbying State and Federal Governments on issues that promote the combined interests of its member Councils.

The STCA Board comprises the Mayors of the 12 Councils.

The members of STCA have resolved that there are a number of core areas that are priorities in respect to regional development. These areas fall broadly into the following strategic themes:

- Improved physical infrastructure
- Enhanced economic development
- Improved environmental performance
- Enhanced social well-being
- Improved inter-regional cooperation

### **Statutory Implications**

Nil

### **Budget Implications**

Nil

### **Recommendation**

That Council endorses the Glamorgan Spring Bay Mayor as the representative for Council on the Southern Tasmanian Councils Authority (STCA).

## **7.7 South East Regional Development Association (SERDA)**

**Responsible Officer – General Manager**

### **Background**

The South East Regional Development Association (SERDA) is made up of Clarence City, Sorell, Tasman and Glamorgan Spring Bay Councils.

The SERDA group of councils occupies an area of 4,214 sqm, which represents approximately 6% of Tasmania's area. The region comprises more highly urbanised areas of Clarence and Sorell and the more rural areas of Tasman and Glamorgan Spring Bay. The region's population represents approximately 17% of Tasmania's total population. Population densities vary significantly from the Tasmanian average of 7 persons per square kilometre:

Clarence – 140

Sorell – 23

Tasman – 4

Glamorgan Spring Bay – 2

The region has extensive areas of farming and grazing land and an expansive coastline and resources to support a growing aquaculture industry.

The Mayors of each of the four (4) councils make up the key representatives for SERDA

### **Statutory Implications**

Nil

### **Budget Implications**

Nil

### **Recommendation**

That Council endorses the Glamorgan Spring Bay Mayor as the representative for Council on the South East Regional Development Association (SERDA).



## 7.8 Appointment of Audit Panel

### Responsible Officer – General Manager

#### Background

Currently Glamorgan Spring Bay Council has an audit panel consisting of Chair Mr. Mike Derbyshire (Director of Bentleys) M. Kane Ingham (General Manager Corporate Services – Aurora), Former Deputy Mayor and now Clr Chery Arnol and former Clr and now current Mayor Debbie Wisby.

The Mayor cannot sit on the Audit Panel. This position needs to be filled to ensure the Audit Panel can get on with its business for the rest of the financial year and hold the balance of the last three meetings required by the legislation.

#### **Legislation:**

##### **5. Audit panels**

- (1) A council is to establish an audit panel in respect of the council.
- (2) An audit panel in respect of a council is to be constituted in accordance with the requirements, if any, of an order under [section 85B](#).

##### **85A. Functions of audit panels**

- (1) An audit panel established under [section 85](#) is to review the council's performance in relation to –
  - (a) the council's financial system, financial governance arrangements and financial management; and
  - (b) all plans of the council under [Part 7](#); and
  - (c) all policies, systems and controls the council has in place to safeguard its long-term financial position; and
  - (d) any other matters specified in an order under [section 85B](#) as matters that an audit panel is to consider in such a review.
- (2) A council, audit panel or person is to comply with the requirements, specified in an order under [section 85B](#), that apply in relation to the council, audit panel or person.

##### **85B. Orders in relation to audit panels**

- (1) The Minister, by order, may –
  - (a) specify the matters that, in addition to the matters specified in [section 85A\(1\)\(a\)](#), [\(b\)](#) and [\(c\)](#), are to be considered by an audit panel in a review for the purposes of [section 85A](#); and
  - (b) specify the requirements in accordance with which an audit panel under [section 85](#) is to be constituted, including but not limited to the qualifications, or experience, or both, that a person who is a member of such a panel is required to have; and
  - (c) specify any other requirements relating to reviews, and audit panels, for the purposes of [section 85A](#), including but not limited to the conduct of such reviews and the actions to be taken as a result of the holding of such reviews.
- (2) The Minister is to consult with councils as to the matters to be included in an order under [subsection \(1\)](#).

#### **Statutory Implications**

As above

### **Budget Implications**

Nil

### **Recommendation**

For consistency and continuity Deputy Mayor Jenny Woods be appointed to the Audit Panel and Council confirms the continuing appointments of Cllr Chery Arnol, Mr. Mike Derbyshire as Chair and independent member Mr. Kane Ingham.

## **7.9 Dolphin Sands Ratepayers' Association**

**Responsible Officer – Manager Community Development & Administration**

### **Background**

An application has been received from the Dolphin Sands Ratepayers' Association, seeking financial assistance of \$1,000 towards the cost of fuel reduction mulching.

