



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

11 December, 2018

NOTICE OF ORDINARY MEETING

Notice is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Triabunna Council Offices on Tuesday, 11th December, 2018 commencing at 5.00pm.



Dated this Thursday 6th December, 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 –***
 - (a) the general manager certifies, in writing –***
 - (i) that such advice was obtained; and***
 - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and***
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.***



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 – November 27, 2018

Recommendation

That the Minutes of the Ordinary Meeting held Tuesday 27th November 2018 be confirmed as a true and correct record.

2.2 Workshop Held – November 21, 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 6pm on Wednesday 21st November 2018 in Triabunna for Councillors to be briefed on acting as a planning authority. The training was conducted by Mr Frazer Read.

In attendance: Mayor Debbie Wisby, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Michael Symons.

Apologies: Deputy Mayor Jenny Woods, Cllr Michael Kent.

2.3 Workshop Held – November 27, 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 4.15pm on Tuesday 27th 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, Cllr Michael Kent, Cllr Michael Symons, Mr Shane Wells.

Apologies: Nil

2.4 Workshop Held – December 3, 2018

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 9.30am to 11.30am on Monday 3rd December 2018 in Triabunna to discuss a range of matters related to the Prosser River Mouth at Orford.

In attendance: Mayor Debbie Wisby, Deputy Mayor Jenny Woods, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill (via phone), Mr Justin Foster (MAST), Ms Kathryn Hitchcock (Parks), Mr Tony Pollard (Manager Works), Ms Mel Kelly (Manager NRM).

Apologies: Cllr Michael Kent, Cllr Michael Symons.

Recommendation

That Council notes this information.



Workshop Notice/ Agenda 27/11/2018

Notice is hereby given that a Council Workshop will be held at the **Triabunna Council Offices 27/11/2018** commencing at **3 pm to 4.15 pm**

Items for general discussion and updates:-

1. Council Representative on Section 24 Committees – Ordinary Council Meeting 27.11.18 Agenda Item 7.2
2. East Coast Regional Tourism Organisation Council Representative – Ordinary Council Meeting 27.11.18 Agenda Item 7.5
3. Council Audit Panel and Council Representative – Ordinary Council Meeting 27.11.18 Agenda Item 7.8
4. Nomination of TasWater Owner's Representative and Deputy Representative – Ordinary Council Meeting 27.11.18 Agenda Item 7.3
5. Southern Tasmanian Councils Authority (STCA) Representative – Ordinary Council Meeting 27.11.18 Agenda Item 7.6
6. South East Regional Development Association (SERDA) Council Representative – Ordinary Council Meeting 27.11.18 Agenda Item 7.7
7. Local Government Authority of Tasmania (LGAT) Voting Delegate and Proxy – Ordinary Council Meeting 27.11.18 Agenda Item 7.4
8. Council Delegation Register – Workshop 13.11.18 Item 3
9. Future Ordinary Council Meeting days, times and locations
10. 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.

Recommendation

That Council now acts as a Planning Authority. (Time:)
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3.1 DA18239 – Residential (Two Units), Aqua Sands Drive, Swansea

Planning Assessment Report

Proposal:	Residential – multiple residential (two units)
Applicant:	David Wai Ho Au
Location:	Aqua Sands Drive, Swansea, unnumbered (CT174799/15)
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	General Residential Zone
Application Date:	8 October 2018
Statutory Date:	13 December 2018
Discretions:	Three
Attachments:	Appendix A – Application documentation Appendix B – Revised plan
Author:	Theresa Williams, Consultant Planner

1. Executive Summary

- 1.1. Planning approval is sought for the development of two units at Aqua Sands Drive, Swansea (CT174799/15).
- 1.2. The application is for a Permitted (with permit) use class in the General Residential Zone, however the proposal is reliant upon Performance criteria and is therefore subject to the discretionary application process.
- 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 private open space adjoining the development site. There may be three variations in the final design, however each one, when broken down into the relevant components complies with the applicable performance criteria, and as such, complies with the Scheme.
- 1.7. The original proposal also resulted in a variation to the building envelope, however the revised plans comply entirely with the applicable Acceptable Solution. Conditions are recommended to enforce this compliance.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018/239.

- 2.2. This determination must be made no later than the 13th of December 2018.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority, outside the implications should an appeal against Council's decision be lodged.
- 3.2. The proposal is sited in a fully serviced residential area and the proposal is unlikely to create any additional demand upon infrastructure that is not already catered for.

4. Relevant Background and Past Applications

- 4.1. The site currently is currently vacant. The area is part of a recently subdivided area of Swansea.

5. Site Detail

- 5.1. The site consists of one vacant lot located to the north of 3 Aqua Sands Drive, Swansea. Aqua Sands Drive is within the recently subdivided land to the south of the main Swansea township.
- 5.2. The site is within the General Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.3. The total size of the site is 849m². Vehicle and pedestrian access is via Aqua Sands Drive.
- 5.4. The site slopes down generally towards the southern boundary. It is currently vegetated by a mix of exotic grasses.



Figure 1: Aerial Imagery – site and surrounds



Figure 2: Existing vacant site, looking west, showing access and adjoining residence (3 Aqua Sands Dr). Also note units being constructed in the rear (1 Aqua Sands Dr).

6. Proposal

- 6.1. Planning approval is sought for two new residential units.
- 6.2. Both units are two storey structures. Unit A (front unit) contains four bedrooms and a double garage. It is setback approximately 5m from the street and is located towards the middle of the lot. Unit B (rear) contains three bedrooms and a double garage and is developed largely across the full width of the lot. Upper and lower level decks are proposed to each. Access is from an existing crossover along the southern boundary.
- 6.3. The exhibited plans showed Unit B with a garage constructed to the southern boundary. The wall height depicted on the plan showed 3m however taking into account topography the wall height above natural ground level would be 3.1m. Following public exhibition, the applicant has requested that this garage be removed from the plans.

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:
 - General Residential Zone
 - E5.0 Road and Rail Assets Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
- 7.4. The proposal is for the use class of Residential (multiple dwellings), a Permitted Use Class within the zone. The proposal relies on Performance Criteria, making this application subject to the discretionary application process.
- 7.5. General Residential zone:
 - 7.5.1. Two residential units are proposed.
 - 7.5.2. Car parking would be provided on the site at the rate of two spaces for each unit.
 - 7.5.3. The proposal will result in a site area per dwelling of 347m², meeting the density requirements of the Scheme.
 - 7.5.4. The front unit complies with the Acceptable Solution for each applicable Standard of the General Residential Zone.
 - 7.5.5. The initial design would result in the rear unit being outside the building envelope. The applicant has also submitted an alternative that would remove this variation. Both designs include variations to the location and separation of open space.
- 7.6. The provisions included in the relevant codes are all met. Some of these include clarification via standard condition for the developer.

- 7.7. For each applicable Standard, the proposal complies with the applicable Acceptable Solution other than the following where the proposal is reliant on the associated Performance Criteria.

General Residential Zone			
1	<p>Development (Building Envelope)</p> <p>Clause 10.4.2 A3</p>	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) be contained within a building envelope...: (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 (b) only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser) <p>Diagrams 10.4.2A&B detail the building envelope.</p>	<p>The rear unit has a minor protrusion on the northern boundary, within that allowable in the Acceptable Solution.</p> <p>The ground level deck to the northern side of the rear unit will be within the 1.5m setback, however it fits within the Acceptable Solution due to the short length (<9m).</p> <p>The rear unit will have the garage wall slightly more than 3m above natural ground level (NGL shown on plan marked "Unit B_West Elevation".) in the original design. The applicant has since submitted an alternative proposal that complies entirely with this clause.</p> <p>The upper level of the rear unit is outside the building envelope. Although the rear unit is setback 4m from this boundary, at a height of 3m above natural ground the building envelope projects at a 45 degree angle.</p>
2	<p>Development (Site coverage and open space)</p> <p>Clause 10.4.3 A2</p>	<p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); 	<p>The rear unit has private open space which is directly accessible from bedrooms.</p>
3	<p>Development (Privacy)</p> <p>Clause 10.4.6 A1</p>	<p>A balcony, deck...that has 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"> (c) dwelling on the same site, unless the balcony, deck... is at least 6m: (i) from a window or glazed door, to a habitable room of the other 	<p>The upper eastern deck on the rear unit has a railing to meet the building code, not the 1.7m requirement. This upper deck will be less than 6m from the Private Open Space of the front unit.</p>

		dwelling on the same site; or (ii) from...the private open space, of the other dwelling on the same site.	
4	Development (Privacy) Clause 10.4.6 A2	A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a) unless it is in accordance with (b): (a) the window or glazed door: (iv) if the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site.	The door leading on the upper eastern deck of the rear unit is less than 6m from the private open space of the front unit.

7.8. Discretion 1 - Building Envelope

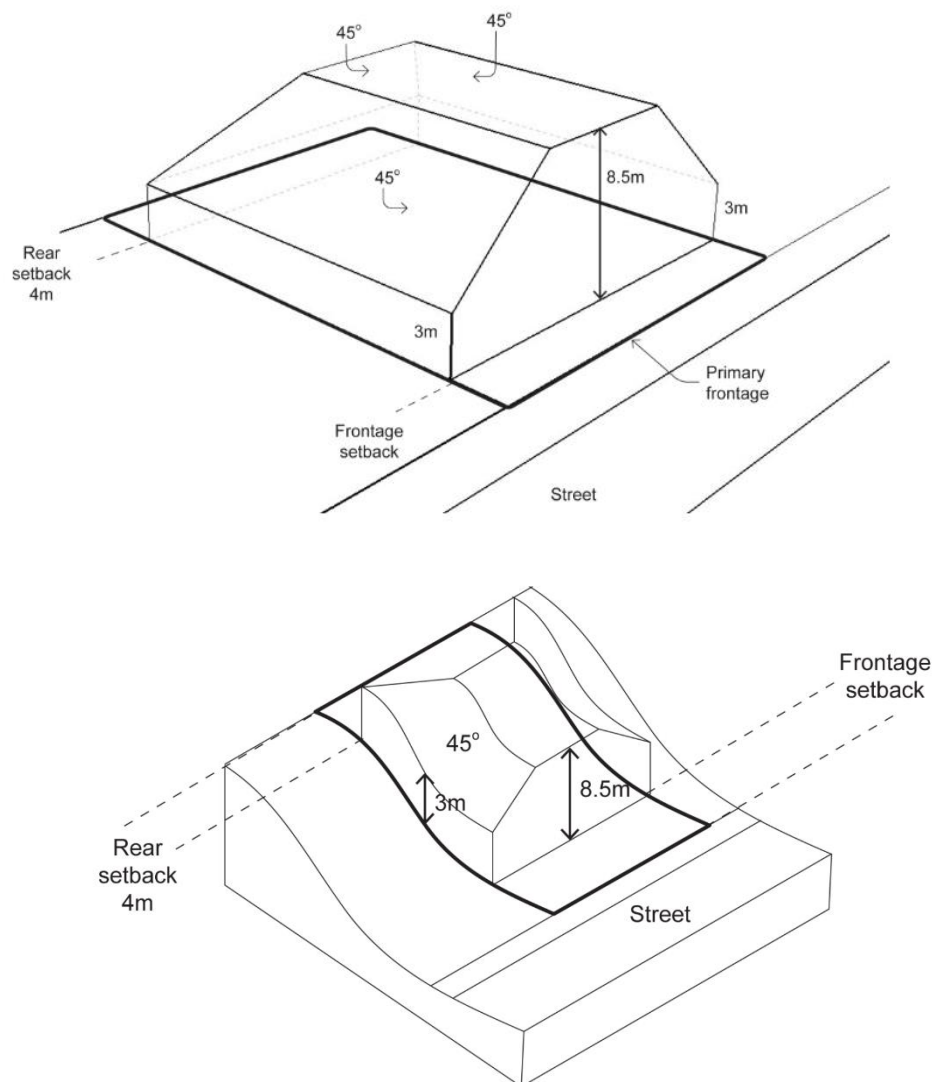
7.8.1. Clause 10.4.2 A3 provides for a building envelope on the site that forms an acceptable solution. The original proposal is outside this acceptable solution, and as such is subject to clause 10.4.2 P3.

