



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

26 November, 2019

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 November 2019 commencing at 5.00pm.



Dated this Thursday 21 November, 2019

Chris Schroeder
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.***



Chris Schroeder
GENERAL MANAGER

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Audio/Video Recording of Ordinary Meetings of Council

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

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

1. Opening

The Mayor to welcome Councillors, staff and members of the public and declare the meeting open at [time].

1.1 Acknowledgement of Country

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

1.2 Present and Apologies

1.3 In Attendance

1.4 Declaration of Interest or Conflict

The Mayor requests Elected Members to indicate whether they have:

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

in any item included in the Agenda.

2. Confirmation of Minutes

2.1 Special Meeting of Council – October 16, 2019

Recommendation

That the Minutes of the Special Meeting of Council held Wednesday 16 October 2019 at 5.30pm be confirmed as a true and correct record.

2.2 Ordinary Meeting of Council – October 22, 2019

Recommendation

That the Minutes of the Ordinary Meeting of Council held Tuesday 22 October 2019 be confirmed as a true and correct record.

2.3 Workshop Held – October 22, 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 4.30pm on Tuesday 22 October at the Triabunna Council Offices (please see attached workshop agenda).

Present: Mayor Debbie Wisby, Deputy Mayor Jenny Woods (arrived 2pm), Cllr Cheryl Arnol (arrived 3pm), Cllr Annie Browning, Cllr Rob Churchill, Cllr Keith Pyke, Cllr Keith Breheny.

Apologies: Cllr Michael Symons.

In Attendance: Mr Chris Schroeder (General Manager) and Nell Nettlefold (Consultant Planner).

2.4 Workshop Held – November 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 10am to 3.30pm Tuesday 12 November 2019 at the Triabunna Council Offices (please see attached agenda for items covered).

Present: Mayor Debbie Wisby, Cllr Keith Breheny, Cllr Rob Churchill, Cllr Keith Pyke.

Apologies: Deputy Mayor Jenny Woods, Cllr Cheryl Arnol, Cllr Annie Browning, Cllr Michael Symons.

In Attendance: Mr Chris Schroeder (General Manager) and Rachael Garrett (Executive Officer).

Recommendation

That Council notes this information.

Attachment: Workshop Agenda – 22 October, 2019



**Workshop Notice/
Agenda
Tuesday
22nd October 2019**

Notice is hereby given that a Council Workshop will be held at Triabunna Council Offices on the **Tuesday 22nd October 2019** commencing at **1pm to 4.30pm**.

Lunch on arrival at 1pm

Description:

1. 1.00pm – 1.30pm: Discuss Bicheno Food & Wine Festival request for funding/support (see October OMC agenda).
2. 1.30pm – 2pm: Bayport Group update on Louisville Point development – Daniel Petroni (via video conference)
3. 2pm – 3pm: Briefing from Affordable Housing, Centacare Evolve Housing – Ben Wilson

10 minute break

4. 3.10pm – 4pm: Open Discussion/Updates

Afternoon tea

5. 4pm - 4.30pm: Meet and greet with Rural Business Tasmania Board

Councillor Debbie Wisby
Mayor Glamorgan Spring Bay Council

Attachment: Workshop Agenda – 12 November, 2019



**Workshop Notice/
Agenda
Tuesday
12th November 2019**

Notice is hereby given that a Council Workshop will be held at the **Council Chambers on 12/11/2019** commencing at **10.00 am to 3.30 pm** followed by a **Community Connect Session at the Triabunna Community Hall** commencing at **4.00 pm to 5.00 pm**.

- 1 General Manager to provide a written summary to Council by close of business Monday 11th November 2019 for discussion on:
 - a) Dog Management Plan progress (Decision of Council Special Meeting 16.10.19) (10 minutes)
 - b) Commitment for signage re potential contamination at Radar Beach progress (Council Special Meeting 16.10.19) (10 minutes)
 - c) Reports requested at Prosser River Advisory Group Section 24 Committee held 01.11.19 and legal advice on potential contamination (10 minutes)
 - d) Rate revaluation options (10 minutes)
 - e) Progress with the \$6.1m Federal Funding (Election Commitment) (15 minutes)
 - f) Progress with the \$1m Federal Funding (Community Drought Funding) (15 minutes)
 - g) Triabunna Tennis Courts approved budget and scope – update (15 minutes)
 - h) Affordable Housing – Confirmation of process and site visit (10 minutes)
 - i) Annual Report preparation progress (10 minutes)
 - j) Annual Plan preparation progress (10 minutes)

Break 15 minutes (working lunch 12.00noon – 12.15pm)

- k) Recommendations for reallocation of Roads to Recovery funding for Sinclair Street, Bicheno (20 minutes)

- l) Australia Day Citizenship Award update on number of nominations received, location of 2020 event and request for Martin Crawford to MC
(10 minutes)
 - m) Kolverdon Boat Shed grant funding update (General Manager)
(5 minutes)
 - n) Mobile Food Vans and Kerbside Vending Policy – legal advice and update
(5 minutes)
 - o) Other matters
(15 minutes)
-
- 2 Council Owned Vehicle Policy (Mayor)
(10 minutes)
 - 3 Art Prize – closing date (Mayor)
(10 minutes)
 - 4 Seaspeak (Mayor)
(10 minutes)
 - 5 Bicheno Paramedic update (Mayor)
(10 minutes)
 - 6 Australian Coastal Council Association nomination and membership (Mayor)
(10 minutes)
 - 7 Fire risk communication (Deputy Mayor)
(10 minutes)

Break 10 minutes (2.05pm to 2.15pm)

- 8 Visit from Minister Shelton (Mayor)
(10 minutes)
- 9 PPRWS (Mayor and General Manager)
(20 minutes)
- 10 Swan River flow (Mayor)
(10 minutes)
- 11 Grant funding update (Mayor)
(15 minutes)
- 12 Staff Resourcing Land Use Planning: Benchmark Report Decision 39/19 Ordinary Council Meeting 26.02.19
(20 minutes)

Note – Triabunna 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 2015* the Chairperson hereby declares that the Council is now acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993* for Section 3 of the Agenda.

Recommendation

That Council now acts as a Planning Authority. (Time:)
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3.1 DA 2019/014 - 5 Tasman Highway, Orford

Planning Assessment Report

Location:	5 Tasman Highway Orford (CT 242468/1)
Proposal:	Subdivision: 1 lot plus balance
Applicant:	Rogerson and Birch Surveyors
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015
Zoning:	General Residential
Overlays:	Bushfire-Prone, Landslide Hazard, Road and Railway Assets, Parking and Access, Stormwater Management, Coastal Inundation
Application Date:	7 June 2019
Statutory Date:	29 November 2019 (by consent of applicant)
Performance Criteria:	Assessment required for three standards
Representations:	One
Attachments:	Appendix A – Representation (under separate cover)
Author:	Robyn Bevilacqua, Graduate Planner

1. Executive Summary

- 1.1. Planning approval is sought for a subdivision of an existing 3,323m² lot into one lot plus balance.
- 1.2. The property is located in a General Residential zone in Orford, on the top side of the Tasman Highway, north of the Prosser River.
- 1.3. The proposal is reliant on Performance Criteria and is therefore subject to the discretionary assessment process.
- 1.4. One representation was received.
- 1.5. The final decision must be made by Council acting as a planning authority because it received a representation during public exhibition period.
- 1.6. The discretionary issues relate to the fact that it is an internal lot and, is within a Landslide Hazard Area (low risk), and as for all subdivision applications, there is a requirement for public open space, for which there is no acceptable solution.
- 1.7. The proposal is considered to comply with the Performance Criteria for both of the two issues, subject to conditions.

2. Legislative and Policy Content

- 2.1. This report is to assist the Planning Authority to determine this subdivision application.
- 2.2. A determination must be made no later than 29 November 2019. The statutory timeframe has been extended to this date by consent of the applicant so the application could be assessed in the Ordinary Meeting of Council on 26 November 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.
- 2.5. The Planning Authority can: 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).
- 2.6. 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.
- 2.7. 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 and Implications

- 3.1. Approval or refusal of this application will have no direct financial implications for Council, outside the implications should an appeal against the Planning Authority's decision be lodged or should the Planning Authority fail to make a decision within the statutory timeframe.
- 3.2. The new lot will provide for a single or multiple dwellings in the General Residential area of Orford. The proposal will have no negative implications for Council infrastructure and asset management and will provide a more efficient use of council and other authorities' infrastructure.

4. Relevant Background and Past Applications

- 4.1. In 2010, the site was the subject of a previous application for subdivision into two lots (DA 2010/196). That application was approved but has since lapsed.
- 4.2. In 2010, a deck was approved and constructed to the existing dwelling.

5. Site Detail

- 5.1. The site is in the township of Orford, north of the Prosser River, on the

western (top) side of the Tasman Highway with 51m of frontage onto the highway.

- 5.2. There is an existing dwelling and outbuilding.



Figure 1: From the Tasman Highway showing the frontage, the existing dwelling, the existing access off the highway and the outbuilding (light cream on the left of the image (author's photo)

- 5.3. It is an 'L-shaped' lot with the bulk on its eastern side, along the highway. The total size of the site is 3,223 m².



Figure 2: Folio Plan showing the total area, the Tasman Highway and boundary measurements (theLIST)

- 5.4. Sewer and water services are available. There is overhead power along the Tasman Highway, and NBN is available in the area.
- 5.5. The lot is in the General Residential zone under the Glamorgan Spring Bay Interim Planning Scheme 2015. Neighbouring lots and lots across the highway are also zoned General Residential. The immediately neighbouring lots are vacant.
- 5.6. A thin wedge of land at the rear of the lot is zoned Environmental Living. Just behind that is land with a Conservation Covenant under the Nature Conservation Act 2002. There is land zoned Rural Resource to the south west.



Figure 4: Figure 3: The zones (5 Tasman Highway pinned) (ListMap).

Legend: Pink: General Residential. Lime green: Conservation Covenant. Pale green: Rural Resource. Darker green: Environmental Living.

- 5.7. There is a Coastal Inundation Hazard overlay 23m into the lot from the highway. The site has not been specifically height-measured; the overlay has simply been placed up to the 10m contour. The proposed new building area is well away from the overlay.
- 5.8. The rear section of land, on Rudds Hill, has a gradient steeper than 1:5. That section is subject to a Landslide Hazard Area overlay (low risk). As per above, this overlay has not been applied after a site-specific landslide risk assessment but, in this case, due to the gradient of that part of the lot. The proposed building area is within that overlay. The remaining area has an 11° downslope to the highway.
- 5.9. The lot is bushfire prone. It is bordered by classified vegetation (woodland and forest) upslope to the west. Internally, the lot is mostly cleared, but there is vegetation along the rear and side boundaries and scattered throughout. There are gardens around the dwelling.

6. Proposal

- 6.1. Planning approval is sought for a subdivision into one lot plus balance. The new lot (Lot 1) will include the existing outbuilding. The balance will include the existing residence.
- 6.2. Lot 1 would have an area of 1,378m² including the right of way, or 995m² not including the right of way. The balance would have 1,803m². Below is the Plan of Subdivision.

Figure 4: (on next page) The Plan of Subdivision (Rogerson and Birch). Note the rectangular building area in dashed red to the rear of the proposed Lot 1. The yellow shaded area is the proposed shared right-of-way.



6.3. The access off the highway is already existing.



Figure 5: the existing access

7. Operation of a planning scheme

- 7.1. An application must meet every applicable Standard to be approved (Clause 7.5).
- 7.2. Each Standard can be met in one of two ways: either an Acceptable Solution (AS) or a Performance Criterion (PC).
- 7.3. Acceptable Solutions are objective, measurable and fixed. Performance Criteria require the exercise of judgement of the planner and the Planning Authority as to whether a proposal satisfies the Criteria. Performance Criteria are qualitative rather than fixed.
- 7.4. If a proposal meets all the relevant Acceptable Solutions, it must be approved.
- 7.5. If a proposal fails to meet all the Acceptable Solutions, the alternative pathway is to satisfy the Performance Criteria.
- 7.6. Where Performance Criteria are relied upon, the application will be discretionary.
- 7.7. A discretionary application may be approved with or without conditions, or refused. It must be placed on public exhibition for comment (s57 of LUPAA).
- 7.8. Any decision made regarding a discretionary application must have regard to the planning scheme.

- 7.9. In exercising judgement on a Performance Criterion, the Planning Authority may have regard to the objective of the standard but should not have regard to the Acceptable Solution. Clause 7.5.4 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.

- 7.10. The logic of the above is that the exercise of judgement on a Performance Criterion is based on the proposal's impact on the objectives of the standard, not the fact that it may have not met, or 'nearly' met the Acceptable Solution.

8. Assessment of the application against the planning scheme provisions

- 8.1. The application is in the General Residential zone and is subject to the following overlays (codes). It will be assessed against the zone provisions and by the Acceptable Solutions of each code:

- E1.0 Bushfire Prone Areas
- E3.0 Landslide
- E5.0 Road and Railway Assets
- E6.0 Parking and Access
- E7.0 Stormwater Management
- E15.0 Inundation Prone Areas

9. General Residential zone - Development Standards for Subdivision (D10.6)

- 9.1. 10.6.1 (Lot Design) A1: the maximum lot size for a subdivision in the General Residential zone is 1,000m². The proposed Lot 1 has an area of 995m² (not including the right of way). It meets the Acceptable Solution.
- 9.2. 10.6.1 (Lot Design) A2: a building area is proposed that meets the Acceptable Solution.
- 9.3. 10.6.1 (Lot Design) A3: frontage not applicable – it is an internal lot.
- 9.4. 10.6.1 (Lot Design) A4: the new lot is an internal lot, which does not meet the Acceptable Solution. The proposal will need to satisfy the Performance Criteria under P4. This will be discussed in the next section.
- 9.5. 10.6.1 (Lot Design) A5: the subdivision is for fewer than three lots, meeting the Acceptable Solution.
- 9.6. 10.6.2 (Roads) A1: there is no new road. A1 is met.
- 9.7. 10.6.3 (Ways and Public Open Space): there is no Acceptable Solution. The proposal must satisfy the Performance Criteria. This will be addressed in the next section.
- 9.8. 10.6.4 A1-A4 (Services): the new lot will be connected to a potable water supply, reticulated sewerage system, stormwater system able to service the building area by gravity, and does not propose a new road. It meets

all the Acceptable Solutions. Conditions to ensure this will be placed on the permit.

10. Bushfire Prone Areas code – Development Standards for Subdivision (E1.6)

- 10.1. E1.6.1 (Provision of hazard management areas): the application is accompanied by a Bushfire Hazard Report dated 6 August 2019, prepared by Sarah Bunce of enviro-dynamics, an accredited person.
- 10.2. The report notes the site is within a defined bushfire-prone area. As such it must meet minimum development standards including provision of hazard management areas, fire-fighting access, and provision of water supply for fire-fighting purposes.
- 10.3. The existing dwelling was classed as Bushfire Attack Level (BAL) 12.5 due to the distance between the dwelling and the vegetation in all directions.
- 10.4. Lot 1 however must implement hazard management areas to create 'defendable space' between a future dwelling and the bushfire prone vegetation thereby creating a situation where a future dwelling could be constructed to BAL19 standards.
- 10.5. To this end, the Bushfire Report provides a building area for Lot 1 that is set back at least 23m from the rear boundary. A condition on the permit will require adherence to the building area specified in the bushfire report.
- 10.6. The application, with the Bushfire Report requirements meets Acceptable Solution A1 (b).
- 10.7. E1.6.2 (Provision of public and fire-fighting access): the Bushfire Report provides the standards for the right of way to allow public and firefighting access if required. These include all-weather construction, load capacity of at least 20 tonnes, minimum width of 4m, and more. The Bushfire Report must form part of the planning permit and the proposal will meet the Acceptable Solution A1.
- 10.8. E1.6.3 (Provision of water supply for fire-fighting purposes): the site is serviced by reticulated water but is not serviced by fire hydrants. Therefore the subdivision must comply with static water supply requirements. There is a static water supply within 6m of the existing dwelling but it is not easily accessible for fire-fighting vehicles.
- 10.9. The Bushfire Hazard Management Plan provides an indicative location of a suitable fire-fighting water supply. There are other requirements, not listed here but can be seen in the Bushfire Report p.12.
- 10.10. The Report recommends that 'a review of the compliance of the existing static water supply on the proposed Balance Lot be undertaken and upgraded as necessary to ensure compliance with fire-fighting water supply requirements'. This will be a condition of the permit.
- 10.11. The Bushfire Report states that by implementing all the measures, Lot 1 can be classified BAL19, thus meeting the Acceptable Solutions.
- 10.12. The Bushfire Hazard Report will form part of the endorsed documents.

11. Landslide code – Development Standards for Subdivision (E3.8)

- 11.1. The proposed subdivision is for two lots and affects a low risk hazard area only. It therefore satisfies the Landslide Code exemption under Clause E3.4(b).

12. Road and Railway Assets code – Development Standards (E5.6)

- 12.1. The proposal was referred to the Department of State Growth as the owner of the Tasman Highway road reservation.
- 12.2. The Department has no objection in principle to the subdivision application as long as the access to the State Road can operate safely and without adversely affecting the Tasman Highway.
- 12.3. Property access on to the highway will need to be upgraded to the satisfaction of the Department prior to the commencement of use and no works will be allowed within the road reservation without first obtaining a permit from the Minister of Infrastructure in accordance with Section 16 of the Roads and Jetties Act 1935. State Growth permit conditions will apply.
- 12.4. To allow two properties to utilise one access onto the highway, the access from the edge of the road to the property boundary must be 6.0m wide to allow for cars to pass when entering and exiting at the same time.
- 12.5. The upgraded access is not expected to create any traffic safety issues. Sight distances will be greater than the scheme requirements.

13. Parking and Access code – Development Standards (E6.7)

- 13.1. The access to the internal lot is likely to be longer than 30m when the lot is fully developed and will need to meet the planning scheme requirements for width and passing. This means a minimum width of 3.6m (P4 for internal lots), with a 6m-long, minimum 5.5m-wide passing bay at the entrance and at every 30m under the Parking and Access Code of the planning scheme. However, both the Department of State Growth and the Bushfire Management Plan require the passing bay at the entrance to be 6m wide.
- 13.2. While the planning scheme requires passing bays every 30m, this requirement may be further assessed at the design stage of any development on the lot. The 6m passing bay at the road however, should be included as part of the subdivision as a minimum.

14. Stormwater Management code – Development Standards (E7.7)

- 14.1. The land falls to the Tasman Highway. Stormwater is discharged to the roadside table drain.
- 14.2. The application involves no more than five lots and less than 600m² of new impervious area. As such no Water Sensitive Urban Design principles are required for the treatment and disposal of stormwater.
- 14.3. A stormwater property connection must be provided to each lot.

15. Inundation Prone Areas code – Development Standards for Subdivision (E15.8)

- 15.1. The building area is located outside of the Inundation Prone Areas overlay.

16. Summary of assessment against the Acceptable Solutions

- 16.1. the proposal meets all the Acceptable Solutions, with the exception of:
- D10.6.1 A4 (internal lot)
 - D10.6.3 A1 (public open space)
- 16.2. Because it is discretionary, the proposal has been put on public exhibition. One representation was received, which will be discussed further below.
- 16.3. The Planning Authority must now exercise its discretion in assessing the three outstanding issues against the Performance Criteria.

17. Discretion 1 – Development Standards for Subdivision D10.6.1 (Lot Design)

- 17.1. The proposal is for an internal lot, which does not meet the Acceptable Solution. To be approved it must satisfy the requirements of Performance Criterion P4:

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

- (a) *The lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently use the land*
- (b) *It is not reasonably possible to provide a new road to create a standard frontage lot.*
- (c) *The lot constitutes the only reasonable way to subdivide the rear of an existing lot*
- (d) *The lot will contribute to the more efficient utilisation of residential land and infrastructure*
- (e) *The amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use*
- (f) *The lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m*
- (g) *Passing bays are provided at appropriate distances to service the likely future use of the lot*
- (h) *The access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road*



- (i) *A sealed driveway is provided on the access strip prior to the sealing of the final plan*
- (j) *The lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces*

These are considered in the table below:

Clause	Performance Criterion	Response
10.6.1(a)	The lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently use the land	Satisfied – the new lot gains access from the Tasman Highway.
10.6.1(b)	It is not reasonably possible to provide a new road to create a standard frontage lot.	Satisfied – it is not reasonable to provide a new road for this 2-lot subdivision.
10.6.1(c)	The lot constitutes the only reasonable way to subdivide the rear of an existing lot	Considered satisfied – due to the size and shape of the lot, the access and the existing dwelling there is no other reasonable way to subdivide.
10.6.1(d)	The lot will contribute to the more efficient utilisation of residential land and infrastructure	Satisfied – a new lot in this residential area will contribute to more efficient use of land and infrastructure.
10.6.1(e)	The amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use	Considered satisfied – the lots remain large enough to not negatively impact on amenity of the surrounding residential use.
10.6.1(f)	The lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m	Satisfied by condition – the new lot will have access via a minimum 4m-wide access strip (right of way).
10.6.1(g)	Passing bays are provided at appropriate distances to service the likely future use of the lot	Satisfied – there will be a 6m-wide passing bay at the access entrance. Need for more will be considered at lodgement



		of a Development Application.
10.6.1(h)	The access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road	Satisfied – there is only the one access strip.
10.6.1(i)	A sealed driveway is provided on the access strip prior to the sealing of the final plan	Satisfied by condition – the access will be required to be sealed from the road edge to the boundary of the new lot.
10.6.1(j)	The lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces	Not applicable – the site does not front public open space.

17.2. The proposal is considered to satisfy the criteria of P4 and the objectives of the planning scheme.

18. Discretion 2 – Development Standards for Subdivision D10.6.3 – (Ways and Public Open Space)

18.1. There is no Acceptable Solution for this standard. The proposal must seek to satisfy the Performance Criteria listed at 10.6.3 P1:

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

- (a) *Connects with an adjoining ways are provided through the provision of ways to the common boundary, as appropriate*
- (b) *Connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate*
- (c) *Connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate*
- (d) *Convenient access to local shops, community facilities, public open space and public transport routes is provided*
- (e) *New ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate*
- (f) *Provides for a legible movement network*
- (g) *The route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority*
- (h) *Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy*



- (i) *New ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regards to the following:*
- i. The width of the way*
 - ii. The length of the way*
 - iii. Landscaping within the way*
 - iv. Lighting*
 - v. Provision of opportunities for 'loitering'*
 - vi. The shape of the way (avoiding bends, corners of other opportunities for concealment).*

18.2. These are considered individually in the table below:

Clause	Performance Criterion	Response
10.6.1(a)	Connects with an adjoining ways are provided through the provision of ways to the common boundary, as appropriate	Not applicable – there are no ways or public open space within the subdivision
10.6.1(b)	Connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate	Considered satisfied – the lots on either side have subdivision potential, but both would be internal lots with access to the Tasman Highway, as per this application. The land to the rear does not currently have subdivision potential.
10.6.1(c)	Connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate	Satisfied – the right of way will connect directly to the Tasman Highway
10.6.1(d)	Convenient access to local shops, community facilities, public open space and public transport routes is provided	Satisfied – the Tasman Highway is the connection to local shops, community facilities and the public open space.
10.6.1(e)	New ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate	Not applicable – there are no new ways.
10.6.1(f)	Provides for a legible movement network	Considered satisfied – the access to both



		lots will be clearly legible from the highway
10.6.1(g)	The route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority	No new ways
10.6.1(h)	Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy	Satisfied by condition – the permit will contain a condition requiring a cash in lieu contribution to public open space
10.6.1(i)	<p>New ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regards to the following:</p> <ul style="list-style-type: none">i. <i>The width of the way</i>ii. <i>The length of the way</i>iii. <i>Landscaping within the way</i>iv. <i>Lighting</i>v. <i>Provision of opportunities for 'loitering'</i>vi. <i>The shape of the way (avoiding bends, corners of other opportunities for concealment).</i>	Considered satisfied – the existing access will be widened to 6m at the entrance and 4m for the remainder and will provide a line of sight to the highway. Further widening in the form of passing bays may be required at dwelling development stage. Fences in the area are mainly post and wire providing clear vision through.