Dolphin Sands is a high bushfire prone area. Minimising the fire risk is an ongoing concern. To reduce the fuel load before summer, the Association would like to contract a licensed tree lopper with a heavy duty chipper to spend 1 – 2 days in the area chipping green waste. Chipping needs to be done by suitably qualified and insured people with appropriate equipment.

The Association has a quote from KAG Enterprises of an hourly rate of \$185. This covers equipment, including truck, mulcher, chainsaws, plus two workers. The Association's members would prepare green waste for mulching and pay for the time spent at their properties. A trailer load of green waste takes approximately 15 minutes to chip so would cost about \$45.

The grant would be used to cover the travel costs of KAG Enterprises from Launceston (4 x \$185 = \$740). If there is enough interest from Association members and the tree loppers need to stay overnight, the cost is \$400. A grant for the tree loppers' travel costs would make the service affordable to members and will encourage property owners to prepare for the bushfire season.

The total cost of the project is \$1,140 which includes one night's accommodation. Association members will contribute the remaining balance.

### **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 \$7,600 has been distributed.

### **Recommendation**

That Council approves a grant of \$1,000.00 to the Dolphin Sands Ratepayers' Association towards the costs of fuel reduction mulching in Dolphin Sands.

## **7.10 Swansea Primary School**

**Responsible Officer – Manager Community Development & Administration**

### **Background**

An application has been received from the Swansea Primary School, seeking financial assistance of \$1,000 towards the cost of installing block-out blinds for Swan Hall.

There are no window furnishings on any of the windows which creates lighting issues for the music and performing arts programs, as well as problems when using the interactive whiteboard. At the present time, the school is using cardboard to block out light.

Swan Hall is used widely by the community and block-out blinds will also benefit community groups and organisations hiring the hall.

The total cost of the project is \$5,390 (copy quote attached). The school will contribute \$2,000 and the applicant is anticipating contributions from the Bendigo Bank, Orford Odeon and Swansea Fair.

### **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 \$7,600 has been distributed.

### **Recommendation**

That Council approves a grant of \$1,000.00 to the Orford Primary School, towards the cost of purchasing block-out blinds for Swan Hall.



Showroom:  
91 – 93 Main Road  
Moonah, TAS 7009  
P (03) 6272 0577 (Office)  
M 0438 587 481 (Alex Clutterbuck)  
E [sales@boniwellblinds.com.au](mailto:sales@boniwellblinds.com.au)

Swansea Primary School  
Melissa Quinn  
[Melissa.quinn@education.tas.gov.au](mailto:Melissa.quinn@education.tas.gov.au)

## QUOTATION

Date - 29.10.2018

Thank you for the opportunity to provide you with a quote for your Roller Blinds.

A classic that's now the latest favourite in window coverings – and an economical choice too.

Simple style in a huge range of colours and textures.

Blockout or light filtering fabrics offer light control options, including the Standard Chain Drive, Linked and Dual Roller Blinds.

Options also include head boxes and side channels, corner and bay window connectors.

The details for your quote are as follows:

---

### SUPPLY AND INSTALL

4 x Manual Operation Rollers  
2 x Motorised Rollers

**\$5390**

Total Price

**\$5390**

- *Please note, installation costs are subject to a site inspection. Excluding electrician fees*

---

The above price includes GST and installation.

All Blinds come with a 3-year warranty.

Delivery is usually 3-4 weeks from time of order.

A 50% deposit is required as confirmation, with balance required prior to installation.

Bank account details for direct deposit are as follows;

Account Name AC & KD Pty Ltd  
BSB (CBA) 067-100  
Account No. 1035 6955

ABN – 35 627 447 447 [www.boniwellblinds.com.au](http://www.boniwellblinds.com.au)



This quote is valid for a period of no greater than one (1) month.

Please do not hesitate to contact us if you require any more information.

Boniwell Blinds is proudly Tasmanian owned and operated and has served Tasmania with excellent customer service and quality products for over 50 years.

Kind Regards,

Alex Clutterbuck

**Owner**

**BONIWELL BLINDS**



• *Sample picture*

ABN – 35 627 447 447 [www.boniwellblinds.com.au](http://www.boniwellblinds.com.au)



## **7.11 Spring Bay Youth Hub**

**Responsible Officer – Manager Community Development & Administration**

### **Background**

An application has been received from the Coordinator of the Spring Bay Youth Hub, seeking financial assistance of \$1,000 towards setting up a Youth Hub at The Village in Triabunna. The Spring Bay Youth Hub will be under the auspices of the Eascoast Regional Development Organisation (ERDO). A Memorandum of Understanding between The Youth Hub and The Village will be drawn up.

