



GLAMORGAN SPRING BAY  
COUNCIL

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# Notice of Meeting and Agenda

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

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26 March, 2019

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## NOTICE OF ORDINARY MEETING

**Notice** is hereby given that the next ordinary meeting of the Glamorgan Spring Bay Council will be held at the Triabunna Council Offices on Tuesday, 26<sup>th</sup> March 2019 commencing at 5.00pm.

**Dated** this Thursday 21<sup>st</sup> March, 2019

**Daniel Smee**  
**ACTING GENERAL MANAGER**

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

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

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

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

**Daniel Smee**  
**ACTING 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.*



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## 2. Confirmation of Minutes

### 2.1 Ordinary Meeting of Council – February 26, 2019

**Recommendation**

That the Minutes of the Ordinary Meeting held Tuesday 26 February 2019 be confirmed as a true and correct record.

### 2.2 Special Meeting of Council – March 4, 2019

**Recommendation**

That the Minutes of the Special Meeting of Council held Monday 4 March at 5.00pm in closed session be confirmed as a true and correct record.

### 2.3 Special Meeting of Council – March 12, 2019

**Recommendation**

That the Minutes of the Special Meeting of Council held Tuesday 12 March at 7.00pm in closed session be confirmed as a true and correct record.

### 2.4 Workshop Held – February 26, 2019

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 4pm to 4.30pm on Tuesday 26 February 2019 at the Triabunna Council Offices. A briefing was provided by Mayor Kerry Vincent and Andrew Hyatt regarding the new Workforce Development and Engagement Officer role within the South East Regional Development Association (SERDA).

**Present:** Mayor Debbie Wisby, Deputy Mayor Jenny Woods, Cllr Cheryl Arnol, Cllr Keith Breheny, Cllr Annie Browning, Cllr Rob Churchill, Cllr Keith Pyke, Cllr Michael Symons.

**Recommendation**

That Council notes this information.



## 2.5 Workshop Held – March 12, 2019

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 1pm to 4pm on Tuesday 12 March 2019 in Bicheno. Please see attached workshop notice/agenda.

**Present:**

- 1pm to 2.30pm Parks update - Mayor Wisby, Deputy Mayor Woods, Cllrs Breheny, Churchill, Pyke and Browning.
- 2.45pm to 3.15pm Penguin Discussions - Mayor Wisby, Deputy Mayor Woods, Cllrs Breheny, Churchill, Pyke and Browning.
- 3.15pm to 3.45pm ECHO presentation - Mayor Wisby, Deputy Mayor Woods, Cllrs Breheny, Churchill, Pyke, Browning and Symons.
- 4.00pm to 5.00pm Community Connect - Mayor Wisby, Deputy Mayor Woods, Cllrs Breheny, Churchill, Pyke, Browning and Symons

**Apologies:** Cllr Cheryl Arnol

<p><b>Recommendation</b></p>
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<p>That Council notes this information.</p>
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Workshop Notice/  
Agenda  
12/03/2019

Notice is hereby given that a Council Workshop will be held at the **Bicheno Community Hall 12/03/2019** commencing at **1.00 pm to 4.00 pm**

Item Description

- 1 Briefing on the revised draft Freycinet Peninsula Master Plan (1.00 pm to 2.30 pm)
- 2 Discussion with community members regarding penguins (2.40 pm to 3.10 pm)
- 3 Briefing from Ange Boxall regarding a proposed new East Coast festival (3.15 pm to 3.45 pm)

**Note - A Bicheno Community Connect Session will occur between 4.00 pm and 5.00 pm**

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.**

<p><b>Recommendation</b></p>
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<p>That Council now acts as a Planning Authority. (Time: )</p>
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### 3.1 SA2018/16 – Subdivision, 16 Tasman Hwy, Bicheno

#### Planning Assessment Report

<b>Proposal:</b>	<b>Subdivision</b>
<b>Applicant:</b>	<b>Andy Hamilton and Associates</b>
<b>Location:</b>	<b>Tasman Highway, Bicheno (adjoining waste transfer station)</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Light Industrial Zone</b>
<b>Application Date:</b>	<b>1 November 2019</b>
<b>Statutory Date:</b>	<b>30 March 2019 (by consent of the applicant)</b>
<b>Performance Criteria:</b>	<b>Assessment required for five standards</b>
<b>Attachments:</b>	<b>Appendix A – Application documentation</b>
<b>Author:</b>	<b>Shane Wells, Manager Development and Compliance</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for the subdivision of 34 lots plus balance lot at Tasman Highway, Bicheno (adjoining the waste transfer station, CT 206455/1).
- 1.2. All subdivision applications are discretionary.
- 1.3. No representations were received. Under Council's delegation register, any subdivision of this scale must be approved at a meeting of the Council.
- 1.4. The proposal is recommended for conditional approval.
- 1.5. The key planning issues relate to the design of lots and road infrastructure to enable use and development as envisaged by the Light Industrial Zone.

#### 2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application SA 2018/16.
- 2.2. This determination must be made no later than 30 March 2019, which has been extended with the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.



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

### **3. Risk & Implications**

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority, outside the implications should an appeal against Council's decision be lodged.
- 3.2. Implications for Council include general matters related to rate income, asset maintenance and renewal and responding to future building applications. The development does not propose and is unlikely to generate any demand to upgrade Council assets.

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

- 4.1. The site directly adjoins the Bicheno waste transfer station.
- 4.2. There is potential for Council to obtain land within the subdivision and relocate its existing Bicheno depot. This could:
  - allow redevelopment of the current Depot site, which is predominately within the Local Business Zone site; and
  - allow access to the waste transfer station to be via the subdivision road, in lieu of any potential upgrade and sealing of the existing transfer station access.

### **5. Site Detail**

- 5.1. The site consists of one lot located to the east of the Bicheno waste transfer station.
- 5.2. The site is within the Light Industrial Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015. The waste transfer station is within the Light Industrial Zone as well. Adjoining land to the east is within the Rural Zone and is a large rural lot under native vegetation. Land to the south is the northern boundary of the Freycinet National Park. The balance lot has a boundary to the west with Rural Zone land that is under the same ownership as the subject site
- 5.3. The total size of the site is approximately 46ha. Vehicle and pedestrian access is via the Tasman Highway.

- 5.4. The property is vacant and largely cleared with some patches of native trees. The highway reservation retains a line of native trees across the entire frontage. contains a right of way, providing access to the block to the rear, which contains a house.
- 5.5. The site has a high point in the north-east corner with a fall to the south-west with a fall of 1 in 15 (approx.). On this alignment runs a small, unnamed creek.



*Figure 1: Aerial Imagery – site and surrounds*



*Figure 2: Development area*

## 6. Proposal

- 6.1. Planning approval is sought for 34 lots plus balance.
- 6.2. The application is supported by a traffic impact assessment and bushfire hazard management plan.
- 6.3. Pursuant to section 51(2)(d) the Planning Authority must accept a bushfire hazard management plan prepared by an accredited practitioner.
- 6.4. The layout provides a single new road junction located approximately 100m to the east of the waste transfer station access. From this junction a loop road is proposed to provide access to all proposed lots. Significant potential for extension of the loop road is available should the balance lot be further divided.
- 6.5. A mix of lot size is proposed. Larger lots (2800m<sup>2</sup> to 6500m<sup>2</sup>) are proposed along the frontage and side boundaries with 1200m<sup>2</sup> lots proposed elsewhere.
- 6.6. A 10m wide landscape buffer is proposed along the Tasman Highway frontage of lots.
- 6.7. TasWater services are proposed for reticulated water. The site however cannot be connected to the town supply at this stage and a 'sleeper' water reticulation service will be installed by the subdivider pending offsite upgrades in the future. Potentially, reticulated water could be provided as the water treatment plant is 650m north of the site. However, the reticulated supply heads north from the water treatment plant to run through the town and terminates part way down Harvey's Farm Road. A broader strategic expansion and upgrade of water reticulation could see the land connected in the future.
- 6.8. Future development will be reliant on onsite wastewater and water.

- 6.9. Stormwater is to consist of piped stormwater within the subdivision discharging to the creek. An existing dam on the balance lot provides an opportunity for bulk water storage that would be available to future development.
- 6.10. The recommended conditions would require an urban standard of road with kerb and gutter. Flexibility should however be provided to allow future engineering design to demonstrate that table drain will suffice – such work has not yet been done.



Figure 3. Looking south from vicinity of waste transfer station access.



Figure 4. Looking east from vicinity of waste transfer access showing high point of site.



Figure 5. View of existing vegetation along Tasman Highway frontage.



## 7. Operation of a planning scheme

- 7.1. Clause 7.5 of the planning scheme provides that an application must meet every applicable Standard to be approved.
- 7.2. Clause 7.5.2 in turn provides:
- A standard in a zone, specific area plan or code is an applicable standard if:
- (a) *the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and*
  - b) *the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*
- 7.3. Each Standard can be met by either an Acceptable Solution or a Performance Criteria. In some Standards, an Acceptable Solution or Performance Criteria may not be provided.
- 7.4. Where a Performance Criteria is relied upon by an application, the application will be discretionary regardless of what status the proposed use has in the use table for the relevant zone.
- 7.5. A discretionary application is subject to section 57 of LUPAA and may be approved, with or without conditions, or refused. Any decision must have regard to the provisions of the planning scheme in force at the time the decision is made.
- 7.6. An Acceptable Solution and a Performance Criteria are alternative ways to meet the objective of the Standard. That is, the Scheme provides a compliance test for each provision. The test can be satisfied by either the Acceptable Solution or the Performance Criteria, both of which are equally valid ways to satisfy this test. Effectively, there is more than one correct answer to each test; compliance with either the Acceptable Solution or Performance Criteria is 'correct'.
- 7.7. Acceptable Solutions are objective and measurable. Performance Criteria require the sound exercise of judgement as to whether the application with reasonably or unreasonably satisfy the criteria prescribed. Acceptable Solutions and Performance Criteria are thus equally valid, yet alternative, ways to meet a Standard.
- 7.8. In exercising a sound judgement on a Performance Criteria, the Planning Authority may have regard to the objective of the standard but should not have regard to the Acceptable Solution. This is provided for by Clause 7.5.4 which provides:
- The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.*
- 7.9. The logic of the above is that the exercise of judgement on a Performance Criteria is its impact, and not the fact that the Acceptable Solution is not complied with.

## 8. Assessment against planning scheme provisions

- 8.1. The following provisions are relevant to the proposed use and development:
- Light Industrial Zone



- E5.0 Road and Rail Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E9.0 Attenuation Code
- E11.0 Waterways and Coastal Protection Code
- E14.0 Scenic Landscapes Code

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

		<b>Acceptable Solution Requirement</b>	<b>Proposed</b>
1	Road design  Clause 24.5.1 A4	<i>No Acceptable Solution.</i>	
2	Public open space  Clause 24.5.2 A6	<i>No Acceptable Solution.</i>	
3	Scenic landscapes code  Clause E14.7.4 A1	<i>Buildings and works must comply with one of the following:  (a) not be visible from the pertinent road; ...</i>	Works (road works) will be visible from the Tasman Highway.
4	Scenic landscapes code  Clause E14.7.3 A1	<i>Removal or disturbance of bushland, exotic trees with a height more than 10 m or hedgerows must not be visible from the pertinent road.</i>	Vegetation along the frontage will be removed for the new access road.
5	Waterways and Coastal Protection Code  Clause E11.8.1 A1	<i>Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, ... must comply with one or more of the following:  (c) no works, other than boundary fencing works, are within a Waterway and Coastal Protection Area, ...</i>	A piped outlet into the natural water course is likely to be required as part of engineering design drawings.

### 8.3. Discretion 1 - Roads

8.3.1. No Acceptable Solution is provided.

8.3.2. The Performance Criteria is:

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



(a) *the subdivision will not compromise appropriate and reasonable future subdivision of the entirety of the parent lot;*

(b) *accords with any relevant road network plan adopted by the Planning Authority;*

(c) *facilitates the subdivision of neighbouring land with subdivision potential through the provision of connector roads, where appropriate, to the common boundary;*

(d) *provides for acceptable levels of access, safety, convenience and legibility through a consistent road function hierarchy.*

8.3.3. In terms of the Performance Criteria, the subdivision layout:

- Provides extensive opportunities for road connections to the balance lot;
- Is not subject to any road network plan as none have been adopted;
- Does not preclude a future road connection to the adjoining Light Industrial Zone parcel (containing the waste transfer station); and
- Provides safe, convenient and logical access and is supported by the Department of State Growth.

8.3.4. Therefore, it is considered that the Performance Criteria is satisfied.

#### 8.4. **Discretion 2 – Public open space**

8.4.1. No Acceptable Solution is provided.

8.4.2. The Performance Criteria is:

*Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.*

8.4.3. Council has no public open space policy.

8.4.4. As an industrial subdivision there is no high demand for public open space and no benefit of land for public connectivity. Should the development become fully utilised public open space for employees could be considered on the balance lot. As no high demand is generated and in the absence of a Council policy imposing a cash in lieu contribution would be unreasonable and excessive.

#### 8.5. **Discretion 3 – Scenic Landscapes Code**

8.5.1. A Scenic Landscape Corridor applies either side of the Tasman Highway.

8.5.2. As road works will be visible, the following Performance Criteria applies:

*Buildings and works visible from the pertinent road must maintain scenic landscape value through satisfying one or more of the following, as necessary;*

(a) *be set back from the pertinent road as far as reasonably practical;*

(b) *be externally coloured using colours commonly applied to buildings within the local rural landscape;*

(c) *be designed to:*



- (i) *minimise visual impact due to height and bulk;*
  - (ii) *minimise cut and fill;*
  - (d) *be located to maintain significant view corridors from the pertinent major road to prominent natural features;*
  - (e) *be located to take advantage of any existing native or exotic vegetation, or new vegetation, for visual screening purposes;*
  - (f) *fences are post & wire or other design of a similarly transparent appearance.*
- 8.5.3. The subdivision provides a 10m wide landscape buffer along the frontage and does not require removal of roadside vegetation other than at the proposed road junction.
- 8.5.4. It is considered reasonable that a condition of any subdivision approval require the planting of the landscape buffer with appropriate native species. Alternatively this could be deferred to future individual applications however planting at the subdivision stage will provide time for establishment and growth.
- 8.5.5. It is considered that the Performance Criteria is satisfied.

#### 8.6. **Discretion 4 – Scenic Landscapes Code**

- 8.6.1. As existing vegetation must be removed for the new road junction, the following Performance Criteria applies:
- Removal of or disturbance of bushland, exotic trees with a height more than 10 m or hedgerows must be minimised and must result in only minor change to scenic landscape value.*
- 8.6.2. Removal is limited in area. It is arguable whether the clause even applies as the roadside vegetation is not bushland or hedgerow and only native species appear to be 10m or more in height. Regardless, it is considered that the Performance Criteria is satisfied.

#### 8.7. **Discretion 5 – Waterway and Coastal Protection Area.**

- 8.7.1. The following Performance Criteria applies:
- Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, ... must satisfy all of the following:*
- (a) *minimise impact on natural values;*
  - (b) *provide for any building area and any associated bushfire hazard management area to be either:*
    - (i) *outside the Waterway and Coastal Protection Area, ...; or*
    - (ii) *able to accommodate development capable of satisfying this code.*
  - (c) *...*
- 8.7.2. The Waterway buffer is shown below. The watercourse runs in the vicinity of lot 11 and 12. The mapping of the watercourse is based on a topographic model and there is little evidence of a watercourse other than a small drainage line. As shown below, this is located near the very start of the mapped watercourse (blue hatching) and there is little physical evidence of a watercourse on the site.

The land is rural and has been previously farmed. Natural values are considered to be minimal and to not constained any future development. As such it is considered that the Performance Criteria is satisfied.



## 9. Referrals

### 9.1. TasWater

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

### 9.2. Council's Technical Officer

*The land has frontage to Tasman Highway which is a category 4 State road.*

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

*“A traffic assessment for a proposed 34 lot subdivision with access from the Tasman Highway just south of Bicheno indicates that access to the development can be achieved safely and not unreasonably impact on the efficiency of the Tasman Highway in this vicinity provided the access is constructed to DSG junction standards with the provision of a type BAR turning bay.”*

*The application was referred to the Department of State Growth who advised as follows:*

*“Just confirming the Department have no objection to the proposal based on the recommendations of the TIA being undertaken.*

*Appreciate if you can arrange to include the usual conditions that the applicant will require a permit from the Department prior to undertaking any works relating to the access and road widening on Tasman Highway.”*



A Bushfire report was also submitted with the application. The land is bushfire prone and a number of recommendations were made regarding roads and access, including:

*“Subdivision roads must comply with the relevant elements of Table E1 Roads from the Draft Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code. During development the terminus of any staged road will require a turning circle with a minimum 12m outer radius, this may be gravelled and temporary until further stages are added.”*

*Table E1: Standards for roads*

*Roads*

*Unless the development standards in the zone require a higher standard, the following apply:*

- (a) two-wheel drive, all-weather construction;*
- (b) load capacity of at least 20t, including for bridges and culverts;*
- (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road;*
- (d) minimum vertical clearance of 4m;*
- (e) minimum horizontal clearance of 2m from the edge of the carriageway;*
- (f) cross falls of less than 3 degrees (1:20 or 5%);*
- (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads;*
- (h) curves have a minimum inner radius of 10m;*
- (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7 metres in width;*
- (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and*
- (k) carriageways less than 7m wide have ‘No Parking’ zones on one side, indicated by a road sign that complies with Australian Standard AS1743-2001 Road signs-Specifications.*

*Access to lots must comply with the relevant elements of Table E2 Access from the Interim Planning Directive No. 1.1 Bushfire-Prone Areas Code.*

*The land drains to a watercourse that runs in a south westerly direction through the middle of the lot. This watercourse eventually discharges to the Apsley River.*

*The applicant proposes that stormwater is to be collected from the subdivision and discharge to the watercourse.*

*A dam is proposed to be constructed over the main water course. The proposed dam is shown on the existing watercourse. This watercourse is near the top of the catchment and should collect any significant runoff from outside the subdivision. As such a dam at this location may be suitable for treatment/settling of any stormwater runoff from the subdivision.*



*Alternatively the dam could be located off line (ie not on the actual watercourse). This can be further assessed at the detail design stage and included in the stormwater management report.*

*Any works within the vicinity of the watercourse would need to be carried out in accordance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).*

*It can be expected that pollutants in the form of hydrocarbons (fuel, oil, etc) are generated within an industrial subdivision. WSUD principles are required for the treatment and disposal of SW.*

*A stormwater management report will need to be provided with the engineering plans.*

*The land currently sits outside the sewer and water serviced areas. However the water could be extended to service the land. A sleeper watermain is proposed within the subdivision to allow future connection of the lots to a reticulated water supply.*

*The application was referred to TasWater who have imposed conditions.*

*A wastewater report was submitted with the application.*

## **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 subdivision at Tasman Highway, Bicheno (SA2018/16) 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 development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, TWDA 2018/01806-GSB, dated 19/11/2018.
3. Prior to sealing any stage of the subdivision, the landscape buffer on the endorsed plan must be planted in accordance with a landscape plan to be submitted to Council's General Manager. The plan and plantings are to be in sufficient number, height, type and form to partially screen future development. The landscape plan must describe how the plantings will be maintained from establishment.
4. All conditions of this permit, including either the completion of all works and maintenance or payment of security in accordance with this permit, must be satisfied before the Council seals the final plan of survey for each stage. It is the subdivider's responsibility to notify Council in writing that the conditions of the permit have been satisfied and to arrange any required inspections.



5. All land noted as roadway, footway, open space or similar must be transferred to Council. Complete transfer documents that have been assessed for stamp duty, must be submitted with the final plan of survey.
6. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's General Manager.
7. The subdivision must be carried out in accordance with Bushfire Hazard Management Report for RBMJ Trading Trust at Lot 1 Tasman Hwy, Bicheno prepared by Livingston natural Resource Services dated 26th June 2018.
8. Property services must be contained wholly within each lots served or an easement to the satisfaction of the Council's General Manager or responsible authority.
9. The Subdivider must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the proposed subdivision works. Any work required is to be specified or undertaken by the authority concerned.

#### *Stormwater*

10. The developer is to provide a piped stormwater property connection to each lot capable of servicing the entirety of each lot by gravity in accordance with Council standards and to the satisfaction of Council's General Manager.
11. The developer is to provide a piped stormwater drainage system capable of accommodating a storm with an ARI of 50 years, when the land serviced by the system is fully developed.
12. The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.
13. Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the Water Sensitive Urban Design Procedures for Stormwater Management in Southern Tasmania and to the satisfaction of the Council's General Manager.
14. The Developer is to provide a stormwater management report prepared by a suitably qualified person with the engineering plans for approval by Council's General Manager. The report must include details and calculations for stormwater conveyance, treatment, detention and outfalls.
15. Any works within the vicinity of a watercourse through the property must be carried out in accordance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and an approved stormwater management report.

#### *Telecommunications and electrical reticulation*

16. Electrical and telecommunications services must be provided to each lot in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
17. New electrical and fixed line telecommunications services must be installed underground to the requirements of the responsible authority unless approved otherwise by Council's General Manager.



18. Prior to the work being carried out a drawing of the electrical reticulation and street lighting, and telecommunications reticulation in accordance with the appropriate authority's requirements and relevant Australian Standards must be submitted to and endorsed by the Council's General Manager.
19. Prior to sealing the final plan of survey the developer must submit to Council:
  - (a) A "Provisioning of Telecommunications Infrastructure – Confirmation of final payment" or "Certificate of Practical Completion of Developer's Activities" from NBN Co. or Telstra; and
  - (b) A Letter of Release or equivalent from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and that future lot owners will not be liable for network extension or upgrade costs, other than individual property connections at the time each lot is further developed.

#### *Roads*

20. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Aust. (Tasmania Division) and to the requirements of Council's General Manager.
21. Roadworks must include -
  - (a) Proposed Subdivision Roads
    - i. Minimum road reserve of 20.00 metres;
    - ii. Fully sealed, paved and drained carriageway with a minimum carriageway width of 11m;
    - iii. Concrete kerb and channel;
    - iv. Piped of stormwater drains;
    - v. Temporary turning head at the end of each stage with a minimum 12m radius;
    - vi. Or as otherwise required by the Bushfire Hazard Management Report, whichever is greater.
  - (b) Intersection with Tasman Highway
    - vii. A minimum BAR style intersection must be provided at the junction of the proposed subdivision road and the Tasman Highway in accordance with the Traffic Impact Assessment prepared by Terry Eaton dated October 2018 and the requirements of the Department Of State Growth.
22. All carriageway surface courses must be constructed with a hot mix asphalt in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.

#### *Vehicular Access*

23. An industrial reinforced concrete vehicle access must be provided from the road carriageway to each lot in accordance with Council's Standard Drawings, Standards Australia (2002): Australia Standard AS 2890.2 – 2002, Parking facilities - Part 2: Off-Street, Commercial vehicle facilities, Sydney, and to the satisfaction of Council's General Manager.

*Advice: An access width of 9m is most likely required to accommodate a Heavy Rigid Vehicle.*

24. The vehicular access to lot 12 is to be constructed for the full length of the proposed Right of Way.



### *Department of State Growth*

25. Prior to the works commencing, the developer must obtain a permit provided by the Department of State Growth. Any conditions imposed by the Department of State Growth for works affecting the Tasman Highway, including drainage, shall form part of this permit and must be adhered to. No works on the State Road shall commence until the Minister's consent has been obtained and a permit issued in accordance with the *Roads and Jetties Act 1935*.

### *Engineering drawings*

26. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before development of the land commences.
27. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's Municipal Engineer, and must show -
  - a) all existing and proposed services required by this permit;
  - b) all existing and proposed roadwork required by this permit;
  - c) measures to be taken to provide sight distance in accordance with the relevant standards of the planning scheme;
  - d) measures to be taken to limit or control erosion and sedimentation;
  - e) any other work required by this permit.
  - f) Approved engineering design drawings will remain valid for a period of 2 years from the date of approval of the engineering drawings.

### *Water quality*

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

### *Construction*

32. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.



33. The subdivider must provide not less than forty eight (48) hours written notice to Council's General Manager before reaching any stage of works requiring inspection by Council unless otherwise agreed by the Council's General Manager.
34. Subdivision works must be carried out under the direct supervision of an approved practising professional civil engineer engaged by the subdivider and approved by the Council's General Manager.

*'As constructed' drawings*

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

*Maintenance and Defects Liability Period*

36. The subdivision must be placed onto a twelve (12) month maintenance and defects liability period in accordance with Council Policy following the completion of the works in accordance with the approved engineering plans and permit conditions.
37. Prior to placing the subdivision onto the twelve (12) month maintenance and defects liability period the Supervising Engineer must provide certification that the works comply with the Council's Standard Drawings, specification and the approved plans.



**Attachment Item 3.1: Appendix A**



### 3.2 DA2018/24 – Shared Use Track, Freycinet National Park

#### Planning Assessment Report

<b>Proposal:</b>	<b>Shared Use Track</b>
<b>Applicant:</b>	<b>Parks and Wildlife Service</b>
<b>Location:</b>	<b>Freycinet National Park</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Environment Management Zone</b>
<b>Application Date:</b>	<b>31 January 2019</b>
<b>Statutory Date:</b>	<b>27 March 2019</b>
<b>Use Class:</b>	<b>Passive Recreation</b>
<b>Use:</b>	<b>Passive Recreation</b>
<b>Use status in zone:</b>	<b>No Permit Required</b>
<b>Performance Criteria:</b>	<b>Assessment required for 3 standards</b>
<b>Representations:</b>	<b>Three</b>
<b>Attachments:</b>	<b>Appendix A – Application documentation Appendix B – Representation (separate cover)</b>
<b>Author:</b>	<b>Shane Wells, Manager Development and Compliance</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for a shared use track from the visitor centre to trail head car park within Freycinet National Park.
- 1.2. The application is discretionary due to reliance on a number of different Performance Criteria.
- 1.3. The proposal is recommended for conditional approval.
- 1.4. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.



## 2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2018/286.
- 2.2. This determination must be made no later than 27 March 2019.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

## 3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority.
- 3.2. No specific implications for Council have been identified and the proposal will not be a Council asset as the current road to the trail head is. The proposal is supported by the draft Freycinet Master Plan as part of a strategy to reduce vehicle movements in the park by various methods including a shuttle bus from the town to the park.

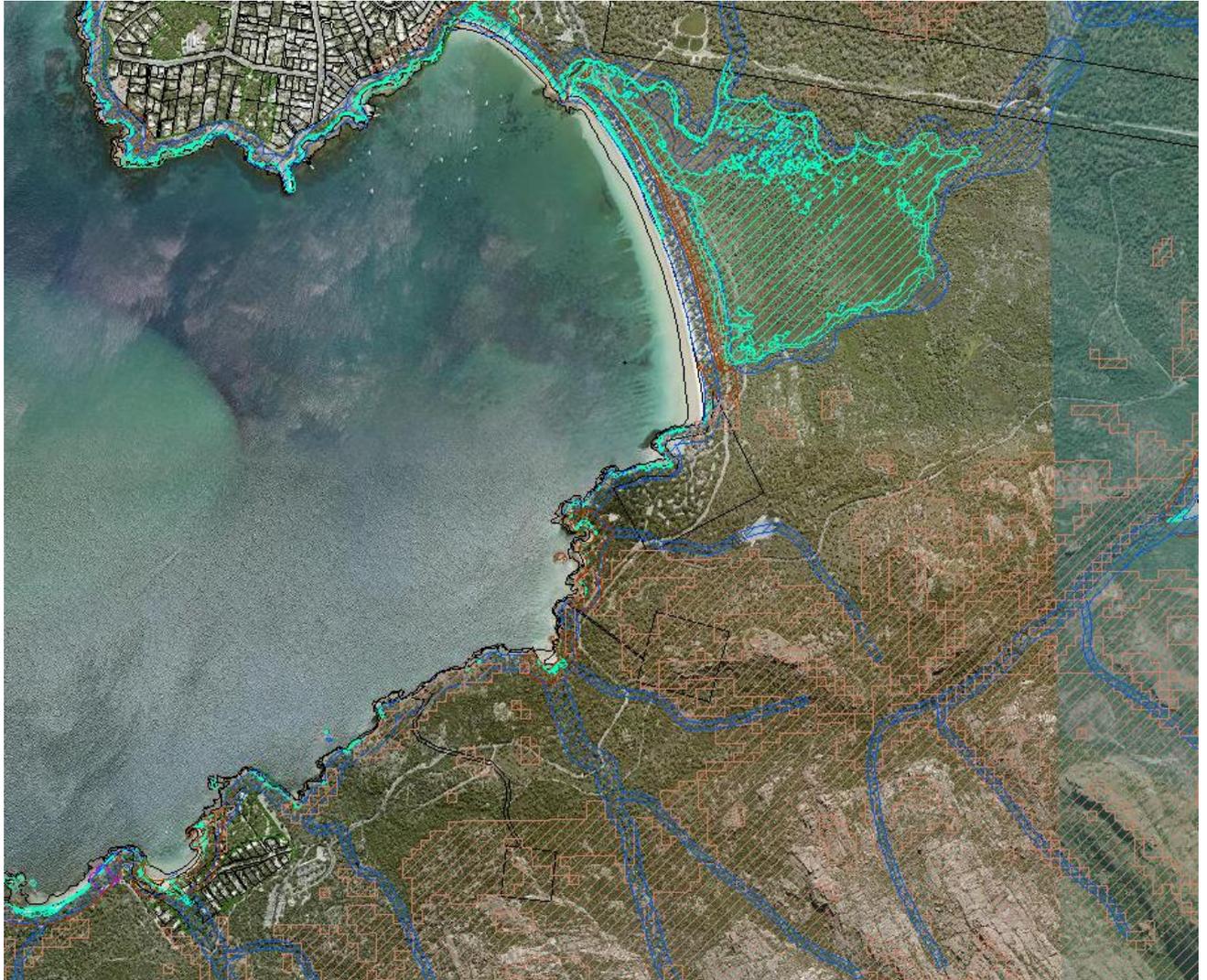
## 4. Relevant Background and Past Applications

- 4.1. Nil

## 5. Site Detail

- 5.1. The site is within Freycinet National Park, which is within the Environmental Management Zone of the *Glamorgan Spring Bay Interim Planning Scheme 2015*.
- 5.2. Works are generally in close proximity to the existing Council maintained road and wholly contained within the visitor services zone of the national park management plan.
- 5.3. The works traverse through a number of planning scheme overlays.
- 5.4. Waterway and Coastal Protection Areas apply to existing creeks and drainage lines which are crossed by the works.

- 5.5. Some small Landslide Hazard Areas apply.
- 5.6. Inundation Prone Area applies to Ranger Creek and wetland. The current road is also within this Inundation Prone Area.
- 5.7. A Coastal Erosion Prone Area applies behind Richardsons Beach through which a short section of track is proposed. The current road is also within this Coastal Erosion Prone Area.



**Figure 1: Overlays.**

## **6. Proposal**

- 6.1. The shared use track is designed for pedestrians and cyclists however the topography requires a number of sharp corners which restrict cycling speed. The total length is 4.1km.
- 6.2. Materials are a mix of bridge crossings, timber boardwalk and gravel track which benching as required. The width is generally 2.0m with 1.8m wide timber boardwalk and bridges.
- 6.3. The Reserve Activity Assessment describes the assessment of natural and cultural values undertaken by PWS.



## 7. Operation of a planning scheme

- 7.1. Clause 7.5 of the planning scheme provides that an application must meet every applicable Standard to be approved.
- 7.2. Clause 7.5.2 in turn provides:
- A standard in a zone, specific area plan or code is an applicable standard if:
- (a) *the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and*
  - b) *the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*
- 7.3. Each Standard can be met by either an Acceptable Solution or a Performance Criteria. In some Standards, an Acceptable Solution or Performance Criteria may not be provided.
- 7.4. Where a Performance Criteria is relied upon by an application, the application will be discretionary regardless of what status the proposed use has in the use table for the relevant zone.
- 7.5. A discretionary application is subject to section 57 of LUPAA and may be approved, with or without conditions, or refused. Any decision must have regard to the provisions of the planning scheme in force at the time the decision is made.
- 7.6. An Acceptable Solution and a Performance Criteria are alternative ways to meet the objective of the Standard. That is, the Scheme provides a compliance test for each provision. The test can be satisfied by either the Acceptable Solution or the Performance Criteria, both of which are equally valid ways to satisfy this test. Effectively, there is more than one correct answer to each test; compliance with either the Acceptable Solution or Performance Criteria is 'correct'.
- 7.7. Acceptable Solutions are objective and measurable. Performance Criteria require the sound exercise of judgement as to whether the application with reasonably or unreasonably satisfy the criteria prescribed. Acceptable Solutions and Performance Criteria are thus equally valid, yet alternative, ways to meet a Standard.
- 7.8. In exercising a sound judgement on a Performance Criteria, the Planning Authority may have regard to the objective of the standard but should not have regard to the Acceptable Solution. This is provided for by Clause 7.5.4 which provides:
- The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.*
- 7.9. The logic of the above is that the exercise of judgement on a Performance Criteria is its impact, and not the fact that the Acceptable Solution is not complied with.