- 18.3. The proposal is considered to comply with 10.6.3 P1 (a)-(i) where applicable.

19. Referrals

19.1. Council's Engineering Consultant

The following summarised comments were provided:

1. The land has frontage to Tasman Highway which is a State Road constructed to a rural standard with gravel shoulders and table drains. There is no footpath.
2. There is an existing vehicular access at the southern end of the frontage that services the existing house. It is proposed to utilise this access to service both lots. The existing access will need to

be widened and upgraded to Council and Department of State Growth standards.

3. Access to the rear lot (Lot 1) is via an access strip measuring 6.6m wide at the road frontage and widening to the rear. The Balance lot containing the existing house will have Right of Way over the initial 29.62m of the access strip.
4. Sight distances from the existing access are approximately 165m to the north and 135m to the south. These exceed the minimum 105m required by table E5.1 of the scheme.
5. The scheme requires the access to the internal lot (lot 1) to be constructed and sealed for the full length of the access strip.
6. The access to the internal lot is likely to be greater than 30m in length when the lot is fully developed and will need to meet the scheme requirements for width and passing (3m minimum width with 6m long by 5.5m wide passing bay at the road and every 30m). Whilst the scheme requires passing bays every 30m this requirement may be further assessed at design stage of any further development on the lot. A passing bay at the road however, should be included as part of the subdivision as a minimum.

19.2. The Department of State Growth

The following summarised comments were provided:

1. The Department of State Growth has no objection in principle to the subdivision application providing as long as the accesses to the State Road can operate safely and without adversely affecting the highway.
2. Property accesses on to the highway would need to be provided and upgraded to the satisfaction of the department prior to the commencement of use and no works would be allowed within the State Road reservation without first obtaining a permit from the Minister of Infrastructure in accordance with Section 16 Roads and Jetties Act 1935.
3. At that time a thorough investigation of the access onto the State Highway will be conducted and conditions will apply. Conditions will include, but are not limited to:
 - the construction standards, including access widths, tapers, slope of the access and drainage
 - sealing of the access from the road edge to the property boundary
 - ensuring the access has available sight distance as per Table 3.2, Safe Intersection Sight Distance, Austroads Guide to Road Design part 4A where possible
4. To allow for two separate properties to utilise one access onto the highway, the access from the edge of the road to the property boundary will be required to be 6.0m wide to allow for cars to pass when entering and exiting the access at the same time.

19.3. TasWater

TasWater provided conditions to be placed on the permit pursuant to the *Water and Sewerage Industry Act 2008* section 56P(1). These will form an attachment to the permit.

20. Concerns raised by representors

The following table outlines the issues raised in the representation received during the notification period and the response to those issues.

Issue	Response
There are two large drains that have been dug diverting storm water onto my property, these need to be filled and the water needs to be contained on their own property.	It is a condition of the permit that a stormwater property connection be provided to each lot and that stormwater from the lots be directed to the property connections in accordance with the permit.
The shed has no gutters and the storm water needs to be contained on their own property.	
If a house is to be approved in the future, all storm water cannot be diverted on my property.	
Are there any fencing provisions for the right of way? The nature strip on my property is currently being cut off as they use it as a driveway. I would like to lawn this area and have a reflector at driveway and have them construct a new concrete driveway cross over on their side with the minimum of 6 metres wide as per Department of State Growth regulations.	The permit will include conditions for upgrading the existing access including widening and sealing.

21. Conclusion

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

22. Recommendation

That:

- A. Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the Glamorgan Spring Bay Interim Planning Scheme 2015, the application to subdivide the land at 5 Tasman Highway (CT 242468/1) into one lot plus balance be APPROVED subject to the following conditions:

General

1. The subdivision 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 written approval of Council.

2. The Bushfire Hazard Management Plan prepared by Sarah Bunce and dated 6th August 2019 forms part of this permit and the measures contained within the plan must be implemented in relation to any future development on the lots prior to the sealing of a final plan. The building areas within the Bushfire Hazard Management Plan must be shown on the final plan.
3. A review of the compliance of the existing static water supply on the proposed Balance Lot is to be undertaken and upgraded as necessary to ensure compliance with firefighting water supply requirements prior to the sealing of the final plan.
4. All land noted as roadway, footway, and 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.

Services

5. 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.
6. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's General Manager or responsible authority.
7. Property services to internal lots must be extended to the lot proper, or conduits provided, to the satisfaction of Council's General Manager.
8. Any shared services between Lots are to be separated to the satisfaction of Council's General Manager.

Easements

9. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's General Manager.

Engineering

10. The subdivision must be carried out in accordance with the Tasmanian Subdivision Guidelines October 2013 (attached).
11. Engineering design drawings to the satisfaction of the Council's General Manager must be submitted to and approved by Council before development of the land commences.
12. 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.

Advice: the engineering plans submitted with the application will require amending prior to approval.

13. Approved engineering design drawings will remain valid for a period of two years from the date of approval of the engineering drawings.
14. The developer shall appoint a qualified and experienced Supervising Engineer (or company registered to provide civil engineering consultancy services) who will be required to certify completion of subdivision construction works. The appointed Supervising Engineer shall be the primary contact person on matters concerning the subdivision.

Drainage

15. 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.
16. The stormwater property connections must be capable of accommodating a storm with an ARI of 20 years, when the land serviced by the system is fully developed.
17. Stormwater drainage from existing buildings and drains on the lots must be connected to the stormwater property connections to the satisfaction of Council's General Manager and in accordance with the Building Act 2016.

Tas Water

18. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, TWDA 2019/00899-GSB, dated 12/09/2019.

Telecommunications and electrical reticulation

19. 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.
20. 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.
21. 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.
 - (b) A Letter of Release from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and/or 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 and Access

22. 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.
23. A vehicle access must be provided from the road carriageway to service each lot.
24. The existing vehicle access from the Tasman Highway must be upgraded to the satisfaction of the Department of State Growth and Council's General manager and include:

- (a) A sealed surface
- (b) A minimum sealed width of 6.0m from the edge of the road to the property boundary

Advice: The existing culvert will need extending to accommodate the increased width of the driveway.

25. No works are to be undertaken within the State Road reservation without first obtaining a permit from the Minister of Infrastructure in accordance with Section 16 Roads and Jetties Act 1935.

Advice: A permit for carrying out any works on a State Road must be obtained from the Department of State Growth through applying on-line at permits@stategrowth.tas.gov.au.

26. The shared vehicular access, must be constructed/upgraded from Tasman Highway for the entire length of the access strips to Lot 1 to the satisfaction of Council's General Manager and include:

- (a) sealed surface (including passing bays)
- (b) surfacing material may be a spray seal, asphalt, concrete, or other equivalent material approved by Council's General Manager
- (c) A passing bay 6 m long and 6 m wide, constructed at the Tasman Highway carriageway and tapering to the width of the driveway
- (d) stormwater drainage
- (e) all-weather construction
- (f) load capacity of at least 20 tonnes, including for bridges and culverts
- (g) minimum carriageway width of 4m (with a minimum seal width of 3m, or 6m at the passing bay)
- (h) minimum vertical clearance of 4m
- (i) minimum horizontal clearance of 0.5m from the edge of the carriageway
- (j) cross-falls of less than 3 degrees (1:20 or 5%)
- (k) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle
- (l) curves with a minimum inner radius of 10m
- (m) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads and
- (n) as required by the approved Bushfire Hazard Report

Water quality

27. 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 Program and NRM South, must be approved by Council's General Manager before development of the land commences.
28. 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.
29. 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.
30. 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

31. The subdivider must provide not less than forty eight hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
32. The subdivider must provide not less than forty eight 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.
33. 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

34. 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

35. The subdivision must be placed onto a twelve-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.
36. Prior to placing the subdivision onto the twelve-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.

THE FOLLOWING ADVICE APPLIES TO THIS PERMIT

- a. This permit does not imply that any other approval required under any other legislation or by-law has been granted.
- b. This permit does not take effect until all other approvals required for the use or development to which the permit relates have been granted.
- c. The owner is advised that an engineering plan assessment and inspection fee must be paid to Council in accordance with Council's fee schedule.

3.2 SA 2019/014 – RA Rheban Road, Orford

Location: RA Rheban Road, Orford (CT 65080/1)

Proposal: Subdivision: 20 lots plus balance lot

Applicant: Andy Hamilton and Associates

Planning Document: Glamorgan Spring Bay Interim Planning Scheme 2015

Zoning: General Residential

Overlays: Parking and Access, Stormwater Management

Application Date: 13 August 2019

Statutory Date: 29 November 2019 (by consent of applicant)

Performance Criteria: Assessment required for seven standards

Representations: Two

Attachments: Appendix A – Representations (under separate cover)

Author: Robyn Bevilacqua, Graduate Planner

1. Executive Summary

Planning approval is sought for subdivision of land zoned General Residential.

The property is located in Rheban Road, Orford, adjacent to the Orford Bowls and Cricket Club.

The proposal is for a 21-lot subdivision (20 lots plus new road) and is reliant on Performance Criteria.

It is subject to the discretionary assessment process and has been advertised. Two representations were received. Two informal responses were received outside of the advertising period.

The final decision on the application must be made by Council acting as a planning authority. The decision is due by 29 November 2019.

The discretionary issues relate to code overlays, number of lots, new road, connectivity and ways, bushfire, public open space, and increase in traffic.

The proposal is considered to comply with the Performance Criteria for all these issues, subject to conditions.

2. Legislative and Policy Content

This report is to assist the Planning Authority to determine this subdivision application.

A determination must be made no later than 29 November 2019. The statutory timeframe has been extended to this date by consent of the applicant so the application could be assessed in the Ordinary Meeting of Council on 26 November.

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.

This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation.

The Planning Authority can: 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.

It should 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 and Implications

It is likely that, with time, there will be more demand for Council infrastructure in the area as land is subdivided and developed. In particular it is likely the stormwater mains will need to be upgraded.

The area is zoned General Residential and is close the township. Development has occurred with infrastructure provided on either side of the lot. Development is in line with strategic imperatives and will provide a more efficient use of council's and other authorities' infrastructure.

Other than the above, approval or refusal of this application should have no direct financial implications for Council, outside the implications should an appeal against the Planning Authority's decision be lodged, or should the Planning Authority fail to make a decision within the statutory timeframe.

4. Relevant Background and Past Applications

There are no previous planning applications on recent record.

5. Site Detail

- 5.1. The property is located south-east of the Orford township. Access is off Rheban Road, on the lower, coastal side. It is adjacent to the Orford Bowls and Cricket Club. It is approximately one kilometre from the Prosser River.

- 5.2. The site has a northerly aspect with a gentle slope towards the coast. It is rectangular in shape and 20,244m² in area.



Figure 1: the Site (pinned) with the Orford Bowls and Cricket Club next door on the left.

- 5.3 There is an existing dwelling centred and slightly to the northern part of the lot.
- 5.4 The land is generally cleared with remnants scattered throughout. The vegetation is categorised as grassland and woodland.

- 5.5 Power is available and will be conditioned to go underground. There is NBN (fibre to the node) available and will be connected.
- 5.6 There is access to mains water and sewerage. See Fig. 2 below.
- 5.7 The site is between two areas of Council reticulated stormwater - Vernon Court and Nautilus Drive. See Fig. 2 below.

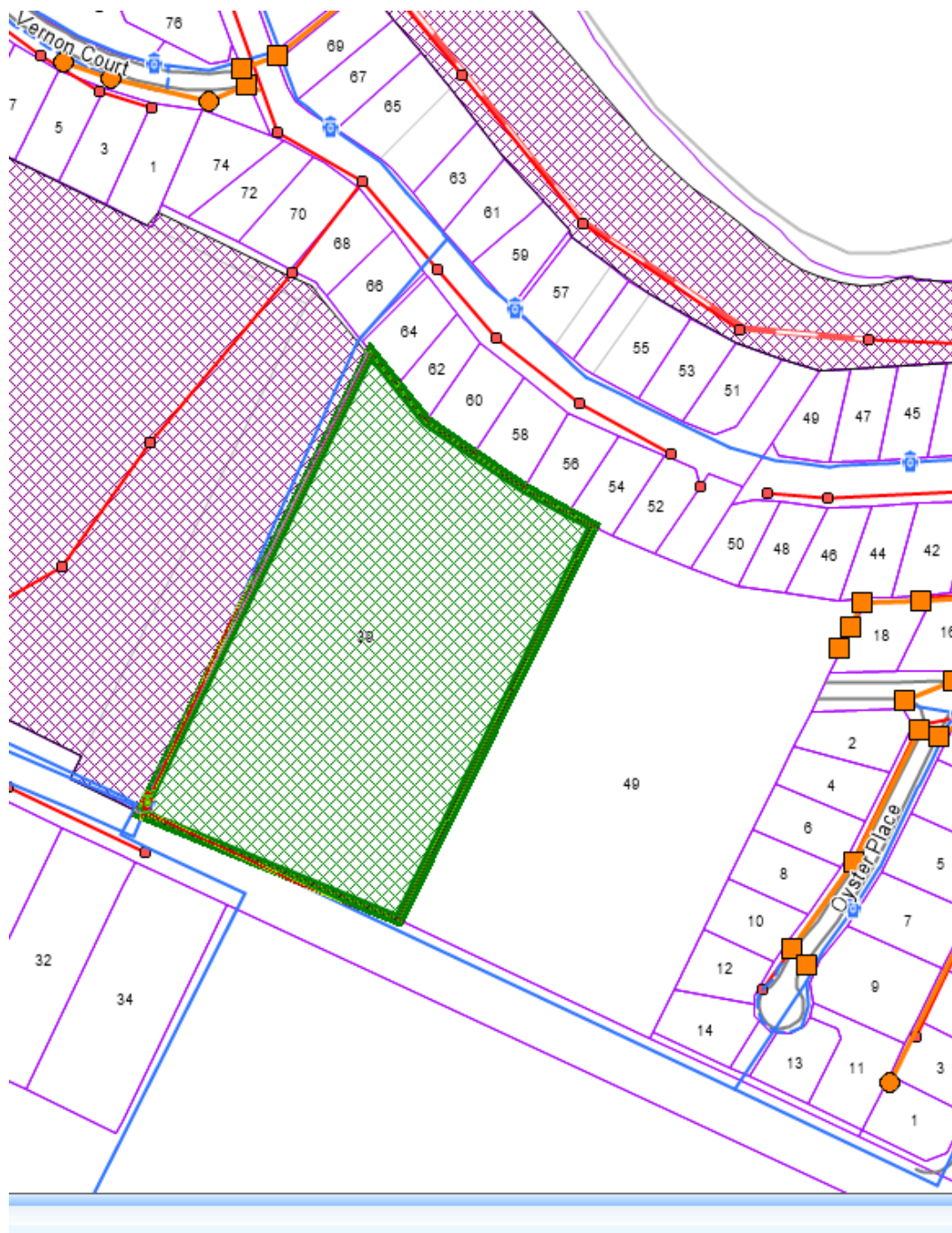


Figure 2: Services: the site is hatched in green. Blue lines: water mains. Red lines: sewer mains. Orange lines and boxes: reticulated stormwater and manholes.

- 5.8. The site is in the General Residential zone of the Glamorgan Spring Bay Interim Planning Scheme 2015. The adjacent land to the east and north is also zoned General Residential. The Bowls Club is zoned Recreation. There is one lot directly opposite on the top side of Rheban Road zoned General Residential. To the south east of that point, the zoning becomes Rural Resource.
- 5.9. The neighbour to the east – 49 Rheban Road – is a similar-sized lot with one dwelling and access off Rheban Road. On the other side of that is a relatively recent subdivision with new roads including Nautilus Drive and Oyster Place. Nautilus Drive stops at the boundary of number 49, ready to be 'connected'. See Fig. 3 below.

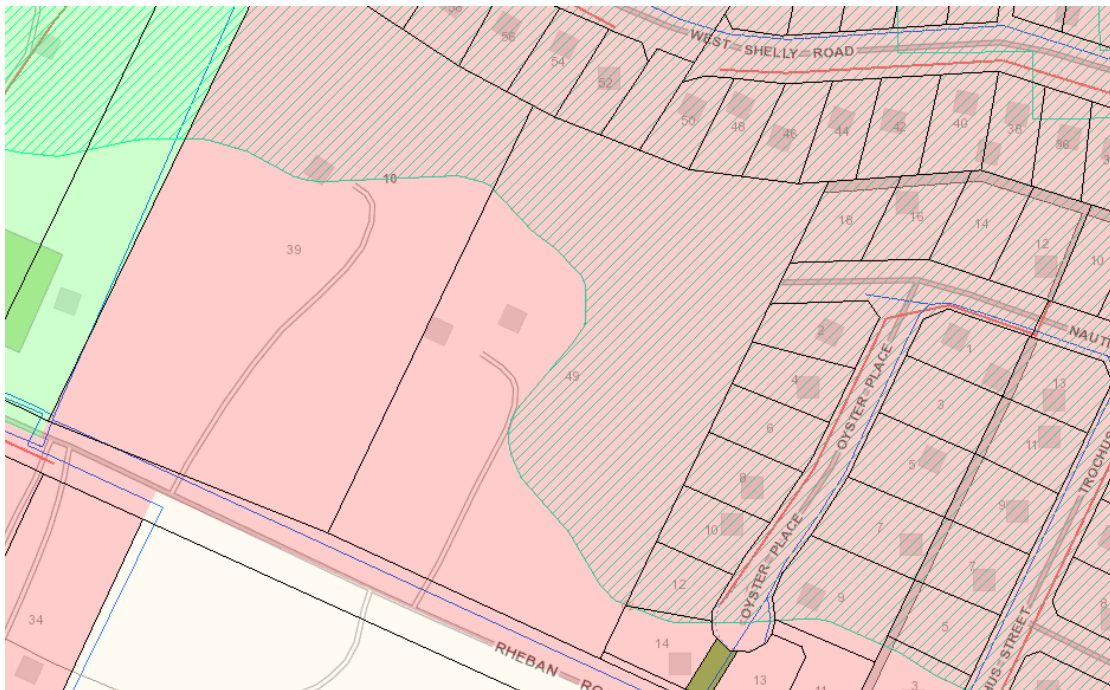


Figure 3: Numbers 39 and 49 and the end of Nautilus Drive stopping at number 49 with Oyster Place coming off it. The pink highlight is General Residential land. The green diagonal hatching is the Coastal Inundation overlay.

- 5.10. The northern end of the land, where the land falls below the 10m contour, is subject to the Coastal Inundation Hazard Area overlay. This is also seen in Fig. 3. The surveyor notes that the entire site is above 8m Australian Height Datum (AHD).

- 5.11. The land is in a Bushfire-Prone Area. The planning certificate issued by the Tasmanian Fire Service certifies that the relevant bushfire requirements will be met.
- 5.12. Other overlays include Roads and Railway Assets, Parking and Access, and Stormwater Management.

6. Proposal

- 6.1. Planning approval is sought for a subdivision into 21 lots, one of which is a new road (Lot 9).
- 6.2. Proposed lot 6 will contain the existing dwelling.
- 6.3. The new subdivision road will provide frontage to all new lots. While Lot 6, with the existing dwelling on it will have frontage to the western part of the cul-de-sac, it will also have a linkage onto the main part of the cul-de-sac and will be treated as an internal lot to allow better access to garbage collection.
- 6.4. Road reserves have been set at 16m wide, and a footway linkage in a road reserve leading west from the main part of the cul-de-sac will be provided to the Bowls and Cricket Club recreation reserve.
- 6.5. All lots will have full reticulated services; water, sewerage and stormwater, with easements as required down the western, northern and eastern boundaries. These will be connected to existing services owned by Council and TasWater. The easements can be seen as dashed lines in Fig. 4 below.
- 6.6. Fire-fighting water supplies will be provided via a new reticulated system managed by TasWater with hydrants to be installed compliant with E1.0 of the scheme.

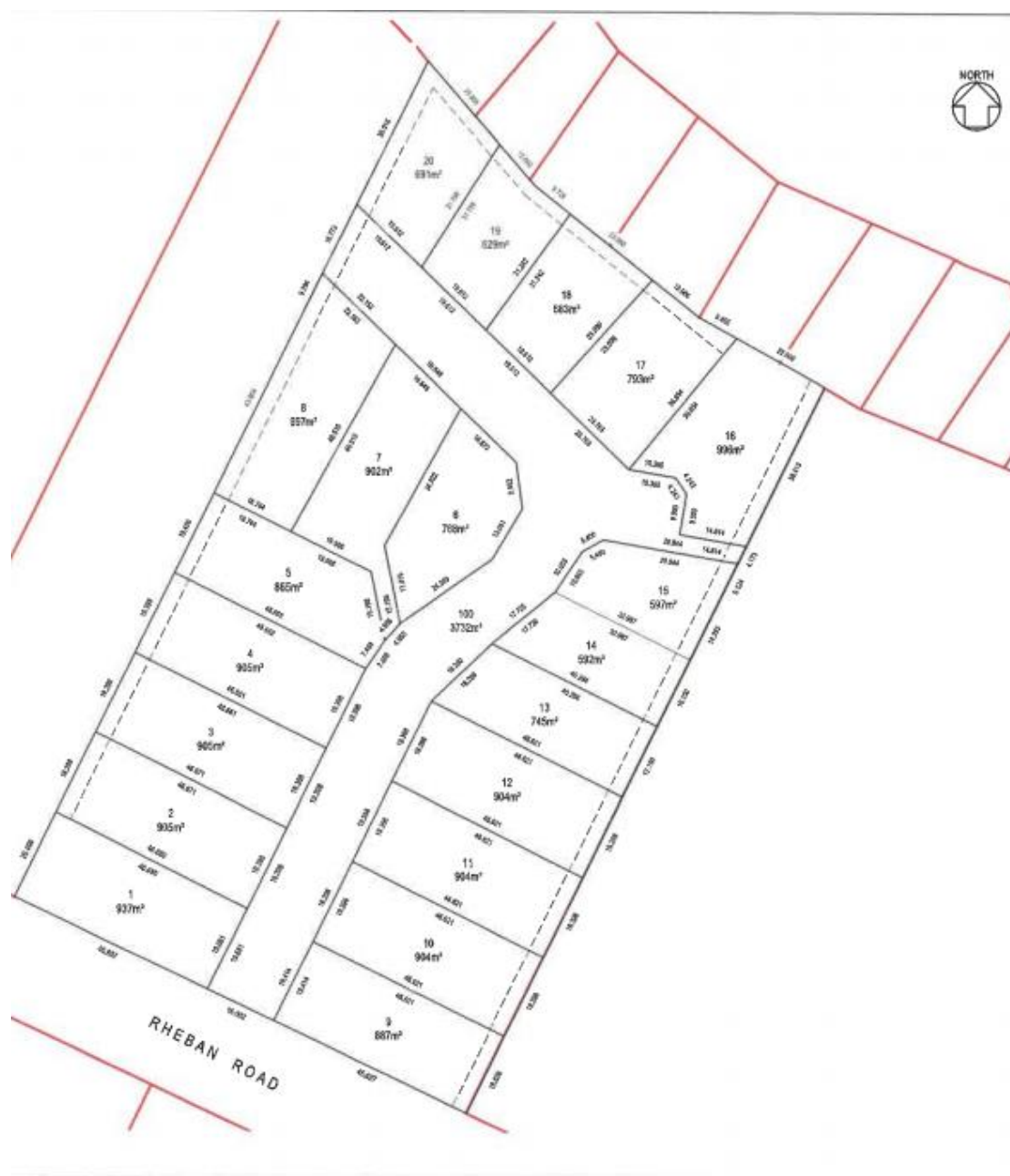


Figure 4: The Plan of Subdivision showing the easements along the boundaries (Andrew Hamilton and Associates).