7.8.2. The Performance Criteria is as follows:

The siting and scale of a dwelling must:

- (a) *Not cause any 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 properties 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.*

Diagram 10.4.2A. Building envelope as required by subclause 10.4.2 A3 (a)



- 7.8.3. The garage wall for the rear unit in the original design will sit slightly above the 3m height limit at the boundary. The front unit complies with the acceptable solution, and as such, the overshadowing that it causes is not considered under the Scheme.
- 7.8.4. The additional height of the garage wall in this original design brings into consideration (through the performance criteria) the overshadowing that the rear unit would create. The original design would have created overshadowing not in keeping with the Performance Criteria and would not have been able to be supported. The visual impact of the variation would not have been significant.
- 7.8.5. The potential to modify the design via condition was considered. The applicant also provided comments to the effect that the garage for the rear unit was able to be removed from the proposal, thereby resulting in a proposal which is completely in compliance with clause 10.4.2A3, with respect to the boundary shared with 3 Aqua Sands Road, albeit via condition. A proposal which complies with the building envelope does not then allow for consideration of overshadowing of adjoining properties.
- 7.8.6. As such, the (revised) proposal demonstrates compliance with cl.10.4.2A3.

7.8.7. With respect to the rear boundary (western boundary), the adjoining land is approved for subdivision however the lots have not yet been created and the land remains as part of the parent title. Sub-clauses (a) (iii), (a) (iv) and (b) are applicable for consideration of the vacant land. Shadowing will be increased during morning sun, however not to an unreasonable extent given the opportunities to design and site future dwellings on the adjoining lot. The visual bulk of the rear unit is not considered unreasonable or out of character with the immediate vicinity. Finally, the proposal maintains a reasonable level of separation.

7.8.8. The proposal is therefore considered to comply with this Performance Criteria.

7.9. Discretion 2 – Site coverage and open space

7.9.1. The rear unit will have direct access to the private open space through the bedroom doors, thus the proposal is subject to assessment under the Performance Criteria, clause 10.4.3P2.

7.9.2. The Performance Criteria states:

A dwelling must have private open space that:

(a) Includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is:

(i) Conveniently located in relation to a living area of the dwelling; and

(ii) Oriented to take advantage of sunlight.

7.9.3. The proposed open space for the rear unit will be accessible from the back door, front door and two of the downstairs bedrooms.

7.9.4. The private open space in question is designed to maximise solar access, and is facing north.

7.9.5. The proposal is considered to comply with Clause 10.4.3 P2.

7.10. Discretion 3 – Privacy

7.10.1. The Scheme requires that the separation between a raised deck and the open space of any other units on the site is to be considered, in order to protect the privacy of that open space. If sufficient separation is not provided, the Acceptable Solution also allows for screening of the deck to achieve the required privacy.

7.10.2. Some of the private open space for the front unit will be within the 6m separation required by the Acceptable Solution, when measured from the proposed upper level deck on the eastern side of the rear unit. The screening provided is designed to be 1.2m in height, rather than 1.7m in height. As such, the Performance Criteria is applicable.

7.10.3. The Performance Criteria 10.4.6P1 states:

A balcony, deck....that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

(a) A dwelling on an adjoining lot or its private open space; or

(b) Another dwelling on the same site or its private open space; or

(c) *An adjoining vacant residential lot.*

7.10.4. The upper level of the front unit has no windows on the façade facing the deck in question.

7.10.5. The deck in question, and indeed the entire lot, is oriented in the other direction. The most utilised and pleasant open space for the front unit will be to the north of the front unit and the front upper deck, as well as the incidental open space to the east of the front unit. The area behind the unit which is subject to this clause will most likely be utilised for storage, and indeed part of this area has been used in this planning assessment to calculate the provision of storage area for waste bins. It is not considered necessary to require additional screening of this upper deck on the eastern side of the rear unit.

7.10.6. The proposal is considered to comply with cl. 10.4.6 P1.

7.11. Discretion 4 – Privacy

7.11.1. Clause 10.4.6 A2 requires that the separation between a raised window or glass door and the private open space of an adjoining multiple dwelling is considered. If sufficient separation is not provided, the Acceptable Solution also allows for screening of the window or door where necessary to maintain privacy.

7.11.2. As with the upper deck, a small portion of the private open space for the front unit will be within the 6m separation required by the Acceptable Solution, when measured from the proposed upper level sliding door onto the deck. As such, the Performance Criteria is applicable.

7.11.3. The Performance Criteria states:

A window or glazed door, to a habitable room of a dwelling, that has a floor level more than 1m above the natural ground level, must be screened, or otherwise located or designed, to minimise direct views to:

(a) Window or glazed door, to a habitable room of another dwelling; and

(b) The private open space of another dwelling; and

(c) An adjoining vacant residential lot.

7.11.4. The design of the deck and the living room on the upper level of the rear unit is intended to orient the building to the ocean views. A small section of the open space for the front unit will be within this 6m limit when viewed from this deck or the sliding door onto the deck. This is limited to the area behind the front unit. This space behind the front unit will be utilised in the main for storage, as discussed above, and some of this space has already been allocated in the calculation of space available for storage of rubbish bins. The majority of the open space for the front unit is that which sits further to the east.

7.11.5. The front deck itself will provide a screen to minimise direct views from inside the habitable room(s) of the rear unit onto the open space of the front unit.

7.11.6. The proposal is considered to comply with 10.4.6P2.

8. Referrals

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

8.2. Council's development engineer has proposed conditions to be included in any permit granted.

9. Concerns raised by representors

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

Issue	Response
Overshadowing over solar array at 3 Aqua Sands Drive	<p>The planning scheme does not provide for protection of solar access for solar panels.</p> <p>The matter raised is not relevant to the assessment of the application.</p>
Shadowing profiles have not been provided at elevation or at first floor level	<p>The front unit complies with the Acceptable Solution, as does the revised proposal for the rear unit. Overshadowing is only able to be considered when the proposal must be assessed under the Performance Criteria.</p> <p>The applicant has provided an additional statement with respect to these matters. Shadow diagrams were exhibited.</p>
Overshadowing of study	<p>The front unit complies with the Acceptable Solution, as does the revised proposal for the rear unit. Overshadowing is only able to be considered when the proposal must be assessed under the Performance Criteria.</p>
Overshadowing of first floor living space unable to be determined	<p>The front unit complies with the Acceptable Solution, as does the revised proposal for the rear unit with respect to the adjoining property. Overshadowing is only able to be considered when the proposal must be assessed under the Performance Criteria.</p>
Rear ground floor deck and BBQ area overshadowing for full daylight period (under first floor rear decking shown on west elevation provided with representation)	<p>The front unit complies with the Acceptable Solution, as does the revised proposal for the rear unit. Overshadowing is only able to be considered when the proposal must be assessed under the Performance Criteria.</p>
Deck to south of unit B overlooks private open space of 3 Aqua Sands Drive.	<p>Noted. The deck in question is setback in accordance with the Acceptable Solution with the intent of providing sufficient privacy.</p>

“With respect to unit B garage parapet, due to lack of submitted information, I am concerned as to whether the wall complies with building height regulations. From observation the land adjacent to our northern fence in the adjoining property slopes abruptly upwards and has a significant cap rock inclusion.”	The original plans submitted show this garage wall to be more than 3m above natural ground level, and as such outside the building envelope. The revised plans have removed this variation.
Soil retention required for the boundary shared between subject site and 3 Aqua Sands Drive.	Agreed. Standard conditions to be included, in addition to requirement for excavation and retention / reinforcement to ensure the soil does not wash onto number 3, or collapse occur.

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 Residential (Multiple Dwellings) (DA2018/0239) at Aqua Sands Drive, Swansea, CT 174799/15 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 to the effect that the garage for Unit B (rear unit) is removed from the development.
3. Use and development must comply with the requirements of TasWater specified by ‘Submission to Planning Authority Notice’ reference number TWSA 2017/00245, dated 16/10/2017 and attached to this permit.
4. The internal driveway and areas set aside for vehicle turning must have a minimum width driveway of 3.6m.
5. Each dwelling must be provided with at least 1.5m² of storage area for waste and recycling bins in a location that is exclusive to each dwelling and conveniently located to the satisfaction of Council's General Manager.
6. Prior to the commencement of the use the private open space areas must be formed so that they are suitable for use and be fenced and landscaped in accordance with the endorsed plans and to the satisfaction of Council's General Manager.

7. Prior to the commencement the mail box, clothes lines and external recycling / rubbish wheelie bin storage areas must be provided.
8. Prior to the commencement of use, the car parking spaces and vehicle manoeuvring areas 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.

9. To the satisfaction of Council's General Manager, the internal driveway including turning areas and any area set-aside for vehicle parking:
 - (a) Be constructed with a durable all weather pavement;
 - (b) Have a sealed surface of concrete; and
 - (c) Be formed to ensure stormwater is suitably contained, drained and managed.
10. During 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 builder's 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.

3.2 DA18246 – Addition to Dwelling, 98 Foster Street, Bicheno

Planning Assessment Report

Proposal:	Addition to dwelling
Applicant:	J Binns
Location:	98 Foster Street, Bicheno
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Zoning:	General Residential Zone
Application Date:	22 October 2018
Statutory Date:	14 December 2018 (by consent of applicant)
Discretions:	One
Attachments:	Appendix A – Application documentation Appendix B – Further correspondence from applicant
Author:	Theresa Williams, Consultant Planner

1. Executive Summary

- 1.1. Planning approval is sought for an extension to the existing residence at 98 Foster Street, Bicheno, CT59170/10.
- 1.2. The application is a No Permit Required use class in the General Residential zone, however the proposal is reliant upon Performance Criteria and therefore discretionary.
- 1.3. One valid 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 during the public exhibition period.
- 1.6. Key planning issues relate to the impact on one adjoining property as a result of the addition being outside the building envelope. The planning scheme provides guidance on the assessment of such impact through the building envelope and amenity provisions. The proposal meets all the Acceptable Solutions, with the exception being the building envelope, for which the proposal meets the Performance Criteria. The proposal is considered to be in keeping with the requirements of the General Residential Zone and to not have an unreasonable level of impact to adjoining property. It is recommended for conditional approval.

2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018/246.

- 2.2. This determination must be made no later than 14 December 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. The proposal is sited in a fully serviced residential area and the proposal is unlikely to create any additional demand upon infrastructure that is not already catered for.

4. Relevant Background and Past Applications

- 4.1. Nil.

5. Site Detail

- 5.1. The site consists of one lot with an existing residence, located at 98 Foster Street, Bicheno, in the General Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015. The total size of the site is 1,011m². Vehicle and pedestrian access is via Foster Street.
- 5.2. The site is relatively flat, and contains some vegetation and an existing residence towards the rear of the lot.
- 5.3. The site adjoins the Bicheno Health and Resource Centre and single residences on the remaining adjoining properties, all of which are within the General Residential Zone. No Overlays are applicable to the site or surrounding properties.



Figure 1: Site and surrounds (Listmap)



Figure 2: Site and adjoining properties (Listmap)

6. Proposal

6.1. Planning approval is sought for an extension to the existing residence.



Figure 3. Site view from street.



Figure 5: Site and adjoining residence from the air. The uses around the proposed garage are visible, as is the proximity of the adjoining residence to the boundary, and its' bulk.



Figure 6: Site and adjoining residence from the air, showing existing vegetation and associated overshadowing.