## 8. Assessment against planning scheme provisions

- 8.1. The following provisions are relevant to the proposed use and development:
- Environmental Management Zone



- E3.0 Landslide Hazard Code
- E7.0 Stormwater Management Code
- E11.0 Waterway and Coastal Protection Code
- E15.0 Inundation Prone Areas Code
- E16.0 Coastal Erosion Hazard Code

8.2. The proposal is for the use class of Passive Recreation, a No Permit Required use class within the Zone. The proposal relies on Performance Criteria, making this application subject to the Discretionary application process.

8.3. The proposal complies with each applicable Acceptable Solution other than the following where the proposal is reliant on the associated Performance Criteria. The purpose of the following table is to identify and list each instance that a Performance Criteria is relied upon and to briefly outline how and why the proposal does not meet the Acceptable Solution.

		Acceptable Solution Requirement	Proposed
1	Design  Clause 29.4.3 (a)	The location of buildings and works must comply with any of the following:  (a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline;	Some small vegetation clearing is required – see 4.1 of RAA.
2	Waterway and Coastal Protection Area  E11.7.1 A1	All works within the area are discretionary.	
3	Coastal Erosion Hazard Code  E16.7.1 A1	All works within the area are discretionary.	

8.4. **Discretion 1**

8.4.1. The track alignment generally follows existing tracks and cleared areas however some clearance or disturbance is unavoidable.

8.4.2. The RAA details the outline for flora and fauna investigations.

8.4.3. The relevant Performance Criteria is:

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

*(a) be located in an area requiring the clearing of native vegetation only if:*

*(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;*

*(ii) the extent of clearing is the minimum necessary to provide for*



*buildings, associated works and associated bushfire protection measures;*

(iii) *the location of clearing has the least environmental impact;*

8.4.4. In response to the above, the extent of clearing is the minimum necessary to provide for the track and aligned to avoid conversation values wherever possible and to have the least impact practicable. It is considered that the Performance Criteria is satisfied.

8.4.5. A permit will be required under the Threatened Species Protection Act 1998 as detailed in the RAA.

## 8.5. **Discretion 2 – Waterway and Coastal Protection Area**

8.5.1. The creek crossings and Ranger Creek wetland within this area and subject to the following Performance Criteria:

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

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

8.5.2. All crossings will be either by bridge or boardwalk. The RAA proposes the use of best practice erosion and sediment control measures during construction to mitigate any residual impact. It is considered that the Performance Criteria is satisfied.

## 8.6. **Discretion 3 – Coastal Erosion Prone Area**

8.6.1. There is a small area of Coastal Erosion Prone Area near the Richardson's Beach car park, as shown below.



8.6.2. The relevant Performance Criteria is:

*Buildings and works must satisfy all of the following:*

- (a) *not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;*
- (b) *erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;*
- (c) *erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;*
- (d) *need for future remediation works is minimised;*
- (e) *health and safety of people is not placed at risk;*
- (f) *important natural features are adequately protected;*
- (g) *public foreshore access is not obstructed where the managing public authority requires it to continue to exist;*
- (h) *access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;*



- (i) *provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;*
- (j) *not be located on an actively mobile landform.*

8.6.3. The track creates no additional risk or concerns with respect to coastal inundation as a minor piece of infrastructure.

## 9. Referrals

### 9.1. TasWater

Referral was not required.

### 9.2. Council's Technical Officer

The application is for the construction of a 4.1km shared use path for pedestrians and cyclists from the Ranger Creek Day Use Area to the Wineglass Bay Car park.

The proposal has been separated into 2 stages.

Stage 1 (from Rangers Creek to Honeymoon Bay) to be undertaken during 2018/19 and Stage 2 (from Honeymoon Bay to North Wineglass Bay car park).

The width of the track will be 2.0m and boardwalk and bridges will be 1.8m wide. Drainage will be directed to surrounding watercourses.

The track is adjacent to and crosses Freycinet Drive which is a Council maintained road.

The shared use track will have signage and bollards at the road crossing points.

Some clearing of vegetation may be required to achieve minimum sight distances at the road crossings.

Given the path is intended for bicycle use it is not unreasonable to expect that end of trip bicycle facilities should be provided such as racks or hoops to secure bikes.

The points raised by the representor have validity. Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling 2017 recommends a desirable minimum width of 2.5m for a local access shared path with an absolute minimum of 2.0m only where cyclist volumes and operational speeds will remain low.

If a width of less than 2.0 m is available at bridges then it may be necessary to erect warning signs advising cyclists not to overtake or pass on these sections.

High volumes of pedestrians and cyclists may result in some conflicts on the shared path. A wider path would clearly alleviate potential conflict but result in greater environmental impact as well as increased cost.

Whilst the decomposed granite surfacing may have a higher lifecycle costing the ongoing maintenance cost will be borne by the developer. The use of pervious materials and properly graded path should be sympathetic to the natural environment and potentially result in less concentrated stormwater runoff.

It is agreed that a narrower path with slower design speeds will be less attractive for some cyclists.

Signage and bollards are proposed to be installed at locations where the shared path crosses roads or terminates.

### 9.3. Council's Natural Resource Management Department

9.3.1. Council's NRM Department has reviewed and supports the RAA materials and the work undertaken by the applicant.

## 10. Concerns raised by representors

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

<i>Issue</i>	<i>Response</i>
Strong support for the proposal.	Noted.
The width is inadequate for shared use	Refer to Technical Officer comments. Notwithstanding the comments the issues are not a relevant consideration under the planning scheme.
Lifecycle costs	Not a relevant consideration under the planning scheme.
Safety at crossings	Refer to Technical Officer comments.
Should start at Esplanade East.	The potential to construct a path from Esplanade East to the current visitor centre is a viable and desirable future extension of the path however it is outside the scope of the Planning Authority to consider alternatives outside of the subject site and specific of the application as lodged.

## 11. Conclusion

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

## 12. Recommendations

That:

- A. Pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Glamorgan Spring Bay Interim Planning Scheme 2015, that the application for a shared use track within the Freycinet National Park (DA2018/286), be APPROVED subject to the following conditions:
  1. The use or development must be carried out substantially in accordance with the application for planning approval, the endorsed drawings and with the conditions of this permit and must not be altered or extended without the further written approval of Council.
  2. The 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.
  3. Stormwater drainage from the development must be disposed of on site to the satisfaction of Council's Municipal Engineer.
  4. Traffic control measures, including signage and bollards, must be provided at all locations where the path terminates at, or crosses, a public road in accordance with the relevant standards and to the satisfaction of the road authority.



5. The developer must ensure sight distances in accordance to the relevant standards are provided at all road crossing points.
6. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by the Glamorgan Spring Bay Council before the development commences.
7. Engineering design drawings are to be prepared by a qualified and experienced civil engineer, or other person approved by Council's General Manager, and must show -
  - (a) all existing and proposed services required by this permit;
  - (b) all existing and proposed roadwork, including signage, road furniture and line marking;
  - (c) measures to be taken to provide sight distance in accordance with the relevant standards;
  - (d) measures to be taken to limit or control erosion and sedimentation;
  - (e) any other work required by this permit.
8. The developer must implement a soil and water management plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.



**Attachment Item 3.2: Appendix A**



### 3.3 DA2018/138 – Change of Use (Food Service), 48 Waubs Esplanade, Bicheno

#### Planning Assessment Report

<b>Proposal:</b>	<b>Change of use to Food Services (Restaurant)</b>
<b>Applicant:</b>	<b>K Cromb</b>
<b>Location:</b>	<b>48 Waubs Esplanade, Bicheno, being part of the Crown foreshore at the Gulch, Bicheno, near the public jetty</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Particular Purpose Zone (PPZ 4 – The Gulch)</b>
<b>Application Date:</b>	<b>26 June 2018</b>
<b>Statutory Date:</b>	<b>28 March 2019 (by consent of applicant)</b>
<b>Use class:</b>	<b>Food Services</b>
<b>Use:</b>	<b>Restaurant</b>
<b>Use status in zone:</b>	<b>Discretionary without qualification</b>
<b>Performance Criteria:</b>	<b>Assessment required for two standard</b>
<b>Representations:</b>	<b>One</b>
<b>Attachments:</b>	<b>Appendix A – Application documentation Appendix B – Representation (under separate cover)</b>
<b>Author:</b>	<b>Theresa Williams, Consultant Planner</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for a part change of use to Food Services (Restaurant) at 48 Waubs Esplanade, Bicheno, being part of the Crown Foreshore at The Gulch, near the public jetty.
- 1.2. Food Services is a Discretionary use in the zone.
- 1.3. The proposal is reliant upon Performance Criteria.
- 1.4. One representation was received.
- 1.5. The final decision must be made by the Planning Authority or by full Council acting as a planning authority due to the receipt of representations via the public exhibition period.
- 1.6. The key planning issues relate to the proposed impact of the use with particular regard to the operating hours. The proposal is considered to comply with the Performance Criteria.
- 1.7. The proposal is considered to be in keeping with the requirements of the Scheme and 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 2018/138.
- 2.2. This determination must be made no later than the 28<sup>th</sup> of March 2019 which has been extended by the consent of the applicant.
- 2.3. The relevant legislation is the *Land Use Planning and Approvals Act 1993 (LUPAA)*. The provisions of LUPAA require a planning authority to take all reasonable steps to ensure compliance with the planning scheme.
- 2.4. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 2.5. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.
- 2.6. This report has been prepared with appropriate regard to Council's Strategic Plan and other Council policies, and the application is not found to be inconsistent with these. Nevertheless, it must be recognised that the planning scheme is a regulatory document that provides the overriding consideration for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

## 3. Risk & Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for the Planning Authority, outside the implications should an appeal against Council's decision be lodged.

## 4. Relevant Background and Past Applications

- 4.1. The site currently contains an established and approved Food Services (Takeaway) use.
- 4.2. There is a Food Services (Restaurant) use also operating on site. This use currently does not have planning approval. The use was commenced by at least May 2016 which is the earliest photograph of the completed renovations on the business' Facebook page.
- 4.3. Council staff commenced compliance action under the planning and building systems in January 2018 following a complaint from a member of the public with respect to a construction site being open to the public. Shortly after Council staff were also contacted by liquor licencing staff who questioned the approved use of the site following an application by the operator.
- 4.4. At the commencement of compliance action the restaurant / café use was prohibited. Council staff prepared and initiated an amendment to remove this prohibition which was approved by the Tasmanian Planning Commission later in 2018.

- 4.5. This application was lodged in June 2018. It did not become a valid application until section 52 land owner consent was provided by the Crown. Upon receipt of the application Council staff immediately advised the applicant in writing of the need for Crown consent.
- 4.6. The applicant subsequently made written complaints on Council staff to the Tasmanian Ombudsman's and the Minister for Planning. The Ombudsman's had confirmed in writing that the complaint warrants no further action. The complaint to the Minister is unresolved.

## 5. Site Detail

- 5.1. The site consists of part of a Crown Lease located within The Gulch, Bicheno. It sits on the eastern side of Waubs' Esplanade, behind the existing "Tasmanian Coastal Seafoods" fish and chip takeaway shop.
- 5.2. The site is within the Particular Purpose Zone 4 (PPZ4) for Bicheno of the Glamorgan Spring Bay Interim Planning Scheme 2015. This zoning recognises the unique character of the area.
- 5.3. Vehicle and pedestrian access is via a sealed access off Waubs' Esplanade.
- 5.4. The surrounding area is developed with a variety of land uses.



Figure 1: Site Location (ListMap)



Figure 2: Subject Site and surrounding land uses (ListMap)

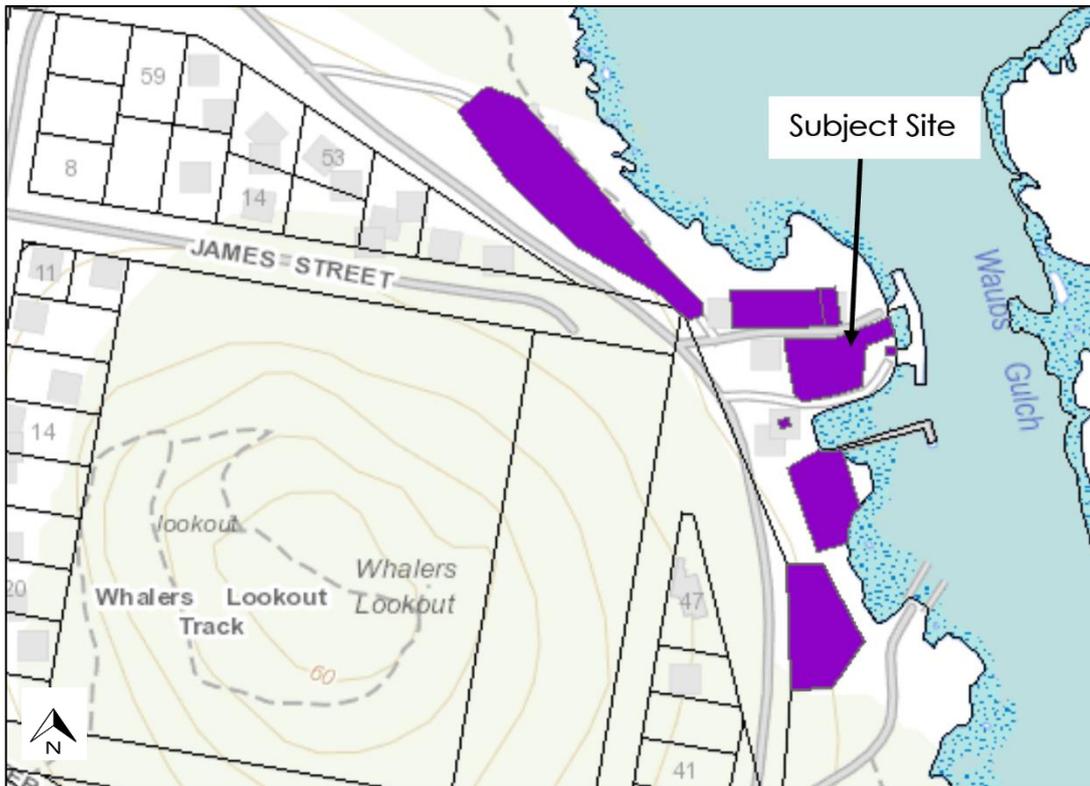


Figure 3: Crown leases (ListMap)

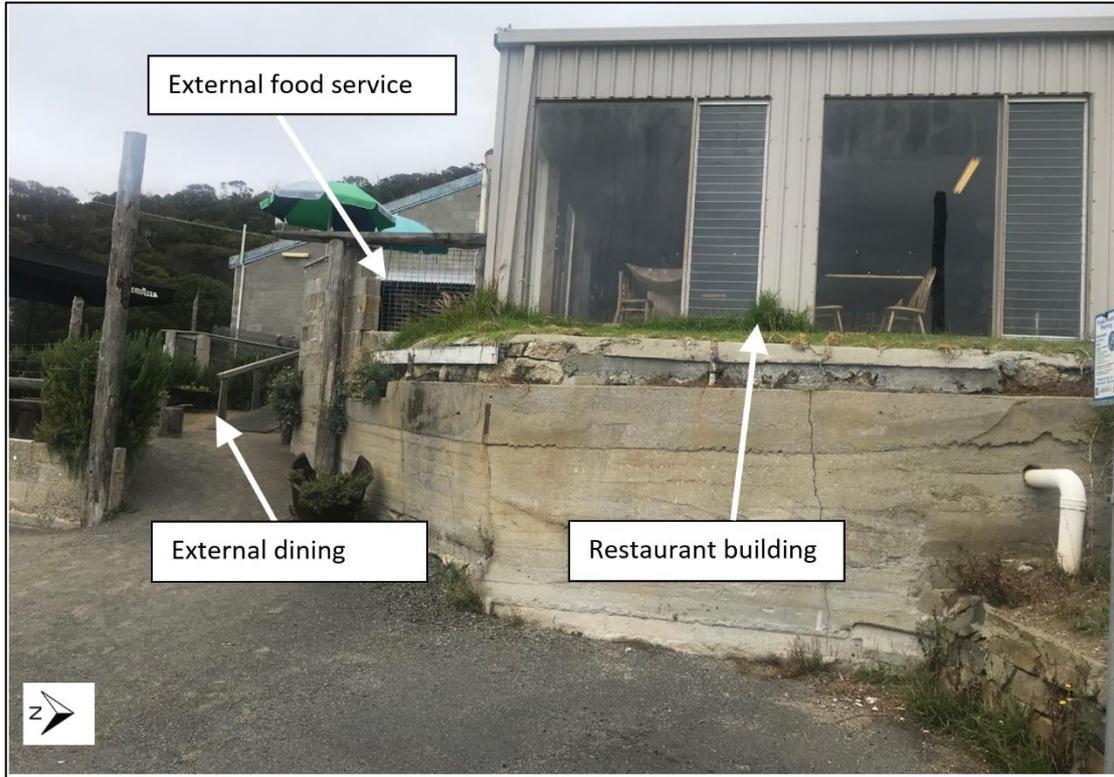


Figure 4: Looking west – main restaurant, external dining and external food service (restaurant)

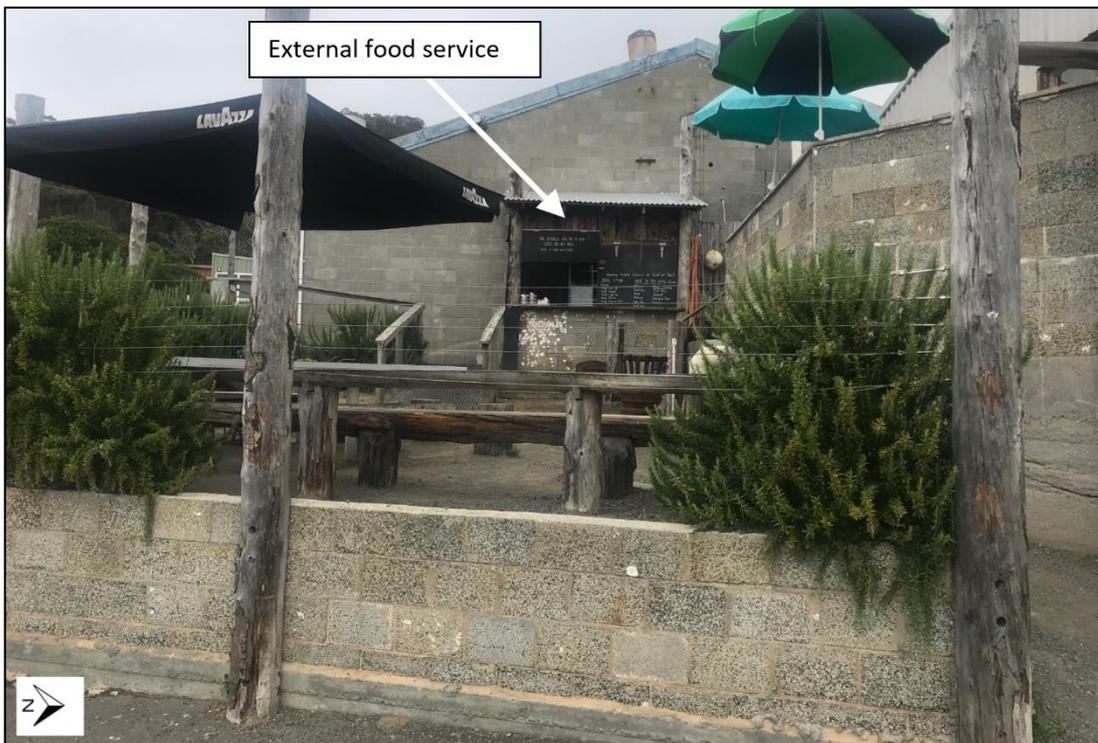


Figure 5: Looking west – External dining and food service (restaurant)



## 6. Proposal

- 6.1. Planning approval is sought for the change of use of part of the area covered by the Crown lease to Food Services – Restaurant.

## 7. Operation of a planning scheme

- 7.1. Clause 7.5 of the planning scheme provides that an application must meet every applicable Standard to be approved.

- 7.2. Clause 7.5.2 in turn provides:

A standard in a zone, specific area plan or code is an applicable standard if:

- (a) *the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and*
- b) *the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

- 7.3. Each Standard can be met by either an Acceptable Solution or a Performance Criteria. In some Standards, an Acceptable Solution or Performance Criteria may not be provided.

- 7.4. Where a Performance Criteria is relied upon by an application, the application will be discretionary regardless of what status the proposed use has in the use table for the relevant zone.

- 7.5. A discretionary application is subject to section 57 of LUPAA and may be approved, with or without conditions, or refused. Any decision must have regard to the provisions of the planning scheme in force at the time the decision is made.

- 7.6. An Acceptable Solution and a Performance Criteria are alternative ways to meet the objective of the Standard. Acceptable Solutions are objective and measurable. Performance Criteria require the sound exercise of judgement as to whether the application with reasonably or unreasonable satisfy the criteria prescribed. Acceptable Solutions and Performance Criteria are thus equally valid, yet alternative, ways to meet a Standard.

- 7.7. In exercising a sound judgement on a Performance Criteria, the Planning Authority may have regard to the objective of the standard but should not have regard to the Acceptable Solution. This is provided for by Clause 7.5.4 which provides:

*The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.*

- 7.8. The logic of the above is that the exercise of judgement on a Performance Criteria is its impact, and not the fact that the Acceptable Solution is not complied with.

## 8. Assessment against planning scheme provisions

- 8.1. The following provisions are relevant to the proposed use and development:

- Particular Purpose Zone – The Gulch



- E5.0 Road and Railway Assets Code
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
  - E11.0 Waterway and Coastal Protection Code
  - E13.0 Historic Heritage Code
  - E15.0 Inundation Prone Areas Code
- 8.2. The proposal is for the use class of Food Services, which is a Discretionary Use Class within the zone. The proposal relies on one performance criteria.
- 8.3. Particular Purpose Zone 4 – The Gulch (PPZ4):
- 8.3.1. The proposal relies on Performance Criteria for compliance with the PPZ. It is assessed against the Performance Criteria in detail below.
- 8.3.2. The Zone Purpose Statements for The Gulch are:
- 35.1.1.1 *To provide for maritime, aquaculture, tourism and related activities.*
  - 35.1.1.2 *To ensure development is of a scale and intensity that minimises impact to the historic and landscape values of the area.*
  - 35.1.1.3 *To ensure off site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.*

The Acceptable Solutions and Performance Criteria of the Use and Development provisions provide the main guide on assessing compliance with these stated Zone Purposes. The proposal is for a tourist activity, and does not include any new buildings. The Gulch area is heavily utilised already for similar activities, with similar peak operating hours.

- 8.4. The Acceptable Solutions included in the following codes are met:
- E5.0 Road and Railway Assets Code
  - E7.0 Stormwater Management Code
- Some of these include clarification via standard conditions.
- 8.5. Additional comment is appropriate for the following Codes:
- E6.0 Parking and Access Code;
  - E11.0 Waterway and Coastal Protection Code;
  - E13.0 Historic Heritage Code; and
  - E15.0 Inundation Prone Areas Code.

8.5.1. The Parking and Access Code provides:

**E6.6.1 The number of on-site car parking spaces must be:**

- (a) No less than the number specified in Table E6.1;

Except if:

- (i) The site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan.

Council has an established position of taking cash-in-lieu to the equivalent of one car parking space for new development within the Gulch. This contribution goes towards maintenance of the existing parking spaces. The Council is currently participating in a strategic analysis of the area in order to establish a sustainable and cohesive long term approach.

The proposal is considered to be in keeping with E6.6.1(i), subject to the inclusion of the standard condition requiring cash-in-lieu contribution to carparking.

- 8.5.2. The remaining three Codes (E11.0, E13.0 and E15.0) each have an exclusion clause for proposals which relate only to a change of use such as that which is proposed. As such, these are not applicable to the proposal.

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

<b>Particular Purpose Zone 4 – The Gulch</b>			
		<b>Acceptable Solution Requirement</b>	<b>Proposed</b>
1	Use Standards (Hours of Operation)  Clause 35.3.1 A1	Hours of operation of a use within 100m of a residential zone must be within: (a) 7am to 7pm Mondays to Fridays inclusive; (b) 9am to 5pm Saturdays; (c) Nil Sundays and Public Holidays.  Except for office and administrative tasks.	The proposal is within 100m of the General Residential zone.  The proposed operating hours are: <ul style="list-style-type: none"> <li>• 8am to 10pm Monday to Saturday; and</li> <li>• 8am to 9pm Sundays and public holidays.</li> </ul>
2	Number of car parking spaces  Clause E6.6.1 A1	15 spaces for each 100m <sup>2</sup> of floor area or 1 space for each 3 seats, whichever is the greater.	No car parking can be provided within the leased area.  The take-away was approved on the basis of no car parking. At the time 4 spaces were required so the existing use has a credit of 4 spaces, notwithstanding the fact that they do not exist). 15 spaces are required less the 4 in credit meaning the application is assessed as being deficient of 11 spaces.



## 8.7. Discretion 1 – Use Standards (Hours of Operation)

8.7.1. The proposal exceeds the operating hours prescribed in the Acceptable Solution in cl.35.3.1 A1(a).

8.7.2. The Performance Criteria is as follows:

*Hours of operation of a use within 100m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.*

8.7.3. The area of The Gulch includes two other food service operations with opening hours outside the Acceptable Solution.

8.7.4. Hours of operation will be outside normal business hours. If any permit is issued, it is recommended that commercial vehicle access be limited to the hours prescribed in the Acceptable Solution in order to minimise impacts.

Similar restrictions alerting the operator to the noise restrictions upon the use are recommended, in order to ensure the protection of the residential amenity of nearby properties.

8.7.5. The nearest private land titles within the General Residential zone are over 80m from the proposed use. The land zoned as General Residential that is less than 80m from the proposed use is situated on lots dedicated to 'road'.

The nearest residence on a property zoned as General Residential is over 100m from the proposed use. It is unreasonable to require enforcement of the setback to protect the amenity of a road lot. The land within this 100m setback cannot be developed for residential use, despite the zoning.

8.7.6. The proposal is considered to be in compliance with cl.35.3.1 A1.

## 8.8. Discretion 2 – Car Parking

8.8.1. The relevant Performance Criteria provides:

*The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*

- (a) *car parking demand;*
- (b) *the availability of on-street and public car parking in the locality;*
- (c) *the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) *the availability and likely use of other modes of transport;*
- (e) *the availability and suitability of alternative arrangements for car parking provision;*



- (f) *any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*
- (g) *any car parking deficiency or surplus associated with the existing use of the land;*
- (h) *any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*
- (i) *the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*
- (j) *any verified prior payment of a financial contribution in lieu of parking for the land;*
- (k) *any relevant parking plan for the area adopted by Council;*
- (l) *the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*

8.8.2. Council has no current plan for the area. Limitations on car parking are acknowledged with a master plan to be prepared shortly. The master plan may identify opportunities for additional parking in the vicinity together with any options to promote pedestrian access to/from Burgess Street.

8.8.3. The planning scheme does default to a high bar in terms of the minimum number of spaces for food service uses.

8.8.4. Cash in lieu requirements have been imposed on the nearby 'Lobster Shack'.

8.8.5. A full imposition of cash in lieu for all deficient spaces would be unreasonable given the lack of current Council plans for the area. A contribution for two spaces is recommended and can be applied to the formation and design of options for car parking, access and pedestrian movements through the Gulch.

## **9. Referrals**

### **9.1. TasWater**

No comments provided.

### **9.2. Council's EHO**

Council's EHO has been working with the operator over 2018 to upgrade the commercial kitchen and raises no issues with the proposal.

## **10. Concerns raised by representors**

10.1. The following table outlines the issues raised in the one representation received during the notification period.



<b>Issue</b>	<b>Response</b>
<p>Application is lacking in information</p>	<p>The application provides the absolute minimum required to fulfil a valid application, as defined in cl.8.1.2 of the Scheme.</p> <p>The main issues necessary for assessment of this proposal are:</p> <ul style="list-style-type: none"> <li>• Proposed use;</li> <li>• Site plan (marked as “Plan View” in documentation);</li> <li>• Crown Consent;</li> <li>• Opening hours.</li> </ul> <p>The application form asks the applicant to “describe for what purpose the building is to be used”. The applicant has stated “dining area for the consumption of food”. This is common on an application form – the planning authority then classifies the use as appropriate, rather than requiring technical planning knowledge of an applicant and the risk of mis-classification. The public notification states “part change of use to café”. As such, these four key issues are addressed in the application, sufficient to comply with cl.8.1.2.</p> <p>Clause 8.1.3 lists a number of other matters which the planning authority <i>may</i> require be addressed in the application documentation, at its’ discretion.</p> <p>The representor raises the issue of driveways, parking and pedestrian movements, as well as design plans.</p> <p>The proposal is for use within an existing building, thus colours and materials are irrelevant. The unique nature of The Gulch results in specific parking and traffic outcomes, which are not contained within the Crown Lease. Council’s EHO has been working alongside planning staff throughout the resolution of this compliance matter, and issues such as grease traps as raised by the representor, are addressed through processes separate from the planning application.</p> <p>Generally, compliance applications rely on site inspection to resolve a number of matters, regardless of the information provided in an application.</p>
<p>The application has not been assessed under 35.3.1P1.</p>	<p>The application process is intended to assess the proposal against cl.35.3.1P1 as the proposal is outside the Operating Hours listed in the Acceptable Solution.</p>
<p>Compliance with cl.35.3.2-35.3.5 (noise, lighting, commercial vehicles and outdoor work areas)</p>	<p>The nearest residence is 100m from the proposed use. The land zoned as General Residential that is within the 50m setback spoken of in these clauses is in fact already sealed road.</p>



	<p>The land zoned as residential between the closest residence and the proposed use is classified as road lot. It is considered unnecessary to require further clarification of noise, lighting or other amenity issues as a result.</p> <p>In short, site inspection reveals that the proposal is capable of complying with the Acceptable Solutions, despite the lack of information in the documentation. In addition standard conditions regarding the outdoor work areas and commercial vehicle movements, and lighting emissions are to be incorporated into any approval issued in order to ensure compliance with the Acceptable Solutions.</p>
<p>E.5.0 Road and Railway Assets Code E.6.0 Parking and Access Code</p>	<p>Compliance with these Codes has been addressed in the body of this report.</p> <p>The parking issues unique to The Gulch are recognised. It is not appropriate to require one development to resolve these issues. Council is currently participating in a strategic analysis of the area in order to establish a sustainable and cohesive long term approach.</p>
<p>Other Codes not addressed in the application.</p>	<p>The proposal is exempt from these Codes as detailed above.</p>

## 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 part change of use to Food Services (Restaurant) (DA2018 0138) at 48 Waubs' Esplanade, Bicheno, be APPROVED subject to the following conditions:

### **General**

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. Further signage requires separate planning approval unless exempt under the planning scheme in effect.



3. The number of tables and chairs for customers, and their arrangement, must be in accordance with the details set out in the endorsed plans and drawings to the satisfaction of Council's General Manager.

*Advice: any increase in capacity may require further planning approval.*

4. Use must not vary from or intensify from this, or any other planning permit applying to the land, unless agreed to in writing by Council's General Manager or as allowed by a future planning permit.
5. Prior to the issue of a building permit, a cash contribution of \$8,000 must be provided to Council in lieu of the provision of car parking spaces.

*Advice: This is a standard value required for developers in the Gulch. The contribution is put towards the ongoing repair and maintenance of the surrounding public parking spaces.*

### **Stormwater**

6. Stormwater drainage must drain to a legal discharge point to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the Building Act 2016.

### **Amenity**

7. External lighting for any purpose must be located, designed and baffled to ensure that no direct light is directed to nearby dwellings or private open space.
8. Goods, equipment, waste, packaging material or machinery stored outside a building must be:
  - a. located, screened or managed such that visibility from any public road, public land or adjoining residence is restricted; and
  - b. maintained in a clean and hygienic mannerto the satisfaction of Council's General Manager.
9. Commercial vehicle movements, including private waste collection, associated with the use must be contained to the following hours:

Monday to Friday:	7am – 7pm
Saturday:	9am – 5pm
Sunday & Public Holidays:	9am – 5pm



Department of Primary Industries,  
Parks, Water and Environment



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Enquiries: Anne Maginnity  
Phone: 6165 4684  
Email: anne.maginnity@parks.tas.gov.au  
Our ref: 256397

31 January 2019

Kenneth Cromb  
Tas Coastal Seafoods  
48 Waubs Esplanade  
BICHENO Tas

Email: tascoastalseafoods@hotmail.com

Dear Mr Cromb,

**LODGE MENT OF PLANNING APPLICATION  
KENNETH CROMB TAS COASTAL SEAFOODS  
RETROSPECTIVE APPROVAL FOR A CHANGE OF USE TO INCLUDE 'CAFÉ' AND MINOR  
INTERNAL PAINTING AND ALTERATIONS  
48 WAUBS ESPLANADE, BICHENO**

This letter, issued pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, is to confirm that the Crown consents to the making of the enclosed Planning Permit Application, insofar as the proposed development relates to Crown land managed by the Department of Primary Industries, Parks, Water and Environment.