7. Operation of a planning scheme

- 7.1. An application must meet every applicable Standard to be approved (Clause 7.5).
- 7.2. Each Standard can be met in one of two ways: either an Acceptable Solution (AS) or a Performance Criterion (PC).
- 7.3. Acceptable Solutions are objective, measurable and fixed. Performance Criteria require the exercise of judgement of the planner and the Planning

Authority as to whether a proposal satisfies the Criteria. Performance Criteria are qualitative rather than fixed.

- 7.4. If a proposal meets all the relevant Acceptable Solutions, it must be approved.
- 7.5. If a proposal does not meet an Acceptable Solution, the alternative pathway is to satisfy the associated Performance Criteria.
- 7.6. Where Performance Criteria are relied upon, the application will be discretionary.
- 7.7. A discretionary application may be approved with or without conditions, or refused. It must be placed on public exhibition for comment (s57 of LUPAA).
- 7.8. Any decision made regarding a discretionary application must have regard to the planning scheme.
- 7.9. In exercising judgement on a Performance Criterion, the Planning Authority may have regard to the objective of the standard but should not have regard to the Acceptable Solution. Clause 7.5.4 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.
- 7.10. The logic of the above is that the exercise of judgement on a Performance Criterion is based on the proposal's impact on the objectives of the standard, not the fact that it may have not met, or 'nearly' met the Acceptable Solution.

8. Assessment of the application against the planning scheme provisions

- 8.1. The application is in the General Residential zone and is subject to five overlays (codes). It will be assessed against the standards in the General Residential zone and under each code as follows:
 - D10.6 Development Standards for Subdivision
 - E1.0 Bushfire Prone Areas
 - E5.0 Road and Railway Assets
 - E6.0 Parking and Access
 - E7.0 Stormwater Management
 - E15.0 Inundation Prone Areas

9. General Residential zone - Development Standards for Subdivision (D10.6)

- 9.1. The Acceptable Solution at D10.6.1 A1 requires a minimum lot size for an ordinary lot in the General Residential zone is 450m² (ordinary lot), 550m² (corner lot), 550m² (internal lots) and 400m² (lots adjoining public open space). The smallest proposed lot is 592m² (lot 14). The Acceptable Solution for minimum size is met.

The maximum lot size in the General Residential zone is 1,000m², or 600m² for lots adjoining public open space. The largest of the lots is 996m², thus meeting the Acceptable Solution.

- 9.2. The Acceptable Solution at 10.6.1 A2(a) and (c)-(f) requires there be suitable building areas on each lot. There are no building areas shown on any of the lots. However, all lots are large enough to provide a building area that meets the Acceptable Solutions in terms of minimum setbacks, clear of easements, average slope no more than 1 in 5, and size. In addition, while the lots themselves may not have the longer axis facing north, they are all large enough for a future dwelling to be orientated to the north, or within 20o west or 30o east of north. The Acceptable Solution is met.
- 9.3. The Acceptable Solution at D10.6.1 A2 (b) requires that lots must not be subject to any codes in the planning scheme. Lots 1-4 and 10-19 are subject to the Bushfire-Prone Areas code. Lots 6, 8 and 10-14 are subject to the Coastal Inundation code. Because some lots are subject to these overlays (codes), the proposal must satisfy the Performance Criteria contained in D10.6.1 P2 (b) to be approved.
- 9.4. The Acceptable Solution at D10.6.1 A5 requires that a subdivision be for no more than three lots. This proposal is for 20 lots plus road and therefore must meet the Performance Criteria contained in D10.6.1 P5.
- 9.5. The Acceptable Solution at D10.6.2 A1 requires that the subdivision must not include a new road. As the proposal includes a new road, it must seek to satisfy the Performance Criteria contained in D10.6.2 P1 to be approved.
- 9.6. The planning scheme does not provide an Acceptable Solution for D10.6.3 (Ways and Public Open Space). The proposal must satisfy the Performance Criteria contained in D10.6.3 P1 to be approved.
- 9.7. The Acceptable Solution at 10.6.4 A1 A4 (Services) requires that lots be (a) connected to water, (b) be connected to sewerage, (c) connected to stormwater and (d) that there not be a new road. The proposal meets (a)-(c). Because there will be a new road, the proposal must satisfy the Performance Criterion D10.6.4 P4 to be approved.

10. Bushfire Prone Areas code – Development Standards for Subdivision (E1.6)

- 10.1. The application is accompanied by a Bushfire Hazard Report (GES04770) dated August 2019, by Geo-Environmental Solutions (GES).
- 10.2. The report notes Lots 1 to 4 and 10 to 19 inclusive are within 100m of bushfire-prone vegetation. As such they must meet minimum fire hazard standards including provision of hazard management areas, public and private fire-fighting access, and provision of water supply for fire-fighting purposes.
- 10.3. E1.6.1 (Provision of Hazard Management Areas). The Bushfire Hazard Report includes a Bushfire Hazard Management Plan (BHMP) for the lots that are classified as bushfire-prone. It provides building and hazard management areas for each. If future dwellings are located in the identified building area and comply with the minimum setbacks, they may be constructed to the



Bushfire Attack Level (BAL) assigned to the lot. The planning certificate notes the proposal is compliant with the Acceptable Solution. Figure 5 below shows the BAL rating applied to each lot as long as the Bushfire Hazard Management Plan requirements are implemented.

E1.6.2 (Public and fire-fighting access): the Bushfire Hazard Report provides the minimum standards to which the road must be constructed, unless the zone requires a higher standard. The BHMP must form part of the permit.

BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Hazard Management Plan, 39 Rheban Road
Orford, July 2019. GES04770v1.0
Glamorgan - Spring Bay Interim Planning Scheme 2015

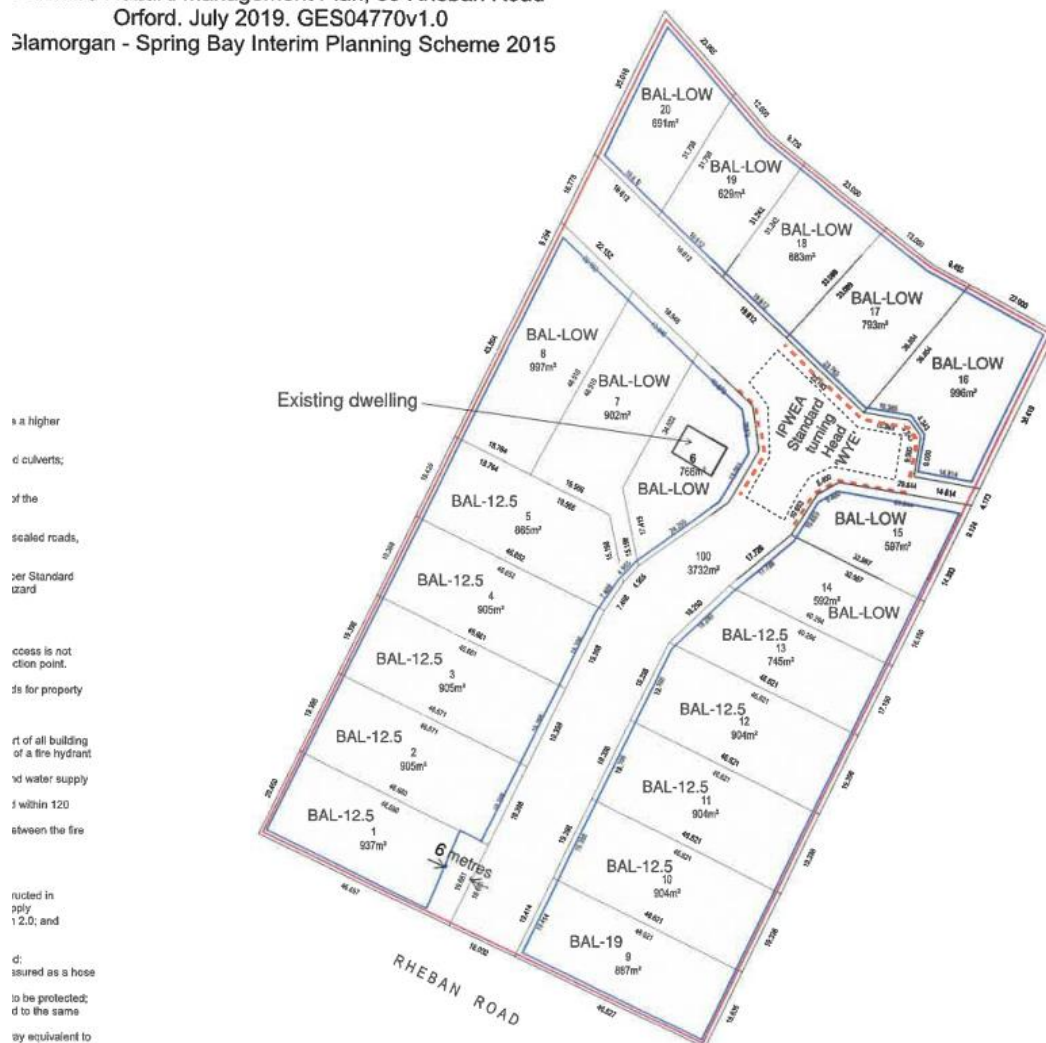


Figure 5: The Plan of Subdivision showing BAL ratings for each lot (Bushfire Hazard Management Plan).

- 10.5. The Tasmania Fire Service (TFS) has certified the Bushfire Hazard Management Plan as compliant with all the Acceptable Solution elements listed in Table E2 (Standards for Property Access) except for (j). The TFS certifies that the proposal meets the relevant Performance Criterion for (j).
- 10.6. E1.6.3 (Provision of water supply for fire-fighting purposes): the subdivision will be provided with a reticulated water supply including fire hydrants, which must conform to the Bushfire Code. With the BHMP endorsed as part of the permit, this will meet the Acceptable Solutions.
- 10.7. The proposal includes Tasmanian Fire Service certification that all standards have been met.
- 10.8. The Bushfire Hazard Management Plan will form part of the endorsed documents.

11. Road and Railway Assets code – Use Standards (E5.5) and Development Standards (E5.6)

- 11.1. The objective of the Road and Railway Assets code is to 'ensure the safety and efficiency of roads is not reduced by increased use of existing accesses and junctions.
- 11.2. The Use Standard for increase of traffic at existing accesses and junctions depends on the speed limit of the road. The speed limit at the access off Rheban Road is 60km/h. For a road subject to a speed limit of 60km/h or less, the Acceptable Solution at E5.5.1 A2 provides that the annual average daily traffic of vehicle movements must not increase by more than 20% or 40 vehicles a day, whichever is the greater.

According to the RTA Guide to Traffic Generating Developments v2.2, a residential lot generates an average 9 vehicle movements a day. In Tasmania, we tend to use the rule of thumb 8-10 movements, with the lower being for lesser density areas. Either way, the 20-lot subdivision will generate more than 40 additional vehicle movements a day and will need to satisfy the Performance Criteria contained in E5.5.1 P2.
- 11.3. E5.6.1 applies to category 1 or 2 roads and is not applicable.
- 11.4. E5.6.2 applies to areas subject to a speed limit of more than 60km/h and is not applicable.
- 11.5. E5.6.3 applies to level crossings and is not applicable.
- 11.6. The Acceptable Solution for E5.6.4 A1 requires that an access must comply with the Safe Intersection Sight Distance shown in Table E5.1. In that table, a vehicle speed of 60km/h requires 105m sight distance in each direction. The access point will have the minimum sight distance, but the removal of some trees will be required. The permit will include a condition requiring compliance with the minimum sight distances. Refer to the Engineering Report at section 23 below.

12. Parking and Access code – Development Standards (E6.7)

- 12.1. The Acceptable Solution at E6.7.14 A1 requires that access to a road must be in accordance with the requirements of the road authority, which in this case is Council.
- 12.2. The access off Rheban Road already exists and Council's engineering consultant has advised that while a Traffic Impact Assessment (TIA) has not been submitted, one had been submitted for a nearby, larger subdivision and had concluded that the additional traffic generated will not create any operational or efficiency problems at the junction or along the road. The access to the road is considered to be in accordance with Council's requirements. Refer to the Engineering Report in section 23.

13. Stormwater Management code – Development Standards (E7.7)

- 13.1. The Acceptable Solution at E7.71 A1 requires that stormwater from new impervious surfaces be disposed of by gravity to public stormwater infrastructure. The proposal meets this Acceptable Solution.
- 13.2. The proposal is to direct stormwater off the subdivision land by directing it to Council's network via easements along the western, northern and eastern (part thereof) boundaries (see Fig. 6 on the next page).
- 13.3. This will direct stormwater to an existing outfall and away from properties in West Shelly Beach Road that have experienced flooding issues in the past. The engineering consultant has recommended a condition requiring the developer to pipe and upgrade the existing network downstream of the subdivision.
- 13.4. The easement along the eastern boundary has been created at council's request. Complaints have been received (outside of the public exhibition period) regarding stormwater running through 49 Rheban Road and onto properties on West Shelly Beach Road – refer to the representations at section 24 below.
- 13.5. The creation of an easement on 39 Rheban Road along the boundary between it and 49 Rheban Road, will allow a stormwater line to be installed by Council at some point in the future to capture this runoff. Only Lots 10-12 of this subdivision will be connected to the reticulated stormwater along this easement.
- 13.6. When Council decides to install a stormwater line to deal with the runoff from other properties, it will need to contribute to any upsizing of pipes required. Refer to the Engineering Report at section 23.

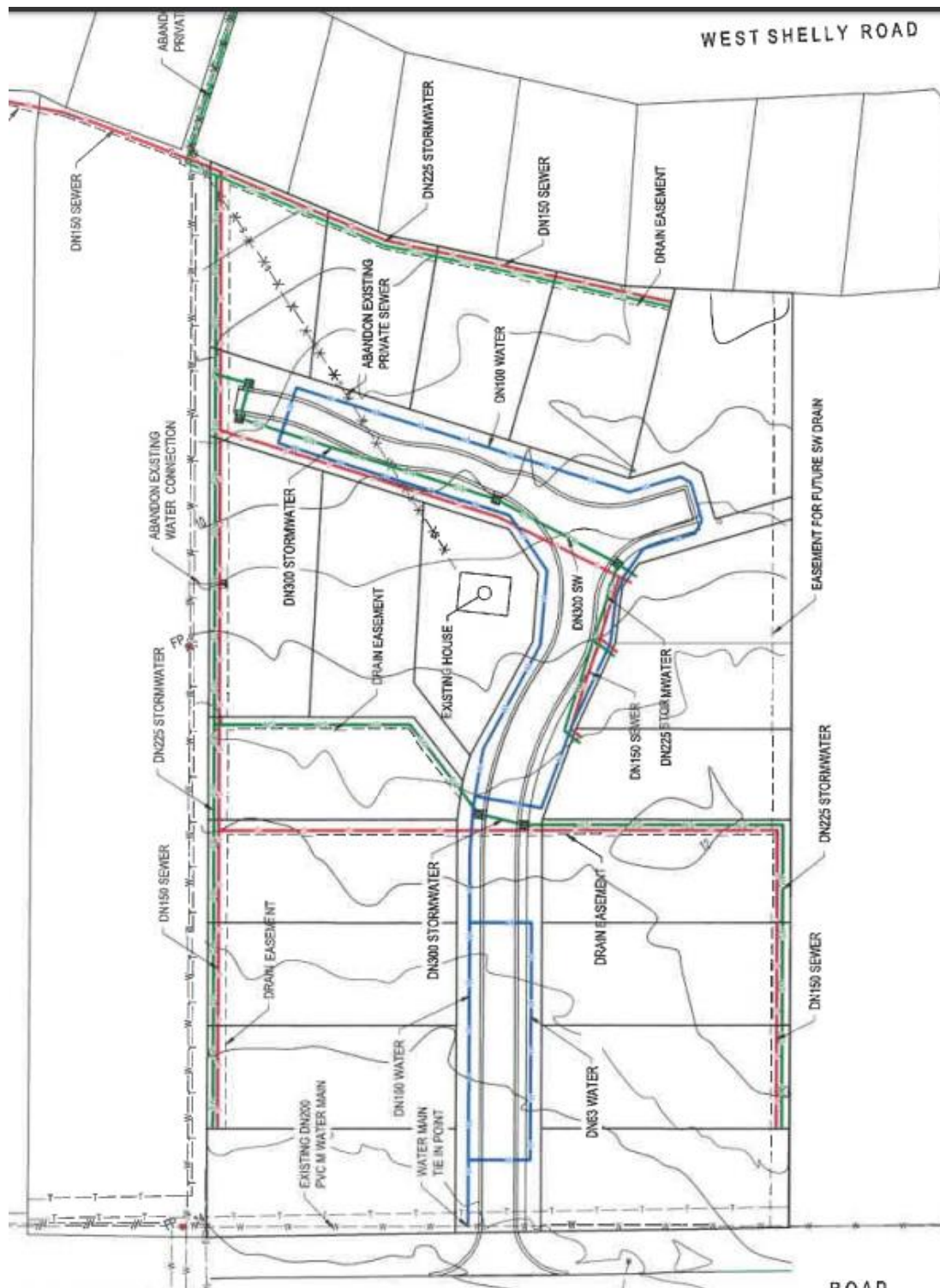


Figure 6: Concept Services Plan (Andrew Hamilton and Associates)

- 13.7. The Acceptable Solution at E7.7.1 A2 requires that, amongst other things, if a subdivision involves more than five lots, a stormwater system for a new

development must incorporate Water Sensitive Urban Design (WSUD) principles for the treatment and disposal of stormwater. This has not been addressed in the proposal.

Accordingly, it is recommended that a condition be placed on the permit requiring that either a) Water Sensitive Urban Design be implemented and shown in the detailed design documents or b) a cash-in-lieu payment to the equivalent value of implementing WSUD be made so that treatment can be implemented downstream. See the conditions recommended at the end of this report.

- 13.8. The Acceptable Solution at E7.7.1 A3 requires that a minor stormwater drainage system must be designed to (a) be able to accommodate a storm with an Average Recurrence Interval (ARI) of 20 years ... when the land serviced by the system is fully developed and (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure. There are no Performance Criteria provided in the planning scheme for this standard. The development must meet the Acceptable Solution. This is dealt with via condition.
- 13.9. The Acceptable Solution at E7.7.1 A4 requires that a major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years. As above, the planning scheme does not provide the option of seeking to satisfy Performance Criteria for this standard. The proposal must meet the Acceptable Solution and this is ensured by condition.

14. Inundation Prone Areas code – Development Standards for Subdivision (E15.8)

- 14.1. The Coastal Inundation layer covers the section of the site that is below the 10m contour. This is the northern-most third of the site.
- 14.2. Table E15.1 provides the heights above sea level (Australian Height Datum or AHD) for each township that must be used when assessing an application with an inundation overlay. For Orford, land below 0.8m AHD is classified as 'high risk'. Land below 1.6m AHD is classified 'medium risk' and land below 2.2m AHD is classified 'low risk'.
- 14.3. The land surveyor notes that no part of the site is under 8m AHD. Thus the site is not subject to the provisions of the inundation code.

15. Summary of the assessment against the Acceptable Solutions

- 15.1. The proposal meets the Acceptable Solutions, with the exception of:
 - 1. D10.6.1 A2(b) (Lot Design: lots not subject to any code)
 - 2. D10.6.1 A5 (Lot Design: no more than three lots)
 - 3. D10.6.2 A1 (Roads: no new roads)
 - 4. D10.6.3 A1 (Ways: public open space)

5. D10.6.4 A4 (Services: no new roads)
6. E1.6.2 A1(j) (Bushfire Code: provision of fire-fighting access)
7. E5.5.1 A2 (Road and Railway Assets: increase in traffic)
- 15.2. Because it is discretionary, the proposal was placed on public exhibition. Two representations were received. These are listed and discussed in section 24.
- 15.3. The Planning Authority now must exercise its discretion in assessing the seven areas where the application has not met the Acceptable Solutions. The planner has made recommendations against each Performance Criterion. The Performance Criterion are provided in italics in the left hand column of the tables below. The Planner's responses are provided in the right-hand column.

16. Discretion 1 – General Residential zone Development Standards for Subdivision D10.6.1 A2(b) – land not subject to any code

- 16.1. The Acceptable Solution at D10.6.1 A2 (b) requires that the site not be subject to any codes in the planning scheme. The site is subject to codes therefore, to be approved it must satisfy the requirements of Performance Criterion P2 (b). The Performance Criteria are taken directly from the planning scheme and are in italics:

Standard D10.6.1	The design of each lot must contain a building area able satisfy all of the following:	
Performance Criterion	Planner's response	
P2 (b)	Meets any applicable standards in codes in this planning scheme	The proposal meets the standards of the applicable codes to which the site is subject. These are: Bushfire-Prone Areas, Roads and Railway Assets, Parking and Access and Stormwater Management.

- 16.2. Sections further below will discuss how the proposal satisfies the relevant Performance Criteria under each of the codes and will conclude that it satisfies them all, subject to conditions.

17. Discretion 2 – General Residential zone Development Standards for Subdivision D10.6.1 – Lot Design

- 17.1. The Acceptable Solution at D10.6.1 A5 requires that a subdivision have no more than three lots. This subdivision is for 20 lots and therefore must seek to satisfy the Performance Criteria at P5:



Standard D10.6.1	Arrangement and provision of lots must satisfy all of the following:	
Performance Criterion		Planner's response
P5 (a)	<p>have regard to providing a higher net density of dwellings along:</p> <ul style="list-style-type: none"> i. <i>Public transport corridors</i> ii. <i>Adjoining or opposite public open space, except where the public open space presents a hazard risk such as bushfire</i> iii. <i>Within 200m of business zones and local shops</i> 	<p>There is no public transport corridor in the area. However, if there were one in the future it would likely go along Rheban Road as the major road in the area.</p> <p>While the Orford Bowls and Cricket Club land is not zoned 'public open space' (it is zoned 'Recreation'), access is provided to it and the benefits of adjoining such a space are available to the subdivision.</p> <p>The site is not within 200m of the local business zone in Orford. It is around 1km from the local business zone. However, it does provide 'infill' development between subdivided land at Nautilus Drive and the Bowls Club, thus forming a reasonably-compact residential area.</p> <p>It is considered to satisfy the Performance Criteria.</p>
P5 (b)	Will not compromise the future subdivision of the entirety of the parent lot to the densities envisaged for the zone	<p>All lots are within the minimum and maximum sizes of the General Residential zone and the entirety of the parent lot is subject to the subdivision. It is unlikely that a potentially better subdivision arrangement is being compromised.</p> <p>It is considered to satisfy the Performance Criteria.</p>
P5 (c)	Staging, if any, provides for the efficient and ordered provision of new infrastructure	No staging has been advised.
P5 (d)	Opportunity is optimised for passive surveillance between	All lots have frontage to the new road/s. The new road/s are the only public



	future residential development on the lots and public spaces	spaces on the subdivision. Passive surveillance of the Bowls Club grounds is amplified by the existence of seven residential lots sharing its boundary rather than one lot with a single dwelling located around 50m from that boundary. It is considered to satisfy the Performance Criterion.
P5 (e)	Is consistent with any applicable Local Area Objectives or Desired Future	There are no Local Area Objectives or Desired Future Character Statements.

17.2. The proposal is considered to satisfy the D10.6.1 P5 with conditions.

18. Discretion 3 – General Residential zone Development Standards for Subdivision D10.6.2 – Roads

18.1. The Acceptable Standard at D10.6.2 A1 is that subdivision does not include a new road. This subdivision includes a new road and must seek to satisfy the Performance Criteria at D10.6.2 P1:

Standard D10.6.2	The arrangement and construction of roads within a subdivision must satisfy all of the following:	
Performance Criterion		Planner's response
P1 (a)	The route and standard of roads accords with any relevant road network plan adopted by the Planning Authority	Council does not have a road network plan at this point.
P1 (b)	The appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised	There is no balance lot. All the lots are of a similar size. The Performance Criterion is satisfied.
P1 (c)	The future subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries	The land to the west, the Bowls and Cricket Club is unlikely to be subdivided. The lot to the east, 49 Rheban Road is likely to be subdivided at some point. The subdivision to the east of 49 Rheban Road provides a connector road to its western boundary.