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
 - E5.0 Road and Rail Assets Code
 - E6.0 Parking and Access Code
 - E7.0 Stormwater Management Code
- 7.4. The proposal is classified as a Single Dwelling use. This is a No Permit Required use class in the General Residential zone. The proposal relies on Performance Criteria and is therefore subject to the discretionary application process.
- 7.5. General Residential Zone:
 - 7.5.1. An extension to an existing house is proposed. This would result in a second storey, an extension to the existing kitchen, new decks and a new garage.

7.5.2. One parking space within the garage is proposed, with additional parking in the driveway. The carparking is in keeping with Table E6.1.

7.5.3. Total site coverage is proposed to be less than 50%, and more than 25% of the site is to be free of impervious materials.

7.5.4. Setback requirements are standard for the General Residential zone. These also include as standard practice a *“building envelope – means the three dimensional shape within which buildings are to occur”*.

The maximum height of the proposed second storey will be 7.5m excluding protrusions. The proposed garage will include a wall with a maximum of 3.7m. The location proposed for these two will result in a small section of the garage and some of the second storey being outside the building envelope.

The remaining setbacks comply with the Acceptable Solutions.

7.5.5. The existing access is sufficient, however the application states a gravel driveway which is not appropriate for built up area and will require a condition to be placed on any permit issued to the effect that this is replaced with standard materials as per standard conditions.

7.6. For each applicable Standard, the proposal complies with each Acceptable Solution other than the following where the proposal is reliant on the associated Performance Criteria.

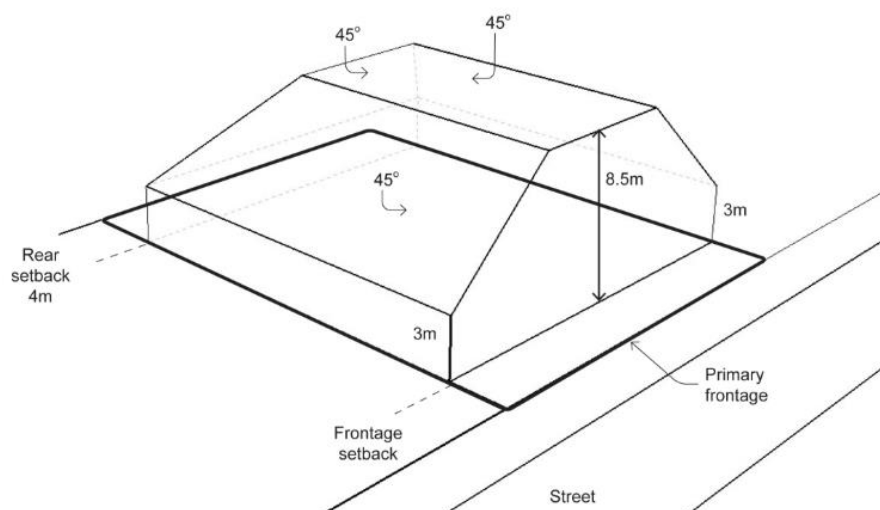
General Residential Zone		Acceptable Solution Requirement	Proposed
1	Development (Building Envelope) Clause 10.4.2 A3	A dwelling, excluding outbuildings with a building height of not more than 2.4m....must: (d) be contained within a building envelope... (ii) projecting a line at an angle of 45 degrees 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 (e) only have a setback within 1.5m of a side boundary if the dwelling: (iii) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (iv) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser)	The proposal is outside the building envelope at two parts: (1) the garage with respect to the rear boundary, and (2) the upper level addition with respect to the western boundary. These variations are best illustrated in the plan labelled “north elevation”.

		Diagram 10.4.2A details the building envelope.	
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7.7. Discretion 1 – Development (Building Envelope)

- 7.7.1. The planning scheme provides for a defined building envelope in Clause 10.4.2 A3, through Diagram 10.4.2A3(a), below.

Diagram 10.4.2A. Building envelope as required by subclause 10.4.2 A3 (a)



- 7.7.2. The proposal before Council includes a design which sits outside the Building Envelope prescribed by the Acceptable Solution. For these situations, the Scheme provides Performance Criteria to determine if an application has a satisfactory level of impact.

- 7.7.3. The Performance Criteria is as follows:

The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

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

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

- 7.7.4. The proposal sits outside the building envelope along the western boundary and also where the garage is proposed. The performance criteria provide a method to determine whether these proposed changes will impact on the amenity of the adjoining properties.

- 7.7.5. There are no adjoining vacant lots. This leaves us to consider the potential loss of sunlight to a habitable room or open space for adjoining properties, and finally the prevailing separation in the surrounding area.
- 7.7.6. The properties that have the potential to be affected by the variations are the property to the west, and the properties that adjoin at the rear of the subject site.
- 7.7.7. In terms of the first issue, the rear boundary, the adjoining property corners at the rear are inhabited by sheds, storage and a garden which is separated from the main open space of that property (17 Banksia St), as evidenced in figures 2 & 5. The only overshadowing that will occur will be of outbuildings, storage and incidental garden space (as opposed to the required private open space of a residence). There will not be any loss of amenity (in regards to overshadowing or visual impacts) through the development of the proposed garage. Similarly, it is clear in the aerial photos that it is common in the area for outbuildings to be located along the boundaries.
- 7.7.8. In terms of the second issue, it is necessary to consider the potential loss of sunlight to habitable rooms (other than a bathroom), overshadowing of private open space and bulk for the property to the west.
- 7.7.9. On overshadowing, the orientation of the lots, and the location of the existing relative to the proposed addition mean the potential loss of sunlight to the property would be minimal, and limited to the early morning. The residence to the west will retain the majority of its existing sunlight, due to the fact that it sits further forward on the site than the proposed development. Much of this is evident in Figures 5 & 6. It is also noted that the main impact of the proposed extension would be where there are existing trees; the sunlight would not be lost as a result of the development, rather the cause of any shadowing would change to the proposed building. The adjoining dwelling provides a bathroom and two bedrooms opposite the upper level addition which is a major consideration in subclause (i). The residence to the west would retain the majority of the sunlight it currently receives.
- 7.7.10. The open space for the residence to the west is not in the vicinity of the upper level addition, and is located on the opposite side and to front and rear of the house. The proposed extension has no potential to impact on this. The areas that would be in shadow in the early morning (to the rear of the adjoining property) are already in shadow due to the adjoining house itself.
- 7.7.11. Subclause (iv) considers the visual impact of development that is outside the building envelope. The adjoining dwelling to the west is in effect two storeys high adjoining the proposed upper level addition, and at a similar setback (refer Figures 4 & 5). For the proposed addition, the western elevation shows one small bathroom window, and a larger window in the hall area. This elevation also shows that the extension will not be solid for its' entirety; the lower level will be open at the 1.5m setback, minimising the bulk of the extension. The aerial photos provided indicate the impact of the bulk of the existing residence to the west. The upper level addition will only be along a short section of the boundary, rather than the full extent of that which exists at number 100. The combination effects of the relatively short upper level wall, its open lower level, and adjacency to bathrooms, bedrooms and existing trees lead to the conclusion that the level of impact of the visual bulk is not unreasonable to the extent that refusal or modification is warranted or defensible.
- 7.7.12. It is concluded that the:
- Potential overshadowing of habitable rooms;

- Potential overshadowing of private open space;
- visual impacts of the proposed house extension (scale, bulk and proportions)

will not cause unreasonable loss of amenity, and therefore that subclause (a) is satisfied in full.

7.7.13. Subclause (b) of the Performance Criteria is whether the separation is compatible with the prevailing area. An inspection of the area, combined with the aerial photos available, show similar setbacks at 49, 61, 100, 104 and 106 Foster Street, as well as 15 & 23 Banksia Street.

7.7.14. The proposal is considered to comply with 10.4.2 P3.

9. Referrals

9.10. The application did not require referral to TasWater.

9.11. Council's Development Engineer has viewed the application and considers it appropriate to seal the driveway given the urban site.

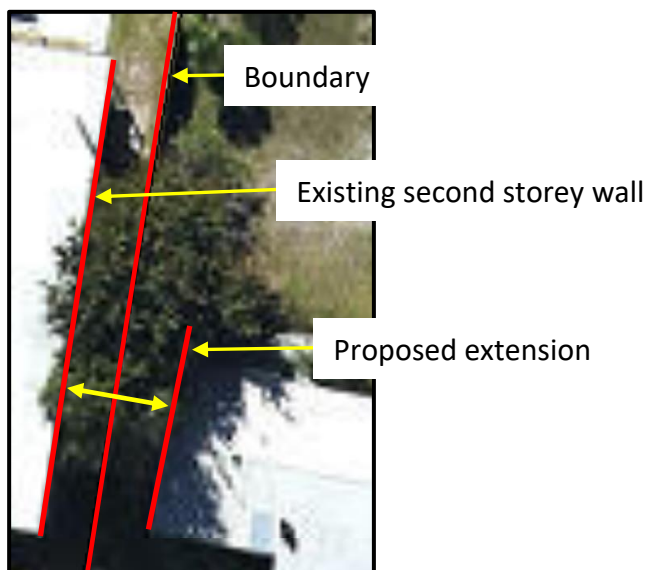
10. Concerns raised by representors

The following table outlines the issues raised by the representations.

<i>Issue</i>	<i>Response</i>
First floor extension is outside the building envelope.	Correct. The Scheme allows for development outside the building envelope where certain Performance Criteria are met, namely overshadowing and visual impact. These are discussed in detail above.
The eaves bring the proposal closer to the boundary.	Correct. The setback and building envelope provisions allow for eaves up to 60cm to protrude outside the building envelope under the Acceptable Solution. These eaves meet this requirement.
The proposal fails to provide reasonably consistent separation between dwellings on adjacent sites	The proposed setback to the western boundary is similar to that existing on the already developed lot to the west. The compliance with the Scheme is discussed in greater detail above.
The proposal fails to provide consistency in the apparent scale, bulk, massing and proportion of dwellings	<p>The proposal is for a second storey extension on an existing dwelling. The lower level of the extension is almost fully open. The proposed extension is 5.4m long and has the same setback as the existing residence.</p> <p>The adjoining property already contains a two storey building, which is approximately 21m long at this boundary.</p> <p>Clause 10.4.2A3/P3 addresses this in the Scheme, and is discussed in detail above.</p>

The proposal fails to provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

The space between the existing (and proposed) residence(s) is approximately 3m. The development has the potential to impact the sunlight for the rear half of the existing adjoining residence, and some of the rear yard. There are existing trees that already shade these areas. This is discussed in detail above.



11. 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.

12. Recommendation

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 at 98 Foster Street, Bicheno (DA2018/246) 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 internal driveway must have a minimum width of 3.6m.
3. The internal driveway and areas set aside for vehicle parking and turning must:
 - a. Have a sealed surface of either concrete, asphalt, two coat spray seal, pavers or similar;
 - b. Be constructed with a durable all weather pavement and appropriate drainage; and
 - c. Be fully complete within six months of the completion of the upper level addition to the satisfaction of Council's General Manager.

4. 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.

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.

5. 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. 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.

- d. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials used for storage.
6. No top soil is to be removed from the site.
7. 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.

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

Recommendation

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

4. Public Question Time

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

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

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

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

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

A short instruction sheet outlining the Glamorgan Spring Bay Council procedure for asking a question during Public Question Time will be provided at the Ordinary Meeting of Council to assist members of the public on how to do this. If required, at least 15 minutes of the meeting will be made available for questions from members of the public.

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 December Council meeting is on Tuesday 11th at 5.00pm in Triabunna followed by the Annual General Meeting at 7pm.