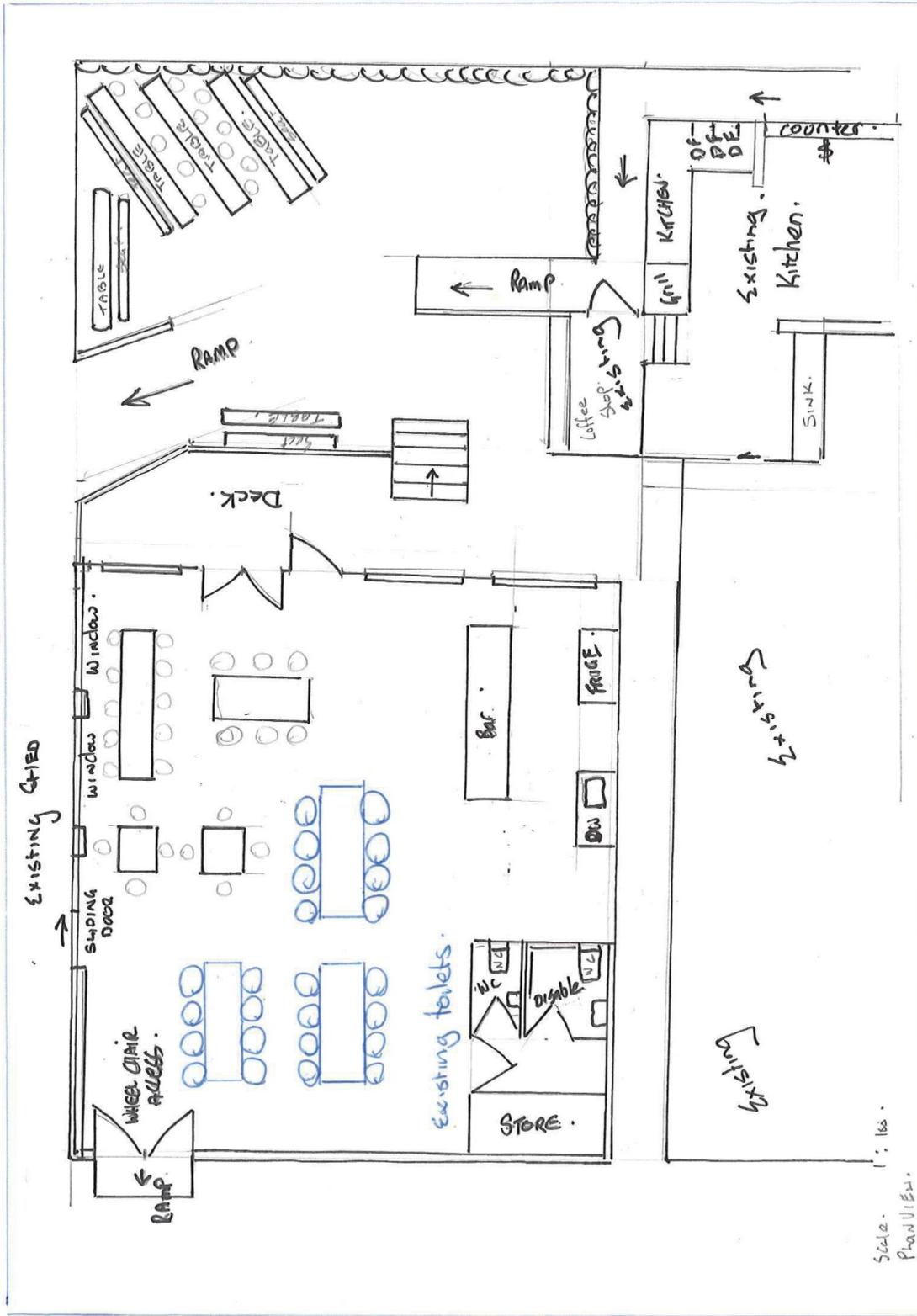
Crown consent is only given to the lodgement of this application. Any variation will require further consent from the Crown.

This letter does not constitute, nor imply, any approval to undertake works, or that any other approvals required under the *Crown Lands Act 1976* have been granted. If planning approval is given for the proposed development, the applicant will be required to obtain separate and distinct consent from the Crown before commencing any works on Crown land.

If you need more information regarding the above, please contact the officer nominated at the head of this correspondence.

Yours sincerely,

Jesse Walker  
**Team Leader (Unit Manager, Policy & Projects)**  
**Crown Land Services**













### 3.4 DA2019/24 – Residential Single Dwelling, 91 Esplanade, Coles Bay

#### Planning Assessment Report

<b>Proposal:</b>	<b>Residential (single dwelling)</b>
<b>Applicant:</b>	<b>Honed Architecture and Design</b>
<b>Location:</b>	<b>91 Esplanade, Coles Bay (CT146590/1)</b>
<b>Planning Document:</b>	<b>Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)</b>
<b>Zoning:</b>	<b>Low Density Residential Zone</b>
<b>Application Date:</b>	<b>31 January 2019</b>
<b>Statutory Date:</b>	<b>28 March 2019</b>
<b>Use class:</b>	<b>Residential</b>
<b>Use:</b>	<b>Single Dwelling</b>
<b>Use status in zone:</b>	<b>Permitted without permit</b>
<b>Performance Criteria:</b>	<b>Assessment required for four standards</b>
<b>Representations:</b>	<b>Two</b>
<b>Attachments:</b>	<b>Appendix A – Application documentation Appendix B – Representations (under separate cover) Appendix C – Further details provided by applicant</b>
<b>Author:</b>	<b>Theresa Williams, Consultant Planner</b>

#### 1. Executive Summary

- 1.1. Planning approval is sought for the development of a new residence (single dwelling) at 91 Esplanade, Coles Bay (CT146590/1).
- 1.2. The application is for a No Permit Required (Residential - Single Dwelling) use class in the Low Density Residential Zone.
- 1.3. The proposal is reliant on Performance Criteria and is therefore subject to the discretionary assessment process.
- 1.4. Two representations were received.
- 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 impact of the reduced setbacks and development outside the building envelope. The proposal is considered not to comply with the requirements of the Performance Criteria and is recommended for refusal.



## 2. Legislative & Policy Content

- 2.1. The purpose of this report is to enable the Planning Authority to determine application DA 2019/24.
- 2.2. This determination must be made no later than the 28<sup>th</sup> of March 2019.
- 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. Being a single dwelling on an approved lot within an established township there are no broader implications for asset management or other Council functions.

## 4. Relevant Background and Past Applications

- 4.1. Nil.

## 5. Site Detail

- 5.1. The site is one of two adjoining internal lots, accessed by a small access road off the Esplanade.
- 5.2. The site is within the main town boundary of Coles Bay. It is within an established developed area.
- 5.3. The site is within the Low Density Residential Zone of the Glamorgan Spring Bay Interim Planning Scheme 2015.
- 5.4. The total size of the site is 1,212 m<sup>2</sup>. Vehicle and pedestrian access is via the access road off the Esplanade.
- 5.5. The site slopes down from the rear of the property to the access road.

- 5.6. The site is neighbored by residential properties, including a vacant residential lot to the east.



*Figure 1: Site Location (ListMap)*



Figure 2: Subject Site, access road and surrounding residences (ListMap)



Figure 3. Towards rear of lot facing the Esplanade.

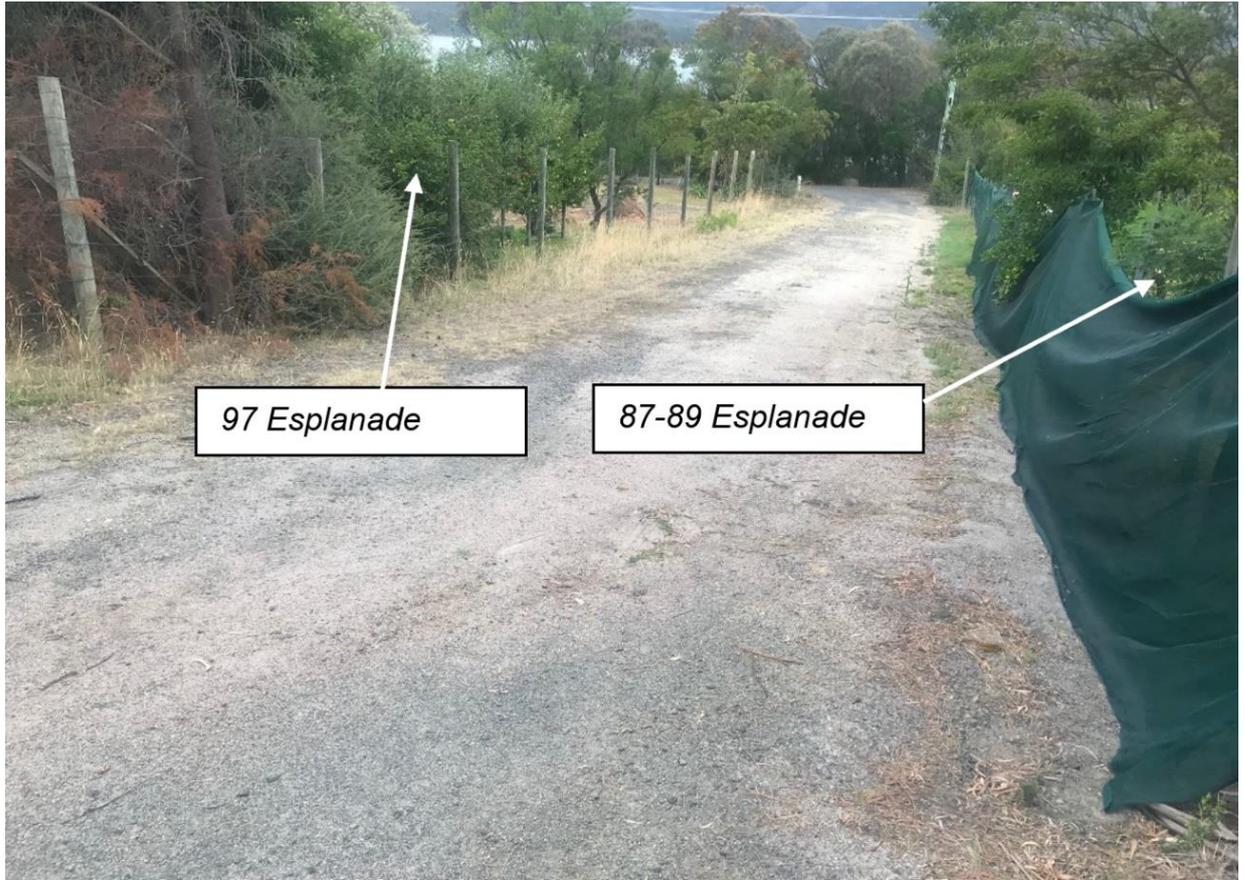


Figure 4: Looking south – existing access ways for 91 and 93 Esplanade



Figure 5: Looking west – existing access road for multiple properties



Figure 6: Looking east – 93 Esplanade

## 6. Proposal

- 6.1. Planning approval is sought for a new residence.

## 7. Operation of a planning scheme

- 7.1. Clause 7.5 of the planning scheme provides that an application must meet every applicable Standard to be approved.

- 7.2. Clause 7.5.2 in turn provides:

A standard in a zone, specific area plan or code is an applicable standard if:

- a) *the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and*
- b) *the standard deals with a matter that could affect, or could be affected by, the proposed use or development.*

- 7.3. Each Standard can be met by either an Acceptable Solution or a Performance Criteria. In some Standards, an Acceptable Solution or Performance Criteria may not be provided.

- 7.4. Where a Performance Criteria is relied upon by an application, the application will be discretionary regardless of what status the proposed use has in the use table for the relevant zone.



- 7.5. A discretionary application is subject to section 57 of LUPAA and may be approved, with or without conditions, or refused. Any decision must have regard to the provisions of the planning scheme in force at the time the decision is made.
- 7.6. An Acceptable Solution and a Performance Criteria are alternative ways to meet the objective of the Standard. Acceptable Solutions are objective and measurable. Performance Criteria require the sound exercise of judgement as to whether the application with reasonably or unreasonable satisfy the criteria prescribed. Acceptable Solutions and Performance Criteria are thus equally valid, yet alternative, ways to meet a Standard.
- 7.7. In exercising a sound judgement on a Performance Criteria, the Planning Authority may have regard to the objective of the standard but should not have regard to the Acceptable Solution. This is provided for by Clause 7.5.4 which provides:
- The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.*
- 7.8. The logic of the above is that the exercise of judgement on a Performance Criteria is its impact, and not the fact that the Acceptable Solution is not complied with.

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

- 8.1. The following provisions are relevant to the proposed use and development:
- Low Density Residential Zone
  - E5.0 Road and Railway Assets Code
  - E6.0 Parking and Access Code
  - E7.0 Stormwater Management Code
- 8.2. The proposal is for the use class of Residential, a Permitted without Permit Use Class within the Zone. The proposal relies on performance criteria, making this application subject to the Discretionary application process.
- 8.3. Low Density Residential zone:
- 8.3.1. Two new buildings are proposed, for residential purposes.
- 8.3.2. Car parking would be provided on the site. Two covered spaces would be provided in the carport attached to the main residence. Additional spaces are available in the main outbuilding, as well as on the driveway, without impacting on the wastewater treatment areas. Carparking is in keeping with Table E6.1.
- 8.3.3. The proposal will meet all Acceptable Solutions, with the exception of:
- 12.4.2 A2 (front setback – outbuilding);
  - 12.4.2 A3 (building envelope, main residence, northern and eastern elevations);
  - 12.4.3A1 (site coverage); and



- 12.4.6 A2 (privacy provisions – relationship between window and side boundary).

8.4. The provisions included in the applicable codes are all met.

8.5. The Local Area Objectives for Coles Bay are:

- (a) Retain the landscape and environmental values which make Coles Bay one of the principle tourism and holiday destinations on the east coast.*
- (b) Further develop the tourism and limited residential potential of Coles Bay in accordance with the capacity of the infrastructure.*

The proposal is for infill development within an existing residential area. Services are available, or can be upgraded, as needed for the proposed development.

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

8.6. The Desired Future Character Statements for Coles Bay are:

- (a) Ensure development has no impact on the environmental and natural values and unique character of Coles Bay.*
- (b) Development is to be restricted to the boundary of the existing township.*
- (c) Development adjoining the National Park is to have no impact on the parks' values.*
- (d) Ensure that pedestrian access to the foreshore and public spaces is provided and managed to minimise impact on the natural values.*
- (e) Coastal fauna and flora, historic cultural sites and coastal forms are to be protected.*

The proposal is for infill residential development and is able to be serviced (through a combination of Council and on site services). It has no capacity to impact on environmental or natural values. There is no public access to the foreshore on this site, nor does the site adjoin the National Park.

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



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

<b>Low Density Residential Zone</b>			
	<b>Clause</b>	<b>Acceptable Solution Requirement</b>	<b>Proposal</b>
1	Development Standards- Setbacks and Building Envelope  Cl.12.4.2 A2	A garage or carport must have a setback from a frontage of at least: <ul style="list-style-type: none"> <li>(a) 5.5m, or alternatively 1m behind the façade of the dwelling; or</li> <li>(b) The same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; .....</li> </ul>	The garage is proposed to be 1.5m from the frontage. The proposal is to be assessed against the Performance Criteria.
2	Development Standards (Setbacks and Building Envelope)  Cl.12.4.2 A3	A dwelling....must: <ul style="list-style-type: none"> <li>(a) Be contained within a building envelope (refer to diagrams 12.4.2A....) determined by: <ul style="list-style-type: none"> <li>(i) A distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and</li> <li>(ii) Projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and</li> </ul> </li> <li>(b) Only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> <li>(i) Does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or</li> <li>(ii) Does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the</li> </ul> </li> </ul>	The proposed residence sits outside the building envelope. The performance Criteria must be referred to for assessment.



		lesser).	
3	Development Standards (Site Coverage)  Cl.12.4.3 A1	Dwellings must have: (a) Site coverage of not more than 25% (excluding eaves up to 0.6m);...	Site coverage is just over 26%. It is necessary to assess this matter through the Performance Criteria.
4	Development Standards (Privacy)  Cl.12.4.6 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: (i) is to have a setback of at least 3m from a side boundary; (ii) is to have a setback of at least 4m from a rear boundary; (b) The window or glazed door: (i) Is to be offset in the horizontal plane at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) Is to have a sill height of at least 1.7m above the floor level or has fixed glazing extending to a height of at least 1.7m above the floor level; or (iii) Is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.	The window box on the southern elevation for the Master Bedroom is within 3m of the side boundary. The southern side of this window is not screened. It is necessary to assess this design feature through the Performance Criteria.

### 8.8. Discretion 1 – Development Standards (Setbacks)

8.8.1. Clause 12.4.2 A2 provides for a setback from the front boundary that forms an Acceptable Solution. The proposal is outside this acceptable solution, and as such is subject to clause 12.4.2 P2.

8.8.2. The Performance Criteria states:

*The setback of a garage or carport from a frontage must:*



(a) *Provide separation from the frontage that complements or enhances the existing streetscape, taking into account the specific constraints and topography of the site; and*

(b) *Allow for passive surveillance between the dwelling and the street.*

8.8.3. The lot is set back from the street, both in terms of being an internal lot, and in terms of the access road which provides access to the property and another five properties.

The streetscape will not be impacted.

8.8.4. The design is a response to the physical attributes of the site and surrounds. The frontage setback is to a driveway, which is over 4m wide. The house to the south is setback another 7m from this separating driveway.

8.8.5. The adjoining lot has not yet been developed.

8.8.6. Passive surveillance of the street is already limited to an area outside that impacted by the garage, due to existing development and vegetation on other lots combined with the road configuration.

8.8.7. The proposal is considered to be in compliance with cl.12.4.2 P2.

#### 8.9. **Discretion 2 – Development Standards (Building Envelope)**

8.9.1. Clause 12.4.2 A3 provides for a building envelope on the site which forms an Acceptable Solution. The proposal is outside this Acceptable Solution, and as such is subject to clause 12.4.2 P3.

8.9.2. The Performance Criteria states:

*The siting and scaling of a dwelling must:*

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

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

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

8.9.3. The proposal is for a residence that is set back to the rear of the lot. The site contains an easement that limits the location of development on an already relatively small and narrow lot when compared to the surrounding lot layouts.

8.9.4. The land to the west and the south has already been developed.

8.9.5. The proposal will be set back from the existing residences and staggered so as not to present a bulky exterior to these properties. The separation from these dwellings is similar to that in the surrounding streets.



- 8.9.6. The properties to the north and the east have not yet been developed. The site to the north sits upslope from the proposed development and is heavily vegetated. A certificate stating that no planning permit was required for the proposed design on this site (new house) was issued in November of 2017 with a building permit issued in 2018.
- 8.9.7. The impact on the two vacant sites also needs to be addressed.
- 8.9.8. The pattern of development in the area is that of development which is oriented towards the view, rather than responsive to the lot layout. The older residences tend towards smaller, lower designs, whilst the newer developments have been designed to maximise the site and setting, including higher buildings and greater site coverage. Analysis of aerial photographs demonstrates development with a mix of orientations (in relation to the lot boundaries), along with varied setbacks and heights and number of buildings.
- 8.9.9. Smaller lots, particularly internal lots, tend towards less open space and larger coverage of the site, including development across the site as is proposed here. Examples where the site has been developed across its' width include (but are not limited to) 107A Esplanade, 9 Harold, 46, 54, 56 Jetty Road, 3 Esplanade East, 17 through 25 Esplanade East.
- 8.9.10. In regards to cl.12.4.3 P3(a)(i) through (iii), the initial assessment by staff was that 93 Esplanade will receive sunlight and have limited overshadowing until mid afternoon. Properties to the west will only be impacted in the early morning. These impacts cannot be considered a significant loss of amenity as the properties will retain access to sunlight for the remainder of the day. There is also significant vegetation on the properties which already overshadows the properties. The shadow diagrams received later provide additional visual demonstration in keeping with that original conclusion.
- 8.9.11. The visual impact has the greatest potential effect on 49 Harold Street (north) and 93 Esplanade (east). Figure 7 details the proposed development on 49 Harold Street. No construction work has commenced to date. The floor plan of this two storey proposal includes the living areas, master bedroom and some of the decks on the southern side of the residence. This property will not be overshadowed as a result of the proposed development at 91 Esplanade.

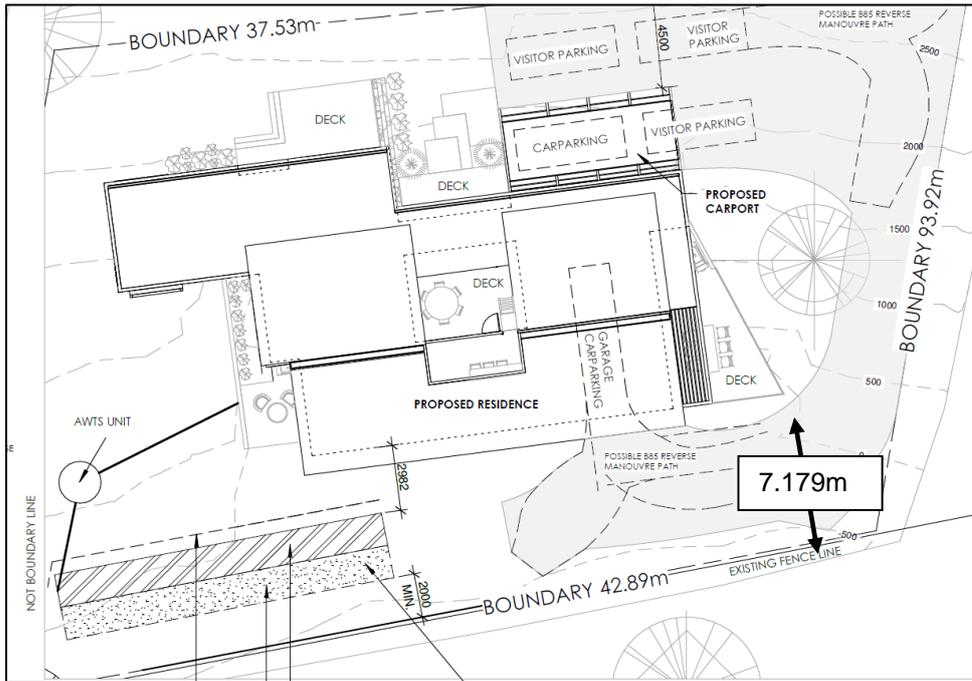


Figure 7: Proposed dwelling on 49 Harold Street

8.9.12. In regards to the northern facade, the second storey will be 12.2m in length, 7.2m high, and 3m from the shared boundary. This makes it a total of 10.179m from the proposed dwelling to the north.

The two properties are gently and evenly sloped, running from south to north towards the Esplanade, as demonstrated in Figure 8.



Figure 8. Elevation Profile, 49 Harold Street and 91 Esplanade

8.9.13. Given this slope of the land and the setback of the residence proposed for 49 Harold Street, the proposal is not considered to cause unreasonable loss of amenity for the proposed dwelling at 49 Harold Street, in relation to 12.4.2P3(iv). It is recognised that this retention of amenity is due in the most to the design on 49 Harold Street, rather than the proposal before Council.

8.9.14. However, it is not appropriate to make a determination based on what is *likely* to be built at 49 Harold. This development, whilst planned, may never happen. Any future design for that site would need to be setback a similar distance to the existing design plans in order to retain amenity, due to the bulk, scale and proportions of the northern elevation shown in this application.



8.9.15. The development along the eastern boundary is at an angle to the shared boundary. The maximum height from natural ground level is 7.5m as measured from the scaled plans. At this point, the corner of the lower level of the building is 1.745m, and the upper storey is 0.665m from the boundary (as marked on plans, and scale confirmed). This wall is, at the maximum, 7.3m long.

These two properties are at relatively similar elevations, with only a very slight fall towards the east.

8.9.16. Due to the degree of extrusion outside the building envelope and the resulting impact on amenity caused by the apparent scale, bulk and proportions of the dwelling the future amenity of the property to the east is reduced, despite the angling of the residence away from this boundary. This impact is also observed for 49 Harold Street.

8.9.17. The proposal before Council will restrict the location and design of development at 93 Esplanade, and potentially restrict future development at 49 Harold Street. It is noted that with a few relatively minor design modifications to reduce the impact of the bulk of the building on the properties to the north and the east, the development would have been determined to comply with the Performance Criteria. Unfortunately, the changes are not such that these could be incorporated into a conditional approval.

8.9.18. The proposal does not comply with 12.4.2 P3(a)(iv).

8.10. **Discretion 3 – Development Standards (Site coverage)**

8.10.1. Clause 12.4.3 A3 provides for site coverage of 25% as an acceptable solution. The proposal, when excluding the access strip, results in a site coverage of approximately 26.12%. This figure has been calculated utilising a combination of:

- Drawing NO. A-DA-03 provided with the application, and the stated areas for Level 1, the deck, the carport and the outbuilding;
- The land title; and
- The ListMap

In order to reach:

- Building area: 276m<sup>2</sup>;
- Access strip: 157m<sup>2</sup>; and
- Lot size of 1,212m<sup>2</sup> (total).

8.10.2. The Performance Criteria states:

*Dwellings must have:*

(a) *Private open space that is of a size and dimensions that are appropriate for the size of the dwelling and is able to accommodate:*

- i. *Outdoor recreational space consistent with the projected requirements of the occupants; and*





Figure9: *Line of sight from Master bedroom southern window (composite image showing house plans over ListMap image)*

8.11.4. The window in question is fully screened on both sides. Whilst it extends beyond the main façade, it contains glass only on the southern face, with the sides being clad in the same cladding as the residence. This limits the overlooking potential from the window.

8.11.5. It is considered that this window design complies with the Performance Criteria, minimising direct views across the adjoining properties, including the vacant lot to the east.

## 9. Referrals

9.1. Council's Technical Officer

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

*The property has access to Esplanade via an access strip a little over 40m in length. The adjacent lot also has reciprocal right of way over the access strip. The existing vehicular access appears to only be constructed and sealed for the 1<sup>st</sup> 6m from the road.*



*The remaining 40m +/- is unconstructed.*

*At least 2 onsite parking spaces are proposed including a double carport, separate garage and room for an additional car space beside the garage.*

*Application states that parking and access is uncompacted (permeable) gravel.*

*The shared portion of the driveway, from the road to the lot proper, should be sealed.*

*No passing is provided between the road and the lot proper. Given the access is straight and off a dead end road it should not create any safety concerns should a car needs to wait on the road for a vehicle existing the driveway.*

*The plans indicate multiple connections to Council's main are proposed. SW from the property should be via a single connection point.*

*Total proposed impervious area is less than 600 sq. m.*

*Water is available.*

*Sewer is disposed of on site.*

*Recommended conditions and notes should any permit be issued:*

**Standard Conditions**

**General**

- 1) The proposed dwelling must be located clear of the drainage easement and 1m clear of any public mains.

Footings must be designed such that no load from the structure is imposed on the pipes in accordance with standard drawing TSD-G03 *Guide To Trench Excavation Limits Adjacent To Footings*.

**Services**

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

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

**Parking and Access**

- 3) Prior to the commencement of use, at least two (2) car parking spaces must be provided on-site and must be available for car parking at all times.
- 4) Each space must be at-least 5.4m long and 2.4 wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction.



- 5) The maximum gradient of each space is 1 in 20 (5%) measured parallel to the angle of parking and 1 in 16 (6.25%) in any other direction.
- 6) The internal driveway and areas set-aside for vehicle turning must have a minimum width of 3.0m, with 0.3m clearance to any fixed object greater than 150mm in height, or to a greater standard as otherwise determined by a building surveyor if within a bushfire prone area.
- 7) To the satisfaction of Council's General Manager, the internal driveway and areas set-aside for vehicle parking and associated access and turning must be provided in accordance with Standards Australia (2004): Australian Standard AS 2890.1 - 2004 – Parking Facilities Part 1: Off Street Car Parking; Standards Australia, Sydney and must include all of the following:
  - (a) Be constructed with a durable all weather pavement;
  - (b) Have a sealed surface of either concrete, asphalt, two-coat spray seal, pavers or similar for the length of the access strip from Esplanade to the lot proper;
  - (c) Have a gravel surface (within the lot proper) that is designed, constructed and maintained to avoid dust or mud generation, erosion or sediment transfer off site;
  - (d) Drained to an approved stormwater system;
  - (e) Be fully complete within six months of the commencement of use to the satisfaction of Council's General Manager.
- 8) To the satisfaction of Council's General Manager, surface water runoff from the internal driveways and areas set-aside for vehicle parking and turning must be controlled and drained to avoid unreasonable impact to adjoining land.

*Advice: The design of drainage associated with driveways, parking areas and buildings is regulated under the Building Act 2016 and may require a Certificate of Likely Compliance or Plumbing Permit under the Building Act 2000.*

#### **Stormwater**

- 9) Stormwater drainage must be connected to Council's piped stormwater system to the satisfaction of Council's Municipal Engineer and in accordance with a Plumbing permit issued by the Permit Authority in accordance with the *Building Act 2016*.

*Advice: Stormwater from the property must connect to Council's main via a single property connection unless approved otherwise by Council's General manager.*

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

- 10) The developer must implement a soil and water management plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process and must provide a copy of the SWMP to Council's General Manager prior to the commencement of works.
- 11) No top soil is to be removed from the site.

#### **Construction**

- 12) Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:



- a. Ensure soil, building waste and debris does not leave the site other than in an orderly fashion and to be disposed of at an approved facility.
- b. Not burn debris or waste on site.
- c. Promptly pay the costs associated with any alteration, extension, reinstatement, repair or cleaning of Council infrastructure, public land or private property.
- d. Ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage.

**13) Builders Waste**

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

**ADVICE:**

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

**10. Concerns raised by representors**

10.1. The following table outlines the issues raised in the two representations received during the notification period.

<b>Issue</b>	<b>Response</b>
Does not meet 12.4.2 A3 / P3  Dwelling and shed	It is agreed that the proposal does not meet the Acceptable Solutions for cl.12.4.2 A3 – setbacks and building envelopes. Namely, the rear and eastern sides of the house, and the setback to the frontage (outbuilding) are the matters which trigger assessment under the Performance Criteria for this proposed design.  The proposal has been assessed in detail above against the Performance Criteria to determine if the design can comply with the Scheme.
Overshadowing of 93 Esplanade, shadow diagrams not provided  Shadow diagrams provided by representor, including proposed design for 93 Esplanade.	Shadow diagrams were not provided with the application initially. The applicant has since provided these, and they form part of Appendix C.  The information provided with the application was sufficient to form a valid application for assessment. These shadow diagrams do provide an additional visual demonstration of the conclusion reached from the initial review of the plans.  It is noted that on the diagram of the potential development provided by the representor, the overshadowing occurs over the car parking area.  93 Esplanade will receive sunlight and have limited overshadowing until mid afternoon. This cannot be considered a significant loss of amenity.



Combined eastern boundary setback and height results in excess visual bulk (house and outbuilding)	The development along the eastern boundary is at an angle to the shared boundary. The impact of this design and encroachment outside the building envelope (including height and bulk consideration) is discussed in detail in the assessment of cl.12.4.2A3/P3. It is noted that cl. 12.4.2 P2, which is the relevant clause for the outbuilding, does not allow for detailed consideration of 'bulk' outside that of the impact on the streetscape.
Height of the buildings	The planning scheme allows for an 8.5m height for buildings, within the building envelope. This design sits outside the building envelope and is assessed against the Performance Criteria as a result.
Setbacks are not compatible with surrounding existing setbacks (refer 'aerial snapshot')	The setbacks in the area are discussed in detail above.  They are varied, and run in patterns, depending on the size and orientation of the lots, as well as the age of the residence.
Does not comply with 12.4.3  Proposes that the site coverage is actually 27%	It is noted that the site coverage provided on the plans by the applicant does not allow for the removal of the area of the access strip as required by the Scheme. The closest calculation that can be reached is that of 26.12% site coverage, which is discussed above.
12.4.6 privacy provisions and interaction with intended development on 93 Esplanade.	The compliance with 12.4.6 is discussed above and centres around the orientation of the residence, this window and the screening of said window.
Visual impact of the northern elevation on adjoining lot, and the proximity of this side of the building	The impact of the setback to the northern boundary is discussed in detail above. The proposal relies on assessment against the performance criteria for this aspect.
Built across the entirety of the site is out of keeping with the character of the area	The character of the area is discussed in detail in the body of this report, particularly in regard to cl. 12.4.2A3/P3 and the impact of the development being outside the building envelope.
Misrepresentation of slope of the ground as shown on the cross sections	The plans show the height of the building as measured from the slab. The assessment report has been undertaken with regard to the height of the building when measured from natural ground level.
12.4.6A2(a),(i),(iii) / P2 – does not comply	Clause 12.4.6 A2 for this proposal is applicable to the window proposed for the main bedroom on the second floor. The issue is whether the design minimises direct views over the adjoining vacant lot. A line of sight assessment is provided as part of this report. The window is screened along its side.
Vegetation to the north will be cleared once approved dwelling is underway	Noted. The proposal has been assessed against the development potential for the lot to the north.
Windows in habitable rooms on upper floor (northern elevation) will impact on private open space of northern residence	The windows on the northern elevation, upper level are on the stairwell and the bathroom. The main view is to the other side of the house. The stairwell windows, whilst providing light to the proposed dwelling, will not be utilised



	for extensive overlooking of the northern property.
Impact on vacant lot to the east	This impact is discussed in detail in the body of this report. It is agreed that the proposed design will have an impact on the amenity of this site.
Rear setback should not be encroached by 1m	The proposal is assessed in regard to this reduced setback.
Approval of this proposal would set a precedent	Each application must be assessed on its' own merits.
Disappointing that the design does not run down the lot rather than across it, with the highest part at the south of the site.	Noted.