		<p>Any subdivision of 49 Rheban Road is likely to connect to this road.</p> <p>Unfortunately, 39 Rheban Road only provides a pedestrian path to the boundary of 49 Rheban Road.</p> <p>A potentially better arrangement would be for a road reservation to be provided in its place enabling the subdivision, at some stage in the future, to be connected to its neighbour at 49 and thence to Nautilus Drive and surrounds. It need only be constructed to a pedestrian standard in the meantime thus avoiding the need for a vehicle turning point.</p>
P1(d)	An acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy	As the subdivision currently stands, there is good access, safety, convenience and legibility. Convenience would be enhanced by providing a vehicle connection to a potential subdivision at 49 Rheban Road (see above comment).
P1(e)	Cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum	<p>This subdivision relies on a cul-de-sac arrangement.</p> <p>A better arrangement would be to provide for future connections to other road (see above comments).</p>
P1(f)	Connectivity with the neighbourhood road network is maximised	See the three comments above.
P1(g)	The travel distance between key destinations such as shops and services is minimised	The current arrangement does not affect the distance between key destinations. In the future however, distances could be shortened by road connectivity.
P1(h)	Walking, cycling, and the efficient movement	There is no public transport. Walking access to the Bowls and Cricket



	of public transport is facilitated	Club grounds is facilitated. Walking access to number 49 and beyond is facilitated. Cycling would only be feasible on Rheban Road and better road connectivity would provide more cycling movement. See comments above.
P1(i)	Provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A	There is no new arterial or collector road.
P1(j)	Any adjacent existing grid pattern of streets is extended, where there are no significant topographical constraints	The most immediate existing grid pattern of streets (Nautilus Drive) ends at 49 Rheban Road. The obvious extension of the grid pattern is to make allowance for Nautilus Drive to extend through 49 Rheban Road (when subdivided) and through to 39 Rheban Road (see comments above).

18.2. The proposal as it currently stands, is not considered to satisfy the Performance Criteria. It is recommended that a condition be placed on the permit to require a road reservation in place of the pedestrian access on the east to 49 Rheban Road, as in fact has the subdivision on Nautilus Drive.

19. Discretion 4 – General Residential zone Development Standards for Subdivision

D10.6.3 Public Open Space

19.1. The planning scheme does not provide an Acceptable Solution for this standard. The proposal must seek to satisfy the Performance Criteria listed at 10.6.3 P1:



Standard D10.6.3	The arrangement of ways and public open space within a subdivision must satisfy all of the following:	
Performance Criterion		Planner's response
P1(a)	Connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate.	<p>The proposed road (which will be constructed as a shared driveway) to the west providing access to lots 6, 7, 8, and 17-20, will provide a linkage to the Orford Bowls and Cricket Club.</p> <p>A proposed pedestrian linkage from the cul-de-sac to the eastern boundary between lots 15 and 16 links the cul-de-sac to 49 Rheban Road.</p> <p>As noted in the section above it is recommended that a condition be placed to ensure a road way reserve is provided to one day connect to a potential road through 49 Rheban Road.</p>
P1(b)	Connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate	See all comments in the previous section.
P1(c)	Connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate	See above
P1(d)	Convenient access to local shops, community facilities, public open space and public transport routes is provided	<p>Access is to Rheban Road, which leads into Orford and the local shops. The new roadway / shared driveway to the west provides pedestrian access to the Bowls and Cricket Club grounds.</p> <p>There is no public transport in the area at this stage.</p>



P1(e)	New ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate	At this stage there is no development on either the Bowls and Cricket Club grounds or 49 Rheban Road.
P1(f)	Provides for a legible movement network	The new road, shared access and laneway are simple and make for easy navigating.
P1(g)	The route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority	Council currently does not have a public open space plan.
P1(h)	Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy	A condition will be inserted requiring a payment of cash-in-lieu for public open space.
P1(i)	New ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regards to the following:	<p>The new road reserves are 16m wide.</p> <p>The first section, to the T-style turning head will be constructed to a road width of 6.9m, does not include bends or corners, and will not provide opportunities for entrapment or other criminal behaviour.</p> <p>i. The road/laneway/shared driveway to the west will be a reduced-width laneway constructed to a minimum 4m as required by the Bushfire Hazard Management Plan. It is a straight and short section of road, also unlikely to provide opportunities for entrapment or other criminal behaviour.</p> <p>The pedestrian laneway to the west and to 49 Rheban Road comes straight off the turning</p>



	<p>ii. <i>The length of the way</i></p> <p>iii. <i>Landscaping within the way</i></p> <p>iv. <i>Lighting</i></p> <p>v. <i>Provision of opportunities for 'loitering'</i></p> <p>vi. <i>The shape of the way (avoiding bends, corners of other opportunities for concealment).</i></p>	<p>head and does not provide opportunities to loiter.</p> <p>No lighting is proposed at this point.</p>
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19.2. The proposal is considered to comply with D10.6.3 P1, other than for the provision of connecting ways. As in the section above, it is recommended a condition be placed on the permit to require a road reservation to the eastern boundary where the pedestrian walkway is proposed.

20. Discretion 5 - Development Standards for Subdivision D10.6.4 – Services

20.1. The Acceptable Solution A4 for D10.6.4 is that a subdivision includes no new road. The subdivision does include a new road and therefore must satisfy the Performance Criterion to be approved:

Standard D10.6.4		
Performance Criterion		Planner's response
P4	<i>The subdivision provides for the installation of fibre-ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.</i>	NBN Fibre To The Node is available in the area and connection will be a condition of the permit. The provision of

		underground electricity will also be a condition of the permit.
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20.2. The Performance Criterion is satisfied, with conditions.

21. Discretion 6 – Bushfire Prone Areas code E1.6.2 – provision of fire-fighting access

21.1. According to the Bushfire Planning Certificate provided with the application, the proposal complies with all the Acceptable Solutions except for element (j) in Table E1. It then notes that the proposal satisfies the relevant Performance Criterion.

22. Discretion 7 – Road and Railway Assets code E5.5.1 – existing accesses and junctions

22.1. The Acceptable Solution at E5.5.1 A3 is that the average daily traffic of vehicle movements in an area subject to a speed limit of 60km/h or less must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

The anticipated traffic increase will exceed this, so the proposal must satisfy the Performance Criteria at P3 to be approved:

Code E5.5.1	Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:	
Performance Criterion		Planner's response
P3 (a)	The increase in traffic caused by the use	The average daily traffic in this area, which is of lesser density than a fully urban area, is assumed to be eight vehicle movements



		<p>per lot (discussed previously).</p> <p>When the additional 19 lots are developed (lot 6 already has a dwelling), at full use the subdivision would generate an additional movements 152 vehicle movements per day.</p> <p>This is a significant increase.</p>
P3 (b)	The nature of the traffic generated by the use	While 152 movements per day is a significant increase, due to the holiday home nature of the area, this use would not be generated each and every day. Use would reach its peak during the summer season and drop off for the remainder of the year.
P3 (c)	The nature and efficiency of the access or the junction	The access is a standard rural intersection.
P3 (d)	The nature and category of the road	The road is a sealed rural road with a speed limit of 60kp/h. Traffic passing by the junction will be travelling at only 60km/h thus making the junction safer for an increased use.
P3 (e)	The speed limit and traffic flow of the road	See above
P3 (f)	Any alternative access to a road	If a condition is placed requiring a road reservation for future connectivity to Nautilus Drive (as discussed in the sections on Roads (D10.6.2) and Ways (10.6.3)), this would also provide an alternative access and reduce the pressure on the Rheban Road access.
P3 (g)	The need for the use	The area is a popular holiday haven and there is a need for residential lots.
P3 (h)	Any traffic impact assessment	While no Traffic Impact Assessment was undertaken for this



		subdivision, one was provided for a larger proposed subdivision further along Rheban Road. That Assessment did not foresee any issues regarding traffic impact and it is considered that this smaller one would be assessed in the same vein (refer Engineer's comments below).
P3 (i)	Any written advice received from the road authority	Council is the road authority.

- 22.1. It is considered that the proposal satisfies the Performance Criteria subject to a condition requiring a road reserve to provide for future connectivity to Nautilus Drive through 49 Rheban Road, as per previously outlined.

23. Referrals

- 23.1. Council's Engineering Consultant provided the following comments:

- (a) *A new cul-de-sac off Rheban Rd is proposed to service the subdivision. The main portion terminates with a T style turning head with a reduced-width laneway to the west servicing four lots (lots 8, and 18-20 on the Lot Plan). Lot 7 has frontage to the laneway but also has frontage to the main cul-de-sac via a short access strip.*
- The driveway to Lot 7 should be constructed for the full length of the access strip as part of the subdivision.*
- (b) *The applicant proposes a road reservation width of 16m for the main cul-de-sac as well as the access lane. The reservation width is consistent with Nautilus Drive, Trochus Street and Oyster Place, in the subdivision east of 49 Rheban Road, which are all 15m.*
- (c) *The laneway to the west will essentially be constructed as a shared driveway and will provide potential future road connectivity to the Orford Bowls and Cricket Club land. Only pedestrian access is provided to 49 Rheban Road to the east. The applicant considered that 49 Rheban Road already has road frontages to Rheban Road, Nautilus Drive and West Shelly Road.*
- (d) *A Traffic Impact Assessment (TIA) was not submitted, however a TIA submitted for a larger development further east of the subject site with access to Rheban Road concluded that the additional traffic generated by the subdivision along Rheban Road will not create any operational or efficiency problems at the subdivisional junctions or along the road.*

- Given the proximity of the two developments and the fact this proposal is smaller, it is reasonable to make the same conclusions providing the intersection and sight distances at 39 Rheban Road comply with Council's standards.*
- (e) *A Bushfire Hazard Report prepared by Geo-Environmental Solution, dated August 2019 was submitted with the application.*
- The report concludes that the public road is to be constructed in accordance with the bushfire code with a T style turning head.*
- The report stated that: 'as reticulated water supplies for firefighting will be provided as part of the subdivision and will be compliant with section 5.3, there are no specific requirements for property access for future residential development.'*
- (f) *The applicant proposes to direct stormwater from the subdivision to Councils existing drainage network in West Shelly Road alongside the Orford Bowls and Cricket Club's land. This section of existing drainage comprises open drains and a piped outfall to Orford Beach between 69 and 71 West Shelly Road. This directs stormwater to an existing outfall and away from properties in West Shelly Road that have experienced some flooding issues in the past.*
- A condition requiring the developer to pipe and upgrade the existing network downstream of the subdivision is recommended.*
- (g) *Complaints have been received from residents in West Shelly Road regarding stormwater runoff running through the property at 49 Rheban Road and causing flooding. Whilst it is not this developer's responsibility to address, an easement is proposed along the entire length of their eastern boundary with 49 Rheban Road. This will allow a future stormwater line to be installed to capture runoff from Rheban Rd. Council would need to contribute to any upsizing of stormwater pipes within the subdivision to accommodate stormwater being redirected from the adjacent property.*
- (h) *The application involves more than five lots. So Water Sensitive Urban Design (WSUD) principles are required for the treatment and disposal of stormwater. The applicant has not provided details of WSUD treatment. A condition requiring WSUD or the payment of a contribution so that treatment can be implemented downstream is recommended.*

23.2. TasWater provided a set of conditions for the permit

TasWater assessed the proposal and provided conditions for the permit pursuant to the *Water and Sewerage Industry Act 2008* section 56P(1). These will form an attachment to the permit.

24. Concerns raised by representors

The following table outlines the issues raised in the representation received during the notification period and responses to those issues.

Representations	
<p>Rep 1 We would also like to draw your attention to the line of sight for exiting onto Rheban Road from both our property and the proposed. We have, in the past, had to request council remove some trees on the "roadside reserve" in front of our property due to the impossibility of seeing cars approach from the township.</p> <p>The volume of traffic especially large 4WD vehicles towing boats that constantly increase in size along this road has increased significantly over the past few years with very little upgrade to infrastructure to accommodate this increase. Unfortunately the speed limit of 60kph is also rarely adhered to.</p> <p>The two bridges near the entrance to W Road are a safety hazard when meeting larger vehicles and the condition of Rheban Road with no proper stormwater drains, from W road through to Jetty Road result in water covering the road and at times, rushing down our driveway and the driveway at 39 Rheban Road.</p> <p>This development will contribute increased traffic to Rheban Road so we hope some upgrades can be expected in the near future.</p>	<p>The new intersection will need to comply with Council Standards. Including complying with sight distances. This will most likely require the removal of a number of trees along the Rheban Road frontage.</p> <p>Traffic generation from the subdivision is expected to have a maximum of 160-200 vehicle movements per day once the lots are fully developed. Given it is likely some of the properties will be used as holiday homes the traffic generation could be less than this.</p> <p>A Traffic Impact Assessment submitted for a larger development further east of the subject site with access to Rheban Road concluded that: The additional traffic generated by the subdivision 'along Rheban Road will not create any operational or efficiency problems at the subdivisional junctions or along the road'.</p> <p>Given the proximity of the two developments and the fact that this proposal is smaller, it is reasonable to make the same conclusions providing the intersection and sight distances with Rheban Road comply with Council's standards.</p> <p>Future connectivity to Nautilus Drive, as provided by requiring a road reservation rather than just a footway to the eastern boundary with 49 Rheban Road will provide an alternative route to traffic if and when that lot is developed.</p>
<p>Rep 2 is there enough water storage are the reticulated water mains adequate we need more open space not less we need to have a master plan too much ad-hoc planning in the Orford area - bits here and there responding fire services to consider and other emergency services--are they adequate</p>	<p>The application was referred to TasWater as the relevant sewer and water authority. TasWater did not object to the granting of a permit subject to the inclusion of TasWater conditions</p> <p>The subdivision is located between already-developed land and the Bowls Club, providing infill development rather than ribbon development.</p>
<p>Unofficial via email Just following up on the progress of the upgrade to the stormwater easement running from Rheban Rd thru Haighs property to the back of our property in West Shelly Beach Rd. I read in a previous council meeting agenda that this was all approved and ready to go, can you please</p>	<p>Refer the Engineering Report at section 23.</p>



<p>forward a program of works so we can keep our eyes out for any works If this is not going ahead can you please advise so I can follow up with you or a council representative</p>	
<p>Unofficial via email I write on behalf of my wife and I to request some assistance and action for a stormwater issue we have with our property at x West Shelly Rd Orford. We were not made aware of any issues when we purchased the property as our holiday house February 2011 and we have since experienced flooding on numerous occasions through our land and buildings. We are currently living at the property February 2019.</p> <p>An overview of the issue as below; We have a stormwater easement as listed on the Lands and Titles Certificate that is provided through the rear of our property at x West Shelly Rd.</p> <p>Stormwater from Rheban Rd into 49 Rheban Rd and runs through an open drain in the property and then into stormwater pits and pipework within the property behind 44 West Shelly Rd and then into what we believe to be less than standard stormwater pit and pipe provision requirements within the northern properties of the subdivision along Nautilus Drive.</p> <p>The pipework has reduced any normal low stormwater flow running in our easement provision, however when the pits and/or the pipe become blocked or there is medium to high rainfall, the overflow of stormwater then runs into 44 West Shelly Rd and 18 Nautilus Drive which in turn flow into 42 West Shelly Rd and 16 Nautilus Drive and then into our property at 40 West Shelly Rd.</p> <p>With our neighbour at x West Shelly Rd receiving verbal advice from Glamorgan Spring Bay Council officers that the existing easement would be redundant when the Nautilus Drive subdivision was constructed 20??, x proceeded to fill in the listed easement within his property. Thus when the stormwater pits within 49 Rheban Rd overflow and into the surrounding properties and property easements, it terminates in our property flooding both Mr x and our land and buildings with stormwater flowing to the stormwater provision in West Shelly Rd.</p>	<p>The issue regarding stormwater running through 49 Rheban Road has been discussed in the Engineering Report in section 23.</p>



x has had several discussions and correspondence with the Works Manager requesting assistance and engineering solutions to the issue. Although assistance and some minor works have been provided, no real engineering solution has been provided which we feel is satisfactory to sleep at night when extended rainfall occurs. I now personally go and inspect and clean the stormwater pits (as much as what can be seen and reached) in 49 Rheban Rd when heavy rain is forecast to ensure a clear flow within the pits and pipework is allowed. We worry about the matter when rain occurs and I will continually go and check the flow situation when we are present. We are especially concerned when rain occurs and we are not present at our property.

We wrote to the then General Manager some time ago objecting to the proposal for Council to make the easement redundant, noting the issues we experience with the current stormwater arrangements. We are yet to receive any notification of any final outcome.

We have received advice from others that there is a new subdivision planned/approved for No 39 Rheban Rd next to the Orford Bowls Club. We have looked over the planned development and notice the application for planning permit notice as displayed lists that representations to the development closed 8th October 2019. We appreciate we have missed any advertisement and the opportunity to make a representation to the application. We would therefore like your assistance in raising comments to the development to include what we believe would be a solution to our stormwater issue.

With new stormwater service works required for this development we would like in the first instance to request, that; the current stormwater from Rheban Rd into No 49 Rheban Rd, be re-directed over the short distance involved along Rheban Rd and be connected to any new stormwater requirements of the new subdivision development at No. 39 Rheban Rd. We believe this to be a simple solution to the current inadequate provision of works.

Speaking with Council's engineer, another interim solution option for consideration could be that;



another stormwater pit to be designed and installed within the property of 49 Rheban Rd at the western end of Nautilus Drive, with sufficient sized pipework to be connected to any existing Nautilus Drive roadway stormwater collection points (if suitably designed to handle any high stormwater flow), with any over flow of the pit to proceed onto the existing collection points.

This could be a solution only if the current Nautilus Drive road stormwater infrastructure is sufficiently sized and proceeds along to the stormwater flood basin adjacent to 6 Nautilus Drive and does not connect to the easement in the northern properties of Nautilus Drive. We take the Councils investigations and engineering advice on this option.

We can provide Land Title easement advice and photographic/video evidence of the flooding matter within our property as required. Mr x is also available should you require further verbal and written advice on the matter. We trust for your consideration of our concerns and request the support for any assistance to the matter. Please contact me for any queries.

25. Conclusion

The application satisfies the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 as outlined in this report and is recommended for conditional approval. Note that condition 23 modifies the proposal.

26. Recommendation

That:

- A: Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the Glamorgan Spring Bay Interim Planning Scheme 2015, the application to subdivide the land at RA39 Rheban Road (CT 65080/1) into 20 lots plus roadway be APPROVED subject to the following conditions:
1. The subdivision layout 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. 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.

3. The development must be substantially in accordance with the Bushfire Hazard Report prepared by Geo-Environmental Solution, dated August 2019, and submitted with the application, or as otherwise required by this permit, whichever standard is greater.
4. All land noted as roadway, footway, and 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.
5. The final plan of survey must include easements over all drains, pipelines, wayleaves and services to the satisfaction of Council's General Manager.
6. The corners of the property boundaries at the road intersection with Rheban Road (Lots 1 and 9 on the Lot Plan) must be splayed or rounded by chords of a circle with a radius of not less than 6.00 metres in accordance with Sections 85(d)(viii) and 108 of the *Local Government (Building & Miscellaneous Provisions) Act 1993* and the requirements of Council's General Manager.
7. A restrictive covenant is to be placed on Lots 1 and 9 (as shown on the Lot Plan) prohibiting vehicular access directly onto Rheban Road to the satisfaction of Council's General Manager.
8. A 3.0m minimum-width drainage easement, in the benefit of the Glamorgan Spring Bay Council, is to be provided along the entire eastern boundary of the subdivision to accommodate future stormwater drainage to the satisfaction of Council's General Manager.

Public open space

9. Prior to sealing the final plan of survey, a cash contribution for public open space must be provided to Council that is equal to 5% of the value of the area of land in the [whole plan of subdivision] [described by lot X on the endorsed plan] as at the date of lodgement of the final plan or survey.
10. The value is to be determined by a Land Valuer within the meaning of the Land Valuers Act 2001.

Advice: this condition is imposed pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 and Council policy.

Landscaping

11. The road reserves and public open space must be landscaped by trees or plants in accordance with a landscape plan prepared by a landscape architect or other person approved by Council, and submitted to Council for endorsement with the engineering drawings. The landscape plan must show the areas to be landscaped, the form of landscaping, and the species of plants and estimates of the cost of the works.

Services

12. Property services must be contained wholly within each lot served or an easement to the satisfaction of the Council's General Manager or responsible authority.
13. 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.
14. Property services to internal lots must be extended to the lot proper to the satisfaction of Council's General Manager.

Drainage

15. 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.
16. The developer is to provide a piped stormwater drainage system capable of accommodating a storm with an ARI of 20 years, when the land serviced by the system is fully developed.
17. The developer is to provide a major stormwater drainage system designed to accommodate a storm with an ARI of 100 years.
18. The developer is to upgrade public stormwater infrastructure downstream of the subdivision to the outfall such that it can accommodate the additional flows generated by the subdivision. Stormwater from the subdivision must be piped from the subdivision to an existing outfall. The details of any measures to upgrade existing infrastructure are to be included in the Engineering Design drawings to be submitted to the Glamorgan Spring Bay Council for approval.
19. Water Sensitive Urban Design (WSUD) principles must be incorporated into the development. These 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

Or:

The developer may, at the discretion of Council's General Manager, make a financial contribution to Glamorgan Spring Bay Council for the provision of stormwater treatment downstream of the proposed subdivision. The value of the contribution must be equal to the cost of implementing on site treatment to meet the targets specified in Table E7.1 Acceptable Stormwater Quality and Quantity Targets of the Glamorgan Spring Bay Interim Planning Scheme 2015, or as otherwise agreed by Council's General Manager. Where partial treatment is provided on site a proportional contribution may be considered. The contribution must be paid prior to sealing the Final Plan of Survey.

Tas Water

20. The development must meet all required Conditions of approval specified by Tas Water Submission to Planning Authority Notice, TWDA 2019/01222-GSB, dated 20/09/2019.

Telecommunications and electrical reticulation

21. 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.
22. Street lighting must be provided in accordance with the requirements of the responsible authority and to the satisfaction of Council's General Manager.
23. 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.
24. Prior to sealing the final plan of survey the developer must submit to Council:
 - (f) A 'Provisioning of Telecommunications Infrastructure – Confirmation of final payment' or 'Certificate of Practical Completion of Developer's Activities' from NBN Co.
 - (g) A Letter of Release from TasNetworks confirming that all conditions of the Agreement between the Owner and authority have been complied with and/or 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 and Access

25. A road reservation at least 15m wide must be provided in place of the pedestrian way to the eastern boundary with 49 Rheban Road. This may be constructed as pedestrian access until such time as the land at 49 Rheban Road is developed at which time it will be available to continue the connectivity of the roads through the subdivisions.
26. Roadworks and drainage must be constructed in accordance with the standard drawings prepared by the IPWE Australia (Tasmania Division) and to the requirements of Council's General Manager.
27. Unless approved otherwise by Council's General Manager roadworks must include -
 - (a) Minimum road reserve of 16 metres
 - (b) Fully paved, sealed and drained carriageway with a minimum carriageway width (face of kerb to face of kerb) of 6.9 metres
 - (c) T-style turning head
 - (d) Concrete kerb and channel
 - (e) Concrete footpath 1.50 metres wide on one side
 - (f) Underground stormwater drainage
28. All carriageway surface courses must be constructed with a 10 mm nominal size hot-mix asphalt with a minimum compacted depth of 35 mm in accordance with standard drawings and specifications prepared by the IPWE Aust. (Tasmania Division) and the requirements of Council's General Manager.
29. A reinforced concrete footpath is to be constructed from the turning head to the 'Orford Bowls and Cricket Clubs' land to the west.