Live Streaming of meetings is progressing well since commencing in November 2017. From November 2017 to November 2018, an average of 20 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 4th December 2018 is:

12 December 2017	82 views
9 January 2018	96 views
30 January 2018	180 views
20 February 2018	169 views
27 February 2018	355 views
27 March 2018	97 views
24 April 2018	163 views
22 May 2018	85 views
26 June 2018	90 views
24 July 2018	223 views
28 August 2018	138 views
25 September 2018	147 views
23 October 2018	187 views
27 November 2018	426 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. Audit has cleared accounts for year ended 30th June 2018. The Annual Report 2017-18 is to be presented at the AGM on December 11, 2018 and is currently available for public comment.

Cash and Investments

Cash and Investments at the end of November 2018 were \$2,226 against November 2017 \$2,509k, November 2016 \$2,174k and November 2015 \$2,409k. Considering the level of capital works carried out in the last five years, and the transfer of cash to enable the purchase of the new Council offices in Triabunna (settled on 20th December 2013), and the building of the new emergency services building in Swansea (completed in 2016), it is a pleasing result. This has caused a cash drain of over \$2 million whilst other capital and new works have been above the KPI set by the audit office.

Surplus properties are being placed on the market. A contract for purchase has been received for the old SES building in Swansea and settles in December and the old Council chambers in Triabunna. The old Council Chambers in Triabunna are 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. Treasury has advised that they have approved borrowings for this financial year of \$6 million should they be required.

Glamorgan Spring Bay Council

For the 5 months ended 30 November 2018

Account	Jul-Nov 2018
Operating Activities	
Receipts from customers	10,171,224.11
Payments to suppliers and employees	(4,602,482.14)
Cash receipts from other operating activities	71,059.30
Net Cash Flows from Operating Activities	5,639,801.27
Investing Activities	
Proceeds from sale of property, plant and equipment	72,673.82
Payment for property, plant and equipment	(322,103.71)
Other cash items from investing activities	(3,738,875.16)
Net Cash Flows from Investing Activities	(3,988,305.05)
Financing Activities	
Other cash items from financing activities	(824,527.04)
Net Cash Flows from Financing Activities	(824,527.04)
Net Cash Flows	826,969.18
Cash and Cash Equivalents	
Cash and cash equivalents at beginning of period	1,398,707.81
Cash and cash equivalents at end of period	2,226,620.29
Net change in cash for period	826,969.18

Property Information

Property transactions for the YTD in November are 29 down on last year but still 50 up on the year before. New building activity on the East Coast seems to be taking over from house sales.

<i>Property Settlement Certificates</i>								
	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	47	18
December	48	21	35	17	38	18		
January	62	28	46	23	59	29		
February	45	26	72	33	51	20		
March	46	21	87	41	53	23		
April	39	24	48	21	61	31		
May	58	31	50	27	56	31		
June	26	10	31	16	38	21		
Total	513	252	594	290	629	315	265	121
TOTAL		765		884	944		386	

CURRENT RATES BALANCE 30th November 2018		
Balance Brought Forward	\$70,035.30	
Plus:		
Interest Charged	\$8,674.05	
Rates Levied	\$7,864,968.37	
Debit Journals	\$21,067.95	
Sub Total	\$7,964,745.67	
Less:		
Receipts	\$5,093,743.96	
Pension Rebates	\$246,057.64	
Credit Journals	\$67,188.90	
Supplementary Credits	\$25,209.37	
Discounts	\$79,550.27	
Rates Balance	\$2,452,995.53	
Discount Date/Rate 03/08/2018 3.0%		
Installments		
	3/08/2018	
	5/10/2018	
	11/01/2019	
	5/04/2019	

Human Resources

The Enterprise Bargaining Agreement is with the Fair Work Commission for normal approval processing after staff voted in favour. Of the votes cast, only one was against. The Commission have advised it may take some time to work through the approval process given their current workload. In acknowledging their administrative delay the decision was made to put through staff increases after the successful vote. Work has commenced to implement the changes that the new Agreement has also given rise to in relation to other terms and conditions.

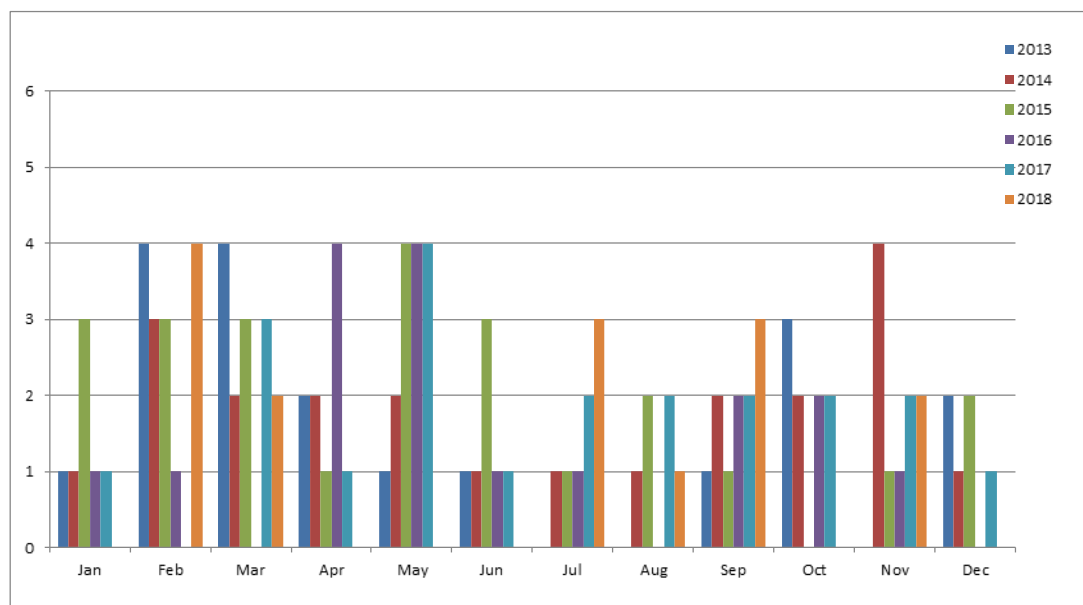
The Council has recently reviewed it's arrangements with the alcohol and drug testing service provider. Some slight revisions have been made to this, however the same level of testing and investment has been maintained as part of our work health and safety framework.

A new planner has started with Council after a considerable period of time recruiting and managing with the resource shortage. In addition, a review has been conducted with the staff on the trial of change in positions and resources levels in the Corporate area. During this time a staff member has advised of their departure in 2019 and planning for this has been factored into this review. Changes as a result of this will mean there will be positions advertised in the coming weeks.

Health, Safety, Other

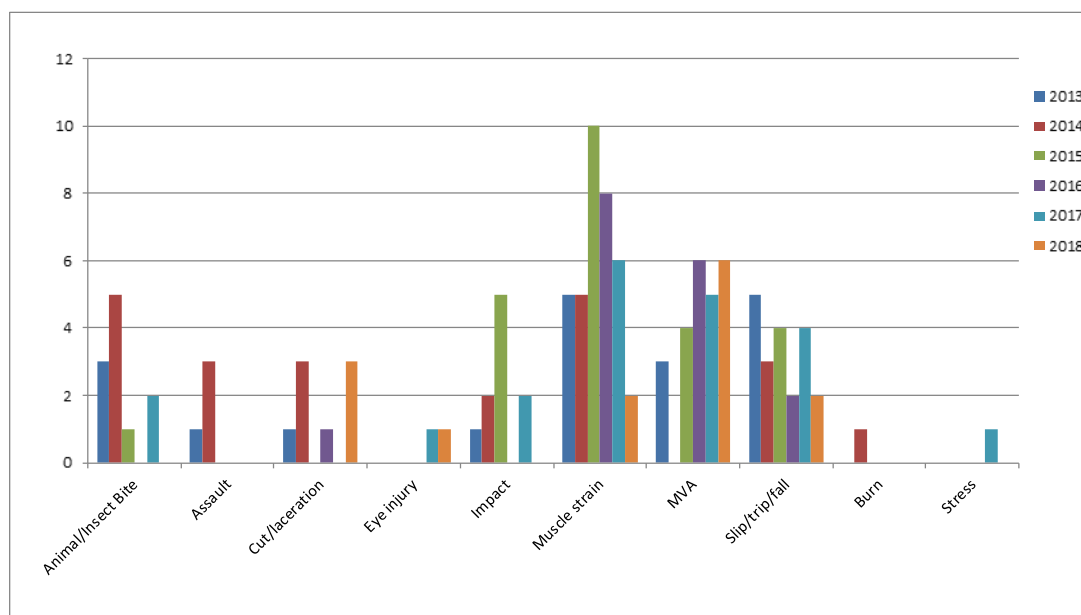
There was one lost time injury YTD and lost time hours amounted to 207. There have been 3 motor vehicle claims this year. There have been 6 workplace reported incidents YTD, no community incidents reported YTD and there was no staff resignations in November.

Incident / Accident Reporting Numbers 2013 till November 2018



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

Incident / Accident Reporting by type 2013 till November 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 12% on last year to date, meaning an extra 1,274 visitors have used the network. Triabunna has seen the largest increase in visitor numbers since last year.

Visitor Numbers												
MONTH	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL
	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019	2016-2017	2017-2018	2018-2019
JULY	819	886	898	749	809	956	1095	1459	1715	2663	3154	3569
AUGUST	659	736	529	634	765	899	924	1234	1536	2217	2735	2964
SEPTEMBER	1405	1285	1309	1143	973	1179	1317	2566	3173	3865	4824	5661
OCTOBER	2112	2395	2782	1635	1965	1916	2192	3990	5132	5939	8350	9830
NOVEMBER	2493	2829	2839	2208	2473	2239	2414	5431	6929	7115	10733	12007
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	8357	27301	25436	7189	40957	61913	18485	95965	118929	34031



Profit & Loss				
Glamorgan Spring Bay Council				
ADMIN CORP,ECONOMIC,GOVERNANCE,SAFETY & RISK,TOURISM				
For the month ended 30 November 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00	
GRANTS	\$76,189.88	\$45,000.00	\$31,189.88	69.3108%
INTEREST	\$21,073.58	\$19,000.00	\$2,073.58	10.9136%
INVESTMENTS:DIVIDENDS WATER CO	\$132,568.61	\$105,000.00	\$27,568.61	26.2558%
NET GAIN/(LOSS) ON ASSETS	\$21,000.00	\$0.00	\$21,000.00	
OTHER INCOME	\$253,659.58	\$255,000.00	-\$1,340.42	-0.5257%
RATES AND CHARGES	\$6,101,544.98	\$6,183,169.00	-\$81,624.02	-1.3201%
SHARE OF GENERAL RATE	-\$4,082,985.00	-\$4,082,985.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$37,685.30	\$37,583.00	\$102.30	0.2722%
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$2,560,736.93	\$2,561,767.00	-\$1,030.07	0.0%
Gross Profit	\$2,560,736.93	\$2,561,767.00	-\$1,030.07	-0.0402%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$47,413.00	\$47,413.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$259,265.58	\$230,274.00	\$28,991.58	12.59%
FINANCE COSTS	\$702.75	-\$3,671.00	\$4,373.75	119.1433%
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$937,912.59	\$970,887.00	-\$32,974.41	-3.3963%
OTHER EXPENSES	\$72,156.52	\$79,090.00	-\$6,933.48	-8.7666%
Total Operating Expenses	\$1,317,450.44	\$1,323,993.00	-\$6,542.56	-0.5%
Operating Profit	\$1,243,286.49	\$1,237,774.00	\$5,512.49	0.4454%
(1) Slightly above budget at this time and timing. More in employees than contractors				
(2) Mininal Dollars and timing				
(3) Timing				