## 11. Conclusion

The proposed design has been deemed to impact on the amenity of the properties to the north and the east, due to the apparent bulk, scale and proportions when viewed from these properties. It is noted that with a few relatively minor design modifications to reduce the impact of the bulk of the building on the properties to the north and the east, the development would have been determined to comply with the Performance Criteria.

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

## 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 (DA2018-0024) at 91 Esplanade, Coles Bay (CT14590/1) be REFUSED on the following grounds:
1. The proposal is unable to demonstrate compliance against the Performance Criteria, Criterion (a)(iv) of Clause 12.4.2P3 – Development Standards (Setbacks and Building Envelope);
  2. The nature of the proposal makes it impractical to issue an approval conditioned to meet the relevant performance criteria; and
  3. Clause 7.5 of the Scheme requires that an application must comply with each applicable Standard.



**Attachment Item 3.4: Appendix A**



## 3.6 Triabunna Zoning Issues

### Responsible Officer – Manager Development & Compliance

#### Purpose

The purpose of this report is to (1) highlight a number of potential zoning issues for Triabunna that have been identified in writing and in discussions with Council planning staff and (2) for Council to determine if they wish the issues to be further considered.

The report (1) summaries the issues and enquiries (2) briefly describes the historical evolution of the Light Industrial zone around Triabunna and (3) outlines the planning issues and potential responses.

#### Issues

Issues and enquiries made to Council planning staff over the past 12 months include:

- A. The attached letter from LM Woods raising concern that her property at 29 Tasman Highway, Triabunna (bordered by Meredith and Maria St and Tasman Hwy) has been rezoned from Light Industrial to Rural Resource without her knowledge and which may prevent the sale of the land to a party interested in the land only if zoned Light Industrial.
- B. The attached letter from E Reale requesting consideration be given to zoning 5 Louisa Street, Triabunna as Rural Living. The letter notes that the land is adjacent to an area identified in the Triabunna / Orford Structure Plan as being suitable for Rural Living.
- C. The current lease of land of Spring Bay Seafoods to a consortium associated with Spring Bay Mill which is developing the land for agricultural use potentially in association with education and community purposes, which are all prohibited under the Light Industrial Zone.
- D. The purpose and retention of the Light Industrial zone west of Meredith Street and south of Kay Street, given its position within the town boundary and proximity to housing.
- E. The potential expansion of the Light Industrial zone north from Paddy's Point to and potentially beyond Horseshoe Point, being some 1km of coastline. This potential was identified by a prominent local fishing identity in the content of providing a shorebase for large Chinese trawlers to capture unused fishing quotas in the southern ocean.

#### History

Under the Spring Bay Planning Scheme 1950, industrial zoning was applied to:

1. Salmon's Flats / Bricky Point opposite Woodstock (Heavy Industry) – now zoned Rural Resource;
2. Land east of Meredith Street and south of Kay Street (Heavy Industry) – now zoned Light Industrial;
3. Land east of Henry Street and south of Victoria Street (Light Industry) – now zoned General Residential;
4. Two areas north and north-west of Deepwater Jetty (Noxious and Hazardous Industry) – now zoned General Residential and Low Density Residential.

It would appear that sometime after the scheme was adopted a rezoning was approved to create an General Industrial zone at Paddy's Point and a Freestone Point.



In 1986 a Spring Bay Planning Study was commissioned which laid the basis for various changes to industrial zones which were partly given effect in the 1994 Glamorgan Spring Bay Planning Scheme. That study noted that many of the existing areas of zoning were poorly sited.

The 1986 Spring Bay Planning Study recommended:

- a new industrial area adjoining the wharf (to reflect the then use of abalone processing) – which was accepted and implemented;
- a new 3.5ha area of industrial zoning south of Freestone Point Road / Tasman Highway intersection (this relates to Elphinstone but at twice the size of that site) - which was accepted and implemented at a reduced size;
- That existing uses along the northern side of Tasman Highway (from BP/bodyworks east to wreckers) be zoned Light Industrial - which was accepted and implemented.
- That the land east of Henry Street and south of Victoria Street not be zoned industrial - which was accepted and implemented.
- Expand the industrial zoning at Paddys Point and Freestone Point to join these areas – which was accepted and implemented.

In 2007 a zoning review initiated by Council resulted in the following planning scheme amendments:

- The creation of the industrial zoning for the LM Woods property referred to above at Point A;
- The rezoning of land referred to at Point 3 above from industrial to residential;
- The creation of the light industrial zone along Freestone Point Road that now includes East Coast Concrete; and
- Modifications to the attenuation buffer.

Figure 1 on the following page shows the 1994 Planning Scheme zoning as at 2015. The northern part of Triabunna was largely zoned Rural with the exception of the Tandara (Resort Residential), the substation and southern half of the Council Depot (Special Use) and the industrial zone parcels. Business zoning was provided to the town centre and current United service station. In the south-east corner Light Industrial zoning along Freestone Point Road is shown. An industrial buffer area also applied.

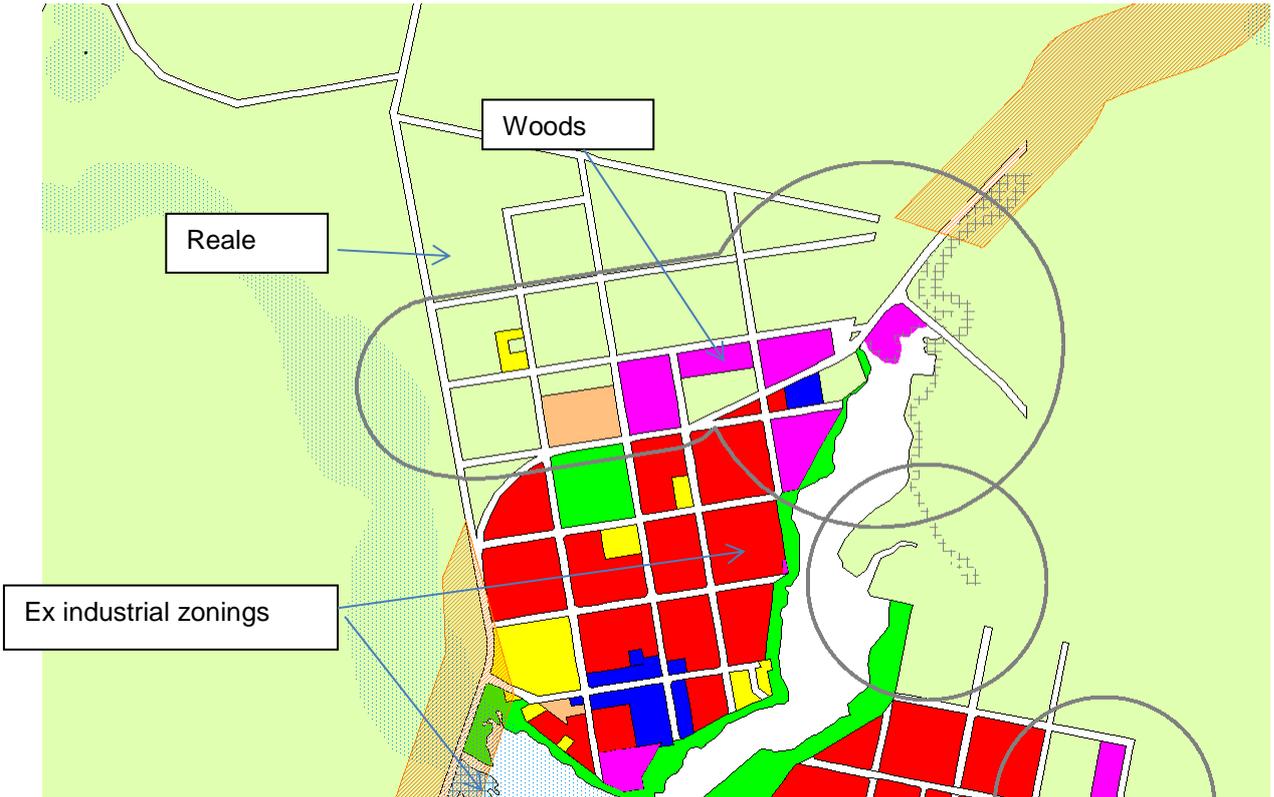


Figure 1. 1994 Planning Scheme zoning.

Figure 2 shows the current zoning. Key differences include additional Utilities zoning near the Council depot, Local Business zone to the Tandara, removal of Light Industrial zone north of Tasman Highway, additional light industrial zoning east of the United service station, and additional industrial zoning to a crown forest reserve along Okehampton Road.

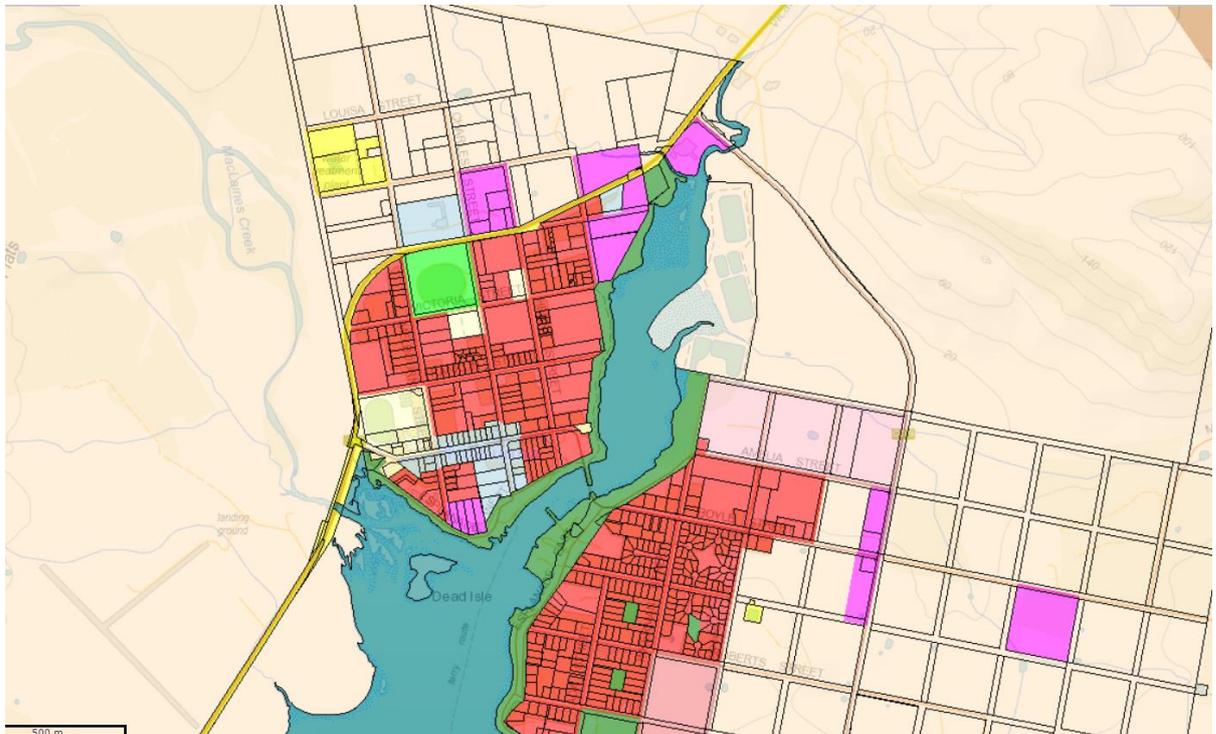


Figure 2. Current interim planning scheme zoning.

Figure 3 shows the current Triabunna / Orford Structure Plan. Notably, the Structure Plan recommended the reduction in the extent of industrial zoning at Paddys Point (refer to reference to 'Rural' below and recommended Rural Living Zone to the north and east as well as additional residential zoning in the vicinity of the Selwyn Street reservoir.

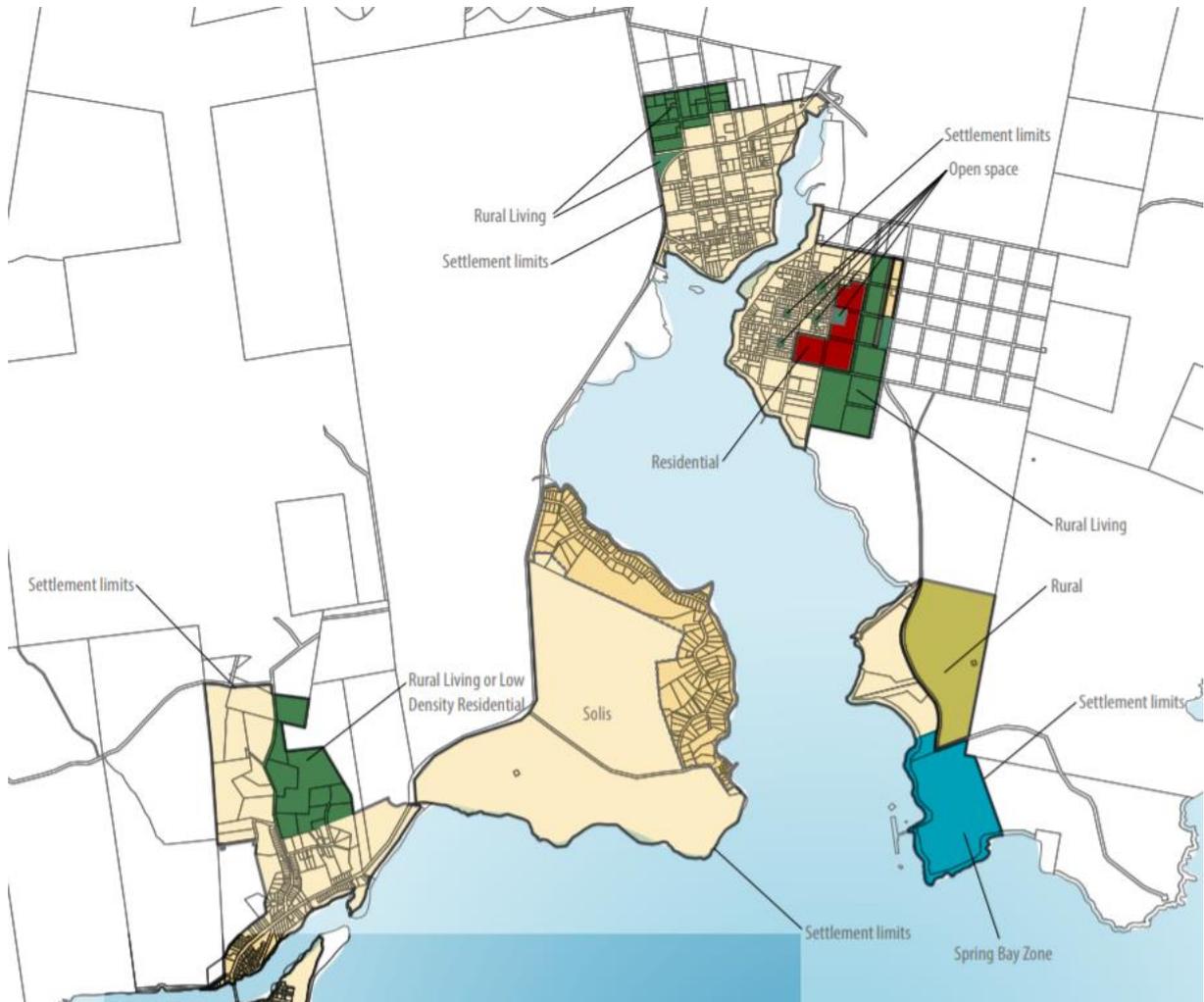


Figure 3. Structure Plan.

The Structure Plan recommendation for the two areas of Rural Living Zone was not adopted. However, a small area of Rural Living Zone was created north of Amelia Street contrary to the Structure Plan.

The rationale for not adopting the Rural Living Zone recommendation is not documented. It may be due to the Southern Tasmanian Regional Land Use Strategy (STRLUS) policies which sought to limit any new areas of Rural Living Zone across Southern Tasmania. This aspect of the STRLUS was amended during the preparation of the interim planning scheme to state the following:

*Land not currently zoned for such use (i.e., may only be zoned for such use where one or more of the following applies:*

*a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided:*



- (i) *the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose; and*
- (ii) *only limited subdivision potential is created by rezoning.*

The Structure Plan recommendation for Rural Living Zone to the north of Triabunna applies to 21.2ha of land across 22 lots and 16 developed houses, and thus may be consistent with the above STRLUS policy.

The Structure Plan recommendation for Rural Living Zone to the east of Triabunna applies to 32.5ha of land across 7, and the greater subdivision potential may not be consistent with the above STRLUS policy. The additional residential zoning in this area applies to 12ha of land.

### **Planning Issues**

The current industrial zonings within Triabunna raise a number of issues, including:

- The number of relatively small and relatively isolated industrial zoned parcels. There is 16.74ha of industrial land (excluding at the Marina) across 6 separate areas. The total zone boundary is 4682 metres. If this amount of land was contained in one area there would be less than 1700 metres of zone boundary and potential boundary conflicts. This shows the areas zoned are more prone to boundary conflict issues and therefore less attractive for certain forms of industrial investment.
- The appropriateness of industrial activities near the marina and within the town proper.
- Attenuation buffers from industrial activities. The 1994 planning scheme attenuation overlay (see Figure 1) is also in the current interim scheme. The overlay is not up to date, practical or necessary. The future LPS will instead rely on a table of standard distances around *current* land uses as opposed to fixed mapped distances around uses that are current when the scheme is prepared and approved.
- Using the future LPS table, a 100m buffer around the substation will apply along with a 500m buffer around metal fabrication (Elphinstone) and 200m around the motor wreckers (which includes an approved and substantially commenced permit).
- The 500m buffer around Elphinstone is strategically important as it protects that key industry whilst also incorporating the current Meredith / Kay street industrial zoning and potentially limiting alternative zoning in that area. Noise exposure testing would confirm the need or otherwise to maintain a 500m buffer. The ex-Marinova plant is also within the Elphinstone buffer but is not currently connected to sewer. Extension of sewer services could create opportunities for other uses.
- Natural justice issues for LM Woods in terms of having that land rezoned to Rural Resource. Potentially that decision could be reversed. However, as seen in Figure 1 the zoning of that land had a small and rather pointless strip of rural land directly adjacent to the highway that may have provided visual separation from traffic but would force access to poor quality side roads.

Issues for the current industrial zoning along Freestone Point Road include:

- The current Spring Bay Mill lease south of Spring Bay Seafoods has limited options for aquaculture as it sits behind a beach and is limited by a watercourse running through the middle of the site. Whilst it could be adhered into adjoining land with jetty infrastructure it is currently under long-term lease.



- Long-term expansion of aquaculture options with all lots now with established or approved uses. The reduction of the zoning in this area may no longer make sense given more recent developments in that industry.

Issues for the Rural Living Zone recommendation of the Structure Plan include:

- Much of the area in the north of Triabunna has full water and sewer services and may be more appropriate in a General Residential Zone or Low Density Residential Zone. The expectation of the STRLUS is that such areas are included in the General Residential Zone.
- The relative scarcity of Rural Living Land at Triabunna, which is limited to one area at 14.5ha. In contrast, Swansea has approximately 410ha and Bicheno 270ha. Orford has 150ha.
- The recommended area north of Triabunna could potentially be greater and incorporate additional small rural lots that are fragmented and constrained in their agricultural potential.
- The recommended area east of Triabunna would encroach on the existing Light Industrial zone occupied by East Coast Concrete and approved storage buildings. That Light Industrial zoning major advantage is its separation from residential use. Subject to the extension of sewer the area could be an ideal location for industrial activity relative to the other areas. Sewer and water are necessary services for any residential expansion and the feasibility of those services need to be confirmed.

Other related issues for zoning within Triabunna include:

- The zoning of the marina precinct which is a mix of Open Space Zone (to hardstand and to the approved Spring Bay Marina Specific Area Plan), Environmental Management Zone (to the water and marina berths) and Light Industrial Zone to ex-Watkins seafood site. There is a strong argument to tailor a Particular Purpose Zone to some or all of these areas similar to what Sorell Council has done with Dunnalley and Huon Valley Council with Port Huon.
- The number of zones in the small vicinity from the RSL to Melbourne Street, including the Police Station, Council office, medical centre, many which don't truly relate to the actual use of the land, could be consolidated into a single zone such as a mixed use Village Zone.

All of the above, and potentially others, could be pursued as a small review of the current structure plan either by the engagement of the original consultants or in-house over a longer timeframe. The particular advantage is that each separate issue raised with Council requires significant strategic work to consider the relevant issues and resolve a way forward. It is also difficult to look at individual issues in isolation of the whole which is what individual would do if looking to pursue site specific planning scheme amendments or the like.

However, the STRLUS was prepared as the first step on an ongoing strategic planning work program that has since gone unfunded and is long out of date with the current focus on State Planning Provisions and Local Provisions Schedules. The former planning Minister wrote to Council in February 2018 stating that an interim review would take place once LPSs have been submitted, meaning all or mostly all LPSs. Once the LPS process is complete for all Councils, or perhaps a majority, the Government is committed to strategic planning through future Tasmanian Planning Policies and re-engagement with regional planning.

Until that occurs, there is arguably little point reviewing local strategies particularly where, as in this case, desirable local strategic change does not meet STRLUS policies however much that are not fit for purpose.

### Summary

The issues outlined represent significant strategic land use issues, that should be explored through a future review of the Triabunna / Orford Structure Plan. Such a review is premature in light of the current focus on statutory planning through the State Planning Provisions.

Council should in the interim look to develop and consider an options paper on short, medium and long-term zoning options. That can be developed with input of the Minister for Planning (in terms of any limitations of the STRLUS and their removal), TasWater, other State agencies and ratepayers.

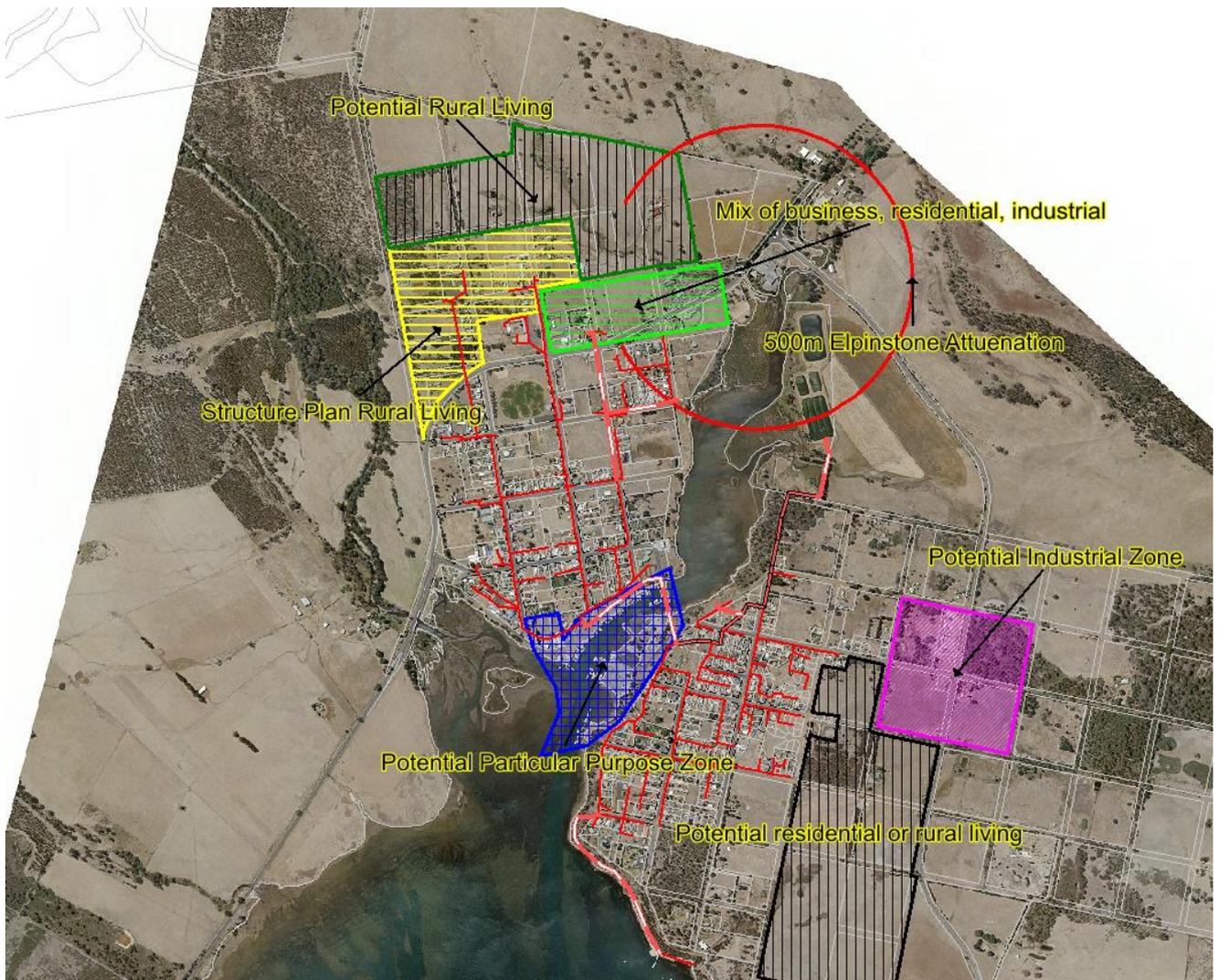


Figure 5. Overview of issues with sewer in red.

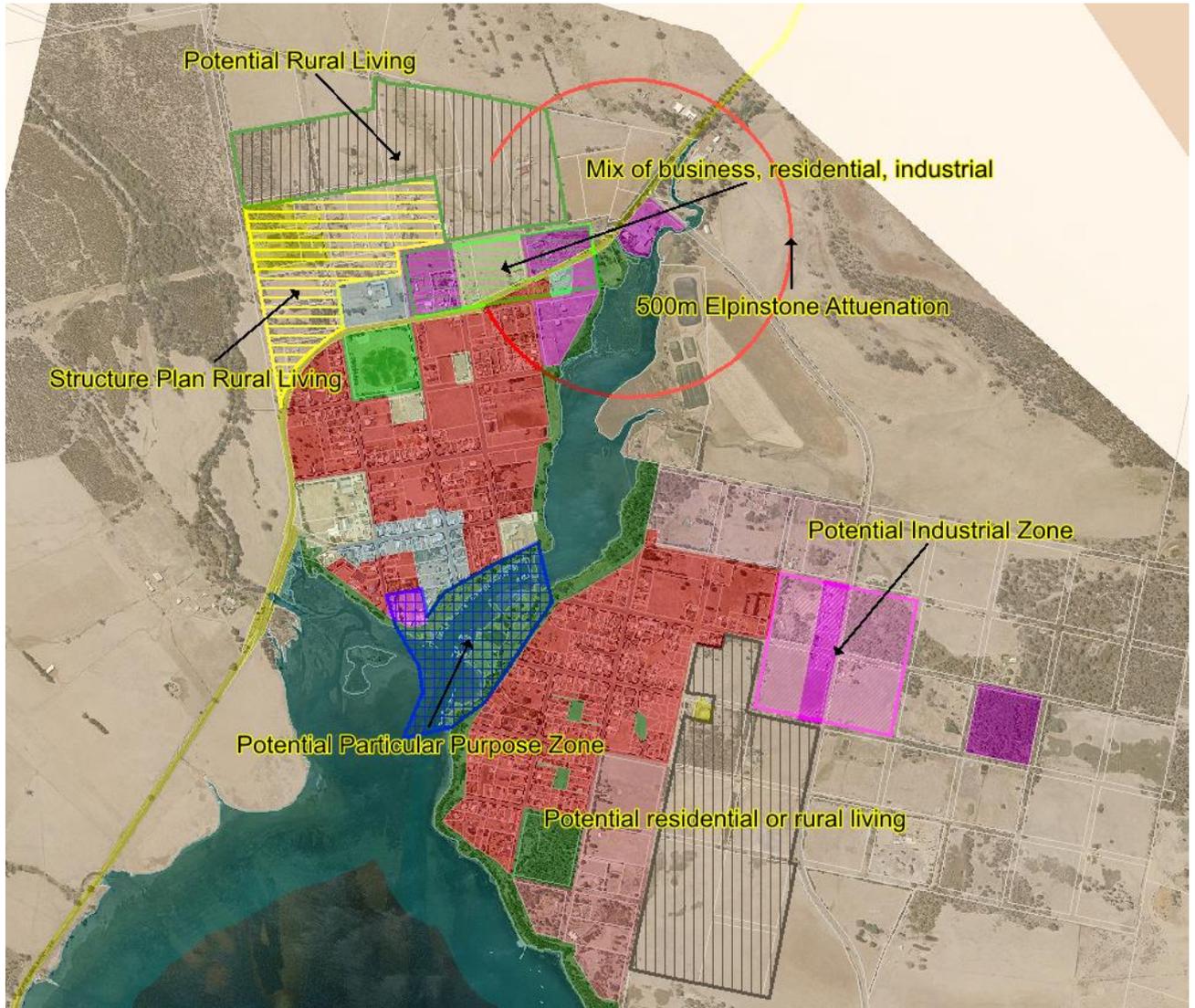


Figure 6. Overview is issues with current zoning.

**Recommendation**

A. That Council notes the report.

B. That Council endorses the need for a review of the Triabunna / Orford Structure Plan and authorises the General Manager to consult with ratepayers, the Minister for Planning, TasWater, and other State agencies in order to develop a options paper for future consideration.

C. That Council authorises the General Manager to request an 'urgent amendment' to rezone L Woods property at 29 Tasman Highway Triabunna consistent with that properties zoning under the 1994 Planning Scheme.



RECEIVED  
22 FEB 2019

BY:.....

Leanne Woods  
5 Kay St  
Triabunna  
20 - Feb 2019

Dear Sir/Madam.

In around 2007 I received a letter in regards to Rezoning a section of all land that backed onto Maria Street Triabunna to light industrial. My Property in question is 29 Tasman highway and it does back onto Maria Street. I didn't question it at the time as it wouldn't affect what I was using my land for.

A friend of mine asked me what the zoning was because he would be interested in possibly buying if I ever decided to sell. I told him part rural, part light industrial as I believed it was.

He came to the planning office and the lady that he saw showed him a map which showed it as Rural, and that was on the 14th of Feb 2019

I finally found the papers that are currently with the planning office and took down. After the lady reading the papers she also thought it should be part light industrial.

Can someone clarify what the zoning of my land is please. Rural. or Rural / Light Industrial

Regards Leanne Woods.

Phone Number  
0439388677.



SHANE WELLS  
GLAMORGAN SPRING BAY COUNCIL  
9 MELBOURNE STREET  
PO BOX 6  
TRIABUNNA TAS 7190  
T: 03 6256 4777  
E: [admin@freycinet.tas.gov.au](mailto:admin@freycinet.tas.gov.au)

11/09/2018

Dear Mr Wells,

Subject: **5 Louisa Street Triabunna**

We are the property owners of 5 Louisa St Triabunna, which is a 5.08 hectares parcel of land (Title Reference 242532/1). The land is currently zoned Rural Resource and would transition to the Rural zone in the State-wide Planning scheme.

We are writing to request that the zoning of this land area be considered for rezoning to Rural Living in the new State-wide Planning Scheme. The reason we are making this request is that we have recently gone through the Triabunna/Orford Structure Plan and believe the strategic basis for this rezoning already exists. We note that the Triabunna Proposed Settlement Limits and Zonal Recommendations Map currently indicate the recommended Rural Living Zone boundary abutting the subject property.

We would like to formally request that this boundary be moved further north to encompass this parcel of land.

The reasons for our request are numerous and we believe they are strongly supported by many aspects of the Structure Plan and the fact that this parcel of land is too small to be a productive farm that could be in any way self-sustaining.

We note that the vision for the future of Triabunna and Orford is:

*Triabunna and Orford will provide a sustainable lifestyle and destination choice that realises the potential of their natural assets and links to convict, maritime and forestry history.*

*The settlements will retain their individual characters and roles but will also work together as a complementary system.*

*Triabunna's future will focus on its role as:*



- a regionally important service hub, housing and employment centre;
- a working and recreational boating node; and
- the gateway to Maria Island.

*Orford's future will focus on:*

- providing a beach lifestyle choice for residents and visitors; and
- retaining its character as a place where the bush meets the sea.

We have taken the view that the structure plan supports the request for rezoning of this land as it fit within the recommended options.

### *8.3 Recommended option*

*The recommended option is based on the amalgamation of a number of development options to identify the most appropriate form of development for Triabunna and Orford. It is recommended that a development scenario be adopted that incorporates infill development in Triabunna and Orford (Options 3 and 4), **complemented by some settlement extensions in Triabunna (Option 1) and some limited extensions in Orford (Option 2).** Unit developments around the town centres are also recommended for both settlements (Options 9 and 10).*

*The recommended option will further the vision for Triabunna and Orford's future by:*

- Providing land for housing and employment in the regionally important service hub of Triabunna.
- **Providing a diversity of housing choice in both settlements.**
- Promoting sustainable land use through infill development and unit developments around the town centre.