Vehicular Access

30. A reinforced concrete vehicle access must be provided from the road carriageway to each lot in accordance with Council's Standard Drawings and to the satisfaction of Council's General Manager.
31. The shared accesses to Lots 8 and 18-20 (as shown on the Lot Plan) must be constructed for the entire length of the shared access and include:
 - (a) 4.0 metre minimum-width carriageway
 - (b) passing bay(s)
 - (c) constructed with a durable all weather pavement
 - (d) sealed surfaced (the surfacing material must be concrete, asphalt, pavers or other equivalent approved material)
 - (e) stormwater drainage; and
 - (f) as required by an Approved Bushfire Hazard Management Plan.
32. To the satisfaction of Council's General Manager, the vehicular access to Lot 7 must be constructed for the entire length of the access strip. The internal driveway 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:
 - (a) 3 metre minimum-width carriageway located at least 0.3m from any side boundary
 - (b) 6 metre wide x 20 metre long passing bay at the road
 - (c) constructed with a durable all weather pavement
 - (d) sealed surfaced (the surfacing material must be concrete from the kerb to the property boundary. The surfacing material within the property must be asphalt, concrete, pavers or other approved material.)
 - (e) Stormwater drainage.

Engineering drawings

33. 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.
34. 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 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.
35. Approved engineering design drawings will remain valid for a period of two years from the date of approval of the engineering drawings.

Water quality

36. 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, and available on the Environment Protection Authority website must be approved by Council's General Manager before development of the land commences.
37. 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.
38. 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.
39. 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

40. The subdivider must provide not less than forty eight hours written notice to Council's General Manager before commencing construction works on-site or within a council roadway.
41. The subdivider must provide not less than forty eight 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.
42. 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

43. 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

44. The subdivision must be placed onto a twelve-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.
45. Prior to placing the subdivision onto the twelve-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.

Late Agenda Item

Recommendation

That Council accepts the inclusion of late agenda item 3.3 in the November Ordinary Meeting of Council Agenda

3.3 Planning Scheme Amendment AM 2019/02 – Section 39 Report

Planning Assessment Report	
Proposal:	To rezone land at 11, 17, 17A, 19 and 23 Harveys Farm Road, Bicheno from Light Industrial to Rural Living and apply the Biodiversity Protection Area overlay to part of 11 Harveys Farm Road.
Requested by:	N/A – Council initiated amendment
Location:	Harveys Farm Road, Bicheno
Attachments:	Attachment A – Amendment documents Attachment B - Representation received Attachment C – Modified draft amendment
Report prepared by:	Nell Nettlefold, Planning Consultant

Background

On the 25 June 2019, the Planning Authority considered draft amendment 2019/02 (refer to Attachment A for amendment documents) to the Glamorgan Spring Bay Interim Planning Scheme 2015 which proposed to:

- rezone 11, 17, 17A, 19 and 23 Harveys Farm Road, Bicheno from Light Industrial to Rural Living; and
- apply the Biodiversity Protection Area overlay to part of 11 Harveys Farm Road, Bicheno.

The Planning Authority resolved to initiate draft amendment AM 2019/02 in accordance with Section 34(1)(b) and certified that it meets Section 32 of the former provisions of the *Land Use Planning and Approval Act 1993* (the Act).

The draft amendment was then exhibited in accordance with statutory requirements during which time one (1) representation was received (refer to Attachment B).

Legislation

The purpose of this report is to allow the Planning Authority to fulfil its obligations under Section 39 of the Act in relation to the assessment of the draft amendment which includes providing the Tasmanian Planning Commission (TPC) with a report comprising:

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

- (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to–*
 - i. the need for modification of the draft amendment in the light of that representation; and*
 - ii. the impact of that representation on the draft amendment as a whole; and*
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.*

Report

The representation agreed to the rezoning however objected to the application of the Biodiversity Protection Area overlay to part of 11 Harveys Farm Road, Bicheno on the basis that the land has been cleared of native vegetation and queried why the overlay did not apply to other surrounding properties.

Overlays are used to identify land that is subject to particular traits or values that warrant additional consideration under the planning scheme. Typically overlays apply in conjunction with the underlying zone. The Biodiversity Protection Area overlay applies to land with identified natural values however, it does not apply to those zones that are strategically identified for high impact uses or broad scale development, essentially because it sets up a conflict with the intended purpose of the land and therefore the operation of the planning scheme.

The Biodiversity Protection Area overlay does not currently apply to the site because it is within the Light Industrial zone but would apply if the underlying zone was compatible for reasons expressed above. The justification for the draft amendment is to reinstate the application of the overlay to the north west corner of 11 Harveys Farm Road as a result of the proposed Rural Living zoning and consistent with the data set used to determine the application of the overlay in the Glamorgan Spring Bay Interim Planning Scheme.

Since the drafting of the planning scheme, more recent projects that identify and map biodiversity values have been undertaken to prepare the 'Priority Vegetation Area overlay' for inclusion in the Glamorgan Spring Bay draft Local Provisions Schedule (draft LPS). The latest mapping also identifies the site as containing biodiversity values, the spatial extent of which is consistent with the application of the Biodiversity Protection Area overlay in the draft amendment.

Council's Technical Officer viewed the site, noting the removal of a number of trees, and concluded that there was enough vegetation remaining that was of sufficient quality to retain the protective status afforded by the application of the overlay.

The representor also queried why the Biodiversity Protection Area overlay did not apply to surrounding land. The data set used to apply the overlay did not identify other surrounding land, subject to the rezoning, as containing natural values worthy of additional protection measures in accordance with the intent of the Biodiversity Protection Area overlay.

Based on this assessment it is considered that the issues raised in the representation do not warrant modification of the draft amendment.

Minor errors have been identified in the certified draft amendment whereby the instrument shows the zoning and Biodiversity Protection Area overlay on the same map as opposed to showing their respective spatial extents on separate maps. Also, the proposed Rural Living zone should extend to the centre line of Harveys Farm Road consistent with contemporary zoning practices.

It is recommended that the Planning Authority advise the TPC of these errors and recommend that it modifies the draft amendment in accordance with Attachment C.

Summary

It is considered that the issue raised in the representation does not warrant modification to the draft amendment as, although the vegetation cover has been modified, there are still biodiversity values present that warrant protection through the application of the Biodiversity Protection Area overlay.

It is recommended that Council advise the TPC of technical errors in presenting the certified draft amendment and recommend that it modifies the draft amendment in accordance with Attachment C.

Recommendation

That:

- A. The Planning Authority resolves that a copy of the representation (Attachment B) and this report be forwarded to the Tasmanian Planning Commission in accordance with Section 39(2)(a) of the former provisions of the *Land Use Planning and Approvals Act 1993*.
- B. The Planning Authority resolves, under section 39(2)(b) of the former provisions of the *Land Use Planning and Approvals Act 1993*, to advise the Tasmanian Planning Commission that it considers the merits of the representation received do not warrant modification to draft amendment AM 2019/02.
- C. The Planning Authority resolves, under section 39(2)(c) of the former provisions of the *Land Use Planning and Approvals Act 1993*, to advise the Tasmanian Planning Commission that it considers that draft amendment AM 2019/02 be modified, for reasons specified in this report, in accordance with Attachment C.

Attachment A – Amendment documents

Attachment B – Representation

Attachment C – Recommended modified draft amendment

Attachment A: Copy of Council Decision /19 – 25 June 2019

3.1 AM2019/02 – Rezone, 23 Harveys Farm Road, Bicheno

Planning Assessment Report

Proposal:	Rezone from Light Industrial Zone to Rural Living Zone
Requested by:	N/A
Location:	Six lots across five properties known as 11, 17, 17A, 19 & 23 Harveys Farm Road
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015 (Interim Scheme)
Application Date:	N/A
Statutory Date:	N/A
Attachments:	Supporting Report
Author:	Shane Wells, Manager Development & Compliance

1. Executive Summary

- 1.1. It is proposed that the Rural Living Zone be restored to a number of properties along Harveys Farm Road, Bicheno. Due to established land uses, the rezoning is not a straight forward matter however the proposed zone is considered preferential to the current Light Industrial Zone and all other alternatives.

2. Outcome of consultation

- 2.1. In response to past request for increased consultation on Council initiated amendments, the issues addressed in this report was first brought to Council at its January 2019 prior to any formal rezoning initiation.
- 2.2. The outcome was consent for staff to consult with directly affected parties on potential zoning options and solutions.
- 2.3. A consultation paper (which now forms the attached supported report) was prepared which proposed a Rural Living Zone for the area. The Consultation raised issues of:
 - The protection of residential amenity from intensification of aquaculture.
 - Potential for smaller lot sizes. In response it should be noted that the adjoining land to the north is zoned for future urban growth. Council should consider rezoning this future urban area to residential purposes given limited land in Bicheno. Residential zoning would bring water and sewerage services to the boundary of the area and provide a basis to consider the potential extension of services
 - The potential for an aquarium making use of existing saltwater intake and discharge services. This would be tourism oriented and is somewhat problematic to consider in the planning framework of the zones under consideration.
 - A general support for the proposed rezoning.



3. Legislative & Policy Content

- 3.1. The purpose of this report is to enable the Planning Authority to determine whether or not to initiate the planning scheme amendment.
- 3.2. The relevant legislation is the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions of LUPAA establish the test of whether a planning scheme amendment is reasonable or not.
- 3.3. This report details the reasons for the officer recommendation. The Planning Authority must consider this report but is not bound to adopt the recommendation. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions or replacing an approval with a refusal (or vice versa). Any alternative decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.
- 3.4. This report has been prepared with appropriate regard to the State Policies that apply under the *State Policies and Projects Act 1993*.

4. Risk & Implications for Council services and assets

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

5. Approval Process

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

6. Referrals

- 6.1. Referrals to TasWater, Department of State Growth (DSG), Crown Land Services, Heritage Tasmania and Aboriginal Heritage Tasmania will occur during the public exhibition of the amendment.

7. Conclusion

- 7.1. The planning scheme amendment is consistent with regional and local land use strategy and the requirements of LUPAA.
- 7.2. On this basis it is recommended that Council initiate and certify draft amendment AM 2019/01.

RECOMMENDATION:

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

- A. Pursuant to section 34(1)(b) planning scheme amendment AM 2019/02 be initiated and certified as being in accordance with sections 30(0) and 32 of LUPAA to:**
 - (a) rezone 11, 17, 17A, 19 & 23 Harveys Farm Road, Bicheno from Light Industrial Zone to Rural Living Zone; and**
 - (b) apply the Biodiversity Protection Area to part of 11 Harveys Farm Road, Bicheno.**

As detailed in the attachment to this report.
- B. Pursuant to section 38 AM 2019/01 be placed on public exhibition for no less than 21 days.**
- C. Pursuant to section 39 if no representations are received during public exhibition, Council directs the General Manager to advise the Tasmanian Planning Commission in writing that no representations have been received.**



Decision: /19

Moved Cllr Woods, seconded Cllr Churchill, that as provided for by the provisions of section 3 of schedule 6, of the Land Use Planning and Approvals Act 1993 (LUPPA):

A.Pursuant to section 34(1)(b) planning scheme amendment AM 2019/02 be initiated and certified as being in accordance with sections 30(0) and 32 of LUPAA to:

(a) rezone 11, 17, 17A, 19 & 23 Harveys Farm Road, Bicheno from Light Industrial Zone to Rural Living Zone; and

(b) apply the Biodiversity Protection Area to part of 11 Harveys Farm Road, Bicheno. As detailed in the attachment to this report.

B.Pursuant to section 38 AM 2019/01 be placed on public exhibition for 28 days.

C.Pursuant to section 39 if no representations are received during public exhibition, Council directs the General Manager to advise the Tasmanian Planning Commission in writing that no representations have been received.

**The motion was put and carried unanimously
(8 Votes to 0)**

For: 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.

Against: Nil

Attachment A: Part 2 – Supporting Report Attached

Attachment A: Part 3 Certified Amendment

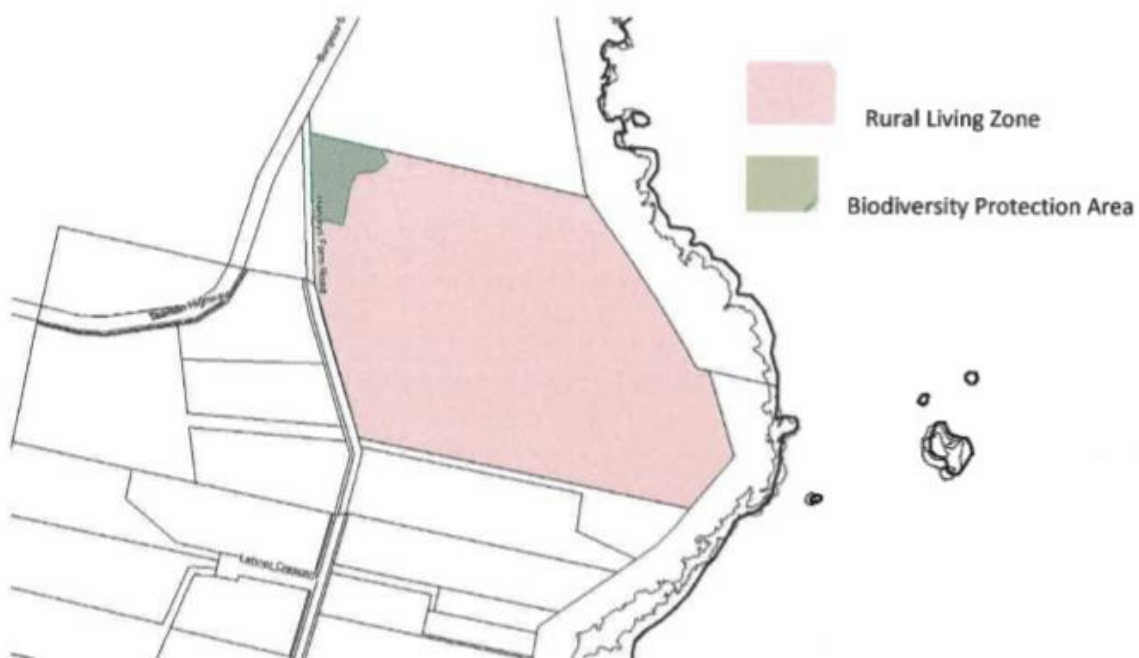
Glamorgan Spring Bay Interim Planning Scheme 2015

Amendment AM 2019/02

The proposed amendment is to:

- (a) rezone 11, 17, 17A, 19 & 23 Harveys Farm Road, Bicheno from Light Industrial Zone to Rural Living Zone; and
- (b) apply the Biodiversity Protection Area to part of 11 Harveys Farm Road, Bicheno.

Parts (a) and (b) are shown in the following:





The common seal of Glamorgan Spring Bay Council
is affixed below pursuant to the Council resolution
of 25 June 2019 in the presence of:



..... Mayor (3 July 2019)

..... Acting General Manager (3 July 2019)

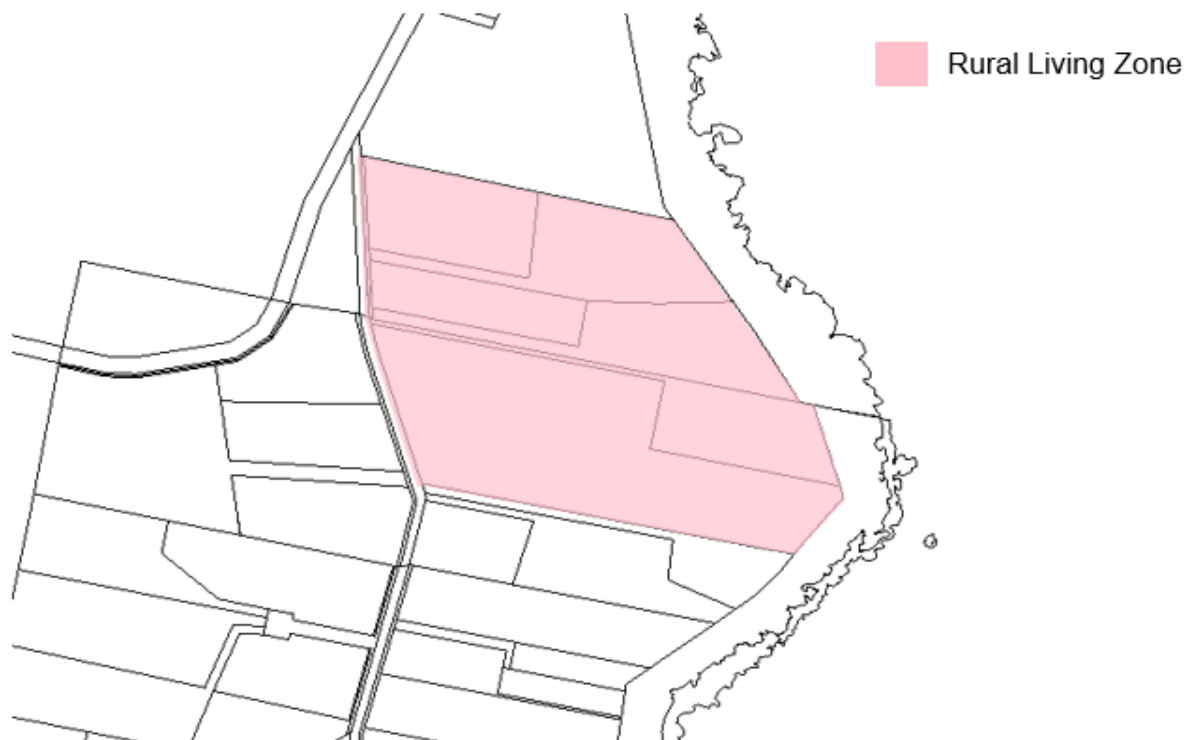
Attachment B: Representation Attached

Attachment C: Modified Draft Amendment

**Glamorgan Spring Bay Interim Planning Scheme 2015
Amendment AM 2019/02**

The amendment is to:

- a) rezone 11, 17, 17A, 19 & 23 Harveys Farm Road, Bicheno from Light Industrial Zone to Rural Living Zone.



- b) apply the Biodiversity Protection Area to part of 11 Harveys Farm Road, Bicheno.



Under Regulation 25 of *Local Government (Meeting Procedures) Regulations 2015*, 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:)
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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 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 Mrs Robyn Moore, on behalf of the Dolphin Sands Ratepayers Association (Question on Notice)

- i. What are Council’s intentions regarding reducing the fuel load from roadside verges on Dolphin Sands Rd?*

Response from General Manager

Council undertakes roadside slashing at Dolphin Sands in November/December each year. Areas covered are Dolphin Sands Road, Cambria Drive and the fire break strip around the northern properties adjacent the Cambria property. Cambria Drive and the fire breaks have recently been slashed, with Dolphin Sands Road programmed to be slashed in a few weeks. Normal slashing practices generally involve mulching a slasher machine width behind the white sighter posts.

- *What is the predicted time frame for reducing the fuel load from roadside verges on Dolphin Sands Rd?*

Response from General Manager

The topic of further fuel load reduction along road verges will be addressed in the upcoming ‘Dolphin Sands sub-municipal Emergency Management Plan’ (DSEMP) review.

Extending the slashing width along Dolphin Sands Road and mulching down coastal wattle plants from boundary fence to boundary fence has been noted.

Discussions are currently taking place with consultants to commence a review of Council's Plan.

The review will include a public consultation phase to enable local concerns to be addressed, where appropriate.

5. Information Reports

5.1 General Manager, Chris Schroeder

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 November 2019 Ordinary Meeting of Council will be held on Tuesday 26 November 2019 at 5pm.

From October 2018 to November 2019, an average of 15 people per month have viewed the Council meetings 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 November 2019 is:

22 January 2019	146 views
18 February 2019	272 views
26 February 2019	186 views
26 March 2019	154 views
30 April 2019	181 views
28 May 2019	177 views
25 June 2019	115 views
23 July 2019	89 views
27 August 2019	162 views
24 September 2019	182 views
22 October 2019	96 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

Council is currently developing a Corporate Calendar, which details the legislative reports, plans and Council policies that are to be developed or updated over the next 12 months. This will be endorsed by Council at an Ordinary Meeting of Council.



<u>Property Settlement Certificates</u>										
	<u>2015</u>		<u>2016</u>		<u>2017</u>		<u>2018</u>		<u>2019</u>	
	132	337	132	337	132	337	132	337	132	337
July	42	17	42	18	47	18	64	25	42	17
August	30	14	50	26	58	28	60	37	31	13
September	34	18	43	20	51	27	46	19	56	31
October	40	18	37	18	57	37	48	22	54	25
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	45	16		
April	39	24	48	21	61	31	50	27		
May	58	31	50	27	56	31	40	17		
June	26	10	31	16	38	21	27	17		
Total	513	252	594	290	629	315	577	271	183	86
TOTAL		765		884		944		848		269

Please note: According to the **Local Government Act 1993** the following applies:

Section 132 Certificate of Liabilities

- (1) A person referred to in subsection (2) may apply to the general manager for a certificate stating–
 - (a) the amount of any liability for rates, whether due or not on the land and outstanding interest or penalty payable in relation to the land;
 - (b) any amount received on account of rates that is held in credit against future liabilities for rates in relation to the land; and
 - (c) the amount of any charge on the land recoverable by the council.
- (2) The following persons may apply for a certificate under subsection (1) :
 - (a) the owner of a registered estate or interest in the land;
 - (b) an occupier of the land;
 - (c) a person who has entered or proposes to enter into a contract to purchase the land;
 - (d) a mortgagee or prospective mortgagee of the land;
 - (e) a person authorized to act on behalf of any person referred to in paragraph (a) , (b) , (c) or (d) .

Section 337 Council Land Information Certificate

- (1) A person may apply in writing to the general manager for a certificate in respect of information relating to land specified and clearly identified in the application.
- (2) The general manager, on receipt of an application made in accordance with subsection (1) , is to issue a certificate in the prescribed form with answers to prescribed questions that are attached to the certificate.
- (3) A certificate under subsection (2) relates only to information that the council has on record as at the date of issue of the certificate.
- (4) A prescribed fee is payable in respect of the issue of a certificate.
- (5) The general manager, on request, may provide in or with the certificate any other information or document relating to the land that the general manager considers relevant.
- (6) A council does not incur any liability in respect of any information provided in good faith from sources external to the council.
- (7) A person, with the consent of the occupier or owner of specified land, may request in writing to the general manager that an inspection be carried out of that land to obtain supplementary information relevant to that land.
- (8) If the general manager agrees to a request under subsection (5) or (7) , the general manager may impose any reasonable charges and costs incurred.
- (9) In this section –

land includes –

 - (a) any buildings and other structures permanently fixed to land; and
 - (b) land covered with water; and
 - (c) water covering land; and
 - (d) any estate, interest, easement, privilege or right in or over land.