Profit & Loss				
Glamorgan Spring Bay Council				
Visitor Centres				
For the month ended 30 November 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00	
GRANTS	\$0.00	\$0.00	\$0.00	
INTEREST	\$0.00	\$0.00	\$0.00	
INVESTMENTS:DIVIDENDS WATER CO	\$0.00	\$0.00	\$0.00	
NET GAIN/(LOSS) ON ASSETS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$16,271.64	\$16,000.00	\$271.64	1.6978%
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	\$101,762.00	\$105,000.00	-\$3,238.00	-3.0838%
Total Income	\$313,033.64	\$316,000.00	-\$2,966.36	-0.9%
Gross Profit	\$313,033.64	\$316,000.00	-\$2,966.36	-0.9387%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$1,667.00	\$1,667.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$184,818.98	\$191,083.00	-\$6,264.02	-3.2782%
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
IMPAIRMENT OF RECEIVABLES	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$46,731.40	\$47,500.00	-\$768.60	-1.6181%
OTHER EXPENSES	\$0.00	\$0.00	\$0.00	
Total Operating Expenses	\$233,217.38	\$240,250.00	-\$7,032.62	-2.9%
Operating Profit	\$79,816.26	\$75,750.00	\$4,066.26	5.368%



Profit & Loss				
Glamorgan Spring Bay Council				
MEDICAL SERVICES				
For the month ended 30 November 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$2,500.00	\$2,500.00	\$0.00	0.0%
INTEREST	\$67.95	\$67.00	\$0.95	1.4179%
OTHER INCOME	\$420,459.11	\$440,650.00	-\$20,190.89	-4.5821%
RATES AND CHARGES	\$313,416.00	\$313,416.00	\$0.00	0.0%
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$736,443.06	\$756,633.00	-\$20,189.94	-2.7%
Gross Profit	\$736,443.06	\$756,633.00	-\$20,189.94	-2.6684%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$36,750.00	\$36,750.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$218,353.86	\$213,212.00	\$5,141.86	2.4116%
MATERIALS AND SERVICES	\$312,904.73	\$330,242.00	-\$17,337.27	-5.2499%
Total Operating Expenses	\$568,008.59	\$580,204.00	-\$12,195.41	-2.1%
Net Profit	\$168,434.47	\$176,429.00	-\$7,994.53	-4.5313%



Profit & Loss					
Glamorgan Spring Bay Council					
For the month ended 30 November 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
CONTRIBUTIONS	\$17,649.00	\$19,000.00	-\$1,351.00	-7.1105%	(1)
GRANTS	\$946,691.28	\$568,200.00	\$378,491.28	66.6123%	(2)
INTEREST	\$21,145.05	\$19,067.00	\$2,078.05	10.8987%	(3)
INVESTMENTS:DIVIDENDS WATER CO	\$132,568.61	\$132,568.61	\$0.00	0.0%	
NET GAIN/(LOSS) ON ASSETS	\$21,000.00	\$0.00	\$21,000.00		
OTHER INCOME	\$765,816.53	\$789,991.67	-\$24,175.14	-3.0602%	
RATES AND CHARGES	\$7,677,002.97	\$7,700,000.00	-\$22,997.03	-0.2987%	
STATUTORY FEES AND FINES	\$263,607.89	\$237,083.00	\$26,524.89	11.188%	(4)
USER FEES	\$359,188.50	\$385,166.00	-\$25,977.50	-6.7445%	(2)
Total Income	\$10,204,669.83	\$9,851,076.28	\$353,593.55	3.6%	
Gross Profit	\$10,204,669.83	\$9,851,076.28	\$353,593.55	3.5894%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$844,114.00	\$843,614.00	\$500.00	0.0593%	
EMPLOYEE BENEFITS	\$1,871,381.35	\$2,056,353.92	-\$184,972.57	-8.9952%	(5)
FINANCE COSTS	-\$7,912.12	-\$12,286.00	\$4,373.88	35.6005%	(6)
MATERIALS AND SERVICES	\$2,460,175.18	\$2,361,824.00	\$98,351.18	4.1642%	
NET GAIN/(LOSS) ON ASSETS	\$12,385.17	\$0.00	\$12,385.17		
OTHER EXPENSES	\$72,156.52	\$79,090.00	-\$6,933.48	-8.7666%	(7)
Total Operating Expenses	\$5,252,300.10	\$5,328,595.92	-\$76,295.82	-1.4%	
Operating Profit	\$4,952,369.73	\$4,522,480.36	\$429,889.37	9.5056%	
(1) Minimal dollars					
(2) Timing					
(3) Minimal dollars					
(4) Activity based					
(5) Below Budget at this stage					
(6) Needs adjusting relates to June 18 accrual reversal					
(7) Minimal Dollars					



As at 30 NOVEMBER 2018		CAPITAL NEW	//	B-BICHENO	S-SWANSEA	C-COLES BAY	T-TRIABUNNA	BU-BUCKLAND	O-ORFORD	A-ALL AREAS
Department	Description	Budget Est	YTD	On-Site Progress	Comments					
Roads, Footpaths, Kerbs										
Coles Bay - Freycinet Drive	Kerbing Esplanade to Reserve Road				(Freycinet Master Plan?) Continual flooding issues					
Bicheno - Foster Street Kerb	Murray St to Barrett Ave - North Side 95m									
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - North Side 95m									
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - South Side 95m									
Bicheno - Foster Street Footpath	Barrett Ave to end (medical centre) 130m									
Bicheno - Foster Street Footpath	Murray St to Barrett Ave - North Side 130m									
Bicheno - Burgess Street Footpath	Weilly Ave to Douglas Street - east side									
Triabunna - Vicary St, Stage 1	Vicary St - Tas Hwy to school boundary and 100m Esplanade				NOTE: RSL Grant \$10,000 for parking in Esplanade					
TOTAL		222,500	0							
PG, Walking Tracks, Cemeteries										
Bicheno Triangle Upgrade	Development construction (stage one)			COMPLETE	BCDA \$4,875 /CIF Grant \$206,373 / Council \$404,26					
Bicheno Footpaths - Pedestrian Village Plan	Construct Waubs Bay Walk			In Progress	DAP grant \$36,413k / Council \$72,827					
Buckland Walk	Construct River Walk				Govt support \$10k / Council \$22k					
Triabunna RecGround Playground	Install new net climber			COMPLETE	Residual from 17/18 for installation					
Triabunna - Cemetery	Concrete burial beams in new lawn section									
TOTAL		770,255	614,925							
Stormwater, Drainage										
Coles Bay - Harold St	Stormwater network extension				Continual flooding issues					
Stormwater Catchment Plans	Orford and Swansea			In Progress						
TOTAL		49,000	5,730							
Bridges and Culverts										
Swansea - Old Spring Bay Road	Road Culvert Crossing									
TOTAL		78,500	5,730							
Council Buildings										
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						
TOTAL		400,400	108,032							
Triabunna Marina										
Triabunna - New Tourist Berth Facility	New Berth									
Triabunna - Stage 1 Marina	Access Road and Parking									
Spring Bay Harbour	Straightening Port entrance			In Progress						
TOTAL		335,000	0							
Plant & Equipment										
Water Cart	13,000 litre capacity									
Truck and Trailer	33 Tonne load capacity			In Progress	Ordered					
TOTAL		310,000	0							
Waste Transfer Stations										
WTS Tip Shop	Tip Shop Construction				Costing related to Orford site only					
TOTAL		55,000	0							
Grant Matching										
General										
TOTAL		200,000	0							



As at 30 NOVEMBER 2018					
CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	YTD	On-Site progress	Comments
Sealed Road Reseals					
B - Foster Street	Lovett St to Barrett St			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				
TOTAL		347,120	0		
Sealed Road Pavements					
Swansea Road Repairs	General Road Repairs Swansea				Includes Dolphin Sands
Swansea - Cooks Court	Asphalt overlay and drainage				
Swansea - Old Spring Bay Road	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				
TOTAL		944,405	26,986		
Unsealed Road Pavements					
B - Rosedale Road	500m			In Progress	
Bu - Buckland Woodsdale Road	1000m - final section				Resheet / Seal
O - Paradise Court	300m				
O - Wielangta Road	5000m			COMPLETE	\$115,000 income from DIPWE
S - Old Coach Road	2000m			In Progress	
S - Saltworks Road	770m				Resheet / Seal
T - Seaford Road	1500m			In Progress	
Gravel Roads - General	Resheeting - general			In Progress	
TOTAL		679,000	84,675		
Kerb & Gutter					
S - Wellington Street	replace section adj MayShaw onstreet carpark			COMPLETE	
TOTAL		32,000	37,385		
Footpaths					
S - St Margarets Court					
S - Wellington Street	replace section adj MayShaw onstreet carpark			COMPLETE	
TOTAL		66,500	11,260		



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS						
Department	Description	Budget Est	YTD	On-Site progress	Comments	
Parks & Reserves						
Park Furniture replacement	Replacement of sub-standard seating and picnic tables			In Progress		
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			In Progress		
Foreshore Management	Foreshore reserves / Bicheno,Coles Bay, Swansea, Orford					
Coastal Hazards Report	Identify and Prioritise Coastal Hazards in GSBC area					
Playground Repairs - General	Infrastructure Upgrade programme					
TOTAL		170,000	0			
Stormwater & Drainage						
Bicheno - Burgess Street S/W pipe	Replace stormwater pipe - 140m (Tasman Hwy to Foster St)					
Bicheno - Stormwater / Foreshore	Extend sw pipes across foreshore (Lovett to Jetty Rd) Stage 1					
Coles Bay - Freycinet Drive	Stormwater upgrade					
Orford - Rheban Road	Address flooding -West Shelly- location / design / approvals			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					
TOTAL		291,000	0			
Council Buildings						
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 Buldings as per Building regulations					
TOTAL		334,422	5,571			
Marine Infrastructure						
Bicheno Coastal Erosion Control	Erosion control at Waubs Beach adj Lifesaving Facility			In Progress		
Swan River Road Boatramp	Replace Jetty			In Progress		
Swanwick Coastal Erosion Control	Erosion control Sandpiper Beach					
TOTAL		178,000	945			
Bridges and Culverts						
General Structures						
TOTAL		25,000	0			
Plant & Equipment						
Small plant replacement	All Depots			In Progress		
Works Replacement Vehicles	Account 165 Dep -REGONUMBER			In Progress		
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					
TOTAL		339,000	0			
CAPITAL TOTAL		\$5,827,102	\$869,584	14.92%	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.
- Unsealed roads graded include; Freycinet Drive and Parsons Cove Road - Fisheries, Marshall Road, Friendly Beaches Road and the network at Pontypool.

SOUTH

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

WASTE TRANSFER STATIONS:

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

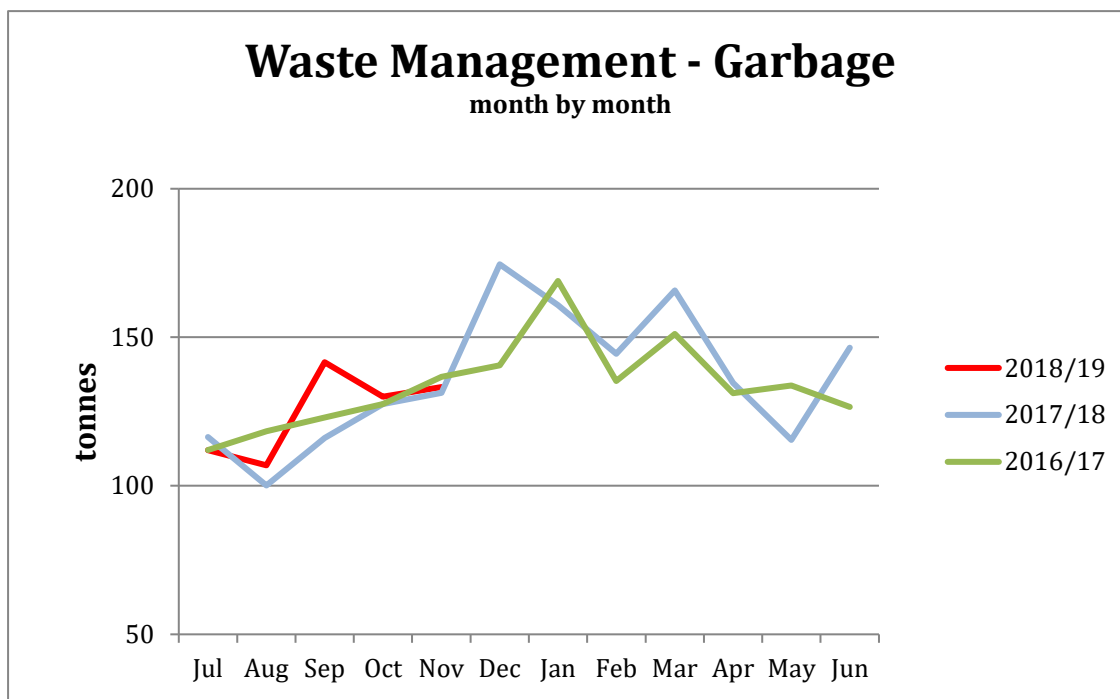
GARBAGE, RECYCLING SERVICES:

- 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 22nd December. All other collection days remain unchanged.