The objectives and recommended actions in Section 9 provide further support this rezoning.

### *9.2 Residential land uses*

**Residential land uses include standard residential dwellings, low density dwellings, rural living dwellings, unit developments, and aged care facilities. Triabunna has been identified as a residential growth area, with Orford providing a supporting role. Any residential rezoning's undertaken should be timed so as to contribute to the provision of a 15 year supply of land to meet the projected demand.**



### 9.2.1 Objectives

The objectives relating to residential land uses are as follows:

- **Identify long-term growth options for Triabunna as the primary area for future residential growth.**
- Provide enough land zoned for residential development to ensure there is a 15 year supply available that meets the projected demand.

We further base our request on the fact that there is particular importance in the roles assigned to Triabunna and Orford in the Settlement Hierarchy.

*Triabunna is identified as one of two district towns in the East Coast region, and will be subject to a high growth population growth strategy. The framework describes district towns as “the main service centres where residents of the region can access a wide range of facilities and employment opportunities.*

The key Vision East 2030 policies which the Structure Plan must be prepared in accordance with are:

- Settlement policies:
- **Ensure the growth and development of the East Coast is undertaken in a coordinated manner by planning future growth in accordance with the Settlement Hierarchy.**
- Ensure the growth and development of settlements on the East Coast is undertaken in a coordinated manner by implementing the Population Growth Management Strategies.
- **Ensure rural-residential development is associated with an urban area.**
- **Provide a range of residential allotment sizes and dwelling types to meet the needs of an increasingly diverse housing market.**

There are other additional drivers that we would also like considered in this request being that there is likely to be a number of specific developments that will take place in the Glamorgan Spring Bay area, which are pointed out in the Structure Plan.

#### *Specific developments*

*There are three key developments proposed for the study area that will need to be monitored for their impact on the growth of the population and dwelling demands. These are the Spring Bay Mill ecotourism and creative industries hub, the Solis residential development and the Triabunna marina precinct. These developments, as they proceed, will need to be monitored as they will potentially drive employment opportunities and demand for residential housing as well as supply holiday houses over the coming years.*



The structure plan has not mentioned the future growth and employment that may come with the aquaculture industry, specialty timber harvesting and any other tourism venture that may be progressed including the continuation of the Golf Course at Orford. There also may be commercial and industrial developments in other settlements such as Swansea/Buckland where people still choose to live in Triabunna. This rezoning ensures there is a good variety of living option available in the Triabunna Township.

We ask that you consider this request and would be happy to discuss further as required.

Yours Sincerely

Emilio and Mary Reale

54 Lord Street  
Sandy Bay TAS 7005

Ph 0418 964 535



**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.

### 4.1 Mr Paul Carswell (Taken on Notice at OMC January 2019)

- i) *Hello everyone, I recently sent out an e-mail to all Councillors, Deputy Mayor, Mayor regarding a couple of these questions I have tonight. Unfortunately it didn't make the agenda. I'm aware now what I have to do to get the questions that I have on the agenda. I'm hoping that the Council got to read my letter or my e-mail. Did the Council get to have a read of my letter? Dated on the 11<sup>th</sup> January.*

*My question is, is the Council aware that the aircraft landing area on the Cambria property is governed by the Glamorgan Spring Bay Council and part of that responsibility is having the authority to set limitations to the usage of the airstrip and this is the reference from CASA – Civil Aviation Authority.*

*I invite the Council to explore that question in detail*

#### Response from Mayor

*Oh well clearly, that's your question to me now? Well clearly Paul I can't answer that. I'm not an expert in that field. Never have proclaimed to be. That question is going to have to be answered by those people with the suitable skills. We can't answer those questions here. It would be inappropriate to do so.*

*I'll forward it to the General Manager and then he'll provide an answer that particular letter. When I saw that I thought it had gone to the General Manager, clearly not but that's where I need to send it because it is outside of my knowledge level and we can come back to you pretty quick on an answer on that one. And we all want to know the answer to that Paul. The answers will be placed in the minutes for this meeting on public record I mean. Sorry I can't answer anymore at this very moment.*



- ii) *I'm seeking clarification regarding the current acceptable use of the Cambria Airstrip, and the existing use rights of this ALA within the current Glamorgan Spring Bay Interim Planning Scheme. I further understand that under the current planning scheme approval for the use of the ALA is only in connection with agricultural pursuits and emergency services. And I invite the Council to explore that question also. And I'm happy to give you those questions to make it easy.*

#### **Response from General Manager (On Notice)**

*In response to Mr Carswell's question, I have requested that the curator of Council's East Coast Heritage Museum thoroughly investigate all records in relation to the Cambria airstrip and provide a report to Council on any decisions related to its establishment and history. At this time the report from Council's curator is still being prepared in detail. The archive research is continuing and we anticipate that a report will be presented on the agenda for the Ordinary Meeting of Council on the 26<sup>th</sup> March 2019. The old Glamorgan records do indicate that the airstrip was in existence in 1987.*

*In addition to this work I have requested the Manager of Development and Compliance prepare a report that clarifies the Land Use Planning regulations as related to privately owned rural and regional airstrips and any other authorities and regulations that govern their use. This will also be provided for the Ordinary Meeting of Council on the 26<sup>th</sup> March 2019, citing the relevant authorities.*

#### **Please note:**

**This matter is still being fully investigated by Council. Given the difficulty in being able to establish the exact history of the airstrip, it is taking longer than anticipated to be able to identify the relevant authorities and regulations. Council's Manager Development and Compliance will be writing to users of the airstrip and other authorities including CASA to request that we receive responses in writing that can then be published on a future Council Meeting Agenda.**



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#### **4.2 Taylor Splatt & Partners (Lawyers) Acting on Behalf of Solis (Tasmania) Pty Ltd and the Bayport Group of Companies.**

***\*(Questions provided on notice in a letter to Mayor Debbie Wisby dated 18 March, 2019)***

- (i) This question is for Councillor Keith Breheny – Why did the Councillor not disclose to other Councillors at the Special Meeting , during the introduction and debate of his motion, Item 2.2 Independent Report on Solis, that he was contacted by my client and that he received written correspondence prior to the Council meeting without responding or tabling either?
  
- (ii) This question is for Councillor Rob Churchill – During the discussion of motion 2.2 you stated that during your review of the Solis documents on 8<sup>th</sup> January “You spent time looking through Solis files, there were apparently documents that were missing or documents that should have been available to you.” Can you elaborate on what these documents are and how these documents will effect you carrying out your duties as a Councillor?
  
- (iii) This question is for the Mayor Debbie Wisby – During the discussion of motion 2.2 Independent Report on Solis you stated you “didn’t know what will come out of the first look/review” as no scope had yet been finalized. Can you now confirm the scope of the investigation and elaborate on what you perceive the risks to council on this project are?

***\* Please note: A response to these questions will be provided at the Council Meeting.***



## 5. Information Reports

### 5.1 Acting General Manager, Daniel Smee

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

#### Council Governance

Council meetings will be conducted monthly with special meetings being called by the Mayor or Councillors when required. In 2019 Council meetings will usually be held on the fourth Tuesday of the month and commence at 5.00pm during the warmer months and at 2pm during the colder months (April-August). Generally, workshops are scheduled for the second Tuesday of each month and on the day of a Council meeting, unless otherwise required. The March 2019 Ordinary Meeting of Council meeting will be on Tuesday 26<sup>th</sup> March 2019.

Live Streaming of meetings is progressing well since commencing in November 2017. From February 2018 to February 2019, an average of 25 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 19<sup>th</sup> March 2019 is:

27 February 2018	355 views
27 March 2018	97 views
24 April 2018	171 views
22 May 2018	85 views
26 June 2018	90 views
24 July 2018	223 views
28 August 2018	140 views
25 September 2018	157 views
23 October 2018	204 views
27 November 2018	632 views
11 December 2018	103 views
22 January 2019	139 views
26 February 2019	128 views

#### Medical Services

Council operates administration services under the banner of East Coast Health for the Bicheno General Practice and Dr Winston Johnson in Triabunna.

#### Corporate Services

Review of Council reporting underway. Several long-term reports need updating.



# Statement of Cash Flows

Glamorgan Spring Bay Council  
For the 8 months ended 28 February 2019

JUL 2018-FEB 2019

## Operating Activities

Receipts from customers	11,357,771.64
Payments to suppliers and employees	(7,400,895.63)
Cash receipts from other operating activities	91,828.87
<b>Net Cash Flows from Operating Activities</b>	<b>4,048,704.88</b>

## Investing Activities

Proceeds from sale of property, plant and equipment	72,673.82
Payment for property, plant and equipment	(354,672.03)
Other cash items from investing activities	(2,879,628.01)
<b>Net Cash Flows from Investing Activities</b>	<b>(3,161,626.22)</b>

## Financing Activities

Other cash items from financing activities	(961,171.30)
<b>Net Cash Flows from Financing Activities</b>	<b>(961,171.30)</b>

## Net Cash Flows

(74,092.64)

## Cash and Cash Equivalents

Cash and cash equivalents at beginning of period	1,348,197.48
Cash and cash equivalents at end of period	1,274,104.84
<b>Net change in cash for period</b>	<b>(74,092.64)</b>

<b><i>Property Settlement Certificates</i></b>								
	132-2015	337-2015	132-2016	337-2016	132-2017	337-2017	132-2018	337-2018
July	42	17	42	18	47	18	64	25
August	30	14	50	26	58	28	60	37
September	34	18	43	20	51	27	46	19
October	40	18	37	18	57	37	48	22
November	43	24	53	30	60	32	47	18
December	48	21	35	17	38	18	40	19
January	62	28	46	23	59	29	61	24
February	45	26	72	33	51	20	49	30
March	46	21	87	41	53	23		
April	39	24	48	21	61	31		
May	58	31	50	27	56	31		
June	26	10	31	16	38	21		
<b>Total</b>	<b>513</b>	<b>252</b>	<b>594</b>	<b>290</b>	<b>629</b>	<b>315</b>	<b>415</b>	<b>194</b>
<b>TOTAL</b>		<b>765</b>		<b>884</b>	<b>944</b>		<b>609</b>	



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## RATES BALANCE SHEET [12439]

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Brought Forward Debit Total		\$191,677.73
Brought Forward Credit Total		-\$121,917.27
Previous Years Credits - Undone This Year		\$274.84
Previous Years Credits - Reinstated This Year		\$0.00
<b>BALANCE BROUGHT FORWARD</b>		<b>\$70,035.30</b>
<b>PLUS</b>		
Interest Charged		\$14,414.09
Penalty Charged		\$0.00
Rates Levied		\$7,873,151.90
Debit Journals	\$25,710.22 (less \$1,211.37 being since undone)	\$24,498.85
<b>DEBIT TOTAL</b>		<b>\$7,912,064.84</b>
<b>LESS</b>		
Receipts		\$6,321,623.53
Receipts Undone		-\$12,124.32
Discounts		\$79,610.38
Discounts Undone		-\$60.11
Pension Rebates		\$246,738.08
Credits Journals	\$88,168.05 (less \$13,916.64 being since undone)	\$74,251.41
Supplementary Credits		\$25,388.88
Other Credits		\$0.00
<b>CREDIT TOTAL</b>		<b>\$6,735,427.85</b>
<b>THIS YEAR'S BALANCE</b>		<b>\$1,176,636.99</b>
<b>RATES BALANCE</b>		<b>\$1,246,672.29</b>



### Human Resources

Work is currently on hold with implementing the Enterprise Bargaining Agreement changes with different strategies being considered to deliver on this body of work.

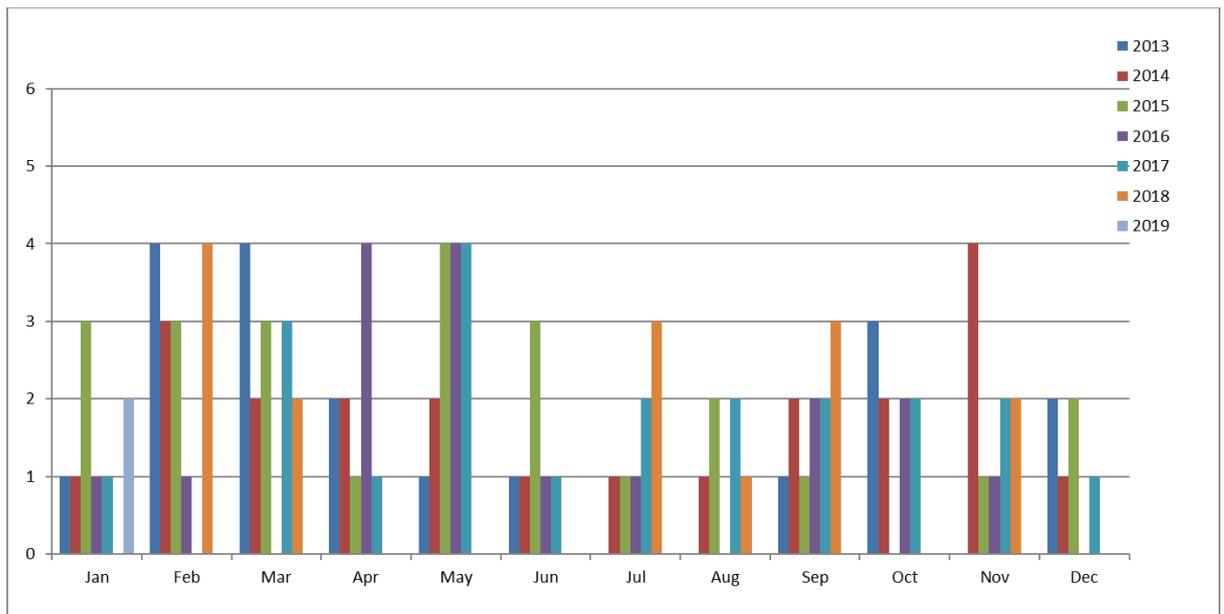
The Senior Finance Officer started this month and has already had a positive impact in the team, the workload and change for improvement. The long period to enable success in filling this role appears to have been worthwhile. The Customer Service Coordinator will have had one day with Council at the time of this meeting being held. It is anticipated that this position and the appointee will bring similar benefits to Council after being given time to act on opportunities for improvement already identified and realise more.

At this time other planned recruitment activity has been put on hold, including the Trainee role mentioned at the last Council meeting.

### Health, Safety, Other

There have been three (3) lost time injuries YTD. Lost time hours amounted to 348. There have been 3 motor vehicle claims this year. There have been 8 workplace reported incidents YTD, no community incidents reported YTD and there were no staff resignations in February.

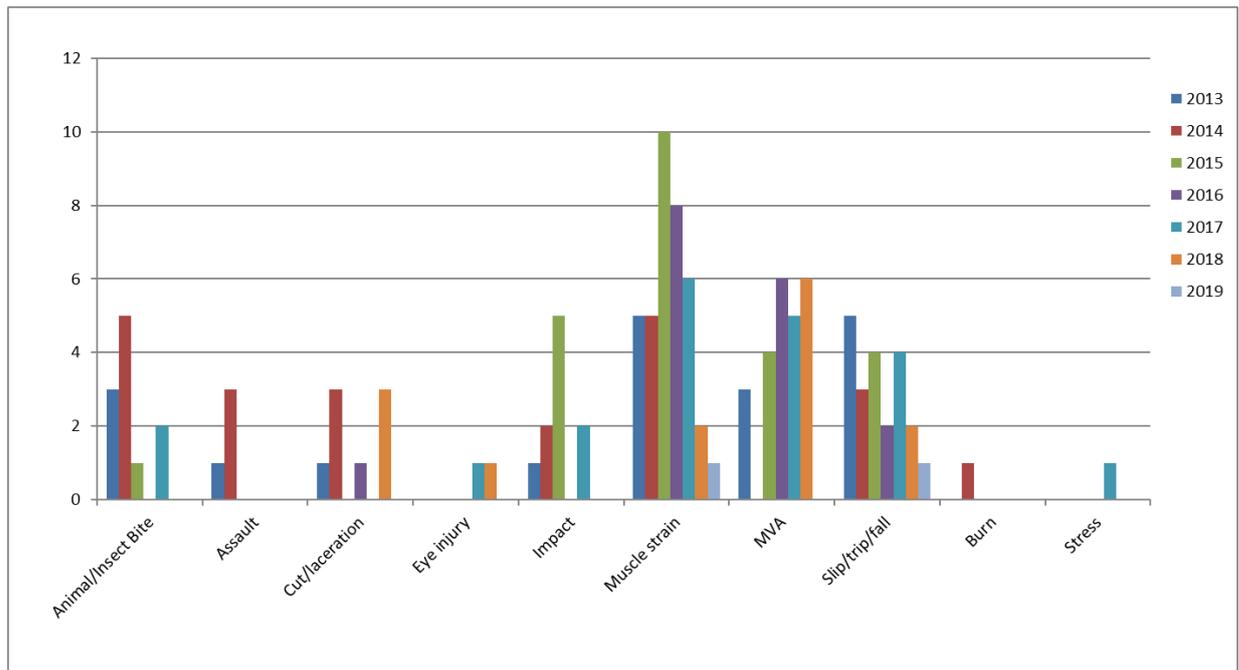
### Incident / Accident Reporting Numbers 2013 till February 2019



**Analysis:** Incident / Accident reports for 2018/19 are trending as per last few years.



## Incident / Accident Reporting by type 2013 till February 2019



**Analysis:** The incident / accident reporting for 2018/19 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 24% on last year to date, meaning an extra 15,202 visitors have used the network. Triabunna has seen the largest increase of the visitor numbers since last year.

<b>Visitor Numbers</b>												
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	3624	2633	2424	2351	3338	7057	11016	8848	12849	16991
JANUARY	4886	6111	6360	4670	4689	4035	6567	10252	17482	16123	21052	27877
FEBRUARY	4704	4733	4732	4778	3774	3333	7734	9213	14589	17216	17720	22654
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
<b>TOTAL</b>	<b>27707</b>	<b>31580</b>	<b>23073</b>	<b>27301</b>	<b>25436</b>	<b>16908</b>	<b>40957</b>	<b>61913</b>	<b>61572</b>	<b>95965</b>	<b>118929</b>	<b>101553</b>



As at 28 February 2019		CAPITAL NEW //	B-BICHENO	S-SWANSEA	C-COLES BAY	T-TRIABUNNA	BU-BUCKLAND	O-ORFORD	A-ALL AREAS
Department	Description	Budget Est	YTD	On-Site Progress	Comments				
<b>Roads, Footpaths, Kerbs</b>									
Coles Bay - Freycinet Drive	Kerbing Esplanade to Reserve Road	47,000							(Freycinet Master Plan?) Continual flooding issues
Bicheno - Foster Street Kerb	Murray St to Barrett Ave - North Side 95m	28,500		COMPLETE					
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - North Side 95m	28,500		COMPLETE					
Bicheno - Foster Street Kerb	Barrett Ave to Lovett St - South Side 95m	28,500							
Bicheno - Foster Street Footpath	Barrett Ave to end (medical centre) 130m	25,000		COMPLETE					
Bicheno - Foster Street Footpath	Murray St to Barrett Ave - North Side 130m	25,000		COMPLETE					
Bicheno - Burgess Street Footpath	Welly Ave to Douglas Street - east side	40,000							
Triabunna - Vicary St, Stage 1	Vicary St - Tas Hwy to school boundary and 100m Esplanade	0		In Progress					NOTE: RSL Grant \$10,000 for parking in Esplanade
<b>TOTAL</b>		<b>222,500</b>	<b>0</b>						
<b>PG,Walking Tracks, Cemeteries</b>									
Bicheno Triangle Upgrade	Development construction (stage one)	615,515	618,515	COMPLETE					BCDA \$4,875 /CIF Grant \$206,373 / Council \$404,267
Bicheno Footpaths - Pedestrian Village Plan	Construct Waubs Bay Walk	109,240	35,022	In Progress					DAP grant \$36,413k / Council \$72,827
Buckland Walk	Construct River Walk	32,000							Govt support \$10k / Council \$22k
Triabunna RecGround Playground	Install new net climber	10,000	11,800	COMPLETE					Residual from 17/18 for installation
Triabunna - Cemetery	Concrete burial beams in new lawn section	3,500							
<b>TOTAL</b>		<b>770,255</b>	<b>665,337</b>						
<b>Stormwater, Drainage</b>									
Coles Bay - Harold St	Stormwater network extension	19,000							Continual flooding issues
Stormwater Catchment Plans	Orford and Swansea	30,000	5,730	In Progress					
<b>TOTAL</b>		<b>49,000</b>	<b>5,730</b>						
<b>Bridges and Culverts</b>									
Swansea - Old Spring Bay Road	Road Culvert Crossing	78,500							
<b>TOTAL</b>		<b>78,500</b>	<b>0</b>						
<b>Council Buildings</b>									
Bicheno Medical Centre	Monitored Security Installation	10,000	12,947	COMPLETE					
Bicheno Medical Centre	Installation of reverse cycle air-conditioning	5,400	1,135	COMPLETE					
Orford Hall	Toilet Extension	145,000	130,969	COMPLETE					TCF Grant received - \$62,125
Swansea Loo with a View	New constructed toilets / disability access	240,000	45,561	In Progress					
<b>TOTAL</b>		<b>400,400</b>	<b>190,612</b>						
<b>Triabunna Marina</b>									
Triabunna - New Tourist Berth Facility	New Berth	50,000							
Triabunna - Stage 1 Marina	Access Road and Parking	35,000							
Spring Bay Harbour	Straightening Port entrance	250,000		In Progress					
<b>TOTAL</b>		<b>335,000</b>	<b>0</b>						
<b>Plant &amp; Equipment</b>									
Water Cart	13,000 litre capacity	125,000							
Truck and Trailer	33 Tonne load capacity	185,000	179,000	COMPLETE					Ordered
<b>TOTAL</b>		<b>310,000</b>	<b>179,000</b>						
<b>Waste Transfer Stations</b>									
WTS Tip Shop	Tip Shop Construction	55,000							Costing related to Orford site only
<b>TOTAL</b>		<b>55,000</b>	<b>0</b>						
<b>Grant Matching</b>									
General		200,000							
<b>TOTAL</b>		<b>200,000</b>	<b>0</b>						



As at 28 February 2019		CAPITAL RENEWAL // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS				
Department	Description	Budget Est	YTD	On-Site progress	Comments	
<b>Sealed Road Reseals</b>						
B - Foster Street	Lovett St to Barrett St	5,500		In Progress	Sealing Tender T002-2018	
B - Foster Street	Barrett St to Murray St	5,570		In Progress	Sealing Tender T002-2018	
C - Hazards View Drive	Coles Bay Rd to Seal Change	35,000		In Progress	Sealing Tender T002-2018	
C - Muirs Place	Hazards View Rd to End	15,200		In Progress	Sealing Tender T002-2018	
C - Oyster Bay Court	Hazards View Rd to End	30,520		In Progress	Sealing Tender T002-2018	
O - Rudd Avenue	Walpole to Seal Change	1,460				
O - Rudd Avenue	Seal Change to End	13,180				
S - Cathcart Street	Hwy to Seal Change	52,020		In Progress	Sealing Tender T002-2018	
S - Cathcart Street	Seal Change to Seal Change	21,060		In Progress	Sealing Tender T002-2018	
S - Cathcart Street	Seal Change to Wedge St	1,620		In Progress	Sealing Tender T002-2018	
S - Wedge Street	Cathcart to Seal Change	31,320		In Progress	Sealing Tender T002-2018	
S - Wedge Street	Seal Change to Groom St	6,070		In Progress	Sealing Tender T002-2018	
S - Old Coach Road	Tasman Hwy to End Seal	8,600		In Progress	Sealing Tender T002-2018	
Bicheno	Jetpatcher Costs	20,000		COMPLETE		
Buckland	Jetpatcher Costs	20,000		COMPLETE		
Coles Bay	Jetpatcher Costs	20,000		COMPLETE		
Orford	Jetpatcher Costs	20,000		COMPLETE		
Swansea	Jetpatcher Costs	20,000		COMPLETE		
Triabunna	Jetpatcher Costs	20,000		COMPLETE		
<b>TOTAL</b>		<b>347,120</b>	<b>0</b>			
<b>Sealed Road Pavements</b>						
Swansea Road Repairs	General Road Repairs Swansea	35,000		In Progress	includes Dolphin Sands	
Swansea - Cooks Court	Asphalt overlay and drainage	65,000				
Swansea - Old Spring Bay Road	R2R Asphalt sealing for kerb and gutter	31,000	31,778	COMPLETE	RTR residual from 17-18 capex project	
Bicheno Road Repairs	General Road Repairs Bicheno	30,000		In Progress		
Coles Bay Road Repairs	General Road Repairs Coles Bay	30,000		In Progress		
Orford Road Repairs	General Road Repairs Orford	35,000		In Progress	includes Spring Beach	
Orford Road Recon - Louisville Road	R2R Louisville Road recon - Tasman Hwy to Benarchie Drive	622,405	28,163	In Progress	RTR Fully Funding	
Orford Bowls Club Carpark	Extend and asphalt existing front carpark area	51,000			OBC grant \$12,000 - Council contribution \$39,000	
Buckland Road Repairs	General Road Repairs Buckland	15,000		In Progress		
Triabunna Road Repairs	General Road Repairs Triabunna	30,000		In Progress		
<b>TOTAL</b>		<b>944,405</b>	<b>59,941</b>			
<b>Unsealed Road Pavements</b>						
B - Rosedale Road	500m	45,000	3,220	In Progress		
Bu - Buckland Woodsdale Road	1000m - final section	107,000		In Progress	Resheet / Seal	
O - Paradise Court	300m	35,000		COMPLETE		
O - Wielangta Road	5000m	195,000	123,799	In Progress	\$115,000 income from DPIPWE	
S - Old Coach Road	2000m	100,000	64,369	COMPLETE		
S - Saltworks Road	770m	72,000			Resheet / Seal	
T - Seaford Road	1500m	75,000	21,043	In Progress		
Gravel Roads - General	Resheeting - general	50,000	16,475	In Progress		
<b>TOTAL</b>		<b>679,000</b>	<b>228,906</b>			
<b>Kerb &amp; Gutter</b>						
S - Wellington Street	replace section adj MayShaw onstreet carpark	32,000	37,385	COMPLETE		
<b>TOTAL</b>		<b>32,000</b>	<b>37,385</b>			
<b>Footpaths</b>						
S - St Margarets Court		32,000	4,467	COMPLETE		
S - Wellington Street	replace section adj MayShaw onstreet carpark	34,500	16,054	COMPLETE		
<b>TOTAL</b>		<b>66,500</b>	<b>20,521</b>			



CAPITAL RENEWAL cont. // B-BICHENO S-SWANSEA C-COLES BAY T-TRIABUNNA BU-BUCKLAND O-ORFORD A-ALL AREAS					
Department	Description	Budget Est	YTD	On-Site progress	Comments
<b>Parks &amp; Reserves</b>					
Park Furniture replacement	Replacement of sub-standard seating and picnic tables	\$8,000		In Progress	
Bicheno Lions Park Perimeter Fence	Replacement of corroded fence and posts \$100/m	\$45,000			
Bicheno Walking Track	Foster St section (Murray St to Sealife Centre) to asphalt	\$12,000			
Swansea - Playground Equipment	Duck Park - replace substandard equipment	\$26,000			
Swansea - Tennis Court	Resurfacing contribution	\$6,000			
Triabunna Seafarers Memorial	Replace Flag Pole Mast	\$10,000			
Park / Street bins - General	Replace old larger bins where required	\$8,000		In Progress	
Foreshore Management	Foreshore reserves / Bicheno, Coles Bay, Swansea, Orford	\$20,000			
Coastal Hazards Report	Identify and Prioritise Coastal Hazards in GSBC area	\$20,000			
Playground Repairs - General	Infrastructure Upgrade programme	\$15,000			
<b>TOTAL</b>		<b>170,000</b>	<b>0</b>		
<b>Stormwater &amp; Drainage</b>					
Bicheno - Burgess Street S/W pipe	Replace stormwater pipe - 140m (Tasman Hwy to Foster St)	\$122,500			
Bicheno - Stormwater / Foreshore	Extend sw pipes across foreshore (Lovett to Jetty Rd) Stage 1	\$15,000	10,530	In Progress	
Coles Bay - Freycinet Drive	Stormwater upgrade	\$65,000			
Orford - Rheban Road	Address flooding - West Shelly- location / design / approvals	\$6,500		In Progress	
Triabunna - Lord St / Ada St	Replace undersize sw pipes to prevent property flooding	\$37,000			
All Towns - Annual Programme	Replace sub-standard stormwater pits / grates	\$45,000			
<b>TOTAL</b>		<b>291,000</b>	<b>10,530</b>		
<b>Council Buildings</b>					
Bicheno - Gulch Toilet	Upgrade sewer pumpstation and power	\$25,000	25,423	COMPLETE	
Coles Bay Hall	Septic Trenches	\$8,000	1,110	In Progress	
Coles Bay Hall	Engineering Drawings for Extension	\$10,000			
Swansea Depot Truck Shed	Bird proof existing truck sheds	\$9,500	6,782	In Progress	
Swansea Depot Sheds	Storage bays - 2 Museum / 3 Depot / 2 Building Dept / 2 NRM	\$75,000	37,273	In Progress	
Swansea SES	Install backup generator	\$18,000		COMPLETE	
Triabunna RecGround Clubrooms	New toilets and extension / demolish public amenities	\$168,922	59,042	In Progress	
Asbestos Assessment and Register	For all Council Buildings as per Building regulations	\$20,000			
<b>TOTAL</b>		<b>334,422</b>	<b>129,630</b>		
<b>Marine Infrastructure</b>					
Bicheno Coastal Erosion Control	Erosion control at Waubs Beach adj Lifesaving Facility	\$25,000		In Progress	
Swan River Road Boatramp	Replace Jetty	\$68,000	68,950	COMPLETE	
Swanwick Coastal Erosion Control	Erosion control Sandpiper Beach	\$85,000	945	In Progress	
<b>TOTAL</b>		<b>178,000</b>	<b>69,895</b>		
<b>Bridges and Culverts</b>					
General Structures		\$25,000		In Progress	
<b>TOTAL</b>		<b>25,000</b>	<b>0</b>		
<b>Plant &amp; Equipment</b>					
Small plant replacement	All Depots	\$25,000		In Progress	
Works Replacement Vehicles	Account 165 Dep -REGONUMBER	\$55,000		In Progress	
Swansea Const - Tipper Truck 16T GVM	Replacement Vehicle	\$135,000			
Triabunna Maint - Small Tipper 8T GVM	Replacement of extg TM Utility	\$78,000		In Progress	
Works Supervisor's Utility	Replacement 150,000 kms	\$46,000			
Replacement Vehicles/Policy	As per new policy - Lease			In Progress	
<b>TOTAL</b>		<b>339,000</b>	<b>0</b>		
<b>CAPITAL TOTAL</b>		<b>\$5,827,102</b>	<b>\$1,597,487</b>	<b>27.41%</b>	<b>COMPLETED DOLLAR VALUE</b>



## 5.2 Manager Works, Mr Tony Pollard

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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:

Council's current 5 year contract with Stornoway to assist with the maintenance of the state road network within the Glamorgan Spring Bay area expires on 30 June 2019.

Roads within the maintenance contract included; Tasman Highway – southern boundary to northern boundary, Lake Leake Road to western boundary, Coles Bay Road and Freestone Point Road.

Stornoway have recently formally notified Council that they will not be renewing the contract.

It is hoped that Stornoway continue to keep the roads as presentable as Council staff have done over the past 5 years.

### NORTH

#### *Bicheno Speed Limit Changes*

The Transport Commission acting pursuant to Section 59(1) of the *Traffic Act 1925* has issued direction for the use of 60 km/hr speed limit signs on the sealed section of Rosedale Road, from the Tasman Highway to the Apsley River Bridge, in accordance with the submitted correspondence and plan.

The newly approved speed limit will also incorporate Suncoast Drive, Barnard Drive and Ferndale Road. The approved signage has been ordered and will be installed in late March.

The submission to the Department of State Growth to review an extension of the existing 80km/hr zone on the Tasman Highway north of Bicheno was not approved, as prerequisites for the change in accordance with the Australian Standard were not met.

General Works undertaken:

- Maintenance works undertaken when required during the month.
- Road network being systematically inspected with surface, signage and culverts being maintained as required.
- A number of rural road verges have been slashed to improve sight distance safety.

### SOUTH

- Maintenance works undertaken when required during the month.
- Road network being systematically inspected with surface, signage and culverts being maintained as required.
- A number of rural road verges have been slashed to improve sight distance safety.

### WASTE TRANSFER STATIONS - WTS:

- All waste transfer stations are operating within prescribed EPA guidelines.
- Large amounts of greenwaste are still coming through the gates at all sites. Residents are cleaning their properties as part of their bushfire preparedness. TasFire has refused all greenwaste burning from being undertaken which is creating a problem with the size of stockpiles of greenwaste. As of last week the fire permit embargo still has not been lifted. If this ban continues for much longer Council may have to restrict receiving greenwaste at WTS sites for safety reasons. It is hoped the worst part of the season will be over fairly soon and Council can recommence regular burning programs as approved by the EPA.