Statement of Cash Flows

Glamorgan Spring Bay Council For the 4 months ended 31 October 2019

	JUL-OCT 2019	2019
Operating Activities		
Receipts from customers	6,229,640	11,716,062
Payments to suppliers and employees	(4,153,612)	(10,916,436)
Receipts from operating grants	157,327	1,380,641
Cash receipts from other operating activities	406,989	688,360
Net Cash Flows from Operating Activities	2,640,344	2,868,626
Investing Activities		
Proceeds from sale of property, plant and equipment	23,201	56,498
Payment for property, plant and equipment	(3,554,516)	(6,732,583)
Receipts from capital grants	500,000	2,737,745
Other cash items from investing activities	-	5,632
Net Cash Flows from Investing Activities	(3,031,315)	(3,932,708)
Financing Activities		
Trust funds & deposits	(13,193)	121,491
Proceeds from/ repayment of long term loans	(139,821)	3,266,680
Net Cash Flows from Financing Activities	(153,014)	3,388,171
Net Cash Flows	(543,986)	2,324,090
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	3,677,197	1,353,107
Cash and cash equivalents at end of period	3,133,212	3,677,197
Net change in cash for period	(543,986)	2,324,090

Rates Balance – October 2019

RATES BALANCE SHEET [12613]

Brought Forward Debit Total		\$225,662.38
Brought Forward Credit Total		-\$142,030.52
Previous Years Credits - Undone This Year		\$4,648.40
Previous Years Credits - Reinstated This Year		\$0.00
BALANCE BROUGHT FORWARD		\$88,280.26
PLUS		
Interest Charged		\$5,711.28
Penalty Charged		\$0.00
Rates Levied		\$8,533,008.55
Debit Journals	\$9,712.91 (less \$188.16 being since undone)	\$9,524.75
DEBIT TOTAL		\$8,548,244.58
LESS		
Receipts		\$4,701,901.40
Receipts Undone		-\$6,228.22
Discounts		\$54,630.86
Discounts Undone		-\$45.26
Pension Rebates		\$257,469.50
Credits Journals	\$59,512.76 (less \$4,183.74 being since undone)	\$55,329.02
Supplementary Credits		\$4,539.03
Other Credits		\$0.00
CREDIT TOTAL		\$5,067,596.33
THIS YEAR'S BALANCE		\$3,480,648.25
RATES BALANCE		\$3,568,928.51

Human Resources

Council's Executive Officer finished with the organisation on 31 October 2019 and an Acting Executive Officer has been appointed whilst the recruitment process for her replacement is undertaken.

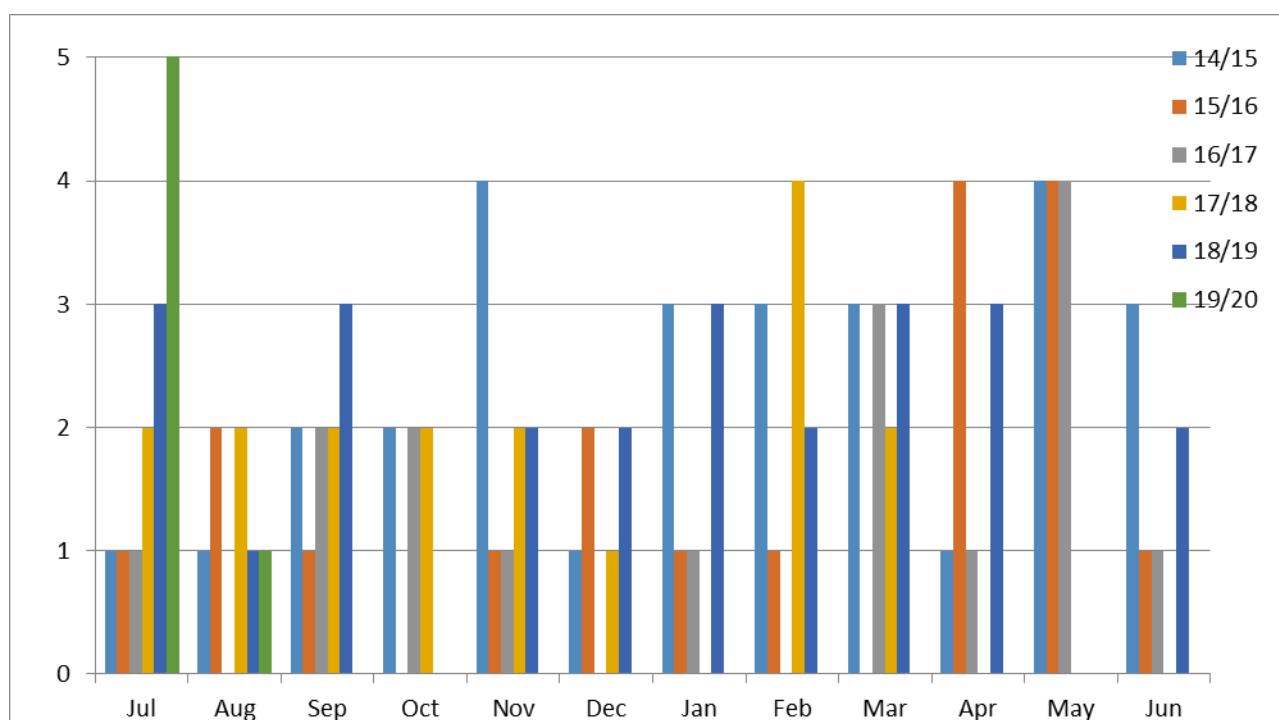
Council is also recruiting for two new roles, Deputy General Manager and a Trainee Administrator.

Although interest in the Executive Officer role has been quite good, there has been minimal interest shown so far in the Deputy General Manager and Trainee roles.

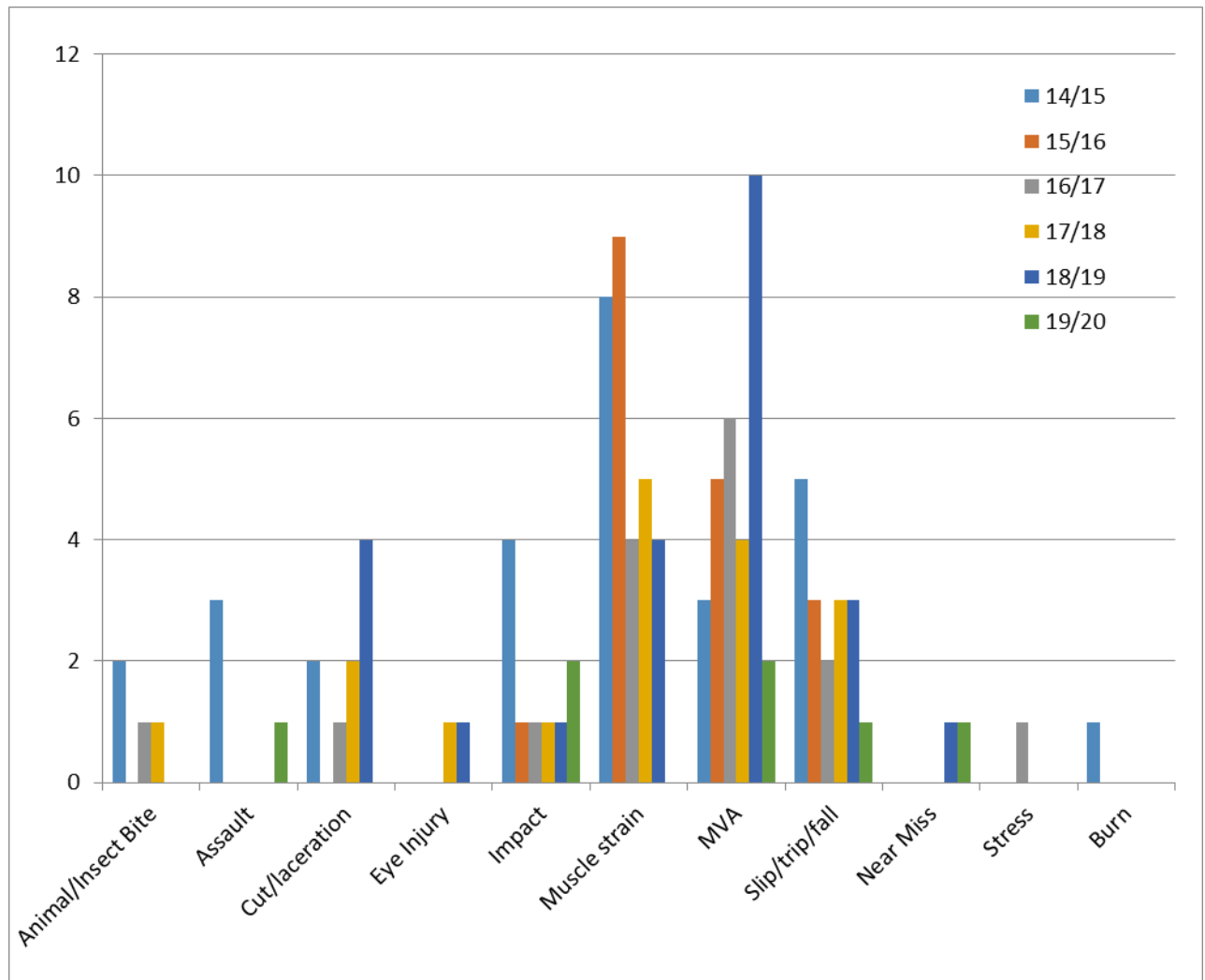
Health, Safety, Other

There has been one (1) lost time injury YTD for 2019/20. Lost time hours YTD amount to 182. There have been two (2) motor vehicle claims this year. There have been 5 workplace reported incidents YTD and no community incidents reported YTD.

Incident / Accident Reporting Numbers 2013 until October 2019



Incident / Accident Reporting by type 2013 until October 2019





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 slightly on the same time last year with a 12% increase. This increase is driven by the numbers through the Triabunna Visitor Information Centre.

Visitor Numbers												
MONTH	BICHENO	BICHENO	BICHENO	SWANSEA	SWANSEA	SWANSEA	TRIABUNNA	TRIABUNNA	TRIABUNNA	TOTAL	TOTAL	TOTAL
	2017-2018	2018-2019	2019-2020	2017-2018	2018-2019	2019-2020	2017-2018	2018-2019	2019-2020	2017-2018	2018-2019	2019-2020
JULY	886	898	849	809	956	916	1,459	1,715	1,970	3,154	3,569	3,735
AUGUST	736	529	680	765	899	728	1,234	1,536	1,835	2,735	2,964	3,243
SEPTEMBER	1,285	1,309	1,283	973	1,179	987	2,566	3,173	4,334	4,824	5,661	6,604
OCTOBER	2,395	2,782	2,805	1,965	1,916	1,635	3,990	5,132	7,236	8,350	9,830	11,676
NOVEMBER	2,829	2,839		2,473	2,239		5,431	6,929		10,733	12,007	0
DECEMBER	3,368	3,624		2,424	2,351		7,057	11,016		12,849	16,991	0
JANUARY	6,111	6,360		4,689	4,035		10,252	17,482		21,052	27,877	0
FEBRUARY	4,733	4,732		3,774	3,333		9,213	14,589		17,720	22,654	0
MARCH	4,387	4,450		3,079	3,025		9,744	12,335		17,210	19,810	0
APRIL	2,829	2,938		2,266	2,159		6,526	11,530		11,621	16,627	0
MAY	1,158	1,067		1,341	1,071		2,652	3,313		5,151	5,451	0
JUNE	863	653		878	711		1,789	2,048		3,530	3,412	0
TOTAL	31,580	32,181	5,617	25,436	23,874	4,266	61,913	90,798	15,375	118,929	146,853	25,258



Statement of Financial Position

Glamorgan Spring Bay Council

As at 31 October 2019

	31 OCT 2019	30 JUN 2019
Assets		
Current Assets		
Cash & Cash Equivalents	3,261,470	3,805,456
Trade & Other Receivables	3,911,345	546,426
Inventories	26,817	26,817
Other Assets	38,702	101,840
Total Current Assets	7,238,334	4,480,539
Non-current Assets		
Trade & Other Receivables	15,257	15,257
Investment in Water Corporation	36,627,343	36,627,343
Property, Infrastructure, Plant & Equipment		
Fixed Assets	115,835,694	115,869,490
Work in Progress	4,910,735	4,910,735
Total Property, Infrastructure, Plant & Equipment	120,746,429	120,780,225
Total Non-current Assets	157,389,029	157,422,825
Total Assets	164,627,363	161,903,363
Liabilities		
Current Liabilities		
Trade & Other Payables	732,109	1,593,580
Trust Funds & Deposits	156,242	169,435
Provisions	750,592	750,592
Interest bearing Loans & Borrowings	1,263,089	1,402,911
Total Current Liabilities	2,902,032	3,916,518
Non-current Liabilities		
Provisions	114,059	114,059
Interest Bearing Loans & Borrowings	5,635,699	5,635,699
Total Non-current Liabilities	5,749,758	5,749,758
Total Liabilities	8,651,790	9,666,275
Net Assets	155,975,573	152,237,088
Equity		
Current Year Earnings	3,738,485	3,052,837
Equity - Surplus/Deficit Current Year	15,899,054	12,846,217
Equity - Surplus/Deficit Prior Years	60,905,527	60,905,527
Equity - Reserves	75,432,507	75,432,507
Total Equity	155,975,573	152,237,088



Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2019

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	8,326,976	8,492,440	(165,464)	-2%	8,502,440	
Statutory Charges	190,106	199,432	(9,326)	-5%	534,500	
User Charges	334,298	356,198	(21,900)	-6%	805,050	
Grants	158,327	159,930	(1,603)	-1%	1,282,653	
Interest & Investment Revenue	18,069	16,200	1,869	12%	674,400	1
Contributions	17,656	11,100	6,556	59%	37,000	2
Other Revenue	684,744	602,476	82,268	14%	1,729,083	3
Net Gain (Loss) on Disposal of Assets	(4,315)	0	(4,315)	0%	50,000	
Total Trading Income	9,725,861	9,837,776	(111,915)	-1%	13,615,126	
Gross Profit	9,725,861	9,837,776	(111,915)	-1%	13,615,126	
Capital Grants						
Grants Commonw ealth Capital - Other	500,000	1,900,000	(1,400,000)	-74%	1,900,000	4
Grants Commonw ealth Capital - Roads to Recovery	0	200,500	(200,500)	-100%	401,000	5
Total Capital Grants	500,000	2,100,500	(1,600,500)	-76%	2,301,000	
Other Income						
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	61,394	
Total Other Income	0	0	0	0%	61,394	
Operating Expenses						
Employee Costs	1,671,644	1,677,545	(5,901)	0%	5,174,067	
Materials & Services	2,124,028	2,242,931	(118,903)	-5%	5,491,080	
Depreciation	778,828	778,828	0	0%	2,336,478	
Interest	33,098	76,344	(43,246)	-57%	229,035	6
Other Expenses	47,890	76,482	(28,592)	-37%	219,000	7
Internal Plant used on Capital Jobs	(12,965)	(45,000)	32,035	-71%	(135,000)	8
Employee Oncosts	51,130	104,528	(53,398)	-51%	0	9
Total Operating Expenses	4,693,653	4,911,658	(218,005)	-4%	13,314,660	
Net Profit	5,032,208	4,926,118	106,090	2%	361,860	
Net Profit Including Capital Grants	5,532,208	7,026,618	(1,494,410)	-21%	2,662,860	
Capital Works Program (Current Year WIP)						
Work in Progress Capital Works - Plant Internal	12,965		12,965			
Work In Progress Payroll - Salaries and Wages	34,503		34,503			
Work in Progress Capital Works - On Costs	15,931		15,931			
Work in Progress Capital Works - Contractor Costs	2,163,434		2,163,434			
Work in Progress Capital Works - Other Costs	20,867		20,867			
Work in Progress Capital Works - Materials	197,920		197,920			
Work in Progress Capital Works - Consultancy	60,974		60,974			
Work in Progress Capital Works - Plant Hire External	52,915		52,915			
Total Capital Works Program (Current Year WIP)	2,559,509		2,559,509			

Notes

- Interest received is higher due to holding funds for the PPRWS project longer than expected.
- Developer contribution are up for the YTD.
- Other revenue is up for the YTD mainly due to the finalisation of the Tasman Highway Contract with Stornoway and various minor insurance claims paid.
- 50% of the drought relief grant has been received, with 50% to be received later in the year as work is completed. Balance of grant funds for PPRWS should be received In December/January.
- Roads to Recovery grant instalments will be received later in the year, when work is ready to commence. First instalment is expected to be paid in November/December.
- On budget, YTD variance relates to timing of payments and reversal of last years accrued interest.
- YTD variance for other expenses primarily relates to the delay in the end of year audit.
- Currently internal plant used on Capital Works
- Employee oncosts may vary month on month depending on staff taking leave, public holidays etc.



Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2019

Department is Medical-Triabunna, Medical-General, Medical-Bicheno, Medical-Swansea, Medical-Swansea.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget
Trading Income					
Rate Revenue	472,400	467,120	5,280	1%	467,120
Interest & Investment Revenue	0	68	(68)	-100%	200
Other Revenue	328,471	323,668	4,803	1%	946,000
Total Trading Income	800,871	790,856	10,015	1%	1,413,320
Gross Profit	800,871	790,856	10,015	1%	1,413,320
Operating Expenses					
Employee Costs	176,714	191,852	(15,138)	-8%	575,557
Materials & Services	263,953	277,876	(13,923)	-5%	837,111
Depreciation	29,568	29,568	0	0%	88,700
Interest	509	460	49	11%	1,377
Total Operating Expenses	470,745	499,756	(29,011)	-6%	1,502,745
Net Profit	330,126	291,100	39,026	13%	(89,425)

Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2019

Department is Visitor Centre - Bicheno, Visitor Centre - Swansea, Visitor Centre - Triabunna, Visitor Centres - Admin only, Visitor Centre-St Helen's.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	318,497	318,497	0	0%	318,497	1
User Charges	73,028	105,000	(31,972)	-30%	315,000	
Other Revenue	16,597	17,832	(1,235)	-7%	53,500	
Total Trading Income	408,122	441,329	(33,207)	-8%	686,997	
Gross Profit	408,122	441,329	(33,207)	-8%	686,997	
Operating Expenses						
Employee Costs	142,827	165,872	(23,045)	-14%	497,617	2
Materials & Services	49,823	61,818	(11,995)	-19%	185,380	3
Depreciation	1,332	1,332	0	0%	4,000	
Total Operating Expenses	193,982	229,022	(35,040)	-15%	686,997	
Net Profit	214,140	212,307	1,833	1%	0	

Notes

1. User charges are down for the YTD due to seasonal variances.
 2. Employee costs are down for the YTD due to seasonal variances.
 3. Materials & services are down for the YTD due to seasonal variances.
- Activity in the Visitor Information Centres should pick up over the summer months.



Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2019

Department is Admin-Administration, Admin-Corporate Services.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	18/19 Actual	Notes
Trading Income							
Rate Revenue	1,187,771	1,364,830	(177,059)	-13%	1,374,830	6,258,879	1
Statutory Charges	21,937	32,032	(10,095)	-32%	95,100	90,142	2
Grants	32,278	31,000	1,278	4%	250,653	285,424	
Interest & Investment Revenue	17,232	15,000	2,232	15%	674,200	464,645	3
Other Revenue	278,342	239,668	38,674	16%	279,000	295,612	4
Net Gain/Loss Assets - Gross sales revenue of asset	(16)	0	(16)	0%	0	0	
Total Trading Income	1,537,544	1,682,530	(144,986)	-9%	2,673,783	7,394,703	
Gross Profit	1,537,544	1,682,530	(144,986)	-9%	2,673,783	7,394,703	
Capital Grants							
Grants Commonw ealth Capital - Other	500,000	1,000,000	(500,000)	-50%	1,000,000	0	5
Total Capital Grants	500,000	1,000,000	(500,000)	-50%	1,000,000	0	
Operating Expenses							
Employee Costs	159,375	279,912	(120,537)	-43%	802,724	464,747	6
Materials & Services	804,434	836,547	(32,113)	-4%	1,500,190	1,537,696	
Depreciation	20,668	20,668	0	0%	62,000	62,325	
Interest	(2,314)	1,668	(3,982)	-239%	5,000	11,035	7
Other Expenses	1,712	27,000	(25,288)	-94%	71,000	61,275	8
Total Operating Expenses	983,875	1,165,795	(181,920)	-16%	2,440,914	2,137,078	
Net Profit	553,669	516,735	36,934	7%	232,869	5,257,625	

1. Variance mainly relates to supplementary rates and rates received in advance which may apply later in the year.
2. Revenue from s.132 and s.337 certificates is down for the YTD.
3. Interest revenue on investments is up for the YTD.
4. Other revenue is up for the YTD due to insurance claims and rental income received.
5. 50% of the drought assistance grant has been received with the remained to be received in milestone payments.
6. Employee costs are down for the YTD due to vacancies.
7. Interest expenses are down for the YTD due to timing of payments and reversal of prior year accrual.
8. Due the delay in the EOY audit, the invoice for audit fees has not yet been received from the Tas Audit Office.



as at 31 October 2019		2019 - 2020 CAPITAL NEW //	BICHENO - BUCKLAND - COLES BAY - ORFORD - SWANSEA - TRIABUNNA			
Department	Description	Budget Est	Govt Funding	YTD	On-Site Progress	Comments
Roads, Footpaths, Kerbs						
Bicheno - Sinclair Street - Road extension R2R	Road extension and Cul-de-sac	164,000				DEFERRED
Saltworks - Saltworks Road	Bitumen Sealing 700m	45,000		215	Complete	
	SUB TOTAL	209,000	0	215		
PG,Walking Tracks, Cemeteries						
Bicheno Rec Ground	New Cricket Practice Nets / Surface		7,000		Complete	Fully funded
Coles Bay Boat Trailer Parking	New carpark and footpath	400,000		26,872	30%	New DPIPWE Grant
Buckland Walk	Construct River Walk	32,000				Part funded by Grant
Orford Rec Ground	New Cricket Practice Nets / Surface		40,000	5,028	50%	Fully funded
Triabunna - Rec Ground	Electronic Score Board		20,000	7,595	50%	Fully funded
Triabunna - Tennis Courts	Relocate to RecGround		250,000	121,628	60%	Fully funded
Bicheno Dog Exercise Yard	Develop		20,000			Fully funded
Buckland Dog Exercise Yard	Develop		20,000			Fully funded
Orford Dog Exercise Yard	Develop		20,000			Fully funded
Swansea Dog Exercise Yard	Develop		20,000			Fully funded
Swanwick Dog Exercise Yard	Develop		20,000			Fully funded
Triabunna Dog Exercise Yard	Develop		20,000			Fully funded
	SUB TOTAL	432,000	437,000	161,123		
Council Buildings						
Swansea Loo with a View	New constructed toilets / disability access	200,000		87,827	70%	
Dog Control	Microchip reading stick	5,000				
Triabunna Old Offices	Relocate Centotaph to RSL	30,000			10%	
Triabunna Clubrooms	Install catch nets for window protection	20,000			Complete	
Triabunna Clubrooms	c/fwd project from 18/19	0		29,003	Complete	Not budgeted
Bicheno Hall	New Chairs		17,500		50%	Fully funded
Coles Bay Hall	New Chairs		14,000		50%	Fully funded
	SUB TOTAL	255,000	31,500	116,830		
Plant & Equipment						
Excavator 1.5T and Trailer		48,000				
IT Equipment		0		1,958	Complete	Not budgeted
	SUB TOTAL	48,000	0	1,958		
Municipal						
Event	Allocation for Education		0		20%	Budget reduced from \$30k
	SUB TOTAL	0	0	0		
	CAPITAL TOTAL - NEW	944,000	468,500	280,126		



as at 31 October 2019		2019 - 2020 CAPITAL RENEWAL //	BICHENO - BUCKLAND - COLES BAY - ORFORD - SWANSEA - TRIABUNNA			
Department	Description	Budget Est	Govt Funding	YTD	On-Site progress	Comments
Sealed Road Pavements						
Sealed Road Pavement Assessments	General Road Pavement Condition Inspection	25,000				
Swansea Road Repairs	General Road Repairs Swansea	30,000		25,733	In Progress	
Bicheno Road Repairs	General Road Repairs Bicheno	30,000		11,698	In Progress	
Coles Bay Road Repairs	General Road Repairs Coles Bay	30,000		13,123	In Progress	
Orford Road Repairs	General Road Repairs Orford	30,000		16,355	In Progress	
Orford - Jetty Road R2R	Rheban Road to West Shelly Road (460m x 6.5m)	121,500		34,604	In Progress	Fully Funded by RTR
Orford - Rheban Road R2R	Wielangta Road to Jetty Road (550m x 6.5m)	135,000				Fully Funded by RTR
Orford - Louisville Road	Additional funds to complete project	30,000		16,837	Complete	
Buckland Road Repairs	General Road Repairs Buckland	30,000		8,085	In Progress	
Triabunna Road Repairs	General Road Repairs Triabunna	30,000		7,875	In Progress	
	SUB TOTAL	491,500	0	134,310		
Sealed Roads						
Various locations						
Buckland	Jetpatcher costs	25,000				
Triabunna	Jetpatcher costs	35,000				
Orford	Jetpatcher costs	35,000				
Swansea	Jetpatcher costs	35,000				
Bicheno	Jetpatcher costs	35,000				
Coles Bay/Swanwick	Jetpatcher costs	35,000				
	SUB TOTAL	200,000	0	0		
Unsealed Road Pavements						
Gravel Roads - General	Resheeting - general	225,000		231,724	In Progress	
Orford - Alice Street	Tasman Highway to Russell Street	49,000		46,103	Complete	Council contribution
	SUB TOTAL	274,000	0	277,827		
Stormwater & Drainage						
Orford - Rheban Road	West Shelly properties - service location / approvals	12,000				
		12,000	0	0		