<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
-	-	-	-	-	-	-	-
JULY '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	43.28	12.55	12.14	17.76	118.21	15.66	191.39
DEC							0.00
JAN '19							0.00
TOTALS	193.12	51.18	79.90	121.22	555.20	73.30	949.44

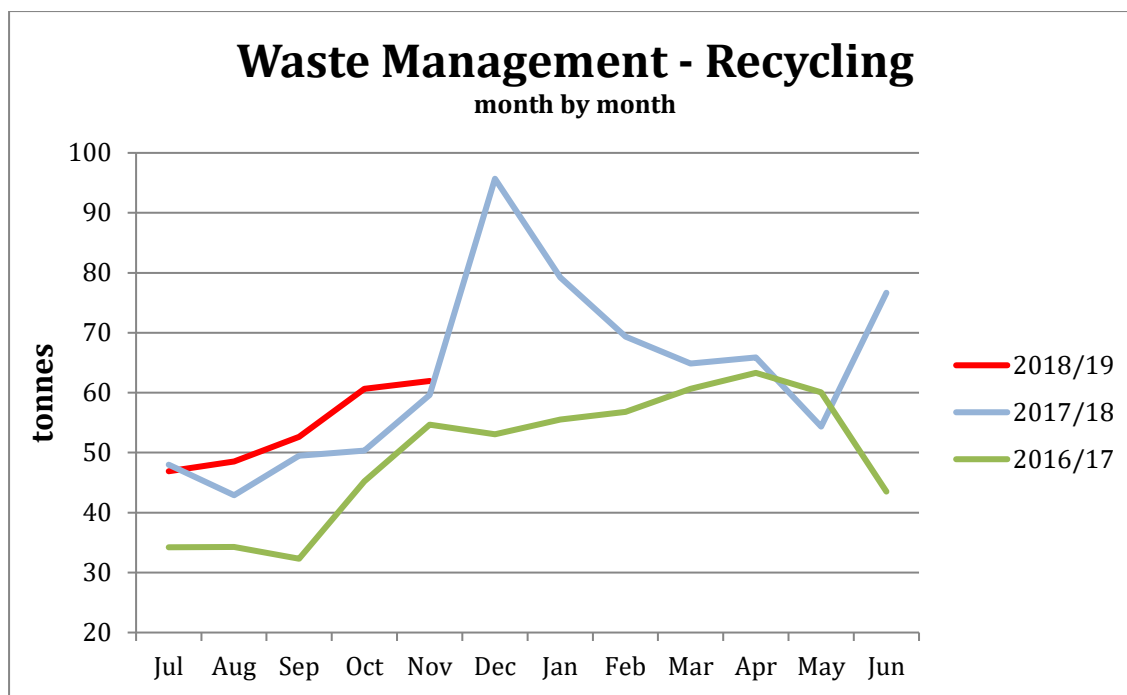
Garbage deposited at transfer stations and transported to Copping landfill site (tonnes)
(includes kerbside collected waste)



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	2561	1635	2498	2325	2088	11107	133.28
DEC							0.00
JAN '19							0.00
TOTALS	11828	7281	11906	11218	9753	51986	623.83

Kerbside Garbage Collected: Bin numbers



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

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
JULY '18	988	643	1017	889	371	3908	46.90
AUG	916	570	954	878	726	4043	48.52
SEPT	1034	678	983	903	788	4387	52.64
OCT	1085	856	1178	945	990	5054	60.65
NOV	1183	870	1166	986	958	5163	61.96
DEC							0.00
JAN '19							0.00
TOTALS	5206	3617	5298	4601	3833	22555	270.66

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 10th December.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

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

STORMWATER, DRAINAGE:

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

BRIDGES, CULVERTS:

- Ongoing maintenance when required.

EMERGENCY MANAGEMENT:

- A quiet couple of weeks in relation to SES callout.

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

Kelvin Jones ESM

Unit Manager Glamorgan Spring Bay SES

2018–2019 CAPITAL WORKS UPDATE

- Roadworks have commenced along a 2km section of Old Coach Road.
Side drains and culvert work is underway in preparation for pavement re-sheeting.



Profit & Loss				
Glamorgan Spring Bay Council				
WORKS DEPARTMENT				
For the month ended 30 November 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$492,353.12	\$492,700.00	-\$346.88	-0.0704%
OTHER INCOME	\$81,244.97	\$81,041.67	\$203.30	0.2509%
RATES AND CHARGES	\$2,161,447.29	\$2,150,777.00	\$10,670.29	0.4961%
SHARE OF GENERAL RATE	\$1,280,582.00	\$1,281,415.00	-\$833.00	-0.065%
USER FEES	\$25,325.26	\$26,666.00	-\$1,340.74	-5.0279%
Total Income	\$4,040,952.64	\$4,032,599.67	\$8,352.97	0.2%
Gross Profit	\$4,040,952.64	\$4,032,599.67	\$8,352.97	0.2071%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$605,510.00	\$605,010.00	\$500.00	0.0826%
EMPLOYEE BENEFITS	\$697,075.92	\$832,097.00	-\$135,021.08	-16.2266% ✓ (1)
FINANCE COSTS	-\$1,044.99	-\$1,045.00	\$0.01	0.001%
MATERIALS AND SERVICES	\$606,948.82	\$664,390.00	-\$57,441.18	-8.6457% ✓ (2)
PLANT HIRE - INTERNAL CHARGES	\$118,607.00	\$129,816.00	-\$11,209.00	-8.6345% ✓ (2)
Total Operating Expenses	\$2,027,096.75	\$2,230,268.00	-\$203,171.25	-9.1%
Operating Profit	\$2,013,855.89	\$1,802,331.67	\$211,524.22	11.7361%
(1) Below budget at this time				
(2) Marginally Below budget at this time				

5.3 Manager Development & Compliance – Mr. Shane Wells

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

Animal Control

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

NOVEMBER 2018		
ANIMAL CONTROL		
Dogs Registered	0	0
Kennel Licences Issued/Renewed	0	0
Dogs Impounded	2	7
Dogs Siezed	0	1
Dogs Surrendered	0	0
Dogs Euthanized	0	0
Dogs at Large	7	12
Warnings Issued	2	8
Complaints	6	12
Infringements	3	3
Lost Dog calls	0	3
Other	7	15
ENVIRONMENTAL HEALTH		
Immunisations	0	0
Food Business Registrations	3	117
Temporary Food Business Registrations/Assessments	5	6
Food Business Inspections	12	61
Place of Assembly Licences	1	1
Environmental Nuisances	0	6
Littering	0	2
Abatement Notices	0	0
Notifiable Diseases	0	0
Recreational Water Sampling	0	0
Suppliers of Private Water	1	33
Water Carriers	0	4
Regulated System Registration	1	2
Major Incidents notified to DPIPWE	0	0
Complaints (Noise/On-Site Waste Water/Other)	2	11
Inspections (Water Carrier/Other)	0	7
On-site Wastewater Assessments/Permits	18	30
Form 49 & 50 (Kitchen) Assessments/Inspections	11	11
Food Business Enquiries (New Businesses)	2	8
Food Sampling/Surveys	6	6
Development Application Assessments	4	4
BENDIGO BANK		
Deposits	126	505
Withdrawals	29	223
Transfers	12	56
New Accounts	1	2
Requests for Change	31	31
Other	11	95
No of days whereby no transactions/enquiries carried out	0	3



Planning and Building Approvals Financial Year Statistics

(Building approvals & planning lodgments circulated to Councillors monthly)

Planning Approvals	November 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)	6	0	5	19	2	22	43	19
Additions to Dwelling	1	0	1	4	2	9	15	15
Outbuilding only	0	0	6	4	0	20	24	30
Multiple Dwellings	0	0	0	0	0	0	0	0
Commercial	0	0	0	4	3	1	8	9
Tourism (excluding change of use)	0	0	0	6	0	0	6	1
Industrial and utilities	0	0	2	2	0	2	4	6
Other	0	0	0	3	1	1	5	5
							105	85
<i>Visitor Accommodation</i>								
CoU to Visitor Accommodation - Planning Directive	0	5	0	0	18	0	18	17
CoU to Visitor Accommodation - Planning Scheme	0	0	0	1	0	0	1	1
New Visitor Accommodations Units	1			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	2			3			3	0
Applications Withdrawn	0			0			0	0
Average approval times (net)	40	3	5.2	34	8	5.2		
Average approval times (gross)	53.5	4	5.3	51	9.2	5.4		
Applications requiring additional information	1	0	0	9	0	0	9	N/A
Appeals Lodged	1			2				N/A
Planning Permit Value of Work	\$1,038,000.00			\$15,408,908.00				N/A

Building Approvals	November	2018-2019	2017-2018
<i>Work Category</i>	<i>Month</i>	<i>Year To Date</i>	<i>Previous YTD</i>
Permit Required	15	46	45
Notifiable Building	8	38	42
Low Risk 1	4	19	10
Low Risk 2	0	1	6
Building Certificate	0	2	0
Permit of Substantial Compliance	0	1	4
		107	107
Value of Work	\$4,518,011.00	\$15,493,308.00	\$17,859,918.00
Building Notices Issued	1	1	0
Building Orders Issued	0	1	0



Profit & Loss				
Glamorgan Spring Bay Council				
REGULATORY SERVICES				
For the month ended 30 November 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$18,499.00	\$19,000.00	-\$501.00	-2.6368%
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$39,830.96	\$5,900.00	\$33,930.96	575.101% ✓ (1)
RATES AND CHARGES	\$366,865.65	\$370,000.00	-\$3,134.35	-0.8471%
SHARE OF GENERAL RATE	\$121,338.00	\$121,338.00	\$0.00	0.0%
STATUTORY FEES AND FINES	\$218,066.49	\$179,500.00	\$38,566.49	21.4855% ✓ (2)
USER FEES	\$12,883.00	\$11,000.00	\$1,883.00	17.1182% ✓ (2)
Total Income	\$777,483.10	\$706,738.00	\$70,745.10	10.0%
Gross Profit	\$777,483.10	\$706,738.00	\$70,745.10	10.0101%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$10,275.00	\$10,275.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$170,726.82	\$244,889.81	-\$74,162.99	-30.2842% ✓ (3)
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$179,756.66	\$165,016.00	\$14,740.66	8.9329% ✓ (4)
PLANT HIRE - INTERNAL CHARGES	\$0.00	\$0.00	\$0.00	
Total Operating Expenses	\$360,758.48	\$420,180.81	-\$59,422.33	-\$0.14
Operating Profit	\$416,724.62	\$286,557.19	\$130,167.43	45.4246%
(1) Unbudgeted reimbursement regarding workers compensation				
(2) Activity more than expected				
(3) Below budget at this time				
(4) More contractors instead of wages				

5.4 Manager Community Development & Administration – Mrs. Lona Turvey

Community Development & Administration Services

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, 21st December, 2018** commencing at 5.30 p.m.