A copy of the information provided, including a project set-up budget, is attached.

### **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 \$7,600 has been distributed.

### **Recommendation**

That Council approves a grant of \$1,000.00 to The Spring Bay Youth Hub towards the cost of setting up a Youth Hub at The Village in Triabunna.

## Spring Bay Youth Hub @ The Village, Triabunna

### Project Summary

I see so much joy in watching my children being involved in our local sporting clubs, where they meet with their friends from both local and surrounding schools. It is a fantastic way for them to stay engaged and socialise with each other. But I do understand these sports don't appeal to all children so this is how the idea of a Youth Hub was created, where our children can go to socialise, whether its constructing lego, playing board games, learning musical instruments or utilising the skills of local community members who may have been able to share their expertise through organised workshops and much more.

I believe that our community would benefit immensely from something like this and will eliminate boredom for our children by giving them the opportunity to learn new skills and make some new friends. I believe that it is important to address the needs of our children and to create an atmosphere where they feel heard and accommodated. Our children are the future of our community and we need to embrace that.

I believe that this Hub will only run successfully by the involvement of our Community Members who will volunteer their time. Their assistance will be greatly appreciated and acknowledged, as they will be making such a great difference in our children's lives.

We will be running this Youth hub as a branch out project attached to The Village Triabunna, and will be covered under the Committee of Eastcoast Regional Development Organisation Inc. (ERDO) There will be a Memorandum of Understanding drawn up between The Youth Hub & The Village, to project our original plan and agreement.

### Specific Details of the Project

The Spring Bay Youth Hub will hold an official Open Day, which will be held in the early weeks of January 2019 at The Village, Triabunna. This day will be a fantastic opportunity for us to showcase the fantastic new initiative that we have been working so hard to organise and make happen for the children and families of our Community. We will have all activities out on display for our guests and children who are interested in attending our Youth Hub to participate in to see first-hand what we are offering. There will be a sausage sizzle organised for our guests to enjoy while they are attending our Open Day, while they will be able to meet the organisers and the volunteers that are helping to run this project, and ask any questions that they might need answering. There will be a station set up where parents/guardians can fill in a Registration Form for each child that will be attending with all the appropriated details and contact information. There will be Prepaid session cards that will be available to purchase for use once the Youth Hub has commenced. We will be offering an open invitation to the Community to attend out come along to our Open Day through the avenue of social media, newspaper issues, and by word of mouth.

We will aim to have these sessions started in the last 2 weeks of school holidays from 10am – 2pm. We will ask Parents or Carers to provide their child/children with lunch, which can be refrigerated if needed. At 10:30am a healthy morning tea will be provided by the centre, and at 1pm will be lunchtime which can be eaten as a group. We will duplicate these sessions during the next School Holidays at the end of Term 1.

Once School has resumed in Term 1, we will begin to operate 2 afternoons a week, exact days to be advised (2:30pm – 5:00pm). It will be noted on the Registration Forms that Parents/guardians are required to stay on the grounds of The Village throughout their child/children's stay. After 6 months of operation we will re-evaluate the ratios of children attending and will implement a timetable of age appropriate sessions 3 afternoons a week (2:30pm-5:00pm)

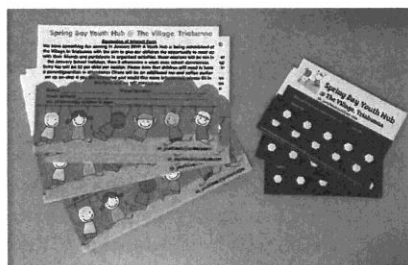
During the last weeks of Term 4 in 2018, we will be approaching our local schools, Swansea Primary School, Triabunna District School and Orford Primary School, requesting if they are able to circulate our Expression of Interest Forms to students to pass onto their parents for their perusal and consideration.

As we are aware that after school activities can become expensive and that might have an impact of whether child may be able to attend, we will be making it a \$2 entry fee to come along. This fee will help cover any \$ responsibilities that may be required to run our Youth Hub, which will cover the repurchase of any supplies needed for activity stations and to go towards running, maintenance and Insurance costs of The Village, Triabunna by ERDO.