Bridges and Culverts						
General Structures	Required repair works to a number of structures	60000				
	SUB TOTAL	60,000	0	0		
Parks & Reserves						
Coles Bay Reserve	Playground Rejuvenation Hall Surrounds		60000	19,420	70%	Fully funded
Swanwick Reserve	Playground Rejuvenation		20000	1,860	20%	Budget reduced from \$30k
Bicheno Lions Park	Playground / Amenities Rejuvenation / Fence		40000	32,822	Complete	Budget increased from \$30k
Bicheno Foreshore Track	Replace old timber walkway bridge (northern end)	25000		26,289		Costs to be reviewed
Buckland Reserve	Playground / Amenities Rejuvenation		5000	1,500	80%	Fully funded
Triabunna Seafarers Memorial	Replace flagpole masts	10000		1,055	50%	
Swansea Rec Ground	Refurbish Scorers Box - awning over servery		25000	2,078	80%	Fully funded
	SUB TOTAL	35,000	150,000	85,024		
Council Buildings						
Bicheno - Gulch Toilet	Building extension		60000	15,500	90%	Fully funded
Bicheno Hall	Floor Sanding, Paint, window coverings, stage carpet		40000	11,059	90%	Fully funded
Coles Bay Reserve	Subsurface Irrigation replacement	20000		20,000	Complete	
Coles Bay Hall	Floor Sanding, painting, carpet, window curtains		47000	9,264	90%	Budget increased from \$27k
Coles Bay Toilets	Refurbish Hall Toilets		20000		90%	Fully funded
Cranbrook Hall	Paint		10000	4,182	90%	New Budget Line
Swansea Depot Sheds	storage bays - 2 Mus / 3 Depot / 2 Bdg Dept / 2 NRM	25000		268	30%	
Swansea Old SES Building	Community Shed / Re-use Shop		184500	83,071	70%	Fully funded
Triabunna Depot	Dog pound upgrade - incl power and security	12600		1,113	20%	
Swansea Depot	Dog Pound Upgrade	7000				
Bicheno Depot	Dog Pound Upgrade	7000				
Triabunna Community Hall	Kitchen Renovations		20000	47	80%	Fully funded
Asbestos Assessment and Register	For all Council Buldings as per Building regulations	20000				
	SUB TOTAL	91,600	381,500	144,504		
Plant & Equipment						
Bicheno Depot - Trailer	Heavy duty box trailer with brakes	\$3,800		2,216	Complete	
	SUB TOTAL	3,800	0	2,216		
	CAPITAL TOTAL - RENEWAL	\$1,167,900	\$531,500	\$643,881		
Water Scheme						
Prosser Plains Raw Water Scheme		3,000,000		1,635,503	80%	BBR Grant/Loan
	SUB TOTAL	3,000,000	0	1,635,503		
	CAPITAL TOTAL - NEW & RENEWAL	\$5,111,900	\$1,000,000	\$2,559,510	41.88%	<i>Percentage Expended</i>
NOTE: Adopted Budget 2019-2020 / 'Total Capital Works' \$5,711,900 (New Grant \$400,000 now included)						

5.2 Manager Works, Mr Tony Pollard

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

ROADS, FOOTPATHS, KERBS:

NORTH

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

SOUTH

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

WASTE TRANSFER STATIONS - WTS:

- All waste transfer stations are operating within prescribed EPA guidelines.
- Council conducted the following greenwaste burns on Tuesday 5th November at 8.00am because the previous burn permit registered for Tuesday 29th October 2019 did not proceed due to unsuitable weather conditions.
 - Bicheno - waste transfer station
 - Orford - waste transfer station

The activities were in accordance with EPA guidelines.

- Mulch Management was recently engaged to trial mulching the stockpiled greenwaste received at the Coles Bay WTS in preference to carting the material to the Bicheno WTS site for burning.
It should be noted that Council does not have EPA approval to burn greenwaste at Coles Bay WTS due to the material being stockpiled on top of the old landfill site.

GARBAGE, RECYCLING SERVICES:

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

<u>MONTH</u>	<u>BICHENO Collection & WTS</u>	<u>BICHENO WTS only</u>	<u>COLES BAY WTS only</u>	<u>SWANSEA WTS only</u>	<u>ORF-TRIA-CB- SW Collection & ORF WTS</u>	<u>ORFORD WTS only</u>	<u>TOTAL (tonnes)</u>
JULY '19	32.18	5.30	8.46	26.96	93.26	3.58	160.86
AUG	35.10	10.84	6.98	35.44	89.35	5.47	166.87
SEPT	40.94	8.80	13.18	46.34	88.64	5.10	189.10
OCT	38.18	9.15	13.10	49.30	81.74	4.00	182.32
NOV							
DEC							
JAN '20							
TOTALS	146.40	34.09	41.72	158.04	352.99	18.15	699.15

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)
(September figure skewed due to data relevant for a 5 week period)

<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 '19	2240	1246	2265	2171	1791	9713	116.56
AUG	2022	1161	2169	2145	1558	9055	108.00
SEPT	2678	1542	2752	2726	2281	11979	191.00
OCT	2419	1613	2468	2218	2149	10873	130.48
NOV							
DEC							
JAN '20							
TOTALS	9359	5562	9654	9260	7779	41620	546.04

Kerbside Garbage Collected: Bin numbers



Kerbside recyclables collected and transported directly to Sorting Facility: (tonnes)
(September figure skewed due to data relevant for a 5 week period)

<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 '19	996	672	1026	853	775	4322	51.86
AUG	922	604	943	844	687	4000	48.00
SEPT	1008	666	798	1118	793	4230	68.00
OCT	1153	902	1128	952	954	5089	61.07
NOV							
DEC							
JAN '20							
TOTALS	4079	2844	3895	3767	3209	17641	228.93

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.
- Mulch Management Pty Ltd commenced mowing contract works on Tuesday 12th November. Contract area covers footpaths/road verges in Triabunna, Barton Ave, Louisville Road, Orford, East/West Shelly, Spring Beach and Buckland.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Continuation of general maintenance within our townships and along foreshore areas.
- A works authority for Glamorgan Spring Bay Council to undertake the necessary repair works to the two 'Replas' beach access ramps and storm wall in the vicinity of the sailing shed at Raspins Beach has been approved by Parks. Works will commence soon and hopefully be complete by the end of the year. Extensive damage occurred following a recent storm surge.

STORMWATER, DRAINAGE:

- Stormwater drains and culverts maintained as required.

BRIDGES, CULVERTS:

- Any minor issues are addressed as required.

EMERGENCY MANAGEMENT:

- No incidents reported for the month.
- Unit volunteers have attended the following:
 - A traffic management review due to the upcoming changes to the laws in 1st December 2019 in relation to red and blue flashing lights.
 - Volunteer leadership course.
 - Attended methods of learning workshop.
 - Seafarers Memorial Service at Triabunna.
 - Tas Water Safe Work week forum.
- Upgraded internal and external LED lighting on our rescue truck and undertook general maintenance.
- Collected 2 more vehicles for training.
- Participating in the Remembrance Day service including road closure.
- School visits planned for Bicheno, Triabunna and Orford before end of month.

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

Kelvin Jones ESM
Unit Manager
Glamorgan Spring Bay SES

2019–2020 CAPITAL WORKS UPDATE

- Alice Street, Orford - Road reconstruction is complete with the new pavement recently being bitumen sealed. Council has contributed \$49,000 towards this work.
- Jetty Road, Orford - road reconstruction project between Rheban Road and East Shelly Road has commenced. Work involves widening the existing carriageway width by one metre and repairing all the pavement failures. The road will be asphalted in early December.
This project is funded by the Roads to Recovery Programme.
- Harold Street, Coles Bay – Carparking area being constructed adjacent the recreation reserve, as part of the Freycinet Master Plan vision.
This project is funded by Department of Primary Industries, Parks, Water and Environment.
The concrete footpath from Cosgrove Street to Garnett Avenue will commence in January 2020.
Permits in relation to undertaking work to develop off-street parking in the reserve adjacent the Community Hall are currently being sought. Works to commence early in the New Year, depending on approval timing.
- Earham Road, Earham – unsealed road pavement resheeted along full length due to deteriorated, unsafe surface conditions.
-

Roads to Recovery Funding - 2019/2024

Council has recently received additional funding from the Commonwealth R2R Programme for the 19/20 & 20/21 financial year.

This supplementary payment was given to Councils in drought areas, of which we qualified. Council received an additional \$401,087 over the next two years, which gives us a new allocation of \$601,630 for year 1 & 2 of the five year programme.

Years 3, 4 & 5 payments remain the same at \$401,087 pa. The total 5 year allocation is now \$2,406,522.

As the initially budgeted Sinclair Street extension has now been deferred and Council now having additional funding, a more accurate figure of remaining allocation will be determined following the completion of the Jetty Road reconstruction project at the end of the year. This will allow Council to see what funding is remaining to allow a new project to be included this financial year.

Works Department - Profit and Loss

For the 4 months ended 31 October 2019

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	3,786,399	3,780,084	6,315	0%	3,780,084	
User Charges	19,251	30,088	(10,837)	-36%	90,250	1
Grants	125,050	128,500	(3,451)	-3%	1,032,000	
Other Revenue	41,076	4,460	36,616	821%	13,383	2
Net Gain/Loss Assets - Gross sales revenue of asset	517	0	517	0%	0	
Total Trading Income	3,972,293	3,943,132	29,161	1%	4,915,717	
Gross Profit	3,972,293	3,943,132	29,161	1%	4,915,717	
Capital Grants						
Grants Commonwealth Capital - Roads to Recovery	0	200,500	(200,500)	-	401,000	3
Total Capital Grants	0	200,500	(200,500)	100%	401,000	
Operating Expenses						
Employee Costs	528,420	511,224	17,196	3%	1,520,027	
Materials & Services	625,715	608,548	17,167	3%	1,797,125	
Depreciation	501,900	501,900	0	0%	1,505,700	
Interest	1,188	1,216	(28)	-2%	3,644	
Total Operating Expenses	1,657,222	1,622,888	34,334	2%	4,826,496	
Net Profit	2,315,070	2,320,244	(5,174)	0%	89,221	

Notes

1. Transfer user fees are down for the YTD.
2. Other revenue is up for the YTD mainly due to the finalisation of the Tasman Highway Contract with Stornoway and various minor insurance claims paid.
3. Roads to Recovery grant first instalment is expected to be paid in November/December.

5.3 Acting Manager Development & Compliance – Mr. Adrian O’Leary

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 a full-time Compliance Coordinator.

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 0.2 FTE Contract Environmental Health Officer with a small component of administration assistance from the Regulatory Services Officer.

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. Two 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 full time Graduate Planner. Currently one part-time consultant planner is working on our Local Planning Provisions, planning scheme amendments and the Freycinet Retreat appeal. Two Planning Contractors are assisting with statutory applications.

Bendigo Bank

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



OCTOBER 2019		
ANIMAL CONTROL	Month	YTD
Dogs Registered	0	602
Kennel Licences Issued/Renewed	0	4
Dogs Impounded	1	2
Dogs Seized	0	0
Dogs Surrendered	0	2
Dogs Euthanized	0	0
Dogs at Large	14	26
Dogs placed with Dogs' Homes of Tasmania	0	3
Warnings Issued	0	1
Complaints	0	4
Infringements	0	7
Lost Dog calls	2	9
Other	0	7
Fire Abatement Enquires/Complaints	1	2
Cat Enquires/Complaints	0	4
Livestock Enquires/Complaints	3	6
ENVIRONMENTAL HEALTH		
Immunisations	0	14
Food Business Registrations	5	125
Temporary Food Business Registrations/Assessments	4	9
Food Business Inspections	7	42
Place of Assembly Licences	0	0
Environmental Nuisances	4	9
Littering	1	1
Abatement Notices	0	0
Notifiable Diseases	0	0
Recreational Water Sampling	0	0
Suppliers of Private Water	0	0
Water Carriers	2	7
Regulated System Registration	0	1
Major Incidents notified to DPIPWE	0	0
Complaints (Noise/On-Site Waste Water/Other)	2	5
Inspections (Water Carrier/Other)	0	0
On-site Wastewater Assessments/Permits	9	27
Form 49 & 50 Assessments/Inspections	1	3
Food Business Enquiries (New Businesses)	5	12
Food Sampling/Surveys	0	0
Development Application Assessments	0	6
BENDIGO BANK		
Deposits	129	532
Withdrawals	22	111
Transfers	0	21
New Accounts	0	0
Requests for Change	21	90
Other	2	14
No of days whereby no transactions/enquiries carried out	1	2



Planning applications	October	2019-20 this financial year to end Oct	2018-19 same period last year
Development Applications received	49	146	110
• Changer of use: Visitor Accommodation	31	63	14
• Change of use: other	1	2	7
• Dwellings (incl. with outbuildings)	9	27	42
• Additions to dwellings	0	11	12
• Multiple dwellings	0	1	4
• Outbuildings only	6	23	22
DAs advertised	19	62	Unknown
DAs approved	23	97	96
DAs refused	0	0	0
Subdivision Applications received	3	10	2
Subdivision Applications approved	1	2	2

Profit and Loss

Glamorgan Spring Bay Council

For the 2 months ended 31 August 2019

Department is Reg-Environmental Health, Reg- Engineering, Technical, Reg-Animal Control, Reg-Statutory Building, Reg-Statutory Planning.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	420,515	420,515	0	0%	420,515	
Statutory Charges	89,526	82,432	7,094	9%	439,400	
User Charges	5,684	11,720	(6,036)	-52%	12,800	1
Contributions	15,276	3,700	11,576	313%	37,000	2
Other Revenue	3,882	2,334	1,548	66%	14,000	3
Total Trading Income	534,882	520,701	14,181	3%	923,715	
Gross Profit	534,882	520,701	14,181	3%	923,715	
Operating Expenses						
Employee Costs	76,880	72,886	3,994	5%	433,308	
Materials & Services	79,484	76,818	2,666	3%	462,700	
Depreciation	4,344	4,344	0	0%	26,060	
Interest	309	274	35	13%	1,646	
Total Operating Expenses	161,018	154,322	6,696	4%	923,714	
Net Profit	373,864	366,379	7,485	2%	1	

Notes

1. Dog registration fees are down for the YTD.
2. Developer contributions are up for the YTD, particularly subdivision fees and public open space contributions.
3. Commissioned received from Bendigo Bank it up for the YTD.

5.4 Manager Community Development – Mrs. Lona Turvey

Community Development

2020 Calendar

The 2020 calendar is now available for purchase at the Council Office, Visitor Information Centres and various business outlets throughout the municipal area. Profits from the sale of the calendars go towards youth activities and projects.

TasWater Worksafe Month Activities Triabunna

On Thursday, 21st October, 2019, TasWater's Health and Safety team conducted a safety session in the Triabunna Community Hall. These sessions were open to members of the community, local government employees, tourism workers, emergency services volunteers and business operators. This was just one of many events that TasWater held throughout the State during National Safe Work Month.

The sessions included:

- Vehicle/Driver Safety – this involved the operation of a vehicle simulator within a range of different operating situations.
- Fatigue exercises – beer goggle and marijuana goggle exercises.
- Mental health awareness session (PowerPoint presentation)
- Cheeky Check-Up Awareness Session (testicular and breast cancer)

Approximately 25 people attended the session, including two councillors and two employees from the Tasman Council.

At the end of the event, a defibrillator was presented to each Council by Greg Store, Health & Safety Advisor, TasWater. Mayor Wisby and Deputy Mayor Woods were apologies for the event and Cr. Arnol stepped in at short notice to accept the defibrillator on behalf of Council.

Citizenship Ceremony

The Mayor officiated at a Citizenship Ceremony on Friday, 1st November, 2019. Four conferees took the Oath of Allegiance on that day.

The Council Chambers was full with family members and friends who attended to witness and congratulate the new Australians who came from the United Kingdom, Northern Ireland, Vietnam and China.

Welcome and congratulation to Que Thi Bui, Yuling Cao, Grainne Greenhill and Stuart Tuck.

Men's Cooking Class with Sally Wise

Sally Wise, who is a best selling author of a number of cooking books and runs a cooking school at Molesworth, conducted a cooking class at the South-East Trade Centre (Triabunna Campus) on

Tuesday, 12th November, 2019. Sally is also a regular guest on ABC local radio and has been a presenter at events such as Melbourne Food and Wine Festival, Gardening Australia Expos, Open Gardens Australia and many community functions. Sally is Tasmanian Senior Australian of the Year for 2019.

The class was attended by nine (9) men who either live alone or are carers for partners and was a follow-up from a class held in September 2019. It provided a hands-on cooking experience with versatile, easy to make recipes.

The participants cooked seafood mornay, mini quiches, blueberry muffins, boiled fruit cake, butter cake and jelly cakes, all of which they sampled for lunch.

This was another very successful event and the men were delighted with their newly acquired cooking skills. These classes also provide a wonderful social opportunity and respite from carer's duties.

Peter Andrews OAM – Natural Sequence Farming Method

On Wednesday, 13th and Thursday 14th November, 2019 Peter Andrews OAM conducted two workshops on Natural Sequence Farming (NSF) at Swansea. Peter is a grazier and horse breeder who has gained fundamental insights into the natural functioning of the Australian landscape. He has applied these insights in restoring his and other properties to fertility levels that he says once existed.

Fifteen (15) people attended on Wednesday and eighteen (18) on Thursday. Each morning participants, mostly farmers, met at the Swansea Town Hall where they had morning tea prior to a presentation by Peter. Following the presentation, everyone boarded the bus – the first day heading north to Milton at Cranbrook and the second day to Boomer Creek at Little Swanport. During the field trips Peter was able to explain many of his theories and answer questions. Lunch was provided at Milton Vineyard on Wednesday and on Thursday at the Swansea Town Hall.

The participants found the workshops very interesting and whilst some may not have been entirely convinced by Peter's theories, nevertheless, it has sown the seed for further thought and investigation into Natural Sequence Farming.

Unfortunately, due to the busy time of the year, many farmers were unable to attend because of shearing, lamb marking, etc.

Emergency Support Workshop

An Emergency Support *Workshop titled "Supporting your Community during an Emergency – Essential Skills and Knowledge for Emergency Support Volunteers"* has been organised with the Red Cross to be held on Monday, 2nd December, 2019 between 9.00 am – 4.00 pm at the Orford Hall.

The workshops aim to help build community volunteer support for Councils and give potential community support volunteers a broad understanding of emergency management so that if Council wants to use local volunteers in an emergency they will have received some basic training.

The workshop will cover:-

1. Introduction to Emergency Management
2. Psychological Support – Why and How
3. Evacuation Centres with a Practical Exercise
4. Self Care

There is no charge for this workshop as the Red Cross has some funding support from the Emergency Volunteer Fund.



Community Small Grants Program

NAME	DONATED	COUNCIL MINUTE
Rural Alive and Well Inc.	\$1,000	131/19
Spring Bay Maritime & Discovery Centre Inc. Spring Bay Community Shed	\$1,000	132/19
Buckland Cricket Club	\$1,000	148/19
Spring Bay Community Boat Shed	\$1,000	149/19
Olivia Connors – Representing Tasmanian in the National Championships – In-Line Hockey Australia	200	
Eastcoast Regional Development Organisation Inc.	500	168/19
Orford Primary School	200	169/19
Swansea Community Christmas	500	170/19
Bicheno Memorial Hall	\$1,000	206/19
Total	\$6,400	

Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2019

Department is Community Development.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	287,843	287,843	0	0%	287,843	
Interest & Investment Revenue	836	0	(836)	0%	0	
Other Revenue	12,628	4,652	(7,976)	-171%	13,950	1
Net Gain/Loss Assets - Gross sales revenue of asset	(98)	0	98	0%	0	
Total Trading Income	301,210	292,495	(8,715)	-3%	301,793	
Gross Profit	301,210	292,495	(8,715)	-3%	301,793	
Operating Expenses						
Employee Costs	49,183	50,184	1,001	2%	150,543	
Materials & Services	26,797	40,168	13,371	33%	121,250	2
Depreciation	10,000	10,000	0	0%	30,000	
Net Gain/Loss Assets - W.D.V. of asset sold	472	0	(472)	0%	0	
Total Operating Expenses	86,452	100,352	13,900	14%	301,793	
Net Profit	214,758	192,143	(22,615)	-12%	0	

Notes

1. Eldercare unit rental now included in Community Development.
2. Timing of community events and youth activities is resulting in materials and services being down on budget

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 is being undertaken to all buildings as required.
- **Swansea Loo with a View**
Construction is continuing on the Loo with a View toilet facilities at Jubilee beach, Swansea. The disabled toilet building has had the cladding and window installed and the roofing fitted. The inside fit out has commenced and we are currently waiting for the vinyl layer. The main Loo with a View steel frame has been positioned on the deck adjacent to the installed timber piles. This will now allow our builders to fit the timber frame and cladding. We are currently waiting for the engineer to certify the positioning on the turpentine piles. The main building steel frame was manufactured off site but could not be delivered until the TasWater sewerage connection was complete.
- **Kelvedon Boat Shed**
With the help of Government grant money the boat shed on private land adjacent to Kelvedon beach has been restored.



*Image: Kelvedon
Boat Shed*

- **Drought Communities Program**

The Drought Relief Communities Program Grant awarded to the Glamorgan Spring Bay Council has seen various projects commence throughout the municipality.

The criteria for the grant is to refurbish and improve Council owned Community infrastructure.

Bicheno Hall

The Bicheno hall has been painted, new blinds installed and the timber floor has been sanded and sealed. New chairs meeting Australian Standards have been ordered. Bicheno Lions Park has had a new perimeter fence constructed.

Bicheno Gulch Toilet

The Bicheno Gulch toilet is currently being extended with an extra two unisex toilets. This project will be finished before Christmas.

Bicheno Recreation Ground

New synthetic grass has been installed to both cricket practice nets at the Bicheno recreation ground.

Coles Bay Hall

The Coles Bay hall has been painted internally and new blinds installed. The floor has also been sanded and sealed. New chairs meeting Australian Standards have been ordered. A new disabled accessible toilet has been installed in the hall and the existing toilet rooms are being renovated.

Coles Bay Hall Grounds

Two new sub surface irrigation beds have been constructed in the hall grounds. These beds are currently being planted out.

These irrigation beds will now cope with the waste water that comes from the heavy use of the Gulch toilet.

Cranbrook Hall

The external walls have had the paintwork refreshed.

Swansea Recreation Ground

The Scorers shed at the Swansea recreation ground is being refurbished with new roofing and cladding.

An awning has been installed above the kiosk window at the clubrooms.

Swansea Community Hub

The old SES building in **Swansea** is currently being refurbished into the Swansea Community Hub.

The refurbished building will consist of a community meeting room with adjacent kitchen and toilet facilities including disabled access facilities. The Hub will also incorporate a Re-use shop and a Men's shed. The internal painting has been done by volunteer labor to save on costs.