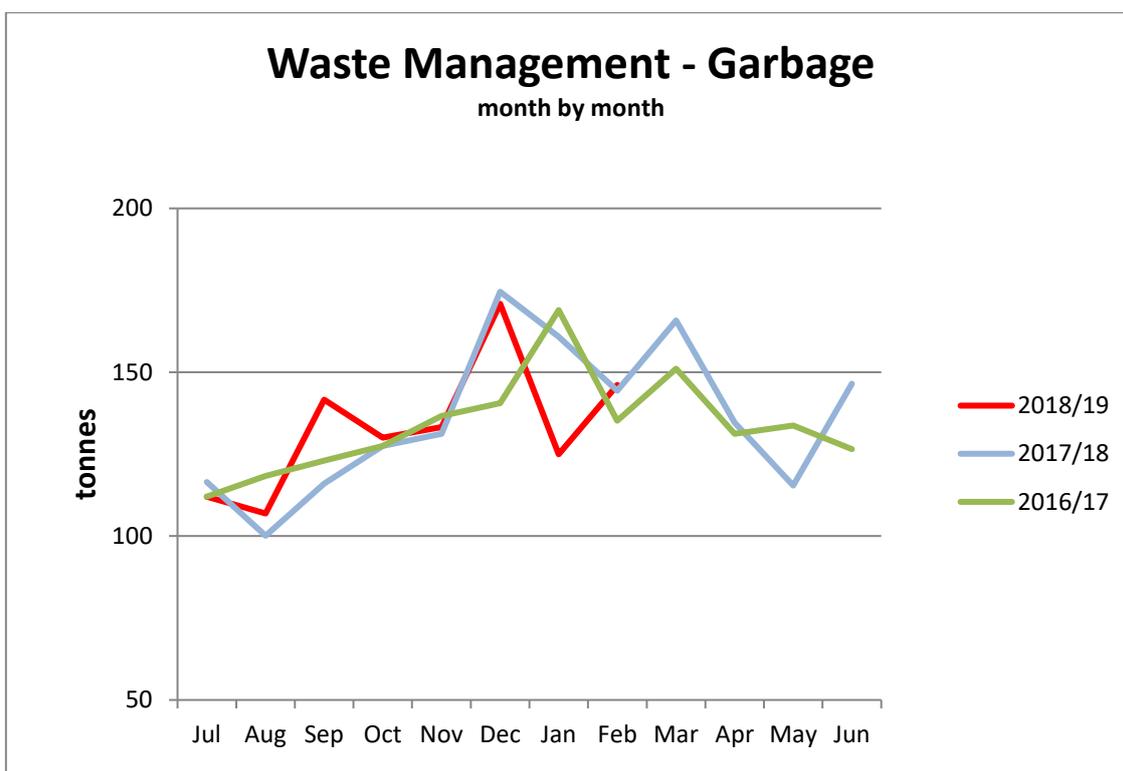


**GARBAGE, RECYCLING SERVICES:**

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

<u>MONTH</u>	<u>BICHENO Collection &amp; WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection &amp; ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
JULY '18	30.50	4.63	16.40	25.66	96.18	10.01	<b>168.74</b>
AUG	33.92	9.75	15.86	18.94	93.02	10.29	<b>161.74</b>
SEPT	49.14	16.92	21.92	23.70	121.97	12.59	<b>216.73</b>
OCT	36.28	7.34	13.58	35.16	125.82	24.76	<b>210.84</b>
NOV	43.28	12.55	12.14	17.76	118.21	15.66	<b>191.39</b>
DEC	59.38	21.39	25.28	49.50	146.22	13.32	<b>280.38</b>
JAN '19	64.38	27.35	43.18	59.50	139.56	11.36	<b>306.62</b>
FEB	53.16	20.80	26.22	54.69	125.26	11.54	<b>259.33</b>
<b>TOTALS</b>	<b>370.04</b>	<b>120.72</b>	<b>174.58</b>	<b>284.91</b>	<b>966.24</b>	<b>109.52</b>	<b>1795.77</b>

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

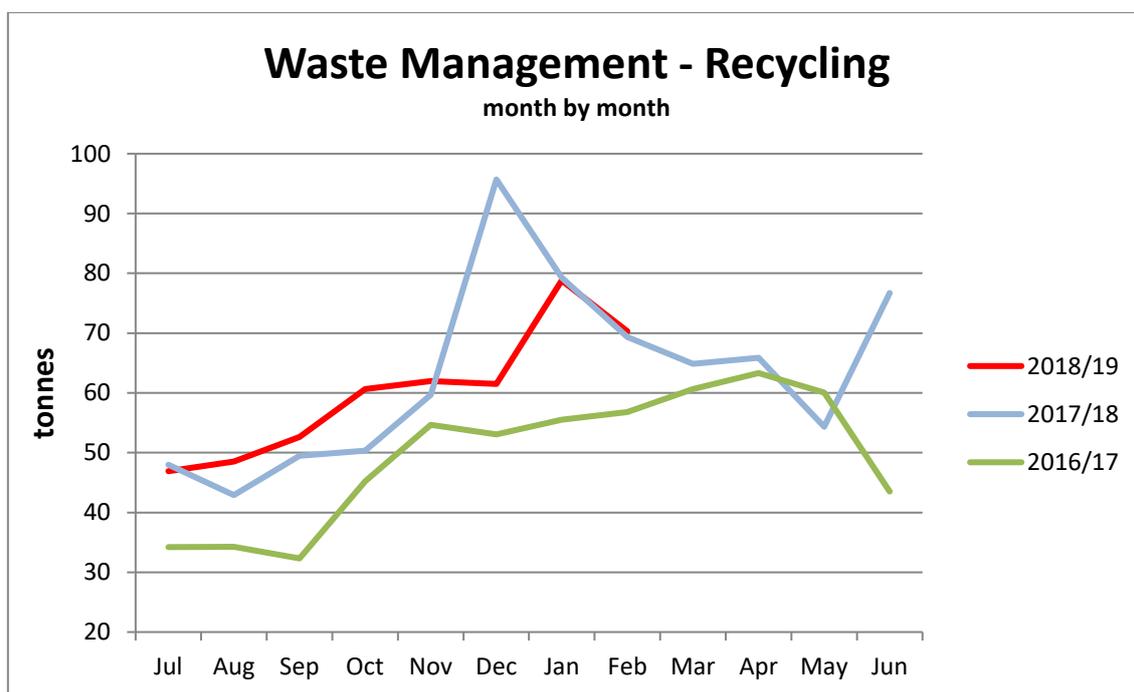


**Kerbside garbage collected and transported to waste transfer stations: (tonnes)**



<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	3166	1990	3160	2943	2982	14241	170.89
JAN '19	3086	2333	2920	2394	3036	10414	124.97
FEB	2697	1959	2658	2383	2477	12174	146.09
MARCH							0.00
APRIL							0.00
MAY							0.00
JUNE							0.00
<b>TOTALS</b>	<b>20777</b>	<b>13563</b>	<b>20644</b>	<b>18938</b>	<b>18248</b>	<b>88815</b>	<b>1065.78</b>

**Kerbside Garbage Collected: Bin numbers**



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



<u>MONTH</u>	<u>BICHENO</u>	<u>COLES BAY</u>	<u>SWANSEA</u>	<u>TRIABUNNA</u>	<u>ORFORD</u>	<u>TOTAL BINS</u>	<u>TOTAL (tonnes)</u>
JULY '18	988	643	1017	889	371	3908	46.90
AUG	916	570	954	878	726	4043	48.52
SEPT	1034	678	983	903	788	4387	52.64
OCT	1085	856	1178	945	990	5054	60.65
NOV	1183	870	1166	986	958	5163	61.96
DEC	1155	875	1153	962	980	5124	61.49
JAN '19	1294	1029	1269	1042	1526	6567	78.80
FEB	1343	1012	1337	991	1173	5857	70.28
MARCH							0.00
APRIL							0.00
MAY							0.00
JUNE							0.00
TOTALS	8998	6533	9057	7596	7512	40103	481.24

**Kerbside recyclables collected: Bin numbers**

**TOWN MAINTENANCE:**

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

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

- Continuation of general maintenance within our townships and along foreshore areas.
- A number of dead and/or dangerous trees have been attended to over the past month. These are important to address due to public liability issues.
- The two beach access boardwalks along Raspins Beach foreshore area have been repaired due to high tides which caused undermining of the structures.

**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:**

- Attended two motor vehicle accidents both on Coles Bay Road, with very lucky occupants. One person was chopper lifted to Hobart.
- Conducted traffic management for the Coles Bay Triathlon event.
- Training in traffic management, storm response and road rescue undertaken.
- Have started networking printers etc in the building to better prepare us for running larger incidents if they should arise.

Visit our website at [www.swansea-ses.weebly.com](http://www.swansea-ses.weebly.com)

Kelvin Jones ESM

**Unit Manager Glamorgan Spring Bay SES**



## 2018–2019 CAPITAL WORKS UPDATE

- Road pavement widening, new kerbing and concrete footpath construction works are progressing along Foster Street, Bicheno from Murray Street to Lovett St. The kerbing has been placed and the road pavement reinstated in preparation for bitumen sealing. The concrete footpath will be finalised next week followed by the grass verges being top-dressed and seeded.
- Seating and rubbish bins have just arrived and will be installed in the new Bicheno Triangle stage one area in late March. The bus stop seating is also currently being fabricated. This will finalise the stage one part of the two stage project.
- Paradise Court – Orford, has been gravel resheeted from Alice Street to the end, as part of the unsealed road network upgrade programme.
- Preparation work is currently being finalised for reconstructing and bitumen sealing the last 1.3km of Buckland Woodsdale Road. Crushed rock will be carted from the Calder Quarry as per Council's Road Material Tender for 2018-19.
- A gravel carpark is being constructed along the Esplanade, Triabunna adjacent to the RSL club. Funding was secured by a grant the RSL were successful in acquiring, with the remaining monies allocated by Council from other capital projects which have come in under budget. The extent of the work undertaken needed to be in-line with the approved design of the Triabunna Streetscape Plan to ensure future cost effectiveness.
- Open stormwater drains are currently being piped in the grassed foreshore reserve along the Tasman Hwy Bicheno. This will improve the overall appearance of the town entrance from the northern approach, enable grass mowing to be more efficient and eliminate some of the old timber walkways which have been a safety concern in recent times.
- Pavement repairs are currently being undertaken in preparation for bitumen resealing along Hazard View Drive (part), Muirs Place, Oyster Bay Court in Swanwick and Cathcart Street, Wedge Street in Swansea.
- Design and costings are being finalised for the proposed future replacement of the twin concrete box culverts on Orford Rivulet under Rheban Road adjacent Strawberry Hill Court. This creek crossing on the major collector road connecting Orford and Spring Beach has always posed problems during high intensity rain events due to undersizing. The replacement would be a single span concrete bridge to eliminate debris blockages and reduce road flooding issues. The road pavement would be realigned and the new structure would also incorporate a concrete walkway on the northern side for pedestrian safety to extend the footpath network closer to the Shelly Beach area. This project will included in the draft 2019-20 budget for Council deliberation.
- The concrete paths which form part of the Development Action Plan DAP proposal for the 'Bicheno Pedestrian Village' Strategy named "Waubs Bay Walk 1" will be finalised next month.  
The placement of a concrete footpath along Jetty Road and Foster St (part) is complete. The remaining footpaths to be completed is the link along Foster Street between Jetty Road and the stage one works of the Triangle upgrade project and the Burgess Street path from the Community Hall down to the gravel foreshore path. When the paths are completed the alignment of the Lions Park perimeter fence will be determined, to progress installation.
- The concrete footpath along Tasman Highway – Bicheno, between Weily Ave and Douglas Street will be commencing in a few weeks, following the completion of the DAP project work.
- A scope of works and design is currently being finalised for the Rheban Road / West Shelly stormwater extension project in Orford. The work aims to relieve the existing flooding issues within the system around the Trochus Court area which has affected the surrounding properties along West Shelly Road.



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

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

### **Animal Control**

Renewal notices were issued along with the rate notices. A number of complaints were received this month. This department is operating with the Compliance Coordinator. The Compliance Coordinator has commenced fire abatement and caravan licence auditing.

### **Engineering & Technical Services**

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

### **Environmental Health**

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

### **Statutory Building**

The building department currently consists of a Permanent full time Building Administration Officer and 2 contractors namely a building surveyor and a plumbing inspector. Applications are being processed within the required timeframes.

As of 1 January 2019, Permit Authority functions must be performed by a licenced practitioner. Three staff have been licenced for Permit Authority functions for building and plumbing applications. The annual fee for each is close to \$400.00.

### **Statutory Planning**

The planning department consists of 1 permanent part-time Planning Administration Officer, 1 0.95 FTE Graduate Planner and consultant planner as required. Other resources are contracted as required. Applications are being processed within the required timeframes.

### **Bendigo Bank**

The Bendigo Bank Agency opened on 21st August 2013 and operates from the Regulatory Services Department. Three staff members are trained to perform the Agency requirements of the Bank.



<b>FEBRUARY 2019</b>		
<b>ANIMAL CONTROL</b>		
Dogs Registered	9	1000
Kennel Licences Issued/Renewed	0	5
Dogs Impounded	0	10
Dogs Seized	4	5
Dogs Surrendered	0	0
Dogs Euthanized	0	0
Dogs at Large	9	32
Warnings Issued	0	10
Complaints	6	26
Infringements	2	9
Lost Dog calls	3	8
Other	0	15
<b>ENVIRONMENTAL HEALTH</b>		
Immunisations	0	0
Food Business Registrations	4	123
Temporary Food Business Registrations/Assessments	2	9
Food Business Inspections	9	84
Place of Assembly Licences	0	1
Environmental Nuisances	2	12
Littering	0	2
Abatement Notices	0	0
Notifiable Diseases	0	1
Recreational Water Sampling	10	16
Suppliers of Private Water	1	34
Water Carriers	0	5
Regulated System Registration	0	2
Major Incidents notified to DPIPWE	0	0
Complaints (Noise/On-Site Waste Water/Other)	0	12
Inspections (Water Carrier/Other)	0	7
On-site Wastewater Assessments/Permits	7	48
Form 49 & 50 Assessments/Inspections	1	15
Food Business Enquiries (New Businesses)	5	17
Food Sampling/Surveys	0	6
Development Application Assessments	4	13
<b>BENDIGO BANK</b>		
Deposits	106	787
Withdrawals	25	305
Transfers	6	75
New Accounts	0	2
Requests for Change	13	82
Other	10	110
No of days whereby no transactions/enquiries carried out	2	7



### Planning and Building Approvals Financial Year Statistics (Building Approvals & Planning Lodgements Circulated to Councillors Monthly)

Planning Approvals	February 2019			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)	1	0	3	24	2	27	53	35
Additions to Dwelling	0	1	3	9	3	13	25	22
Outbuilding only	2	0	1	6	1	25	31	40
Multiple Dwellings	1	0	0	2	0	0	2	1
Commercial	0	0	0	6	4	1	11	11
Tourism (excluding change of use)	1	0	0	7	0	0	7	2
Industrial and utilities	0	0	0	2	0	3	5	8
Other	0	0	0	3	1	2	6	3
							<b>140</b>	122
<b>Visitor Accommodation</b>								
CoU to Visitor Accommodation - Planning Directive	0	4	0	0	16	0	16	22
CoU to Visitor Accommodation - Planning Scheme	1	0	0	2	0	0	2	1
New Visitor Accommodations Units	21			33			33	4
<b>Subdivision</b>								
Urban Lots Approved	0			6			6	51
Non-Urban Lots Approved	0			0			0	0
New Lots Sealed	4			25			25	N/A
Part 5 Agreements Entered Into	0			0			0	0
<b>Processing</b>								
Applications Refused	0			3			3	0
Applications Withdrawn	0			0			0	0
Applications requiring additional information	4	0	0	15	0	0	15	N/A
Appeals Lodged	0			4				N/A
Planning Permit Value of Work	\$3,561,500.00			\$23,405,408.00				N/A



<b>Building Approvals</b>	<b>February 2019</b>	<b>2018-2019</b>	<b>2017-2018</b>
<i>Work Category</i>	<i>Month</i>	<i>Year To Date</i>	<i>Previous YTD</i>
Permit Required	6	58	71
Notifiable Building	6	51	54
Low Risk 1	3	23	17
Low Risk 2	0	1	7
Building Certificate	0	2	0
Permit of Substantial Compliance	0	1	4
		136	153
Value of Work	\$3,131,000.00	\$21,282,808.00	\$23,962,194.00
<b>Compliance</b>			
Building Notices Issued	1	2	0
Building Orders Issued	0	1	0
Planning - Notice of Suspected Contravention		1	1
Planning - General	3	32	N/A

## 5.4 Manager Community Development – Mrs. Lona Turvey

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Community Development

### Seniors' Trip

A bus trip has been organised to take seniors in our community to the Cascades Female Factory where they will experience a dramatised tour titled *One Woman's Story of Life at Cascades*. The story is an accurate and emotional depiction of the harsh life within the Cascades Female Factory in 1833.

This exciting and dramatic visitor experience runs for approximately 45 minutes and brings to life the extraordinary story of the convict women and their children who were incarcerated at the World Heritage-listed site.

Her Story is performed by two actors, one portraying the woman whose story is being told, and the other male actor playing the parts of overseer and a doctor.

Women were incarcerated at the Female Factory as punishment, to be reformed, or while waiting to be assigned as servants to free settlers.

Forty (40) seniors from throughout the municipal area are booked on the trip.

### Southern Tasmanian Student Leaders' Conference 2019

Council, together with the Pop Up Book Stall (PUBS) will sponsor a bus to transport school leaders from Swansea, Triabunna and Orford Schools to attend the Southern Tasmanian Student leaders Conference to be held at Huonville on Wednesday, 9<sup>th</sup> April. PUBS has generously donated \$520 from the sale of books towards the cost of the bus.

Participants come from schools all over Southern Tasmania to attend this conference which provides the students with an opportunity to engage with keynote and panel speakers and activities to learn, hear, write, draw, think and reflect about leadership in today's context. They will refine their own previous concepts of leadership, practise some focussed leadership skills in workshop situations and reflect on their current skills, as well as on the learning process they have experienced.

Feedback from past conferences indicated that students value the time to think deeply and socially about their roles in their schools with peers from similar situations.

### Reclink Football

Glamorgan Spring Bay Council works collaboratively with Reclink Australia and Southern Midlands Council to provide students at Oatlands (Southern Midlands Hawks), Campania/Bothwell (Cats), Tasman (Crows) and Triabunna (East Coast Roos) with an opportunity to play some competitive football and to mix socially with their opponents at a barbecue following the games. Approximately 120 players participate and the teams consist of a mix of both girls and boys.

The roster commences in May and there is one match each month which culminates in a Gala day in September each year. The first Reclink games for 2019 will be held on Thursday, 2<sup>nd</sup> May. The games are all played at Southern Midlands Council's Campania football oval and parents and community members are encouraged to come along to support their teams.

Reclink Australia provides all the football gear and clothing for the players.



### Pop Up Book Stall (PUBS)

The Pop Up Book Stall (PUBS) has again very generously made a donation of \$1,620 to Council towards activities for seniors and youth in our area.

In December Council staff took 42 seniors to the Evandale Market and part of the donation was used to cover the cost of the bus which was \$1,100. The Evandale Market is always a popular trip before Christmas for seniors in our area and everyone reported that they had really enjoyed the day.

The balance of \$520 is being used to take students to the Student Leaders' Conference at Huonville on 10<sup>th</sup> April.

Council is very appreciative of the donations made by PUBS since their commencement in 2015 which amounts to approximately \$5,000.

### Rural Communities Program – Medical Students

Each year a number of second year medical students spend a week in Triabunna as part of the Rural Communities Program. The program is usually held in April/May each year but for 2019 it has changed to later in the year and will now be held the week commencing 16<sup>th</sup> September.

### Community Small Grants Programme

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	141/18
Spring Bay Youth Hub	\$1,000	142/18
Lions Club of Spring Bay	800	150/18
Orford Community Group	330	
Spring Bay Clay Target Club	\$1,000	
The Spring Bay Studio & Gallery	\$1,000	
Pop Up Book Stall	294	
<b>Total</b>	<b>\$13,019</b>	

## 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.

TasWater will be providing the sewer connection to the new toilets.

The steel foundations for the disabled accessible toilet and the gangway access supports have been installed ready for the steel frame.

The turpentine piles and timber bearers for the main ‘Loo with a View’ are positioned ready for the installation of the main frame.

- **Triabunna Recreation Ground**

Construction has commenced on 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 male and female toilets and disabled accessible facilities. The concrete slab and foundations are down. The steel work for the mainframe and steel trusses are under construction. Timber framing for the toilet extensions are under way.



*Image: Triabunna Recreation Ground Clubrooms Extension*



- **Bicheno Gulch Toilet**

An application has been lodged with Crown Land Services for approval to construct an additional two toilets to the existing disabled accessible toilet at the Gulch Bicheno.

Crown Land Services have acknowledged the application but have not issued approval yet.

- **Bicheno Ambulance**

An application has been made to Crown Land Services for land acquisition at the top end of Sinclair Street, Bicheno. This land would be used to construct a new Ambulance Station to accommodate two ambulance appliances in preparation for a paramedic to operate out of Bicheno. The new building will also include a small accommodation area and a training room.

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
<b>Total Buildings Listed</b>	<b>91</b>		<b>91</b>



## 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 new concrete ramp has been organised for an installation sometime in April or May. The floating landing pontoon will be installed later in the year.

### Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.

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)	23
Marina Berths occupied by Recreational Boats (Triabunna)	81
Marina Berths occupied by Ferries or Tour Boat operators	4
Waiting list for Large Commercial Fishing Boat Berths (Triabunna)	6
Waiting list for Recreational Boat Berths (Triabunna)	11



## 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

The review of the draft Prosser Catchment Plan is ongoing.

#### 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. This working group is on hold until NRM South have clarity moving from the federal government.

#### 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 the tender re-submission to the Australian Government's National Landcare Program Regional Land Partnerships Program. Moulting Lagoon has been clearly identified by the Federal Government as a priority for a four year funding proposal. The Apsley Marshes Ramsar Wetland is also eligible for inclusion in the project proposal. An overall draft project proposal is nearly complete. This project is being designed to impact measurably on the Regional Land Partnerships Program Outcome 1: *By 2023, there is a restoration of, and reduction in threats to, the ecological character of Ramsar sites, through the implementation of priority actions.* The tender for the southern Tasmanian NRM region re-opened on 25<sup>th</sup> February and will close on 8<sup>th</sup> April.

Further information about the Regional Land Partnerships Program and Outcome 1 (Ramsar) is available here <http://www.nrm.gov.au/regional-land-partnerships>

*Continue to implement the GSB Weed Management Plan.*

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

The weed control works for State Growth for 18/19 are well underway and on schedule for completion by the end of April. Additional works to control introduced mainland native along the Coles Bay Road are currently being quoted for.

Site visits and assistance with mapping and development of weed plans for landholders with Serrated Tussock are ongoing.

*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.

#### Australian Government Grant, Department of Agriculture and Water Resources: Communities Combating Pests and Weed Impacts During Drought Program – Biosecurity Management of Pests and Weeds.

In a very short timeframe (deadline 15 February), staff were able to compile an application for this Australian Government grant program in collaboration with Tasman Council. The project proposal for Glamorgan Spring Bay includes assistance with serrated tussock control measures for 10 primary producers, some sowing of pasture to decrease serrated tussock re-growth and a field day. Biosecurity Tasmania's Invasive Species Branch have provided a letter of support for this project proposal. It is anticipated that we will be notified in April or May as to whether the application was successful.



Further information about this grant program is available online here

<https://www.communitygrants.gov.au/grants/communities-combating-pests-and-weed-impacts-during-drought-prog>

*Ensure that Council continues to meet relevant NRM legislative obligations and communicate 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

The next GSB NRM Committee meeting will be held on Wednesday 8<sup>th</sup> May from 10am at the Iluka Tavern in Coles Bay.

The GSB NRM team continues to provide support to other community groups including the Bicheno Earth and Ocean Network, the Friends of the Bicheno Penguins, 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 with Crown Land Services, TasWater and TasNetworks.

Council staff attended a community meeting discussing the issues impacting upon Little Penguins in Bicheno. A Friends Of The Penguin community group has been formed and council staff will work with the group, PWS and other relevant stakeholders such as the Earth and Ocean Network and the BCDA on actions to look after penguins. This initiative builds upon work by council, BirdLife Tasmania and many others over the years,

Discussions ongoing with Crown Land Services regarding a more cooperative and strategic way forward with regards to managing Crown Land across the municipality. Fire and weed management continue to be priority issues of concern on unmanaged Crown Land.

DPIPW's Invasive Species Branch are holding an *Invasive Species Network Get Together* in Campbell Town in April. This is an opportunity to engage with staff from other Tasmanian local government areas who are also dealing with weeds and other invasive species.

*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. Phase 2 of the project is currently being developed. Phase 2 is focused on embedding considerations of climate related risk in council strategic and financial planning, risk management and corporate governance arrangements.



As a working group member we are currently involved in the call for tenders for the Regional Coastal Hazards projects being rolled out by the Regional Climate Change Initiative (RCCI). A council workshop on the above projects should be considered in the upcoming months.

#### Cities Power Partnership

One potential area of emissions reduction for GSB is participation in electric vehicle uptake and charging proposals currently being formed in Tasmania. Council's Sustainability Officer and Councillor Keith Breheny met with a representative of Electric Vehicle of Tasmania Assoc. to discuss the possibilities of a fast charging station on the East Coast. Swansea has been judged as the best location to enable electric vehicles to achieve the best driving range. A report with further details has been prepared and included in this agenda.

*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*

Clean Up Australia Day 2019 was held on March 3<sup>rd</sup> however sites can be registered year round. The NRM team usually lead a clean up event on one illegal dumping site each year. We also alternate between the north & south of the municipality when choosing a site and invite collaboration from other government agencies and community groups. This year the site will be at Little Swanport. The site was substantially cleaned up during the Great Eastern Clean Up in October 2018. However there is still an amount of rubbish remaining due to the scale and longevity of this site as an illegal dumping hotspot and the difficult terrain. It is important to complete the clean up of this site to clearly send a message that this site is NOT a rubbish dump. Particular acknowledgement must be made of the efforts contributed to this clean up to date by Little Swanport Oyster growers. Oyster Bay Oysters, Marine Culture and Shellfish Culture. Planning for Little Swanport Clean Up is underway.

The 2019 Swansea Country Fair will be held on Easter Saturday (20<sup>th</sup> April) at Swansea Primary School. Staff will be attending and the focus of our display this year will be native plants of Glamorgan Spring Bay.

*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 with regard to biodiversity issues as required.

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

Ongoing as opportunities arise.

An opportunity has arisen for plastics pollution solutions education in our schools including opportunities for broader community involvement. Council's Sustainability Officer is currently negotiating funding and specific projects for each school. Sponsorship has been secured for Triabunna & Orford Schools and Swansea & Bicheno Schools are keen to be involved but full funding is yet to be confirmed. This project will occur in early April. Dates for all schools have been scheduled.

*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 native flora and fauna 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 and until council staff have undertaken the appropriate accredited training and policy/procedures developed.



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.

*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.

<p><b>Recommendation:</b> That the Management Reports be received and noted.</p>
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## 6. Section 24 Committees

### COMMENTS:

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

- 6.1 NRM Committee Meeting Minutes – 13<sup>th</sup> February, 2019 (Draft)
- 6.2 Marine Infrastructure Committee – 24<sup>th</sup> September, 2018
- 6.3 Triabunna Recreation Ground Committee Minutes – 5<sup>th</sup> December, 2018

Daniel Smee  
Acting General Manager

**Recommendation:**

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



## 6.1 NRM Committee Meeting Minutes – 13<sup>th</sup> February 2019 (Draft)



# GSBC NRM Committee Meeting No. 62 Minutes

**Swansea Town Hall**

**Wednesday 13<sup>th</sup> February, 10:00am**

### 1.0 PRESENT

David Tucker (Vice and Acting Chair), Cynthia Maxwell-Smith (GSBC Sustainability Officer), Nicky Meeson (GSBC Biodiversity Officer), Rosie Jackson (GSBC NRM Officer), Terry Higgs (GSBC), Alena Hrasky (PWS Freycinet), Jane Wing (Orford Community Group), Alan Morgan (Coles Bay), Hayden Dyke (Oyster Bay Oysters), Gary Stoward (Dolphin Sands), Kath Hitchcock (PWS Triabunna Field Centre), Sergeant Marcus Pearce (Tasmania Police), David Bromfield (NRM South), Tim Stephens (Tassal), Robyn Moore (Dolphin Sands Ratepayers Assoc.), Diana Nunn (Coles Bay).

### GUESTS

Rebecca Kelly (Consultant for NRM South, isNRM), Donna Stanley (PWS), Stuart Loone (Spring Bay Destination Action Plan Committee)

### 2.0 APOLOGIES

Councillor Cheryl Arnol (Chair) Mel Kelly (GSBC Manager Natural Resources) Kate Hibbert (Department of Defence), Judy Broadstock (Bicheno Earth & Ocean Network), Rose Jarvis (Bicheno), Derek Madsen (*Banwell*), Councillor Annie Browning.



The Chair welcomed new Committee member Robyn Moore from the Dolphin Sands Ratepayers Association and introduced the rest of the Committee to her.

### **3.0 Nominations for Chair and Vice Chair**

David Tucker vacated the Chair.

Cynthia asked if we had a quorum. Terms of Reference were consulted and the answer was yes, we did have a quorum.

Rosie called for nominations for position of Chair.

David Tucker nominated Cheryl for the position of Chair (Cheryl advised David that if she was nominated in her absence he could accept on her behalf)Seconded Diana Nunn.

Rosie called for any further nominations or objections. None were received.

Councillor Cheryl Arnol elected unopposed to position of Chair.

Rosie called for nominations for Vice Chair

David Bromfield nominated David Tucker. Seconded Jane Wing.

Rosie called for further nominations or objections. None received.

David Tucker accepted the nomination and was elected unopposed to the position of Vice Chair.

Rosie thanked Cheryl and David T.

David T took the Chair.

*Tim Stephens and Kath Hitchcock arrived 10.15am.*

### **4.0 CONFIRMATION OF PREVIOUS MINUTES**

Confirmation of previous minutes from GSB NRM Committee meeting no. 61:

**Moved:** Hayden Dyke      **Seconded:** Kath Hitchcock      *Carried unanimously.*

### **5.0 MATTERS ARISING FROM THE MINUTES OF LAST MEETING**

**Following the local government election, submit the revised Terms of Reference to a Council meeting agenda and enquire about the revision of Section 24 Committee Guidelines.** Rosie advised that the draft revised Terms of Reference was submitted and passed by Council in January 2019. Rosie also reported that Council's Executive Officer has advised that a review of Section 24 Committee Guidelines is to be conducted by Council.

Alan asked what had motivated the revision of the Terms of Reference.

David T. The main thing is to clarify and open up the opportunity for stakeholder participation. The previous Terms of Reference wasn't set out clearly with the wording excluding some potential committee members. The revised section was Committee Structure Section 2.1. David asked if there were any other queries relating to the T.O.R. There were no further queries.

*Gary Stoward arrived 10.20am*



**Follow up with CLS regarding follow up weed control and walking track development on unmade road reserves in Swansea.** David T commented that in his understanding this matter included other towns in the municipality, not just Swansea. Terry reported that the new Crown Land Services officer would be coming up to the area soon. Rosie noted that the CLS regional divisions had been altered and the new officer's new northern boundary would exclude Bicheno & Coles Bay from his area. David T explained there'd been a proposal around for some time about using some of the unmade road reserves for walking tracks for the use of residents and visitors. In Swansea there are already a couple of unmade road reserves that had been developed as walking tracks but more opportunities existed. David T cited Orford as a good example with 4 – 5 kms of tracks developed for walkers and cyclists. Terry agreed saying the tracks in Orford are extremely popular. The matter is in progress and will be carried over.

**Ask a representative from the STCA Waste Group to attend a future Committee meeting to discuss their current projects.** Who: Mel...Carried Over.

**Request that the Fuel Reduction Unit attend a future meeting to present to the Committee.** Who: Mel. Carried Over...Alena said they would be more available in winter.

**Email the Invasive Species Branch regarding the State Government's commitment to a \$5 million weed fund.** Who: Mel. Carried Over ...David B said there is an orange hawk weed project coming on via the ISB.

**Circulate information to the Committee regarding Chilean needlegrass.** Who: Mel...Carried Over.

**Email neighbouring Councils regarding priority weed control in local government boundary areas.** Who: Mel...Carried Over

**Invite the Maria Island Master Plan Project Manager to speak to the Committee.** Who: Mel. Done. Donna Stanley is a guest presenter at today's meeting.

## 6.0 COMMITTEE CORRESPONDENCE

### Outgoing:

Nil further.

### Incoming:

- Expression of Interest from Robyn Moore to join theNRM committee as DRSA rep.
- Email from Council's Executive Officer to all Section 24 Chairs and Vice Chairs advising of new Council representatives on the S24 committees. Council reps for NRM committee are now Councillors Cheryl Arnol and Annie Browning.