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

Attractions will include floats, The Balloon Lady and a free barbecue provided by the Spring Bay Lions Club.

Christmas Event at the May Shaw Health Centre Inc.

'The Dame' will be visiting the May Shaw for a special Christmas event on Thursday, 13th December, 2018 at 2.00 p.m.

Mervyn Magee as 'The Dame', accompanied by pianist, Mary-Anne Johnson, will provide an entertaining afternoon for the residents, singing Christmas songs and other well-known songs.

The residents always respond really well to the music, particularly those residents suffering from dementia.

Festival of Small Halls

The Festival of Small Halls Australia is a series of tours that take the best folk and contemporary acoustic artists performing at two large festivals and sent them on the road to tiny halls in communities all over Australia.

On **Tuesday, 15th January, 2019**, Fru Skagerrak from Scandinavia and Australian Liam Gerner will be performing at the Triabunna Community Hall at 7.00 p.m.

Tickets for the event are available either on line at www.festivalofsmallhalls.com or from the Council Office.

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

The Orford Hall was filled to capacity for readings from Charles Dickens '*A Christmas Carol*' presented by acclaimed Melbourne actor, David Tredinnick on Saturday, 24th November, 2018.

The performance was supported by the Orford School Choir of Urchins dressed in character and well-known accordionist Dave Elliston.

There were so many positive comments and messages from people who attended the performance saying what an amazing job David Tredinnick did and how much they had enjoyed the whole event.

Prosser House 25th Anniversary Celebration

One hundred people attended the 25th Anniversary Celebration for Prosser House on Tuesday, 20th November, 2018 and were treated to a delicious 3 course luncheon.

Deputy Mayor, Cr. Jenny Woods and Cr. Cheryl Arnol were among the guests, many of whom had been involved with Prosser House since its inception.

Chief Executive Officer of South East Community Care, Helen Pollard, thanked previous and current volunteers, staff and the Glamorgan Spring Bay Council for their dedication, support and efforts over the past 25 years.

Australia Day Citizenship Awards Presentation Ceremony

An Australia Day event will be held at the Triabunna Community Hall on Saturday, 26th January, 2019 at 2.00 p.m. to present the Glamorgan Spring Bay Australia Day Citizenship Awards.

SeaSpeak Newsletter

A SeaSpeak Newsletter is currently being printed and will be circulated around the municipal area prior to Christmas and emailed to those ratepayers and residents who have provided their email addresses for this purpose.

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
Swansea Primary School	\$1,000	
Spring Bay Youth Hub	\$1,000	
Total	\$9,600	



Profit & Loss				
Glamorgan Spring Bay Council				
COMMUNITY DEVELOPMENT AND ADMINISTRATION				
For the month ended 30 November 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
GRANTS	\$0.00	\$0.00	\$0.00	
OTHER INCOME	\$5,764.24	\$4,400.00	\$1,364.24	31.0055% ▲
RATES AND CHARGES	\$0.00	\$0.00	\$0.00	
SHARE OF GENERAL RATE	\$467,293.00	\$467,293.00	\$0.00	0.0%
USER FEES	\$0.00	\$0.00	\$0.00	
Total Income	\$473,057.24	\$471,693.00	\$1,364.24	0.3%
Gross Profit	\$473,057.24	\$471,693.00	\$1,364.24	0.2892%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$17,083.00	\$17,083.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$128,197.69	\$150,718.42	-\$22,520.73	-14.9423% ▲
FINANCE COSTS	\$0.00	\$0.00	\$0.00	
MATERIALS AND SERVICES	\$62,354.07	\$55,062.00	\$7,292.07	13.2434% ▲
PLANT HIRE - INTERNAL CHARGES	\$0.00	\$0.00	\$0.00	
Total Operating Expenses	\$207,634.76	\$222,863.42	-\$15,228.66	-6.8332%
Operating Profit	\$265,422.48	\$248,829.58	\$16,592.90	6.6684%
(1) Minimal Dollars				
(2) Below budget at this time				
(3) Above budget incorrect allocation transfer to corporate				

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.

- **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 Vertical Gardens**

Planting has commenced for the Triabunna Vertical Gardens in Vicary Street, along with the installation of the irrigation system. The gardens are being made ready for the Triabunna District High School Harvest Festival on the 14th of December.



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.

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)	24
Marina Berths occupied by Recreational Boats (Triabunna)	81
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



Profit & Loss				
Glamorgan Spring Bay Council				
BUILDINGS AND MARINE INFRASTRUCTURE				
For the month ended 30 November 2018				
	YTD Actual	YTD Budget	Var AUD	Var %
Income				
CONTRIBUTIONS	\$0.00	\$0.00	\$0.00	
GRANTS	\$183,854.73	\$18,000.00	\$165,854.73	921.4152% (1)
OTHER INCOME	\$7,271.64	\$267.00	\$7,004.64	2623.4607% (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	\$219,218.24	\$237,500.00	-\$18,281.76	-7.6976% (2)
Total Income	\$831,698.61	\$677,121.00	\$154,577.61	22.8%
Gross Profit	\$831,698.61	\$677,121.00	\$154,577.61	22.8287%
Less Operating Expenses				
DEPRECIATION AND AMORTISATION	\$120,833.00	\$120,833.00	\$0.00	0.0%
EMPLOYEE BENEFITS	\$106,840.50	\$103,947.27	\$2,893.23	2.7834%
FINANCE COSTS	-\$7,569.88	-\$7,570.00	\$0.12	0.0016%
MATERIALS AND SERVICES	\$302,181.72	\$110,763.00	\$191,418.72	172.8183% (1)
PLANT HIRE - INTERNAL CHARGES	\$400.00	\$500.00	-\$100.00	-20.0%
Total Operating Expenses	\$522,685.34	\$328,473.27	\$194,212.07	\$0.59
Operating Profit	\$309,013.27	\$348,647.73	-\$39,634.46	-11.3681%
(1) Related to expenditure in Materials and Services money in/money out				
(2) Below budget at this time				
(3) Unexpected reimbursement not budgeted				

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 have begun preliminary discussions with eligible landholders in order to compile a draft project proposal. The timeframe for this process is short with the majority of planning needing to be completed prior to Christmas.

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 granted and the project will be delivered early in the New year. 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 14th November at the EastCoaster Resort in Orford. The next Committee meeting will be held on Wednesday 13th 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.

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

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 Marine Debris Working Group met to debrief on the outcomes of the Great Eastern CleanUp and discuss plans and strategies for the future. It was decided that the Great Eastern Clean Up had been a great success and should be continued. The next Great Eastern Clean Up will be scheduled for August 2019. The final figure for litter collected has been recalculated with updated information and now stands at over 80 cubic metres of rubbish removed from the local environment.

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.

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 are 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.

Profit & Loss					
Glamorgan Spring Bay Council					
NRM					
For the month ended 30 November 2018					
	YTD Actual	YTD Budget	Var AUD	Var %	
Income					
GRANTS	\$10,168.00	\$8,000.00	\$2,168.00	27.1%	
OTHER INCOME	\$1,050.91	\$1,733.00	-\$682.09	-39.3589%	(1)
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	\$270.00	\$5,000.00	-\$4,730.00	-94.6%	(2)
Total Income	\$255,488.91	\$258,733.00	-\$3,244.09	-1.3%	
Gross Profit	\$255,488.91	\$258,733.00	-\$3,244.09	-1.2538%	
Less Operating Expenses					
DEPRECIATION AND AMORTISATION	\$4,583.00	\$4,583.00	\$0.00	0.0%	
EMPLOYEE BENEFITS	\$126,102.00	\$110,132.42	\$15,969.58	14.5003%	(3)
FINANCE COSTS	\$0.00	\$0.00	\$0.00		
MATERIALS AND SERVICES	\$11,385.19	\$17,964.00	-\$6,578.81	-36.6222%	(4)
PLANT HIRE - INTERNAL CHARGES	\$6,000.00	\$5,833.00	\$167.00	2.863%	
Total Operating Expenses	\$148,070.19	\$138,512.42	\$9,557.77	6.9003%	
Operating Profit	\$107,418.72	\$120,220.58	-\$12,801.86	-10.6486%	
(1) Minimal Dollars					
(2) Minimal private works at this stage					
(3) Wages above abudget at this stage need reallocation to works					
(4) Usually related to private works					

Recommendation:

That the Management Reports be received and noted.

6. Minutes of Section 24 Committees

COMMENTS:

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

6.1 Triabunna Recreation Ground Advisory Committee Minutes, September 2018

David Metcalf
General Manager

Recommendation:

That Council receives and notes the minutes of any Section 24 Committees presented.

6.1 Triabunna Recreation Ground Advisory Committee Minutes

MINUTES

MEETING HELD – *Wednesday 5th September, 2018 - Triabunna Recreation Ground*

MEETING OPENED: 5.40 pm

PRESENT: Tony Pollard – Manager Works', Steve Davies, Phil Giffard, Jim Walters, Jan Sweet

APOLOGIES: Neil Edwards

ABSENT: Councillor Britt Steiner

CONFIRMATION OF LAST MINUTES: (20th June, 2018)

Moved: Steve Davies

Seconded: Phil Giffard

CORRESPONDENCE IN:

- Email from Cynthia Maxwell-Smith re: booking facility for East Coast Clean-up Event in November 16, 2018
- Email from same advising no longer needed facility as event to be held at Eastcoaster.
- Email from Neil Edwards attaching quote from Tas Hotel & Catering Supplies for new crockery and cutlery for kitchen.
- Email from ANU booking re: hiring facility for archeological dig as per previous years from 5-26 January, 2019.

CORRESPONDENCE OUT:

- Nil

MATTERS ARISING FROM PREVIOUS MINUTES

- Steve Davies to continue with enquiries on exorbitant power charges for facility from Aurora.



TREASURERS REPORT

Upgrades Financial

Opening Balance	\$	55,482.52
Income	\$	000.00
Expenditure	\$	000.00
Closing Balance	\$	55,482.52

Working Financial

Opening Balance	\$	9,039.53	
Income	\$	150.00	
Expenditure	\$	1,346.13	(Aurora)
Closing Balance	\$	7,693.40	

**Total Closing
Balance:** \$ **63,175.92**

Moved: Steve Davies

Seconded: Phil Giffard

NEW BUSINESS

- Jim Walters advised Tennis Club have chosen to relocate over the next 6 months to Recreation Ground pending sale of Council Chambers. Tennis Club have affiliated with Tennis Australia to better assist them with grant applications and resources.
- Steve Davies to ask at Triabunna Cricket Club meeting if ANU could share facility with cricket club between 5-26th January, 2019.
- Steve Davies to invoice Glamorgan Spring Bay Council for \$10,550 for annual operating cost for facility.

NEXT MEETING

Wednesday 28th November, 2018 at 5.30 pm at Recreation Ground.

There being no further business, the meeting was declared closed at 7.00 pm.

Confirmed Date

Chairperson

7. Officers' Reports Requiring a Decision

7.1 Lions Club of Spring Bay

Responsible Officer – Manager Community Development & Administration

Background

An application has been received from the Lions Club of Spring Bay, seeking financial assistance of \$800 towards the cost of the annual Christmas parade.

The Spring Bay Lions Club organizes the annual Christmas parade in Triabunna in conjunction with the carols. A free barbecue is provided to the community, along with soft drinks and lollies for the children, as well as prizes for the best floats. The Derwent Scottish Pipe Band will lead the parade and carols.

The total cost of the project is estimated at \$1,600.

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 \$9,600 has been distributed.

Recommendation

That Council approves a grant of \$800 to the Spring Bay Lions Club, towards the cost of staging the annual Christmas parade in Triabunna.