#### Forms

A Registration form has been constructed and it will be asked that each child have the form filled out with their guardians contact details. If more than one child per family, all can be included in the one form. I will be in charge of keeping these records safe and secure, if any forms are returned please pass them on to me ASAP.

There has been an Expression of Interest flyer organised through Vista Print. I will be emailing Orford, Triabunna and Swansea schools to advise them of these sessions, if any of their students would like to attend and if we can leave a number of these forms at their office for distribution.



#### Funding Applications

- Funding has been applied for by way of Small Community Grant through Glamorgan Spring Bay Council for an amount of \$1000
- Further funding has been applied to Orford Odeon for the shortfall for the amount of \$500



### Budget

- Project starting budget of goods needed:

Item	Overall Price	
Lego	\$200	Aiming to find bulk second hand lego
Boardgames	\$70	From Kmart Monopoly \$25 Scrabble \$25 Uno \$10 Playing cards \$10
Pencils	\$5	From Officeworks @99c each – need 5
Crayons	\$8	From Officeworks @ \$4 for 28 pack – need 2
Butchers paper	\$50	From Officeworks @ \$24.99 each pack of 250 – need 2
Paint	\$86.40	From Officeworks @ \$17.28 each for Crayola washable poster paint 2L (need yellow, white, blue, red, green)
Paintbrushes	\$20	From Officeworks @ \$9.88 each pack – need 2
Beanbags	\$60	From Kmart @ \$15 each – need 4
Beans for beanbags	\$36	From Kmart @ \$12 each bag – need 3
Playstation, controllers, games	\$150	Hoping to find second hand
TV	\$100	Hoping to find second hand
Basketball hoop	\$79	From Kmart
Basketball	\$10	From Kmart
Soccer goal	\$30	From Kmart
Soccer ball	\$15	From Kmart
Small Plastic Cubby House	\$149	From Bunnings
Easels	\$54	From Kmart @ \$27 each – need 2
<u>Opening Day –</u>		
Bbq hire (Including gas bottle)	\$70	
Ice for esky	\$15	Triabunna Roadhouse
BBq sausages – 5kg	\$60	Triabunna Gourmet meats
Condiments (sauce, etc)	\$20	Triabunna IGA
Bread (8 loaves)	\$20	Triabunna IGA
Water bottles (3 x 24 packs)	\$30	Triabunna IGA
Soft drink cans (3 boxes)	\$60	Triabunna IGA



Expression of Interest form Flyers	\$40	Designed and purchased through Vista Print
Prepaid \$10 session cards	\$30	Designed and purchased through Vista Print

#### Time Frames

October, November	These months are the planning stages, where all correct forms and policies will be researched and submitted. This will be the behind the scenes stage of the project. The call out for volunteers will be placed The first meeting of the Organising group will be held
December	This month will be the one where we will start to accumulate supplies for our activities We will be sending out Expression of Interest Forms Prepaid cards will be purchased and be made ready for sale
January	During this month we will hold our Open and Information Day, opening the Youth Hub to the Community We will be starting to hold our School Holiday sessions
February	This month will show the start of our After-School Program which will operate 2 days a week

#### Volunteer Arrangements

I aim to have 4 adult volunteers, and 4 older student mentors per session to oversee children who are doing the activity stations. There will be a rotating Volunteer schedule organised and there will 1 person appointed as 'In Charge' for each session.

#### Activity Stations and locations

Activities will be held in the L Section building, out on the lawns, and in the outdoor undercover area where pizza oven is. Parent/guardian section will be designated to the main building, along with the boardgame station.

At each session there will be stations set up including the following:

- Lego station – **L Shape building**
- Reading nook – **L Shape building**
- Dress up station – **L Shape building**
- Boardgame station - (monopoly, scrabble, chess, checkers, uno, playing cards) – **In Main Village building**
- Playstation set up with 2 beanbags, and 2 controllers (15 minute time limit) – **L Shape building**
- Arts & Crafts table, with easles and painting set up – **Pizza Oven Outdoor area**
- Outdoor Activities (basketball hoop (large & small), soccer goal, lawn games – **Lawn area**
- Outdoor Garden bed area (**Lawn area**)

More Stations might be added in due course



There will be a plan drawn up as to where each activity will be set up each session, so that we can be efficient in setting up and packing away,

#### Cost to attendees

Each session will cost \$2, and can be paid either on arrival or by way of \$10 prepaid card which they will be able to either leave on premises and hole punched each visit, or bring them each time. All prepaid cards will be accessible for purchasing via Petra Parker privately or from Jane Tenniswood @ The Village. These prepaid cards will all be numbered and will need to be signed by us only once purchased to be validated. There will be a list made which will need to be filled in with purchaser's details in case card is lost or stolen.