## 7.0 BUSINESS ARISING FROM CORRESPONDENCE

Rosie commented that Councillor Browning was previously representing the East Coast Primary Producers Assoc. and may not be permitted to wear two hats however Councillor Browning will have to clarify this.

David T mentioned that a lot more correspondence is forwarded regularly to the Committee from Mel

## 8.0 COMMITTEE ROUND TABLE (Agenda adjusted as the first guest speaker had not arrived yet)

**Nicky:** Attended the recent public meeting at Bicheno convened to discuss penguin kills. The two main issues are dog attacks and tourists behaviour. Nicky has joined the newly formed group 'Friends of Bicheno Penguins'. Nicky has joined as a private person, not a Council rep although has accepted the role of being the Council liaison person. One of the solutions put forward by the group is the need for a full time Council employee/compliance officer at Bicheno. The group are also researching other penguin groups around the state.



Nicky also reported that WildCare are having a 20 year anniversary celebration in early March which will include a weedbuster walk around Coles Bay. Nicky wasn't 100% sure but thought you might need to be a WildCare member to register. Nicky & Terry will be attending as Council NRM reps to assist with the weedbuster walk.

**Terry:** His role has changed and he now works two days for Council's NRM Department and two days for Council's Works Department.

**Hayden:** Acknowledged and thanked Council's NRM team for their response to the weeds project funding announcement and the work they are doing with landowners to create a proposal for a serrated tussock project.

Hayden also drew the Committee's attention to what he identified as 'a gaping hole in planning' - Hayden referenced the lack of effluent requirements at a piggery at Little Swanport and the potential impact on water quality in the estuary. Hayden wanted it known that he was not attacking the individual but rather the lack of requirements for 'low impact agriculture' in the planning scheme.

David T said he has had discussions with the owner of the piggery and understands that he is undertaking earthbuilding and other works to capture runoff and is seeking funding to assist with the costs of this. David T noted that in this case it is fortunate that the individual is acting in a responsible fashion.

Nicky suggested that Hayden needs to discuss his concerns with Council's planner.

Kath Hitchcock also noted that the piggery owner is not operating on any Parks & Reserves areas and his operations are wholly within his own property.

**Tim Stephens:** This time of year there are a lot of sharks in the area, particularly in Mercury Passage. Tassal staff have noticed a 3 – 4 metre white pointer. Do we have a way of communicating such information to the community?

Alena says communication regarding shark sightings is done through Tas Police. Parks are currently discussing with Police, ways that facts can be double checked to avoid false alarms. At this stage anyone can report a sighting and no verification is required before an alert is issued.

Tim said Tassal wants to do what they can to contribute to public safety.

**Diana Nunn:** There are blackberries growing at Coles Bay. Are they included in the Wildcare weedbuster day?

Nicky said the Weedbuster Walk is only a three hour activity so only certain weeds will be targeted. Blackberries might be too difficult to manage within a short volunteer activity.

Diana also said that Council staff need more education about weed management. She had observed Council staff carefully mowing around weeds and generally leaving weeds unmanaged.

Diana also said that Swansea School was looking forward to more feedback and results from the Great Eastern Clean Up and were very much looking forward to Plastics Pollution Solutions education currently being organised by Cynthia.

**Jane Wing:** Orford Community Group received a small grant from Council to purchase wax wrap making equipment. They have already done a couple of workshops and wrap making sessions in schools and were available and keen to do more. A nominal cost for the wraps would be required.

**David Bromfield:** NRM South have been through a complete restructure and have gone from three staff to nine currently. They are focused on rebuilding relationships and hoping to re-tender to the Australian Government very soon.

**Alena Hrasky:** Different people represent Freycinet Parks & Wildlife Service at NRM Committee meetings depending on who is available and the content of the meeting. Parks are also involved in the community response to the penguin situation in Bicheno.

Nicky said Friends of Penguins Bicheno group would like to appoint a specific Parks liaison person.

**David Tucker:** Attended the meeting at Cranbrook held on 12<sup>th</sup> Feb to discuss water usage for Swan River. The meeting was facilitated by Dept of Primary Industries, Parks, Water & Environment. David said it was a positive meeting with all present agreeing that water take from the Swan needed to be metered.

David also brought up the topic of toilet facilities at popular visitor sites and asked if Parks have any knowledge or plans to deal with this issue.



Kath reports that PWS are in the initial stages of assessing which areas are high priorities for public toilets. Little Swanport and Spiky Beach are two of the sites being considered.

The issue of who is to pay for extra toilets is yet to be decided. Great Eastern Drive representatives would prefer toilets be installed at every site but Kath says Parks focus is on the main tourist sites.

Alena reports that the Freycinet Master Plan is looking at toilet issues and that some upgrades such as Friendly Beaches may come under existing funding.

Kath also commented that the cost of installing new toilet infrastructure is not the main issue but rather the ongoing maintenance which is a problem.

Alena commented that Parks money is strictly allocated for discreet and specific projects and agreed with Kath that the ongoing maintenance costs and issues are complex.

Alan commented that tourism money is coming in to the state and agrees with David T that this Committee should put pressure on the Tourism minister to fund toilets.

Nicky said that the Mayor has said publically that if we want money she has the ear of Minister Guy Barnett.

David T asked if this Committee should specify sites where we wanted toilets.

Alan said no. We shouldn't do details yet but focus on the principle.

Nicky asked if we had a tourism rep on the Committee.

Rosie replied that we had approached tourism and were yet to secure a rep for the Committee.

Jane made the comment that the Raspins Beach toilets are used mostly by visitors yet Council is responsible for paying the substantial TasWater rates. Begs the question about who pays for the ongoing costs of new toilets.

Alan moved a motion that this Committee expresses its concern at the lack of toilet infrastructure on the Great Eastern Drive and neighbouring areas to the Minister for Tourism, Premier Will Hodgman. Gary seconded the motion. All present agreed.

Robyn said that the Terms of Reference for the Committee recommend that we have a representative from tourism. Follow up is required.

Alena suggested Donna Stanley might have something to add to the toilet discussion.

David T also noticed in Council Minutes discussion regarding an electric vehicle fast charging station for GSB. David says this needs to be located in Swansea or Bicheno.

Cynthia explained that a report on the EV charging station was in process and that a recommendation would be made to Council that the charging station be located in Swansea

***The Chair introduced Rebecca Kelly who is the consultant employed by NRM South to work on the Ramsar Wetland project which is a huge and complicated tender.***

**9.0 Rebecca Kelly:** Regional Land Partnerships is the Australian Government 5 year program that regional NRM bodies could tender for. NRM South were unsuccessful with their previous submission as were other NRM regions including Cradle Coast and all of Queensland. NRM South received feedback and have restructured and developed new proposals. Funding if successful will be for four years, starting in July 2019. Federal Government are focused on very specific outcomes. Ramsar Wetlands is one of the focuses. Specific threatened species are another focus. There is also a key focus on monitoring and evaluation.

Gary asked if there had been preliminary funding to prepare the tender.

Rebecca said no however Council staff have contributed significant time into mapping and planning and costing. Tas Land Conservancy have also contributed time. Rebecca is paid by NRM South as a contractor. This is not via a grant. This is a service contract. Rebecca made the point that the Federal Govt are operating from 'a very different world view' from previous funding rounds. Successfully funded regions have had to do up to 6 months of planning before they receive the first funding amount.

David T referenced the meeting at Cranbrook regarding Swan River water usage and the concerning graphs that showed the quantity or lack thereof of water flowing into Moulting Lagoon. The consensus at the meeting was that all irrigators need to be metered. The metering can easily be accomplished however the concern is with the timeframe.



The meeting was told not to expect anything within 18 months and no-one was willing to monitor the meters once installed. Water quality and quantity are the biggest threats to Moulting lagoon.

Rebecca suggested leveraging the Ramsar project to pressure the state govt. to create a water management plan and improve data which we all know is lacking. Rebecca said "Let's build the story."

David T: There is now water quantity monitoring at the Melrose dam and The Grange but there's no monitoring for quality except for occasional monitoring at The Grange and MelShell Oyster lease. It is a no brainer that regular monitoring of quality needs to be implemented to protect the site.

Terry expressed concern that the upcoming Federal election would potentially disrupt the funding.

David B: This can't happen. A contract must be honoured.

Alan: Is there a risk of reinfestation of gorse and boxthorn?

Rebecca: Yes. From outside exclusion zones. There's always a need for maintenance and adjoining land owners to contribute by doing their own weed management work.

*Chair thanked Rebecca for her presentation,*

*12 pm – 12.10pm - Short break for coffee*

*12.05 pm Councillor Keith Breheny arrived and joined the meeting as an observer until 12.25pm*

#### **10. SUSTAINABILITY REPORT (brought forward to make use of time before lunch arrives)**

Cynthia noted overall volume for litter collected during the Great Eastern Clean Up (GECU) had been revised upwards due to underestimations at Joe's Hill and Nelson's Creek. The revised quantity is now 89.9 cubic metres and has there has also been follow up visits to Joe's Hill by Sustainable Timber Tasmania who have removed another 10 cubic metres plus a car body. As noted earlier there is a report and update on the electric vehicle charging station coming soon. The Electric Vehicle Association of Tasmania are also holding an event called Elektrikana in Hobart on March 3<sup>rd</sup> to promote and demonstrate EV's and e-bikes. Cynthia is currently organising a schools visit from Plastic Pollution Solutions to take place in early April. Tassal have generously agreed to sponsor the activity at Orford and Triabunna Schools and funding for Swansea and Bicheno is still being sought. The cost for each school is in the region of several hundred dollars. The Clean Up Australia Day activity this year will take place at McKays Rd, Little Swanport. This site was cleaned up by Little Swanport oyster growers during the Great Eastern Clean Up but due to difficult terrain and the extent of the illegal dumping over many years, there is still an amount to be cleaned up. As usual the CUAD activity is planned as a collaborative project. The Marine Debris Working group, a sub group of the NRM committee, and organisers of the GECU, have decided that they would like to run the clean up again this year and preferably in August.

E-waste drop off at the transfer stations has been very popular with over 1100 kilograms of e-waste collected late last year. This does not include the substantial quantity of e-waste which is currently in the skips awaiting collection. As Council pays \$1 per kilo to have the e-waste taken away and recycled according to strict environmental and resource recovery methods, this free to the public service is quite expensive. When you consider we pay \$30 a tonne to dispose of landfill at Copping the \$1,000 a tonne e-waste cost is not cheap. However it is very important and environmentally and socially responsible to keep e-waste out of landfill. Council's Manager Works and Waste Management met with Councillors on-site at Swansea and Orford recently to discuss the tip shop. It's progressed but outcomes yet to be decided. Composting and alternative methods to deal with green waste were being investigated.

Alan commented that various technologies exists such as the vertical rubbish composting system on Norfolk Island and a New Zealand system that involved trenches, burning and air blowers.

Cynthia brought in a bin spring to show Robyn from the DSRA as Cheryl had mentioned that such devices existed.

Robyn commented that more bins were needed at Dolphin Sands and that the DSRA had paid for skips over summer. Observed that there was less rubbish on the beach.



There was some discussion about whether more bins or skips were the answer with people commenting that even skips had overflowed during summer and relief when some were taken away.

## **12.30 – 1pm LUNCH**

*Chair welcomed Donna Stanley*

### **11.0 Guest Speaker: Donna Stanley – Maria Island Rediscovered.**

This is a State Govt election project with an objective to improve the visitor experience and includes conservation of the convict site and contributing to the economic growth of the Spring Bay Community. The project budget is 5.83 million dollars over 5 years from 2018 – 22. It sounds like a lot but over five years and with the extent of works needed it won't go far. The Maria Visitor Experience Plan celebrates the spirit of mystery and sublime isolation. Principles of the plan include natural assets, self discovery, isolation, a place for all (with less effort required) innovative and immersive, locally and regionally contextual. No cars are planned and transport plans refer to walking, bicycling and possible water taxis in the future. Food and beverage availability is probably needed but that requires significant planning. Also looking at supplying 'change of mind' packs. 'Change of mind' is basically a euphemism for missing the last ferry back to Triabunna. At the moment Parks staff look after people accidentally marooned by providing blankets, food etc out of the goodness of their own hearts. 'Change of mind' packs can cater for this eventuality.

Donna also mentioned that the revised draft Freycinet Master Plan should be released for comment in March.

David T asked what the fuel reduction plans for Maria Island were.

Kath: Fuel reduction plans for Maria were currently being hampered by the presence of 40 spotted pardalotes which basically inhabit the whole island. Specialist advice is being sought.

*Chair thanked Donna and welcomed Stuart Loone.*

*Hayden Dyke left the meeting at 1.30pm*

### **12.0 Guest Speaker: Stuart Loone – Chair of Spring Bay Destination Action Plan Committee**

Destination Action Plan Committees were established so that small community led and region specific initiatives could be developed. The Spring Bay Destination Action Plan or DAP group is focused on four main projects. Familiarisations for local operators, maps of the Spring Bay area, ongoing visitor surveys and the Maria Island pledge. The Maria Island pledge was informed by previous pledges such as the Palau Pledge and the Icelandic Pledge. The SB DAP group worked with a local writer and the pledge is also translated into Chinese. Stuart made an interesting point that some people had perceived the inclusion of 'selfie sticks' as a negative, less poetic, and somewhat jarring use of language. However it seems that the use of 'selfie stick' has actually resonated with the target audience and perhaps contributed to its news worthiness. The pledge has been a news item in local, national and international media. 'Mabel the Wombat', the 'face' of the pledge looks great on merchandise as well. So far several hundred people have signed the pledge and the 1,000<sup>th</sup> person to sign will win a prize of an annual Parks pass. Stuart ran a little competition with the prize being a Mabel mug which Tim Stephens won.

*Chair thanked Stuart.*

### **13.0 TREASURER'S REPORT**

There was no Treasurer's Report as Mel is on leave and had not managed to complete one before she left.

### **14.0 GSBC NRM DEPARTMENT REPORTS**

As usual, Department reports are available on the Council website in the monthly Council agenda's. The Chair stated that these reports had also been circulated to the Committee via email prior to the meeting and asked if there were any comments or questions.

No comments were made.



## NEXT MEETING

Location: Rosie suggested Coles Bay be the location for the next committee meeting. All agreed.

*Marcus Pearce arrived at 2pm*

*Diana Nunn left the meeting at 2pm*

### 15.0 BushWatch – Sergeant Marcus Pearce

Not much to report. As a result of the Great Eastern Clean Up an illegal dumping offender at Bresnehans Rd area was identified and has been dealt with. The infringement notice was commuted to a caution as the offender admitted to the offence. There was also a prosecution for depositing ash at McNeil's Rd which resulted in a fire. There have been recent reports of break ins at Dolphin Sands but it is hard to know exactly when the break ins occurred as often there is significant time elapsed between visits by property owners. Burglaries at Bicheno and Swansea have occurred but the villains have been charged and the matters are all cleared up. There were also posts illegally removed at Bagot Point to allow vehicle access.

Cynthia reported for the attention of Kath & Marcus that a fireplace had been reported at the top of Spiky Beach Reserve. Cynthia wondered if fire ban signs were also visible at the entrance to the reserve as well as the lower carpark.

Robyn said she had also noted the burnt area at Spiky Beach.

Alena reported that other camp users were usually very good at reporting unauthorised camp fires.

Robyn suggested removing posts to allow one site for camping at Bagot Point

Marcus said that he did not think people who stopped for one night in self contained campers was necessarily an appropriate matter for policing and that there had been no recent reports of vehicles on beaches.

Robyn also said that it was fortunate that the recent high tides had flushed out the tidal lagoon at Bagot Point as it was becoming very low due to the rock barriers and the fish would have died.

Gary said there had been quad bikes observed on Nine Mile Beach recently.

Chair thanked Marcus for providing the Bush Watch report.

*Meeting closed at 2:30 pm.*

## NEXT MEETING

**Next Meeting Location:** Coles Bay (venue TBC)

**Next Meeting Date:** Wednesday 8th May 2019

## ACTION ITEMS

1. Follow up with CLS regarding follow up weed control on unmade road reserves. Who: Mel.
2. Follow up with CLS regarding walking track development on unmade road reserves in Swansea. Who: Mel.
3. Ask a representative from the STCA Waste Group to attend a future Committee meeting to discuss their current projects. Who: Mel.
4. Request that the Fuel Reduction Unit attend a future meeting to present to the Committee. Who: Mel.
5. Email the ISB regarding the State Government's commitment to a \$5 million weed fund. Who: Mel.
6. Circulate information to the Committee regarding Chilean needlegrass. Who: Mel.
7. Email neighbouring Councils regarding priority weed control in local government boundary areas. Who: Mel.
8. Write to Premier Will Hodgman re toilet infrastructure as per the motion put by Alan. Who: Committee/Mel.
9. Follow up on finding a Tourism representative to join the Committee. Who: Mel.

Signed by the Chair

Date:



## 6.2 Marine Infrastructure Committee Minutes – 24<sup>th</sup> September 2019

### Venue: Triabunna Council Chambers Monday 24 September, 2018

#### 1. Present & Apologies

Present: J Hall (Chair), Clr M Fama, C Barney, J Burke, N Carins, H Harris, P Warner, D Wisby.

Members of the Public: Nil

Meeting Opened: 12:30 pm

Apologies: Clr J Crawford, J Spencer, Constable C Chivers.

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

Absent: Nil

#### 2. Confirmation of minutes 28 May, 2018.

Minutes from the meeting 28 May, 2018 are to be amended to indicate D Wisby voted Yes when confirming the minutes of the meeting 26 February, 2018.

**Moved:** C Barney, **Seconded:** D Wisby Carried that the amendment to the minutes will read as follows:

Carried (4 votes to 0).

**Moved:** C Barney **Seconded:** M Fama that the minutes of the previous meeting be confirmed as a true and correct record.

Carried (4 votes to 0) (H Harris abstained from voting as he was absent from the previous meeting.)

J Hall welcomed and introduced Mr Nathan Carins and Mr John Burke to the Committee, they both spoke briefly to the Committee.



### 3. Business arising from last meeting

- i. M Fama, regarding Item 4(c) did Mr G Elpinstone receive his resignation acceptance letter?  
J Hall advised that Mr Elphinstone is aware of what is happening with the current Committee.
- ii. J Hall, regarding Item 4(d) asked had the proposed Fees & Charges 2018-2019 been approved by Council?  
A O'Leary advised yes they had been.

### 4. Other Business

#### (a) Update from A O'Leary.

A O'Leary's presented his report Committee. (Copy attached).

M Fama, asked who owns the boatramp at One Tree Point, Triabunna?

A O'Leary advised Council owns this boatramp.

P Warner, advised that Council have recently rezoned some of the business' in the area of the Bicheno Boatramp, of which carparking was supposed to be addressed.

A O'Leary advised that he was aware of a parking plan which Council's Development & Compliance Manager, Mr Shane Wells had drawn up and presented to Council's Works Manager, Mr Tony Pollard.

D Wisby advised that Council could have a dedicated person dealing with parking under Council's By-Law. With Council's By-Law currently up for renewal this would be the opportune time. Perhaps one person per town could be appointed as Authorised Officers for the purpose of parking.

Parking at Coles Bay boatramp was discussed at length.

J Hall asked had any research be carried out regarding charging for parking at the boatramps?

A O'Leary advised that would be up to Council to discuss.



**Motion:** Councilors work, with community, parks staff, relevant Council staff & Marine Infrastructure Committee members to improve parking, potential expansion & signage at boatramps throughout the municipal area & the Triabunna wharf.

**Moved:** D Wisby

**Seconded:** H Harris

**Carried:** Unanimously.

A Discussion was held regarding members of this Committee conducting a site meeting at Coles Bay with the residents, ratepayers and community members.

J Hall queried the broken fenders at Prosser River boatramp.

A O'Leary advised that these have been repaired.

M Fama asked if we still have a berth in the Triabunna Marina for visiting yachts? A O'Leary advised yes various berths.

A discussion took place around the *Lady Nelson* possibly visiting the Triabunna Port early next year and berthing at Deep Water Jetty.

J Hall enquired as to how the Prosser River stabilisation project was going?

A O'Leary advised its progressing really well, the project has been successful.

A couple have bags have sunk, there will be new bags placed on top of the existing sunken bags, but otherwise the bags are standing up to the storms.

**1:55pm P Warner left the meeting.**

M Fama asked would these sandbags be feasible for Gordon St, Swansea Boatramp?

A O'Leary advised that feedback he has received from MAST is because they (MAST) have spent so much money on the Jubilee Beach boatramp at Swansea, the Gordon Street boatramp is not a priority.

**5. Round Table Discussion/Any Other Business**

i) J Hall tabled Clr J Crawford's email dated 24/09/2018 for discussion.

ii) G Laredo is concerned about the safety and wellbeing of children at the loading & unloading area of the Triabunna Marina as well as the area around the Coffee Van located at the Triabunna Marina. Especially the speed of vehicles in this area. Some bollards would solve the issue near the Coffee Van.

H Harris suggested temporary bollards be installed.

A O'Leary suggested we request fold down bollards be installed as a more permanent solution.

H Harris – Salmon's strait signage, orange pegs in the bay? Is it a private marina?

A O'Leary advised no he thinks it the University of Tasmania.

M Fama –The incoming Council needs to look at the dates of these Committee meetings. They need to be timed with the Council Agenda.  
J Hall advised that the Councillor Representative of Section 24 Committees is supposed to report to Council after the meetings.  
A discussion took place with D Wisby clarifying what the process is and what is supposed to happen.

**Motion:** In line with the recommendation with the Harbour Master that temporary bollards be installed adjacent to the coffee van for traffic management & safety purposes.

**Moved:** D Wisby

**Seconded:** Clr M Fama

**Carried:** Unanimously

iii) C Barney advised the Committee that MAST have installed a visitor mooring at Swansea last week.

Wished to advise A O’Leary that Timber bollards have snapped off at water level at Gordon Street, Swansea, boatramp.

## 6. Next meeting

The next scheduled meeting will be held **26 November 2018** at 12:30pm, Triabunna Council Chambers.

**Meeting Closed: 2:44pm**

**CONFIRMED** as a true and correct record.

**Chairperson:** .....

**Date:** .....



## 6.3 Triabunna Recreation Ground Committee Minutes – 5<sup>th</sup> December 2018

# GLAMORGAN SPRING BAY COUNCIL

## Section 24 Advisory Committee Meeting Triabunna Recreation Ground

**MEETING HELD** – *Wednesday 5<sup>th</sup> December, 2018 - Triabunna Recreation Ground*

**MEETING OPENED:** 5.35 pm

**PRESENT:** Tony Pollard – Manager Works’, Steve Davies, Phil Giffard, Jim Walters,  
Councillor Jenny Woods, Jan Sweet

**APOLOGIES:** Neil Edwards, Councillor Michael Kent

**ABSENT:**

**CONFIRMATION OF LAST MINUTES: (5<sup>th</sup> September, 2018)**

Moved: Steve Davies

Seconded: Jim Walters

**CORRESPONDENCE IN:**

- Email from Kim Samin following up previous request for ANU booking re: hiring facility for archeological dig as per previous years from 5-26 January, 2019.

**CORRESPONDENCE OUT:**

- Invoice to Council for \$10,500 for annual operating costs for facility.

**MATTERS ARISING FROM PREVIOUS MINUTES**

- Steve advised current power charges average \$30-\$40 per day. Ben Jones to give prepare quote to replace lights/bulb to 100 lux minimum on oval.

**TREASURERS REPORT**

*Upgrades Financial*

Opening Balance	\$	55,482.52
Income	\$	000.00
Expenditure	\$	000.00
<b>Closing Balance</b>	<b>\$</b>	<b>55,482.52</b>



Working Financial

Opening Balance	\$	7,693.40
Income	\$	0.00
Expenditure	\$	0.00
<b>Closing Balance</b>	<b>\$</b>	<b>7,693.40</b>

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

Moved: Steve Davies

Seconded: Phil Giffard

**NEW BUSINESS**

- Discussion was held regarding local organisations eg Pop Up Books (PUBS), Orford Odeon, Neighbourhood Watch who could be approached regarding a grant for purchase of a Defib once renovations were completed.
- Steve Davies requested 3 new sprinklers be ordered from Tas Irrigation for automatic watering system.
- Discussion was held around the relocation of time capsule from front of club rooms to allow extension of cement slab for renovations.

• **NEXT MEETING**

Wednesday 27<sup>th</sup> February, 2019 at 5.30 pm Council Chambers Meeting Room.

There being no further business, the meeting was declared closed at 6.25 pm.

**Confirmed .....** **Date .....**

**Chairperson**



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

### **7.1 Local Government Association of Tasmania – 2019 General Management Committee Election**

**Responsible Officer – General Manager**

#### **Background**

The Tasmanian Electoral Commission (TEC) has been asked to conduct the 2019 election of President and 6 members of the General Management Committee for a two-year term in accordance with the rules of the Local Government Association of Tasmania (LGAT) adopted at the AGM of the Association on the 25 July 2018.

Nominations are now invited from LGAT members and must be received at the office of the Electoral Commissioner by 5.00pm Tuesday 30 April 2019. Candidates will be notified of the receipt of their nomination by the TEC.

Please see attached nomination form for further information.

#### **Statutory Implications**

Nil.

#### **Budget Implications**

Nil.

#### **Recommendations**

That Council endorses the nomination of Cllr .....for the Local Government Association of Tasmania – 2019 General Management Committee election.



### Attachment Item 7.1: LGAT Nomination Form



## Local Government Association of Tasmania Nomination Form

Nomination of a candidate for election of President or Committee Member of the General Management Committee, Local Government Association of Tasmania.

Nominations are invited and must be lodged, posted or emailed to be received by the Returning Officer at the address shown below **before 5 pm on Tuesday 30 April 2019**. This nomination must be accompanied by a copy of the Resolution passed by the Council that lawfully nominated the candidate for election. Candidates will be notified of receipt of the nominations by this office.

It is the responsibility of the candidate to ensure that the nomination form is received by the Returning Officer before the close of nominations. Late nominations cannot be accepted.

Each member is entitled to:

- nominate one elected Councillor or Alderman of a Member Council for the position of President of the Local Government Association of Tasmania; and
- nominate one elected Councillor or Alderman of a Member Council for the position of Committee Member of the General Management Committee. Members can only nominate a Councillor or Alderman within their own electoral district and population category.

**Candidate** (please print)

Family Name:	Given names:	Member Council:
Position: <input type="checkbox"/> President <input type="checkbox"/> Committee Member		
Postal address:	Email address:	
Given names for ballot paper: (if different from above)	Contact phone numbers: Mobile _____ Other _____	
<ul style="list-style-type: none"> <li>• I accept the nomination as a candidate for election to the position shown above.</li> </ul>		
Signature.....		Date.....

**Nominator**

Name of Member Council:	Hereby nominates the above-named candidate for election.
Name of person authorised to lodge nomination on behalf of Member Council	Contact phone numbers: Mobile _____ Other _____
Endorsed at council meeting held on: Date.....	This nomination must be accompanied by a copy of the Resolution passed by the Council that lawfully nominated the candidate for election.
Signature of authorised person..... Date.....	

The address for lodgement at the Tasmanian Electoral Commission is:

Level 3, TasWater Building, 169 Main Road, MOONAH TAS 7009 Phone: (03) 6208 8722

Postal Address: PO Box 307, MOONAH TAS 7009

Email: nominations@tec.tas.gov.au



## Electoral Districts

(for the purpose of electing members to the General Management Committee)

### NORTH WEST AND WEST COAST ELECTORAL DISTRICT

Members within the electoral district having a population less than 20,000 – **one position**

Burnie City Council  
Circular Head Council  
King Island Council  
Waratah-Wynyard Council  
Kentish Council  
Latrobe Council  
West Coast Council

Members within the electoral district having a population of 20,000 or more – **one position**

Devonport City Council  
Central Coast Council

### NORTHERN ELECTORAL DISTRICT

Members within the electoral district having a population less than 20,000 – **one position**

Break O'Day Council  
Flinders Council  
Meander Valley Council  
Dorset Council  
George Town Council  
Northern Midlands Council

Members within the electoral district having a population of 20,000 or more – **one position**

Launceston City Council  
West Tamar Council

### SOUTHERN ELECTORAL DISTRICT

Members within the electoral district having a population less than 20,000 – **one position**

Brighton Council  
Glamorgan-Spring Bay Council  
Derwent Valley Council  
Southern Midlands Council  
Central Highlands Council  
Huon Valley Council  
Sorell Council  
Tasman Council

Members within the electoral district having a population of 20,000 or more – **one position**

Clarence City Council  
Glenorchy City Council  
Kingborough Council



## 7.2 Disposal of Land Occupied by TasWater

Responsible Officer – Manager Development and Compliance

### Comments

The formation of the former Southern Water required Council to prepare a disposal schedule of assets and land to be transferred to Southern Water.

It is apparent that some land titles were omitted. Attached is a draft transfer order for land associated with the Orford and Bicheno sewer plants and the Bicheno water scheme.

The transfer order is subject to section 28 of the *Water and Sewerage Corporations Act 2012* which states:

#### *28. Notice of transfer*

- (1) The Minister may, by notice published in the Gazette, order the transfer to a specified transferee of such of a specified transferor's –
  - (a) assets, rights and liabilities; and*
  - (b) employees –*as are specified in the order.*
- (2) The assets, rights and liabilities and the employees specified in the order referred to in subsection (1) need not constitute all of the assets, rights or liabilities or all of the employees of the transferor.*
- (3) A transfer order takes effect on the day specified in the order and, accordingly, the assets, rights, liabilities or employees specified in the order are transferred in accordance with the order on that day.*
- (4) A transferor that is the subject of a transfer order must take all reasonable steps to enable the transfer order to take effect according to its terms.*
- (5) The Minister may publish more than one notice in respect of the transfer of assets, rights, liabilities and employees of a transferor and may specify different transfer days in respect of the transfer of those assets, rights, liabilities and employees.*
- (6) The Minister may amend or revoke any notice published under this section.*
- (7) A notice under this section is not a statutory rule for the purposes of the Rules Publication Act 1953 .*
- (8) State tax is not payable in respect of –
  - (a) the transfer pursuant to this section of any contract, property, right or obligation; or*
  - (b) anything the Minister certifies as having been done as a consequence of that transfer.**

### Statutory Implications

The *Local Government Act 1993* does not apply.

### Budget Implications

The transfer has no budget impact as TasWater have been paying land tax on the titles.

### Recommendation

That Council receive and acknowledge the transfer order.



**Attachment Item 7.2: Notice of Transfer of Assets**

**Water and Sewerage Corporation Act 2012**

**Section 28**

**Notice of Transfer of Assets of Glamorgan-Spring Bay Council (ABN 95 641 533 778) to  
Tasmanian Water and Sewerage Corporation Pty Ltd (ABN 47 162 220 653)**

In accordance with the provisions of section 28 of the *Water and Sewerage Corporation Act 2012* (“the Act”), I, the Honourable Peter Gutwein MP, Treasurer, do hereby give notice that I order the transfer of the following assets of the Glamorgan-Spring Bay Council (ABN 95 641 533 778) (“Transferor”) to the Tasmanian Water and Sewerage Corporation Pty Ltd (ABN 47 162 220 653) (“Transferee”):

**1 Assets**

All property of any kind whether tangible or intangible, real or personal, present or future, whether arising from, accruing under, created or evidenced by or the subject of, an instrument or otherwise and whether liquidated or unliquidated, actual, contingent or prospective, to the extent that it relates, directly or indirectly, to those assets of the Transferor listed in Schedule A of this Notice.

**2 Interpretation**

In this Notice unless a contrary intention is apparent words or phrases or terms defined in the Act have meanings given to them in the Act.

**3 Transfer Day**

This Order takes effect on 1 May 2019.

\_\_\_\_\_  
**Peter Carl Gutwein**  
Treasurer

**Schedule A**

**PROPERTY**

**Freehold Land transferring in entirety**

Title		Property Address	Proprietor	
Volume	Folio		Name	Address
26237	1	108 Rheban Road, Orford, TAS, 7190	Glamorgan-Spring Bay Council	9 Melbourne Street, Triabunna, TAS, 7190
32318	1	Sewage Treatment Ponds, 18228 Tasman Highway, Bicheno, TAS, 7215	Glamorgan-Spring Bay Council	9 Melbourne Street, Triabunna, TAS, 7190
160077	1	Water Infrastructure in Lot 1 of 160077 - Tasman Hwy, Bicheno, TAS, 7215	Glamorgan-Spring Bay Council	9 Melbourne Street, Triabunna, TAS, 7190
160077	2	Water Infrastructure on Apsley River, Tasman Hwy, Bicheno, TAS, 7215	Glamorgan-Spring Bay Council	9 Melbourne Street, Triabunna, TAS, 7190



## 7.3 Renaming of Esplanades

Responsible Officer – Manager Development and Compliance

### Comments

Attached is an email outlining a recent decision of the Nomenclature Board relating to duplication of the street name 'Esplanade' across Tasmania.

The Board requests Council supports the renaming of Esplanade's at Coles Bay, Swansea, Orford and Triabunna by the addition of the relevant locality name in front of Esplanade.

Council may wish to accept the proposal or first consult with affected ratepayers. There may be other alternative unique names that could be applied such as the case with Waubs Esplanade, Bicheno. Similarly, Esplanade East and Esplanade West in Triabunna are supported by the Nomenclature Board as outlined in the attachment.