7.2 2019 Ordinary Meeting Dates and Times

Responsible Officer – General Manager

Comments

The Ordinary Meeting dates and times for 2019 are provided here for Council's approval.

Due to the introduction of live streaming of Council meetings in 2017, all meetings will be held in Triabunna at the Council offices in 2019.

Council has proposed that during the months that have much shorter daylight hours Council meetings commence at 2pm. This allows Councillors, staff and members of the public to travel home earlier during this time of year.

Statutory Implications

Council meetings can commence earlier than 5pm on any given day if approved as a decision of Council.

Budget Implications

Nil.

Recommendation

That Council approves the 2019 Ordinary Meeting of Council dates and times as detailed in the attachment.

Attachment: 2019 Ordinary Meeting Dates and Venues



2019

ORDINARY MEETING DATES & VENUES

Council meetings are held at the Triabunna Council Offices on the 4th Tuesday of each month commencing at either 5pm or 2pm depending on the time of year. January and April is an exception with the meetings being the 5th Tuesday of the month due to public holidays.

<i>Meeting date</i>	<i>Venue</i>	<i>Deadline for agenda</i>	<i>Time</i>
29 January*	Triabunna	18 January	5.00pm
26 February	Triabunna	15 February	5.00pm
26 March	Triabunna	15 March	5.00pm
30 April*	Triabunna	19 April	2.00pm
28 May	Triabunna	17 May	2.00pm
25 June	Triabunna	14 June	2.00pm
23 July	Triabunna	12 July	2.00pm
27 August	Triabunna	16 August	2.00pm
24 September	Triabunna	13 September	5.00pm
22 October	Triabunna	11 October	5.00pm
26 November	Triabunna	15 November	5.00pm
10 December	Triabunna	29 November	5.00pm

(AGM also to be held on 10 December commencing at 7pm)

*Please note the April meeting will be Tuesday 30 April due to the Easter holidays and ANZAC Day holiday in w/c 22nd April.

7.3 Southern Tasmanian Councils Authority (STCA) Committee Representatives

Responsible Officer – General Manager

Background

The Southern Tasmanian Councils Authority has written to Councils requesting confirmation on representatives from each Council to sit on the following Committees of the STCA:

- Waste Strategy South: and
- Regional Climate Change Initiative

Statutory Implications

Nil

Budget Implications

Nil

Recommendation

That Council endorses a Glamorgan Spring Bay representative to sit on the Waste Strategy South committee and the Regional Climate Change Initiative of the STCA.

8. Notice of Motion

8.1 Sale of Council Properties

Councillor Keith Breheny

The Motion

That Council by absolute majority rescinds Decision 24/17 and Decision 25/17 and authorizes the General Manager to immediately remove from sale the following Council owned properties:

- 2 Arnol Street, Swansea, and
- 4 Arnol Street, Swansea.

January 2017 Ordinary Council Meeting ***Item 8.11 Sale of Council Properties***

Decision: 24/17

Moved:- Cllr Jenny Woods, Seconded:- Deputy Mayor Cheryl Arnol, that Council by absolute majority authorizes the General Manager to proceed with offering 2 Arnol Street, Swansea for sale in accordance with section 177 and 178 of the Local Government Act.

The motion was put and carried (5 Votes to 3)

For: Mayor Michael Kent, Deputy Mayor Cheryl Arnol, Cllr Bertrand Cadart, Cllr Britt Steiner, Cllr Jenny Woods.

Against: Cllr Debbie Wisby, Cllr Jenifer Crawford, Cllr Richard Parker.

Decision: 25/17

Moved:- Cllr Jenny Woods, Seconded:- Cllr Bertrand Cadart, that Council by absolute majority authorizes the General Manager to proceed with offering 4 Arnol Street, Swansea for sale in accordance with section 177 and 178 of the Local Government Act.

The motion was put and carried (6 Votes to 2)

For: Mayor Michael Kent, Deputy Mayor Cheryl Arnol, Cllr Bertrand Cadart, Cllr Richard Parker, Cllr Britt Steiner, Cllr Jenny Woods.

Against: Cllr Debbie Wisby, Cllr Jenifer Crawford.

Background.

At the 23rd February Ordinary Council Meetings it was resolved to commence proceedings to offer for sale a number of Council owned properties (Motion 30/16).

At the 24th January 2017 Ordinary Council Meeting, Council resolved (Item 8.11 Motion 21- 31/17) to approve a total of nine of the recommendations (A to I). In summary, it was to give delegation to the General Manager, and authorize the General Manager to proceed with offering a total of six properties for sale, renovating and offering for rent and investigation re subdivision another property and retaining in Council ownership two of the properties listed.

The original reason given at the time (Item 9.3 Feb 2016) for the recommendation to sell the properties was that the land was surplus to Council's needs. The justification for sale was that Council received no rates or other income and pays land tax and TasWater charges on some of the properties and is also required to maintain them. The sale of the properties would have generated cash and future rates income.

Current Situation.

In the three years since these properties were approved to be sold, one property (38 Vicary Street, Triabunna) has been sold, a second (the ex-SES building, Swansea) has been sold subject to subdivision and creation of access easements, and a third (RA113 Harveys Farm Road, Bicheno) has been purchased by the State Government in order to ensure it remained public land.

The remainder are unsold. They are:

- 50 Beattie Avenue, Bicheno (originally Public Open Space)
- 2 Arnol Street, Swansea (vacant lot providing rear access to 14 Franklin Street - The Horny Cray Café)
- 4 Arnol Street (providing access to the rear of 12 Franklin Street, the Swansea Town Hall)
- 8 Noyes Street (not currently for sale - currently rented)
- 4 Noyes Street (not currently for sale - currently leased).

Proposed Action.

The intent of this motion is to overturn two of the nine motions carried at the January 2017 Ordinary Council Meeting. My motion specifically requests Council to overturn the resolutions relating to:

- a) Decision 24/17 re 2 Arnol Street, Swansea.
- b) Decision 25/17 re 4 Arnol Street, Swansea.

Reasons for Overturning.

Council has been informed that there has been no progress in the sale of these two properties. The sale of the ex-SES building has taken place and has highlighted a need to establish viable access to the rear of 12 and 14 Franklin Street.

The newly elected Councillors have expressed a desire to reconsider the previous decision to sell these two properties in view of changed circumstances. The primary consideration driving the motion to remove 2 and 4 Arnol Street from the real estate market is that there is the possibility of offers being made on the properties before Council has had the opportunity to properly investigate alternatives to sale, alternatives that may, with due consideration, prove to be in the better interests of the community.

For example, there needs to be consideration of the value of the lots in Arnol Street remaining in Council ownership and available for consideration as off-street parking areas (which was why they were originally purchased by Council) and to properly assess the access issues to the rear of the hall and the café at 14 Franklin Street.

Further consideration is also desirable for the future utilization of the rented property at 8 Noyes Street. For over a decade there has been no formal strategy to provide for community-focused facilities. The property at 28 Noyes Street is an example of a potential asset perfectly located and suited for provision of community facilities and Council should consider this before the property status is altered. No overturning resolution is required here as the property is currently not for sale.

This motion will not take away the option to sell the properties in future. It will simply prevent immediate sale of the land and will provide adequate time for the current Council to properly consider current community needs.

There are budget Implications that relate to the obvious potential for loss of cash income of sale and on-going land tax and rate costs. However the asset cash value of the land will remain with Council as a centrally located community facility that Council will not have to purchase in future.

Keith Breheny

2nd December 2018

General Managers Comments:

These properties have not been on the market for three years. The properties, originally two now three, were subdivided to obtain the maximum return for Council. The old SES title has been sold and is expected to settle this month.

The plans already have a right of way to 12 and 14 Franklin Street and was part of a subdivision completed in consultation with the owners of the takeaway shop and unit above.

It has already been established that a car park in this area is not suitable because of the road conditions and whilst the clear bitumen tarmac was available for parking in the past, it was rarely used.

Council has invested funds to ensure we realise the best return for these properties – subdivision, surveying, installation of water, sewer and stormwater connections.

A far better option would be to try to lease the carpark at the rear of the old “Ugly Duck Out” restaurant if available.

The two blocks in question should be sold as per the original motion.

Please note that 50 Beattie Avenue, Bicheno was removed from sale by the Council.

9. Motion Tracking Document

Last updated 4/12/2018

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
25 th November	8.2	150/14	Solis	GM	The General Manager to affirm commitment to the project with all interested parties and progress negotiations with potential developers as relevant.	In Progress
23 rd February	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion. Council Workshop held on 17 th January 2017 prior to report for January 2017 OMC. Update as per Decision 46/15 above.	In Progress
27 th September	8.5	130/16	Communities and Coastal Hazards Local Area Report – Triabunna and Orford	MNRM	Final report endorsed. Further workshops and community discussions to take place in relation to key future actions/steps. Workshop held in December 2016. Manager NRM formulating action plan/next steps for 2017. Meeting with Climate Change Office end of June 2017.	In Progress
27 th September	8.6	131/16	Review of the draft Prosser River Catchment Management Plan	MNRM	Approval by Council to conduct review. Update on workshop dates in Manager NRM report for April 2017. Latest workshop held in June 2017.	In Progress
24 th January	8.1	13/17	Tea Tree Rivulet Dam Approval and Construction (including approval of borrowing/budget amendments)	GM	Council approval for GM to progress the project.	In Progress

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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
27 th June	8.5	88/17	Section 137 – Notice of Intention to Sell Land	GM	Service of notice to be progressed by admin staff.	In Progress
27 th February	7.1	20/18	Approval of borrowing budget amendments, pipeline approvals and construction.	GM	GM authorised to proceed with Stage 1 Prosser Plains Raw Water Scheme (PPRWS) and Council to enter into an agreement with Tassal for delivery of raw water to Okehampton Bay on full cost recovery basis.	In Progress
24 th April	7.3	50/18	Kerbside Vendors Policy	MPSP	Community consultation to commence. Submissions due 1 August, 2018.	In Progress
24 th April	7.4	51/18	By-Law Review/Renewal	MRS	Regulatory impact statement to be prepared for Council.	In Progress
26 th June	7.2	64/18	GSBC Community Strategic Plan	GM	Council to commence review prior to elections. Initial planning workshop to be scheduled.	In Progress
25 th September	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 rd 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 rd 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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
27 th November	7.1	131/18	Acknowledgement of Declarations of Office	GM	Conducted November 2018	Complete
27 th November	7.2	132/18 133/18	Council Representation on S24 Committees	GM	Reps nominated for all S24 Committees	Complete
27 th November	7.3	134/18	Nomination of TasWater Owner's Representative	GM	Clr Annie Browning and Clr Cheryl Arnol (as Proxy)	Complete
27 th November	7.4	135/18	LGAT Voting Delegates	GM	Mayor Wisby as Voting Delegate and Clr Cheryl Arnol as Proxy.	Complete
27 th November	7.5	136/18	East Coast Tourism Board Council Rep.	GM	Deputy Mayor Jenny Woods endorsed as the Council Rep.	Complete
27 th November	7.6	137/18	STCA Rep	GM	Mayor Debbie Wisby	Complete
27 th November	7.7	138/18	SERDA Rep	GM	Mayor Debbie Wisby	Complete
27 th November	7.8	139/18	Appointment of Audit Panel	GM	Clr Rob Churchill and Clr Cheryl Arnol appointed to the GSBC Audit Panel and Mr Mike Derbyshire and Mr Kane Ingham confirmed as independent members for 12 months.	Complete
27 th November	7.9	140/18	Dolphin Sands Ratepayers' Association Grant Submission	MCD	Deferred to a workshop	In Progress
27 th November	7.10	141/18	Swansea Primary School Grant Submission	MCD	Grant for \$1000 approved to be disbursed	Complete
27 th November	7.11	142/18	Spring Bay Youth Hub Grant Submission	MCD	Grant for \$1000 approved to be disbursed	Complete

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.

10. Questions Without Notice

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