#### Job Allocations:

*Petra Parker - Youth Hub Co-Ordinator* – In charge of overseeing every part of project, and organisation of project

*Fundraising Team* – Unfilled position so far, so I will undertake until filled

1 person required to be in charge of Fundraising, and events. It is up to this person to find people to assist, and to write list of volunteers for my record. This team will need to organise the Open Day we wish to hold before the School Holiday Program commences

#### *Workshop Co-Ordinator*

- Seek business, community members, etc who have skills that will be added to a contact schedule for when Workshops will be organised.
- Cover Art, craft, mental health, music, etc
- A list has been made which will later convert into a database including name, phone number, email address, workshop type, intended audience (adult, child or both), age groups, any costs to guest, etc.
- Each person approached must be sent an email for them to fill out required details, or have them manually fill out a form with same questions. In that form we will advise that they will be added to a database which will solely be for the use of data collection when making a workshop schedule.
- Schedule will be constructed once the After School Program has commenced. A calendar will be put together for distribution throughout the community and through the schools

#### *Activity Station Co-Ordinators*

As there will be activity stations set up, there are the opportunities to co-ordinate these stations if you would like to. For example you may want to offer themes, competitions, projects, etc. The Activity stations needing organised are:

- Art Station (Indoor Station)
- Painting Station (Outdoor Area Station)





- Garden Bed Station – To work with Connor (Outdoor)
- Lego Station (Indoor Station)
- Morning/Afternoon Tea preparation (Indoor Station)

## 8. Motion Tracking Document

*Last updated 21/11/2018*

<b>Meeting Date</b>	<b>Item No.</b>	<b>Decision Number</b>	<b>Title</b>	<b>Action Officer</b>	<b>Progress</b>	<b>Completed</b>
25 <sup>th</sup> 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 <sup>rd</sup> 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 <sup>th</sup> January 2017 prior to report for January 2017 OMC. Update as per Decision 46/15 above.	In Progress
27 <sup>th</sup> 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 <sup>th</sup> 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
24 <sup>th</sup> 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 <sup>th</sup> January	8.7	18/17	State Growth Road Trade	MW	Manager Works and GM to progress discussions.	Complete

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

<b>Meeting Date</b>	<b>Item No.</b>	<b>Decision Number</b>	<b>Title</b>	<b>Action Officer</b>	<b>Progress</b>	<b>Completed</b>
27 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> April	7.3	50/18	Kerbside Vendors Policy	MPSP	Community consultation to commence. Submissions due 1 August, 2018.	In Progress
24 <sup>th</sup> April	7.4	51/18	By-Law Review/Renewal	MRS	Regulatory impact statement to be prepared for Council.	In Progress
26 <sup>th</sup> 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 <sup>th</sup> 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
23 <sup>rd</sup> October	6.1	114/18	NRM Committee Minutes	MNRM	Motion for a review of public toilet facilities where there is an absence on sites such as Saltworks Reserve.	In Progress
23 <sup>rd</sup> October	7.1	115/18	Christmas Closure Period	GM	Office will close 14 December at 5pm and re-open 2 January 2019	Complete
23 <sup>rd</sup> October	7.2	116/18	Earth Ocean Network Inc.	MCD	Approved and grant disbursed	Complete
23 <sup>rd</sup> October	7.3	117/18	Swansea Chamber of Commerce & Tourism	MCD	Approved and grant disbursed	Complete
23 <sup>rd</sup> October	8	118/18	Eldercare Units Triabunna	MNRM/ MBMI	Energy audit of Eldercare Units to be presented at a workshop before the end of November 2018.	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.

## 9. Questions Without Notice

## 10. Confidential Item (In Closed Session)

The Mayor to declare the meeting closed to the public in order to discuss the nominations for the Australia Day Citizenship Awards 2019.

Under regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 Statutory Rules 2015, No.38 the meeting will be closed to the public according to regulation 15 (2) (j) *the personal affairs of any person*.

- Item 1: Australia Day Citizenship Awards 2019.

## 11. 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 Debbie Wisby