The proposal for unique names is reasonable and logical.

### Statutory Implications

Nomenclature Board (DPIPWE)

### Budget Implications

The administration of the subsequent readdressing of properties will require a short-term diversion of staff away from their ordinary duties. Similarly, any consultation will require approximately 1 days work to notify affected owners by mail and unknown number of hours fielding enquiries and responses.

The Nomenclature Board have offered to assist however being unfamiliar with the PropertyWise environment the majority of administration will fall to Council.

### Recommendation

That Council confirms its support for the request received by the Nomenclature Board and advises the Nomenclature Board that it wishes to consult with affected communities to identify potential alternative and unique names to those suggested.



**Attachment 7.3: E-mail from the Nomenclature Board**

**From:** Enquiries, Nomenclature (DPIPWE)  
**Sent:** Thursday, 14 March 2019 2:43 PM  
**To:** [admin@freycinet.tas.gov.au](mailto:admin@freycinet.tas.gov.au)  
**Subject:** Esplanade changes to incorporate locality names.

Good Afternoon,

**Esplanade changes to incorporate locality names.**

There has existed an issue with the duplication of the name “Esplanade” right across the State for some time. There currently exists 57 instances of Esplanade across the state which are direct duplications. These include multiple examples of Esplanade East, Esplanade West, Esplanade South and Esplanade North as well as East Esplanade and West Esplanade and instances of The Esplanade. The Esplanade naming duplication is not ideal, has the potential to cause confusion and is an ongoing risk to accurate and timely discovery of any Esplanade property address.

At its recent meeting, the Nomenclature Board has tasked the Nomenclature Office with communicating with Councils state-wide to attempt to resolve this duplication issue. The proposal from the Nomenclature Office is to rename all instances of “Esplanade” by adding the relevant locality name in each case to uniquely identify each feature. In the majority of cases, in reality the name Esplanade would already be referenced with its associated locality name as a means to sufficiently describe an address location.

Within your Municipality there exists six instance of Esplanade. The Nomenclature office’s proposal to Council is to rename them as such:

<b>Current Name:</b>	<b>NomRegNo.</b>	<b>Locality:</b>	<b>Proposed New Name:</b>	<b>Sec.</b>
Esplanade	37629S	Coles Bay	<b><i>Coles Bay Esplanade</i></b>	20D
Esplanade	37643D	Swansea	<b><i>Swansea Esplanade</i></b>	20E
Esplanade	36469W	Orford	<b><i>Orford Esplanade</i></b>	20E
Esplanade East	40241H	Coles Bay	<b><i>* No Change – retain Esplanade East</i></b>	20D
Esplanade East	36476B	Triabunna	<b><i>Triabunna Esplanade</i></b>	20E
Esplanade West	36475M	Triabunna	<b><i>*No Change – retain Esplanade West</i></b>	20E

With Council approval, the road names within a Town Boundary under Section 20E of the Act, the Nomenclature Office is able to undertake an alteration to these names.

With Council approval, the road name not within a Town Boundary, coming under Section 20D of the Act, the Nomenclature Office is able to recommend an alteration to the name through the normal Board processes.

With any changes to road naming, as you are aware, the associated addresses will also be required to be updated and the Nomenclature Office is able to assist at this end in amending the official addresses.



It is the hope that all residents will be accepting of any change for a number of reasons; firstly as the proposed name is most likely going to be what they already refer to as their street name and secondly for the advantage of having a unique street name that will ensure ease of location into the future, especially by emergency services.

Please consider this proposal and respond at your earliest convenience.

Cheers

Julian Gill | Manager (Spatial Data and Products) | Location Services | Land Tasmania



## 7.4 Tasmanian Place Naming Guidelines

Responsible Officer – Manager Development and Compliance

### Comments

Attached are the Tasmanian Place Naming Guidelines. These are in effect as at March 2019 and replace previous guidelines which were in effect during the most recent consideration of street names by Council.

The previous guidelines provided separate provisions between street naming and place naming consistent with section 20D (2) of the Survey Coordination Act 1994. The new guidelines provide a consistent approach to street and place naming.

Section 20D of the Survey Coordination Act

### *20D. Functions of Board*

- (1) *The functions of the Board are –*
  - (a) *to adopt rules of orthography and nomenclature in respect of place-names in this State; and*
  - (b) *to examine cases of doubtful spelling of place-names in this State, and determine the spelling to be adopted on official maps; and*
  - (c) *to investigate and determine the priority of the discovery of any geographic feature; and*
  - (d) *to consider and determine any proposed alteration in a place-name; and*
  - (e) *to assign a name to any place in this State; and*
  - (f) *to alter the name of any place by substituting another name or by correcting the spelling of the name thereof; and*
  - (g) *to omit from official maps and records the name of any place; and*
  - (h) *to compile and maintain a register of place-names; and*
  - (i) *to make inquiries and recommendations on such matters relating to the naming of places in this State as may be referred to it by the Minister; and*
  - (j) *to exercise and perform such other powers and duties as are conferred or imposed on it by or under this Act.*
- (2) *In this section*  
*place includes any town, township, mining district, area of land, locality, mountain, hill, peak, pass, glen, valley, forest, river, stream, creek, ford, lake, lagoon, marsh, bay, harbour, cape, promontory, railway station, standard permanent mark, or other topographical feature, **but does not include a street in a city or town.***

### Statutory Implications

Nomenclature Board (DPIPWE) Tasmanian Place Naming Guidelines

### Budget Implications

Nil

### Recommendation

That Council receives the Tasmanian Place Naming Guidelines.



## Attachment 1 Item 7.4: E-mail from Nomenclature Office

### Shane Wells

---

**From:** Gill, Julian (DPIPWE) <Julian.Gill@dpipwe.tas.gov.au>  
**Sent:** Thursday, 14 March 2019 3:41 PM  
**To:** Shane Wells  
**Subject:** FW: Tasmanian Place Naming Guidelines

**From:** Gill, Julian (DPIPWE)  
**Sent:** Friday, 8 March 2019 12:42 PM  
**To:** Enquiries, Nomenclature (DPIPWE) <[Nomenclature.Office@dpipwe.tas.gov.au](mailto:Nomenclature.Office@dpipwe.tas.gov.au)>  
**Subject:** Tasmanian Place Naming Guidelines

Good Morning

Yesterday at the meeting of the Nomenclature Board, the Board approved the replacement of the existing *Rules for Place Names in Tasmania (V1.3 March 2013)* with the revised and more contemporary *Tasmanian Place Naming Guidelines*.

Substantial revision has been undertaken over the last few years in developing the new *Tasmanian Place Naming Guidelines* to be ready for the introduction of the proposed *Place Names Act*. These Guidelines reference National Standards and are a more contemporary and descriptive guide to place naming in Tasmania. As part of the community consultation required for the progression of the new Act, these guidelines were included in a consultation process and were received by the community as an appropriate replacement for the *Rules for Place Names in Tasmania* when the new Act is introduced. Since the new Act is yet to be introduced to parliament, the new Guidelines have been held in abeyance.

With the timetable for progress of the new Act uncertain the Nomenclature Office has amended a version of the *Tasmanian Place Naming Guidelines* to be consistent with the existing *Survey Coordination Act 1944*. The Guidelines document the requirements and procedures of the Survey Coordination Act as well as covering the content of the *Rules for Place Naming in Tasmania*, but in a more contemporary way. The Aboriginal and Dual naming content is valid for the current Policy and once the revised *Aboriginal and Dual Naming Policy* is introduced the new wording will be incorporated into the Guidelines.

The Board endorsed version of the Guidelines is available [here](#).

Regards

Julian Gill | Manager (Spatial Data and Products) | Location Services | Land Tasmania

Department of Primary Industries, Parks, Water and Environment  
134 Macquarie Street Hobart TAS 7000  
GPO Box 44 Hobart TAS 7001  
T: 03 616 54132 | M: 0400 600 034 | E: [Julian.Gill@dpipwe.tas.gov.au](mailto:Julian.Gill@dpipwe.tas.gov.au)

[www.dpipwe.tas.gov.au](http://www.dpipwe.tas.gov.au) | [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au) | [www.tasmap.tas.gov.au](http://www.tasmap.tas.gov.au)

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## Attachment 2 Item 7.4: Land Tasmania – Tasmanian Place Naming Guidelines



## 7.5 Fast Charging for Electric Vehicles (EVs) in Glamorgan Spring Bay

Responsible Officer – Manager Natural Resources

### **Background**

Clive Atwater the National Vice-President and Tasmania State Treasurer of the Australian Electric Vehicle Association met with Councillor Keith Breheny and Council's Sustainability Officer on 29th Jan 2019 to discuss the need for Council to consider the installation of a fast charging station on the east coast.

***The transition to electric transport is imminent and inevitable.***

According to industry reports electric vehicles (EVs) are projected to be cost competitive with Internal Combustion Engine (ICE) vehicles by 2024. The Hyundai IONIQ recently launched in Australia costing under \$50,000 offering a battery range of 230 kilometres and a 23 minute charging time at a fast charge station. The following generation of EVs will have longer range at lower cost a be fully cost competitive with ICE vehicles.

EVs have significant benefits over ICEs including much lower running costs, reduced noise pollution, zero noxious tailpipe emissions, reduced greenhouse gas emissions, reducing Tasmania's \$600 million per year fuel imports, longer lifetime and improved reliability.

Some overseas jurisdictions have declared that only EVs will be permitted after various dates in the late 2020s or 2030s. Some vehicle manufacturers say that they will switch all production to electric within the next ten years. There is a developing view that the change to electric transport is now a certainty.

***The uptake of EVs in Tasmania is hampered by a lack of fast charging stations.***

Commercial investors and some local governments are beginning to announce fast charge locations from Hobart to Burnie, but none yet see the east and west coast as viable. Regional charging stations would not be expected to be profitable for many years to come.

Ideally the initial network should be spaced to permit EVs with a suitable range (200+km) to move freely around the state recharging as required on longer trips. On the east coast, this suggests fast chargers at Swansea and St Helens would be required at a minimum.

***Reducing transport emissions including improving the charging network infrastructure across Tasmania is a core principle of the State Government's Climate Action 21 – Implementation Plan***

The Tasmanian Climate Change Office is expected to announce the availability of a \$450,000 grant scheme to support fast charging infrastructure in strategic locations. The East Coast is expected to be an eligible location. Details of the program are expected to be announced in March.

Tas Networks also operates a current scheme to encourage the installation of fast charging stations and offers up to \$20,000 toward the cost of increased power supply capacity for chargers as well as sharing technical expertise.

***The installation of a fast charge station can proceed with minimal expenditure by council.***

Some private investors are willing to partner with Councils or other willing site hosts to take advantage of the expected State Government and TasNetworks programs, making chargers on the east and west coast possible.



Council's willingness and readiness to proceed would be a distinct advantage. Lead times to get power supply assessments and agreements negotiated take at least 10 – 13 weeks.

***Key Considerations and Potential Issues***

Charging stations should have access to local facilities whilst car is charging, including cafes, public toilets, shops etc. If public (Council) sites are used, they should be selected so as not to confer advantages to any one business. Other requirements are access to a suitable power supply, lighting, suitability for vehicle access and short-term parking.

Capital costs are of the order of \$70,000 to \$100,000 for each fast charging station. Operating costs are estimated to be \$6,000-\$8,000 per year, plus the cost of electricity consumed. Launceston chose to own and operate their own fast charge station, opened October 2018 at a cost of \$78,000. Burnie City Council sought expressions of interest from investors/operators to install a charger on a Council site at no cost, capital or operating, to the City in exchange for a 10 year lease with payment only for foregone parking revenue. Other Councils have considered cost sharing arrangements.

Council could assist in the completion of a statewide network of fast chargers by seeking partners to take advantage of the funding expected through a call for expressions of interest. Upon identifying and selecting a partner, the funds could be sought to develop a viable site in Glamorgan Spring Bay, most likely in Swansea.

**Statutory Implications**

Not applicable.

**Budget Implications**

Staff time in managing EOI process.

**Recommendation**

1. Council endorse an in principle agreement to install a fast charging station for electric vehicles in Swansea dependent on funding and infrastructure requirements being met; and
2. Council call for Expressions of Interest for partners to install a fast charger at a Council owned site with a ten year term and with Council making little or no financial contribution.



## **7.6 East Coast Community Arts Initiative**

**Responsible Officer – Manager Community Development**

### **Background**

An application has been received from East Coast Community Arts Initiative (ECCAI), seeking financial assistance of \$1,000 under the Community Small Grants Program, towards the cost of purchasing a portable stage for use in the Swansea Courthouse and Swansea Town Hall. A portable stage would enable performers, speakers, actors, etc. to be visible to audiences with improved sight lines.

Whilst the Swansea Town Hall does have a permanent stage, there are occasions when a riser is required for choirs or other groups from the stage so that rear rows can see and be seen, or for meetings with speakers who want to be in the main body of the hall and not on the stage. This situation also arises at the Swansea Primary School, so a set of risers could be used not only for performers in the Courthouse but also for the Town Hall and school.

ECCAI has the support of the Town Hall Committee and the Swansea Revue Group, both of which would find the stage useful for community activities.

The total cost of the project is \$1,897 (copy quotation attached) and the Swansea Revue Group will contribute \$500 and ECCAI \$397 towards the cost.

### **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 \$13,024 has been distributed.

### **Recommendation**

That Council approves a grant of \$1,000 to the East Coast Community Arts Initiative (ECCAI) towards the cost of purchasing a portable stage for use in the Swansea Courthouse and Swansea Town Hall.



## Attachment Item 7.6: Quotations

From: **Bruce Kerr** [bruce@sasdistribution.com.au](mailto:bruce@sasdistribution.com.au)  
Subject: Re: Intellistage Quote  
Date: 28 February 2019 at 1:40 pm  
To: ECCAI [eccai.tas@gmail.com](mailto:eccai.tas@gmail.com)



Hi David,

Freight quote is \$420+GST to Swansea on a tail lift.  
We could do non tail lift but we have had lots of damage if not on a pallet.

Best Regards  
Bruce Kerr  
*Intellistage Australia*  
**0439-905-907**

On 28 Feb 2019, at 11:08 AM, ECCAI <[eccai.tas@gmail.com](mailto:eccai.tas@gmail.com)> wrote:

Hi Bruce,  
Any word on delivery costs??  
Cheers  
David Lathwell

On 25 Feb 2019, at 2:51 pm, Bruce Kerr <[bruce@sasdistribution.com.au](mailto:bruce@sasdistribution.com.au)> wrote:

Hello David,

Thanks for your interest in our staging.

Attached is a quote for Intellistage (Concertina type risers).  
I have quoted (x3) x 2m x 1m at 20 cm height.

No step will be needed at this height.  
We can also supply skirts if needed, and transport trolley if needed.

Intellistage is lightweight and strong and we sell this product all over the world.  
We give good backup and hold spare parts.

Here is a link to this product on our website with video.... (bottom of page).  
<<<https://www.intellistage.com.au/portable-stage-systems/>>>

I have asked for a quote on delivery to Tasmania, and will forward it to you asap.  
David, if you need any more information or I can help in any way please let me know.

Best Regards  
Bruce Kerr  
*Intellistage Australia*  
**0439-905-907**

<SAS Intellistage Quote 6765 ECCAI.pdf>



SAS Distribution Australia P/L  
ABN: 14 153 044 841  
Ph: 03 9561 4702  
Email: sales@sasdistribution.com.au  
VIC: PO Box 674, Glen Waverley VIC 3150  
QLD: PO Box 5869, Gold Coast MC, Surfers Paradise, QLD 9726

Quote 00006765  
Date: 25/02/2019  
Reference: IS 2 - Keith  
Page: Page 1 of 1

**Invoice To:**  
ECCAI  
13 Kennedia Place  
Swansea  
TASMANIA 7190  
  
Attn: David Lathwell  
E: eccai.tas@gmail.com

**Deliver To:**  
ECCAI  
13 Kennedia Place  
Swansea  
TASMANIA 7190  
  
Attn: David Lathwell  
E: eccai.tas@gmail.com

QTY	ITEM NO.	DESCRIPTION	RRP Inc GST	DISC %	TTL Excl GST	CODE
		INTELLISTAGE - 2M X 3M STAGE / 20CM HIGH				
3	ISPE2X1CS	Intellistage 2m x 1m Carpet Finish Platforms (single pack)	\$369.00	20%	\$805.09	GST
3	ISE2X1X20	Intellistage 20cm High Riser for 1m x 2m Platforms	\$229.00	20%	\$499.64	GST

Quote remains valid for 30 days from date of issue and will need to be verified after that time.

Comments: Quote Valid for 30 days from Date Of Issue

Freight Company: To Be Confirmed

Sale Amount ex GST:	\$1,304.73
Freight ex GST:	\$0.00
Total GST:	\$130.47
<b>Total Inc GST:</b>	<b>\$1,435.20</b>

*Intellistage Stage Systems - Road Ready Cases - Staging 101 - ProFlex Stages - Yorkville Sound - Traynor Amps - QStands Barriers*



## 7.7 Friends of Bicheno Penguins

### Responsible Officer – Manager Community Development

#### Background

An application has been received from the Friends of Bicheno Penguins (FOBP), seeking financial assistance of \$945.00 under the Community Small Grants Program, towards the cost of replacing the current penguin viewing guidelines with a more user-friendly brochure.

Concerns about threats to the long-term survival of the Bicheno penguin population have resulted in the recent formation of the Friends of Bicheno Penguins (FOBP). It is a non-profit community group of volunteers and one of its primary role is educating the community and visitors about how to experience the penguins in a sensitive and sustainable way.

The penguin population of Bicheno is an irreplaceable component of the town's economy and tourist image and the welfare and long-term viability of the penguins need urgent action.

Recently thirty-four (34) penguins were killed in a single night by a dog, days later followed by four (4) further 'kills' and there have been reports of visitors harassing and even handling penguins to get a 'selfie'.

The existing penguin viewing guidelines need to be presented in a more effective format. FOBP members agree that these are too long and are not fully read and comprehended and that they actually invite people to uncontrolled viewing of penguins.

The aim of this project is to replace these guidelines with a user-friendly brochure (DL size) that has a handful of short, sharp, messages. The proposed brochure will be professionally designed and printed in English and Mandarin.

Public education is the most effective way to ensure the viability and welfare of this irreplaceable asset. This project will be a much-needed boost to the level of awareness of the community and visitors to the right way to engage with the penguins.

Hopefully it will, in turn, lead to a sustainable penguin population, a sustainable visitor experience and sustainable local businesses.

The total cost of the project is \$945.00 made up as follows:-

Graphic designer: \$325 (5hrs @ \$65)  
Mandarin translation: \$200 (estimate)  
Print run of brochures 5,000: \$350  
Mail out to all houses and PO Boxes: \$70 (20c x 350)

The FOBP will provide in-kind support as set out below:-

FOBP will:

Liaise with local businesses and accommodation providers to seek their support in promotig the brochure to guests and visitors.

Ongoing distribution of the brochure following the initial mail out.

Identify suitable web sites to carry the message and encourage those sites to flag this as important when visiting Bicheno or when living here.

Obtain feedback and comment about the brochures and their effectiveness.( A sample draft brochure will be distributed and evaluated with assistance from the staff of Bicheno Visitor Information Centre before the final brochure is printed)



Continue to work with all stakeholders to develop improved signage design. Stakeholders include GSB Council, PWS, DPIPWE (Marine Branch), NRM, EON, KEON, the rest of the community and graphic design specialists.

**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 \$13,024 has been distributed.

**Recommendation**

That Council approves a grant of \$945.00 towards the cost of replacing the current penguin viewing guidelines with a more user-friendly brochure (DL size) that has a handful of short, sharp, messages.



## **7.8 GSBC on behalf of Bicheno, Swansea, Triabunna and Orford Schools**

### **Responsible Officer – Manager Community Development**

#### **Background**

An application has been received from Glamorgan Spring Bay Council's Sustainability Officer (on behalf of the Bicheno, Swansea, Triabunna and Orford Schools), seeking financial assistance of \$600 towards the cost of an education program called Plastic Pollution Solutions (PPS).

During the first week of April, 2019, PPS will be in Tasmania offering education regarding the plastic pollution crisis and what we can do about it. The project aims to fund PPS sessions in all schools in the municipal area. PPS facilitator, Anthony Hill, has worked in hundreds of schools throughout Australia and the feedback is overwhelmingly positive. The workshops are designed for different age groups and levels of awareness. All of the schools are very keen to participate. Workshops include introduction to Plastic Pollution and Conscious Consumption. The project costs include workshop fees, travel and accommodation.

In recent weeks Hobart City Council voted to ban single use plastic in a pioneering and highly lauded innovation. There is an increasing awareness around the issue of plastic pollution and how to reduce it. The schools in our area are all committed to steps in this direction with all of them engaged in improving the sustainability of their operations and caring for the environment.

The total cost of the project is \$2,900. Other organisations providing funding of a total of \$2,300 are Tassal, Swansea/Bicheno Community Bank, Bicheno Community Development Association and Earth Ocean Network Bicheno.

#### **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 \$13,024 has been distributed.

#### **Recommendation**

That Council approves a grant of \$600 towards the Plastic Pollution Solutions (PPS) project to be held at the Bicheno, Swansea, Triabunna and Orford schools.



## 8. Miscellaneous Correspondence

### 8.1 Spring Bay Tapestries

**SCANNED**

4 March 2019

RECEIVED  
04 MAR 2019

BY: .....

General Manager / Councillors  
Glamorgan Spring Bay Council  
PO Box 6  
**TRIABUNNA 7190**

Dear David Metcalf

On behalf of the 44 members of the community (supported by 7 local businesses) who contributed to create a living memory of the history of the Glamorgan Municipality (in tapestry), I am delighted to see that they have found new homes in the Orford and Triabunna Community Halls.

I am sure that the present and future generations in the district will gain pleasure from viewing them and appreciate the work that went into creating them.

On behalf of the members of the Triabunna Arts Council (now obsolete) and the community members who created the 40 tapestries I would like to thank the Glamorgan Spring Bay Council for appreciating the creative and historical value of the tapestries and allowing them to be viewed by the community.

However I find it disappointing that sometimes the display is covered when the Triabunna Hall is hired as this is the only time the hall is open to the public and the tapestries can be viewed by the community, as they have been for the past 25 years.

Attached is a copy of the original talk given by former Council Clerk and Councillor - Daryl Laird, when the tapestries were presented to Council for future display.

Eileen Bailey

Co-ordinator of assembling tapestries 1991 – 93  
Member - Triabunna Arts Council (now obsolete)

**SCANNED**



LADIES & GENTLEMEN

talk by Daryl Laird

When we look at the tapestries & reflect on what we see, we realise that they represent a history of our region from settlement to the present day.

The earliest activities involved land for it was the hunger for land & the making of a fortune which brought our 1st. settlers here. In so doing they came into contact with the aborigines with lives lost on both sides. One of those who died as the result of a spear wound was Joseph Castle from whom the Castle clan descended.

Early land grants were Grindstone Bay in 1829 to G. Gatehouse, Woodstock to MacClaine, Court Farm to a Gatehouse, & Rostrevor to a Vicory.

Whaling was an early industry with Meredith of Greater Swanport a prominent operator. He was also active in trading along the coast with his vessels.

During the early years of settlement the new settlers quite early on built very substantial residences, both in Spring Bay & the Swansea area. Among the early homes built were those at Seaford (now gone) Banwell, (not Occupied) Ravonsdale, Woodstock, & in Charles St. in 1844, a Rudd built a two story residence which still stands. Another early residence was built in what is now Walpole St. Orford. The original kitchen has been dated at 1825 by the National Trust. From 1870-1940, Turveys operated the P.O. & telephone exchange from it. It is now a private residence.

Churches The earliest church was built at Buckland in the 1840 this incorporating the famous East Window, followed by the Catholic Church in 1869 & St Marys C. of E. in 1880.

The Educational System dates from 1863 when the first school was built at Triabunna whilst local government dates from 1860 The original Council Chambers was built in 1862 at a cost of a little over \$2,000 & was demolished in 1958.

Hotels or Taverns were operating from an early date with up to six operating at one time during the 1840. The original Spring Bay Hotel dates from 1861, being built by John Felmingham. The Evening Star was located at Little Swanport, and run by John Radford 1847. Buckland Inn built in 1840.

The Convict era dated from 1825-1851, but not continuously with Maria Island in its heyday undertaking land clearing, timber-getting, black smithing, shoe making, tanning, tailoring etc.. A probation station at Buckland to house 250 convicts closed in 1847. It was during this era that a soldiers barracks was built in Triabunna to house some 50 men.



Until recent years the livelihood of residents came from primary industry, farming, mainly sheep, fishing & sawmilling. For many years Rostrevor, was the mainstay of Triabunna, employing 30 or so men on a permanent bases & up to 70 seasonally, picking up to 100,000 bushels of fruit. It closed in 1973, the property being purchased by the Fergusson family.

Sawmilling has operated over many years on a greater or lesser scale, probably its most important era being in the early part of the century when a large mill was built at Wielangta, together with a small township with school, boarding house, baker. Timber was brought out of the bush by small loco's & the finished product railed to a substantial jetty at Rheban for collection by trading vessels.

Fishing has been an important industry in past years but has, in some areas, been down graded due to over fishing. To compensate we now have a fish meal industry & cultivate scollops.

Quarrying sandstone about the 1860's was carried out on Okehamp-ton & the area south of Orford toward Spring Beach, with stone being shipped to Melbourne for use in the P.O. & Town Hall.

Industry The 1st. attempt at establishing a heavy industry was made by Signor Bernachi in 1922 when a company was formed & a cement works was built producing 3,000 tons in 1924. However competition from a new mill at Railton & the onset of the depression forced its closure in 1930.

In early 1960 Marcaville Holdings. of Sydney proposed to exploit the large kelp beds to make Alginate, for a multiplicity of uses. After long negotiations over a water supply the Govt. agreed to build the Prosser dam & piped water to Louisville. The industry operated for about 7-8 years closing about 1973, due to lack of kelp which did not reguvinate as expected.

Following this closure American interest endeavoured to establish a fishmeal factory, but the attempt failed with substantial losses. Some years later a new factory was built on a former site, & in spite of difficulties is still operating. A further operation of recent years is the cultivating of scollops, which employs quite a large casual work force.

#### Woodchips

The advent of the Woodchip industry in 1971 brought about great changes within the community, & particularly to Triabunna which had to instal sewerage & upgrade the water supply, originally installed in 1940 to serve about 60 premises. The period of the 1970's was one of great change & put the Council under considerable pressure to meet the challenges which arose.

Could one suggest that our new Municipality & new Council are presently facing similar challenges, they having to operate under a new Act which one is told differs markedly from the old. We wish them well for the future.



## 9. Motion Tracking Document

Last updated 20/03/2019

<b>Meeting Date</b>	<b>Item No.</b>	<b>Decision Number</b>	<b>Title</b>	<b>Action Officer</b>	<b>Progress</b>	<b>Completed</b>
25 <sup>th</sup> November 2014	8.2	150/14	Solis	GM	The General Manager to affirm commitment to the project with all interested parties and progress negotiations with potential developers as relevant.	In Progress
23 <sup>rd</sup> February 2016	9.3	30/16	Sale of Council Properties	GM	Process to commence according to Section 177/178 with amendment to advertising as per motion. Council Workshop held on 17 <sup>th</sup> January 2017 prior to report for January 2017 OMC.	In Progress
27 <sup>th</sup> September 2016	8.5	130/16	Communities and Coastal Hazards Local Area Report – Triabunna and Orford	MNRM	Final report endorsed. Further workshops and community discussions to take place in relation to key future actions/steps. Workshop held in December 2016. Manager NRM formulating action plan/next steps for 2017. Meeting with Climate Change Office end of June 2017.	In Progress
27 <sup>th</sup> September 2016	8.6	131/16	Review of the draft Prosser River Catchment Management Plan	MNRM	Approval by Council to conduct review. Update on workshop dates in Manager NRM report for April 2017. Latest workshop held in June 2017.	In Progress
24 <sup>th</sup> January 2017	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

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27 <sup>th</sup> February 2018	7.1	20/18	Approval of borrowing budget amendments, pipeline approvals and construction.	GM	GM authorised to proceed with Stage 1 Prosser Plains Raw Water Scheme (PPRWS) and Council to enter into an agreement with Tassal for delivery of raw water to Okehampton Bay on full cost recovery basis.	In Progress
24 <sup>th</sup> April 2018	7.3	50/18	Kerbside Vendors Policy	MDC	Community consultation to commence. Submissions due 1 August, 2018.	In Progress
24 <sup>th</sup> April 2018	7.4	51/18	By-Law Review/Renewal	MDC	Regulatory impact statement to be prepared for Council.	In Progress
26 <sup>th</sup> June 2018	7.2	64/18	GSBC Community Strategic Plan	GM	Council to commence review. Initial planning workshop to be scheduled.	In Progress
25 <sup>th</sup> September 2018	9.2	105/18	City of Hobart: Compulsory Voting LG Elections	GM	Workshop to be scheduled with new Council to consider compulsory voting at LG level and respond to HCC letter 13/9/18	In Progress
23 <sup>rd</sup> October 2018	6.1	114/18	NRM Committee Minutes	MNRM	Motion for a review of public toilet facilities where there is an absence on sites such as Saltworks Reserve.	In Progress
23 <sup>rd</sup> October 2018	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. Report provided on the January 2019 Agenda.	Complete

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27 <sup>th</sup> November 2018	7.9	140/18	Dolphin Sands Ratepayers' Association Grant Submission	MCD	Deferred to a workshop	In Progress
11 <sup>th</sup> December 2018	7.3	152/18	STCA Committee Representatives – Waste Strategy South and Regional Climate Change Initiative	GM	Need to advise Hobart City Council of reps. Item deferred to a Council Workshop.	In Progress
22 <sup>nd</sup> January 2019	7.2	11/19	Road Naming - Swanwick	MDC	Named decided by Council as Kunzea Circuit. Nomenclature board to be advised.	In Progress
18 <sup>th</sup> February 2019	2.1	17/19	Independent Reports on Triabunna Wharf/Marina, PPRWS and Marina Views, Triabunna	GM	Reports to be commissioned (within 21 days of motion)	In Progress
18 <sup>th</sup> February 2019	2.2	18/19	Independent Report on Solis Development	GM	Report to be commissioned (within 21 days of motion)	In Progress
18 <sup>th</sup> February 2019	2.5	21/19	Strategic Plan	Mayor/GM	Scope of work and EOI to be prepared and provided to Council no later than April OMC.	In Progress
26 <sup>th</sup> February 2019	7.1	34/19	Increase in Audit Fees (Independent Audit Panel Members)	GM	Increase of 10% per sitting approved and independent panel members advised	Complete
26 <sup>th</sup> February 2019	7.2	35/19	Appointment of Council Audit Panel Members for a set term	GM	Appointed for 2 years. LGD advised.	Complete
26 <sup>th</sup> February 2019	7.3	36/19	Adoption of Amended Model Code of Conduct	GM	Model Code of Conduct adopted by Council and LGD advised.	Complete
26 <sup>th</sup> February 2019	7.4	37/19	Nomination for S24 Committees – Clr Keith Pyke	GM	Clr Pyke nominated as Clr rep for Buckland Hall Committee and Triabunna Rec Ground Committee	Complete
26 <sup>th</sup> February 2019	7.5	38/19	Code of Conduct Panel Determination Report	GM	Received and noted by Council as per Section 28ZK (4) LGA. Complaint by Mr Peter McGlone against former Mayor Michael Kent.	Complete
26 <sup>th</sup> February 2019	7.6	39/19	Staff Resourcing Land Use Planning: Benchmark Report	MDC	Issue to be workshopped by Council.	In Progress

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26 <sup>th</sup> February 2019	7.7	40/19	Pop Up Book Stall	MCD	Grant approved and disbursed.	Complete
26 <sup>th</sup> February 2019	8.1	41/19	Notice of Motion: Increase Time for Agenda to Councillors from 4 days to 7 days (Clr Churchill)	GM	Item deferred to a workshop in light of report on staff resourcing in Planning.	In Progress
26 <sup>th</sup> February 2019	8.2	42/19	Notice of Motion: Road Naming (Clr Symons)	MDC	Motion Lost	Complete
26 <sup>th</sup> February 2019	8.3	43-44/19	Notice of Motion: Bicheno Speed Limits (Late Agenda Item Deputy Mayor Woods)	MW	Letters sent to State Growth	Complete
26 <sup>th</sup> February 2019	9	45/19	Swansea Courthouse Management Committee 2018 Annual Report to Council	GM	Report received and noted	Complete

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**Recommendation:**

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

## 10. Questions Without Notice

## 11. Confidential Item (Closed Session)

The Mayor to declare the meeting closed to the public in order to deal with a matter relating to the sale of Council property.

*Under regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 Statutory Rules 2015, No.38 the meeting will be closed to the public according to regulation 15 (2) (f) proposals for the council to acquire land or an interest in land or for the disposal of land.*

- Item 1: Sale of Council Property

Recommendation
That Council moves into a closed session (Time).

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

## 12. Close

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

**CONFIRMED** as a true and correct record.

Date:

Mayor Debbie Wisby