The central section of the Community Hub which will be used for community meeting has been plastered.

The roof has been cleared of old Ariel's and iron sheets have been replaced. The main internal gutter has been repaired.



Image: Swansea Community Hub

Swansea Hall

A new storage shed has been constructed to replace the container at the rear of the Swansea Community Hall. This shed is for storing equipment.

Triabunna Recreation Ground

New tennis courts are being constructed at the Triabunna Recreation Ground. A new clubroom will be built adjacent to the courts when plans are finalised.

Orford Cricket Ground

The Orford Cricket Ground is currently having practice nets installed and improvements to the playing field.

Buckland Park

The public toilet at the Buckland Park has been repainted.

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Swansea Boat ramp**
Swansea boat ramp has had a lot of sand move in from the bay, which is making the ramp shallow at low tide. Council is working with MAST to resolve this situation.

Triabunna Wharf and Marina:

- Ongoing general maintenance and inspections are carried out as required.
- The 2019 / 2020 financial year marina berth invoices have been issued.

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)	25
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)	17



Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2019

Department is Build-Council Building Maintenance, Build-Boat Ramps, Jetties, Build-Spring Bay Commercial Wharf, Build-Triabunna Marina.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	467,634	467,634	0	0%	467,634	
User Charges	234,059	234,832	(773)	0%	379,000	
Other Revenue	0	668	(668)	-100%	52,000	
Total Trading Income	701,693	703,134	(1,441)	0%	898,634	
Gross Profit	701,693	703,134	(1,441)	0%	898,634	
Operating Expenses						
Employee Costs	58,619	59,428	(809)	-1%	178,290	
Materials & Services	139,243	113,678	25,565	22%	307,568	1
Depreciation	105,712	105,712	0	0%	317,130	
Interest	3,168	31,884	(28,716)	-90%	95,646	2
Other Expenses	51	0	51	0%	0	
Total Operating Expenses	306,794	310,702	(3,908)	-1%	898,634	
Net Profit	394,899	392,432	2,467	1%	0	

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 on hold. A brief is being developed to seek quotes for a consultant to complete the draft Plan and facilitate community consultation.

Bushwatch

Illegal firewood harvesting

The working group is likely to be reconvened this financial year by NRM South once they find out about their federal funding bid. There are regular reports that a constant stream of vehicles loaded with firewood are leaving the Buckland Road area. The relevant land managers have been informed.

Catchments to Coast

NRM South are still in negotiations with the Federal and State Government regarding funding arrangements moving forward. The tender for the Australian Government's National Landcare Program Regional Land Partnerships Program for Southern Tasmania closed on 8th April. The final Ramsar project submitted by NRM South was entitled '*Improved Ecological Character of Moulting Lagoon and Apsley Marshes Ramsar sites*'. Council is listed as a project delivery partner and steering committee member in the proposal. NRM South are still waiting for the outcomes of the tender to be announced.

The project is 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.* 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 Tasmanian Government has announced the commencement of the Weeds Action Fund (WAF) which is a \$5 million commitment to strategic weed management across the state. We are still waiting to hear the outcomes of the first round of funding. Council supported the Friends Of Rocky Hills in a community based serrated tussock project for smaller rural property owners.

A meeting was held in Bicheno last month with key stakeholders to discuss a strategic weed project proposal for an area in Bicheno in anticipation of the opening of the next round of WAF grants.

Negotiations to undertake priority weed control works for State Growth for 19/20 is still ongoing. All contractors involved in undertaking state growth weed control work have been informed that the budget will be reduced in 19/20.

Targeted areas with Declared weeds are being visited to determine where weed notifications are required to be sent.

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

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.

The funding for this project *Serrated tussock management in drought affected South Eastern Tasmania* has been received. This is a partnership project with Tasman Council. On ground works within both GSB and the Tasman municipality have commenced. The first of four news articles about this project has been distributed. A model to assist in determining the most strategic approach to searching for outlier plants has been developed in consultation with Insight GIS. Initial trialing of the model will commence as soon as possible. Planning is underway for a field day which is now scheduled for 2020 as discussions are underway with experts from the Victorian Serrated Tussock Working Party to attend.

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

GSB NRM Committee meeting no.65 was held on Wednesday 13th November at the Orford Hall. The next Committee meeting will be held on Wednesday 12th February 2020 – venue to be confirmed.

The GSB NRM Committee was notified that it was a 2019 Tasmanian Landcare Awards Finalist for the Australian Government Partnerships for Landcare Award. The 2019 Tasmanian Landcare Awards Dinner was held on Saturday 26 October at Blundstone Arena. Congratulations to Tamar NRM who won the award. The GSB NRM Committee [were Runners Up \(Highly Commended\)](#).

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, DPIPWE, 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.

Requests to undertake weed control work on a number of Crown Land Reserves have been submitted to Crown Land Services via Crown Land Enquiries. We are still awaiting responses.

A meeting is scheduled with PWS and DPIPWE Wildlife Branch staff regarding improving collaborative management with regards to seabird and shorebird values on public land throughout the municipality.

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

Ongoing

Coastal Hazards Project

Manager Natural Resources is a member of the technical working group overseeing the delivery of this important project. A workshop with council officers was held at Sorell Council with a number of officers across departments attending from Clarence, Hobart, Sorell and Tasman Councils. This was a very valuable workshop and will contribute to determine some of the outputs of the project.

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

Two students from Triabunna District School attended the Tasmanian Landcare Conference and supported Serrated Tussock detection dog Fonz during his demonstration on Blunestone Arena in late October in front of an audience of students from other 24 Carrot Garden schools and other Conference delegates.

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.

Sustainability Officer is providing sustainability and waste management advice to the coordinators of a new festival 'Sunflower' Day being organised by Spring Bay Mill. Negotiations with Electric Highways Tasmania for an Electric Vehicle Charging Station in Swansea are ongoing.

The Great Eastern Clean Up has won the Tasmanian Keep Australia Beautiful Sustainable Communities Clean Beaches Award for 2019. As well as the overall award many participants in the Great Eastern Clean Up were also awarded Certificates of Recognition. The trophy and certificates were presented to the NRM Committee. Thanks to the Committee who saw the need to tackle the issue of marine debris and set up a working group.

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.

The review of the Coles Bay Native Flora and Fauna Plan will be undertaken over the next few months. All of the Native Flora and Fauna Plans will be reviewed over the next 12 months.

Regular visits of known locations of beach nesting shorebirds are ongoing with temporary fencing being installed around any nesting sites located. The Orford Bird Sanctuary has nesting Pied Oyster Catchers, Hooded and Red Capped Plovers. There are Pied Oyster Catcher chicks have already hatched and are very vulnerable at this time.

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.

The Pulchella Community Nursery Landcare Group has the first 'hands on' event scheduled for Friday 29th November, 2019 up at the Community Nursery site at the Spring Bay Mill.

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

One officer attended a 26TEN Plain English workshop. One in two Tasmanian adults don't have the literacy skills they need for everyday life. The Plain English workshop helps participants understand the effect this has on people and communities. The Plain English workshop helps participants develop skills to communicate clearly in plain English to help people; find what they need quickly, understand it easily, and act on it if they need to. Information that isn't presented clearly creates confusion. This can lead to missed opportunities, or mistakes and complaints that take time to sort out.

More information is available at www.26ten.tas.gov.au

Profit and Loss

Glamorgan Spring Bay Council

For the 4 months ended 31 October 2019

Department is NRM.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	396,010	396,010	0	0%	396,010	
User Charges	1,090	2,668	(1,578)	-59%	8,000	
Grants	1,000	0	1,000	0%	0	
Other Revenue	1,090	500	590	118%	1,500	
Total Trading Income	399,190	399,178	12	0%	405,510	
Gross Profit	399,190	399,178	12	0%	405,510	
Operating Expenses						
Employee Costs	95,480	110,844	(15,364)	-14%	332,534	1
Materials & Services	24,272	19,196	5,076	26%	59,600	2
Depreciation	4,000	4,000	0	0%	12,000	
Interest	0	460	(460)	-100%	1,376	
Total Operating Expenses	123,753	134,500	(10,747)	-8%	405,510	
Net Profit	275,437	264,678	10,759	4%	0	

Notes

1. NRM wages down YTD as some staff have been working in other departments such as Parks & Rec.
2. Materials & Services is up mainly due to the purchase of weed killer for Tussock Grass

Recommendation:

That the Management Reports be received and noted.

6. Section 24 Committees

COMMENTS:

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

6.1 Prosser River Advisory Group – 20 September 2019

Clr Debbie Wisby
Mayor

Recommendation:

That Council receives and notes the draft minutes of the Prosser River Advisory Group dated 20 September 2019.

6.1 Prosser River Advisory Group

Meeting Friday 20th September 2019 commencing at 1.10pm (meeting 1 of 1) at the Council Chamber, Triabunna

The Mayor confirmed with members that the meeting will be audio recorded and the audio recording will be disposed of once the minutes are confirmed as being a true and accurate record.

Welcome by the Mayor.

Present Peter Hopkins (MAST), Jane Wing, Greg Crump, Adrian O'Leary, Mel Kelly, Mayor Debbie Wisby, Krissy Ward (Parks and Wildlife Service), Councillor Keith Breheny, John Ryan, Rosemary Wood, Eric Woehler, Tanya Simm (Parks and Wildlife Service – Property Services)

In Attendance Chris Schroeder (participant), Maggie Mars (minute taker)

Member of the public Two members of the public were present

Apologies Mark Nicolai, Deputy Mayor Jenny Wood

Members: introductions

Peter Hopkins: Marine and Safety Tasmania, Glamorgan Spring Bay ratepayer

Jane Wing: Orford Community Group, Surf Lifesaving Club

Greg Crump: Owner of Sanda House accommodation, Chamber of Commerce

Adrian O'Leary: Manager Building & Marine Infrastructure, Glamorgan Spring Bay Council
Mel Kelly: Manager Natural Resources, Glamorgan Spring Bay Council

Debbie Wisby: Mayor, Glamorgan Spring Bay Council

Krissy Ward: Parks and Wildlife Service

Keith Breheny: Councillor Glamorgan Spring Bay Council and former employee of Council
John Ryan: Resident of Orford, Concerned Residents' and Businesses Group

Rosemary Woods: Resident of 76 Tasman Highway since 1986, committed to Orford's future generations

Tanya Simm: Property Services (formerly Crown Land Services)

Eric Woehler: Convenor of BirdLife Tasmania, 40 years of shorebird study

Election of Executive (The Mayor moved to Agenda Item 3)

The Mayor vacated the Chair. Chris Schroeder called for nominations for the Chair. John Ryan nominated Mayor Wisby, Seconded by Rosemary Wood. Jane Wing nominated Councillor Keith Breheny, seconded by Eric Woehler. Mayor Wisby accepted the nomination, Councillor Breheny declined the nomination. Mayor Wisby was elected unopposed. It was agreed there was no need for a Secretary or Treasurer.

Section 24 Committee Guidelines and Confidentiality Agreements The Chair returned to Agenda Item 2 then explained Section 24 Committees of Council are open to the public and there are only certain matters that are permitted to be considered as confidential. Any matter that is to be discussed that is deemed confidential will be made clear in the agenda (if possible), and/or at the meeting and noted as such in the minutes.

Review of Terms of Reference including group membership & discussion regarding objectives of the Terms of Reference

The Chair advised a review of the Terms of Reference (ToR) is an agenda item on the Ordinary Council Meeting to be held Tuesday 24th September 2019.

The Chair explained there was a motion of Council at the 28th of May 2019 Ordinary Council Meeting (OCM) requiring a report to be presented to Council within four (4) months of the Group being formed after which time the Working Group will be disbanded.

The Chair requested members to provide details of any items they would like considered by Council in relation to the review of the Terms of Reference on Tuesday

Rosemary Woods

Requested future agendas and accompanying information be distributed at least fourteen (14) days prior to the meeting whenever possible. *This matter relates to the S24 Guidelines – not the ToR – information will be provided to this Committee as requested above whenever possible in the future.

Peter Hopkins

Advised there are two (2) ToR and requested clarification of current document. A copy of the amended (current) ToR was provided to the group. *Not required to be provided to Council for Tuesday OCM. Adrian O’Leary left the meeting at 1.30pm and returned at 1.38pm.

First paragraph - requested ‘permanent and non-permanent residents’ is changed to ‘ratepayers and visitors’. Chair advised the use of the words ‘ratepayers, residents and visitors’ would be appropriate. *To be provided to Council for OCM 24.09.19.

Third paragraph – General discussion re the Development Application description versus the Government funding project description. It was generally agreed that both descriptors should form part of the ToR ie Development Application description was to provide a pleasure boat facility. State Government funding was provided for stabilisation of the Prosser River Mouth. *To be provided to Council for OCM 24.09.19.

Requested Council consider Mr Chris Dillon, member of the Spring Bay Chamber of Commerce, be endorsed as a member of this Committee due to his 20+ years knowledge of

the area, and his involvement in obtaining the Government funding. *To be provided to Council for OCM 24.09.19.

The Chair

Requested removal of the two hour maximum meeting duration. Meeting frequency to be as determined by the Committee (not once a month as per current ToR), venue should be as determined by the Committee including onsite as an option and extend the previous motion of Council for a report to be presented to Council within four months of the Group being formed.

*To be provided to Council for OCM 24.09.19.

Mel Kelly

Raised concerns that an EOI was submitted by Chris Dillon in line with the ToR at the time and he was not selected as others also submitted EOI and were not selected and it was not fair to give one person another opportunity to join the group and not any of the others. *The Chair advised people can be invited as guest speakers / presenters who have relevant experience and expertise.

Advised there is a proposed lease arrangement drawn up by Crown Land for three lease areas and for the future management of the site post the opening of the river mouth. *Relevant information will form part of the file provided to members.

Asked what is the scope of the Masterplan? A discussion was had in relation to this question and will be further discussed going forward.

Has an 1884 map which shows the sand bar at the mouth of the river pre Prosser Dam. *This information will form part of the file provided to members.

Chris Schroeder

Queried the process for future agendas. The Chair advised she would send out a draft agenda and request input from members with the assistance of the administration support person.

Krissy Ward

Krissy Ward suggested the purpose of the Committee is to come up with a Masterplan. A Masterplan should not be defined by legal leases/licenses instead should be defined by what is important for the area. Suggested the Committee look at the area more broadly as the Masterplan for the area (not defined by a legal lease or licence).

Clarified that the correct name now is the Parks and Wildlife Service including Property Services i.e. not Crown Land Services and no longer separate entities.

Requested "having regard for land tenure and relevant Legislation" be added to the Objectives. *To be provided to Council for OCM 24.09.19.

Keith Breheny

Further discussed the planning application description and the funding description. Agreed there were two parts to this project and both could be included in the ToR.

Confirmed with Krissy Ward that any lease or licence would have a management plan applied.

John Ryan

Had nothing further to add.

Rosemary Wood

Requested details of lease/licence arrangements currently in place what the authority allows and how this may impact on decisions made. *This information will form part of the file provided to members.

Eric Woelher

Asked current status of leases/licences – Tanya Simms advised new lease/licence offers have been offered to Council.

Requested that the ToR include the wording ‘identifying options to protect the important bird values within the Orford Bird Sanctuary and recognising the IBA and the International Significance of the Sanctuary’. *To be provided to Council for OCM 24.09.19.

Tania Simm

Had nothing further to add.

Background information required, folder content and who is to seek and or provide information

Actions:

1. Information to be provided to Council for its OCM on the 24.09.19 (Chair)
2. Doodle poll to be sent for next two meetings. Meeting to be held after “folders” are delivered. (Chair/Maggie Mars)
3. Ensure ToR on Council’s website is current (Chris Schroeder)
4. Lease/licence and map details for the Prosser area, Millingtons Beach area and through to Spring Beach (Chris Schroeder - Tanya Simm)
5. Copy of Parks Masterplan for Raspins Beach with a formal lease/endorsed by Council? (Chris Schroeder – contact Krissy Ward)
6. Copy of Masterplan/Management Plan for Millingtons Beach (Chris Schroeder – contact Krissy Ward)
7. Provide a copy of recent aerial photography for the northern side of the Prosser (Adrian O’Leary)
8. Provide the historical images/information from James Burbury (back to 1963) (Peter Hopkins)
9. Provide a copy of the draft MAST plan for a new boat ramp/parking area (Peter Hopkins)
10. Provide a copy of the approved Development Permit for the stabilisation project and associated documentation and any documentation relating to the Appeal DA2015/00240 (Chris Schroeder)
11. Provide copy of the engineering documents as provided with Development Application (Chris Schroeder)
12. Provide copies of documentation provided to Council as a condition of the Development Permit (Chris Schroeder)
13. Email link of the Eric Woehler recent presentation on East Coast Tasmania birds at the Triabunna Community Hall (Mel Kelly)
14. Provide details relating to the petrochemical issues – documentation from the EPA and testing regime suggestions (Chris Schroeder/Mel Kelly)

15. Preparation of files and distribution of email information (Maggie Mars)
16. Testing of backwater (see Other Business below) (Mel Kelly)

External stakeholder communications Draft minutes to be endorsed out of session and provided to Council in draft form for consideration at the next available Council Meeting. The minutes would then be a public document.

Future guest speakers/presentations

Chris Scharples, UTAS Potentially Chris Dillon, Spring Bay Chamber of Commerce (dependent on Council's decision)

Other Business

Suggestion of water testing of the backwater due to petrochemical issues. Mel Kelly to speak with the Glamorgan Spring Bay Environmental Health Officer regarding costs, testing required, testing location (i.e. the flushing area where people swim) and provide information to members.

A folder of all relevant documentation is to be printed (double sided print) for the following members: Eric Woehler, Tanya Simm, Krissy Ward, Mayor Debbie Wisby, Peter Hopkins, John Ryan, Rosemary Wood, Greg Crump, Jane Wing and Maggie Mars. Note – Adrian O'Leary and Mel Kelly will build on their existing file.

Email relevant documents: Councillor Keith Breheny and Chris Schroeder.

Next Meeting After delivery of the "folder" however as soon as possible.

Closed 3.12pm

Confirmed:


.....
Chairperson

7. Officers' Reports Requiring a Decision

7.1 Draft Policy – Use of Electronic Devices

Responsible Officer – General Manager, Chris Schroeder

Background

The purpose of this report is to enable Council to adopt a policy to regulate and authorise the use of electronic devices by all Councillors and Staff, including Contractors and Service Providers.

Statutory Implications

Not applicable

Budget Implications


Nil

Recommendation

That Council adopt the Policy attached to this report and titled, "Use of Electronic Devices"

Attachments:

Draft Policy – Use of Electronic Devices

 GLAMORGAN SPRING BAY COUNCIL	POLICY – USE OF ELECTRONIC DEVICES (Previously Computer Use Policy)	3.2	
		Version 3	Date 31 October 2019
Minutes Dated	Approved By : Council Decision No.	Review Date - As required but no later than 2022	

1. OBJECTIVE

The purpose of this policy is to reflect the ideals and values by which the Council manages:

- access and use of computer equipment and software;
- access to and distribution of information; and,
- the use of e-mail and internet technology for work purposes and any Council business.

2. SCOPE

This policy relates to Councillors and Staff, including contractors and service providers.

3. DEFINITIONS

Nil.

4. PROCEDURE

1. Electronic Devices:

Electronic devices are provided by Council to assist staff and Councillors in the performance of their duties. Each staff member and Councillor is responsible for using this equipment in an appropriate manner. Incidental use of electronic devices for personal purposes is understandable, and all such use should be undertaken in a manner that does not negatively affect the equipment or its user or their ability to undertake their duties.

2. Software:

Unauthorised installation of software is strictly prohibited. The General Manager must authorise the installation of any software in writing. Software includes application programs, screensavers, desktop backgrounds, utilities, shareware, games and all other executable files.



3. Intellectual Property:

The computer systems developed or used by Council have been designed and developed at a cost to the Council.

Such systems, and all ancillary documentation and information in relation to them, constitute intellectual property owned by the Glamorgan Spring Bay Council or the person who has authorised Council to use them. Councillors, Staff and Contractors are required to protect the intellectual property of Council and where a Staff Member or Councillor is using a system under license from another person, the Staff Member or Councillor must observe the requirements of the licensor.

4. Systems' Security:

Councillors and Staff must not delete, rearrange, access or otherwise use stored information in the Council's computer systems other than within the scope and course of the proper and diligent performance of the Councillor or Staff Member's responsibilities. Where a Councillor or Staff Member has been provided with a password to facilitate access to the Council's computer systems or computer stored data, they shall not disclose the password or allow it to become known to any person, including other Councillors, Staff and agents.

5. E-mail Technology:

E-mail is an important productivity tool for business, as well as a personal communication medium. Care should be taken to avoid e-mail overload and time wastage by the recipient, and placing a burden on the technical network resources used to deliver e-mails. Each Councillor and Staff Member is accountable for using e-mail in a responsible manner. Respective Managers are also accountable for ensuring that Councillors and Staff Members are aware of their accountabilities and that the guidelines outlined in the Tasmanian Archives Act 1983 are adhered to as far as practicable.

The Council is committed to effective and efficient e-mail use, encompassing creation, retention and deletion of all relevant e-mails. E-mail is not to be used for inappropriate purposes. Regardless of whether Council supplies a computer or other electronic devices to Councillors or not, they will be required to utilise a Council email address for all Council business e.g. joe.bloggs@freycinet.tas.gov.au either through their own personal electronic devices or on the council supplied devices.

Non-adherence to this policy or abuse of the e-mail system and/or the Internet will be dealt with accordingly. This may involve disciplinary action and in the case of staff may lead to termination of employment or Code of Conduct action against a Councillor.

6. Use of E-mail:

- 6.1 All e-mails stored on the Council computer networks is owned by the Council and is not considered private. As such, the relevant Manager may access and monitor employee's e-mail to evaluate content or for other purposes. Councillors' emails are not to be accessed by managers. The General Manager may require any Councillor to provide copies of emails pertinent to Council business with due cause such as Right to Information requests or documents required for legal action. A copy of any request by the General Manager will be provided to the Mayor.

Council will advise in a prominent position on the Council website, under Councillor contact details page that any email correspondence to Councillors may be viewed, copied and retained by Council.

- 6.2 E-mail messages must not contain defamatory, disparaging or disrespectful comments about people or organisations.
- 6.3 E-mails must not be used for any form of harassment. Councillors and Staff must not transmit any data that is or could be perceived as threatening, obscene, pornographic, racially offensive, defamatory or sexually explicit. Whilst Councillors and Staff cannot be held accountable for receiving such e-mail, they will be held accountable for actively accessing, forwarding or storing such messages.
- 6.4 The e-mail system is provided for work use to advance the business interests of the Council. It is recognised that personal e-mails may be received and sent but this should be kept to a minimum.
- 6.5 E-mails such as chain letters or similar "junk" e-mail must not be originated by, or forwarded to anyone internal or external to the Council.
- 6.6 Any warnings about viruses received from any source should be referred to the IT Help Desk as soon as possible.
- 6.7 Spam emails received should be forwarded to spam@freycinet.tas.gov.au and immediately deleted from your computer.
- 6.8 All e-mail sent to recipients outside the Council will contain the following disclaimer at the end of the message:

*****Internet E-mail Confidentiality Footer*****

Privileged/Confidential Information may be contained in this message. If you are not the addressee indicated in this message (or responsible for delivery of the message to such a person), you may not copy or deliver this message to anyone. In such case, you should destroy this message and kindly notify the sender by reply e-mail. Please advise immediately if you or your employer does not consent to e-mail for messages of this

kind. Opinions, conclusions and other information in this message that do not relate to the official business of the Glamorgan Spring Bay Council shall be understood as neither given nor endorsed by it.

6.8 When sending e-mail messages:

- Attachments over 5 megabytes are considered large attachments. Avoid attachments larger than this size. When sending an e-mail with attachments, adopt the following guidelines;
- Avoid sending large attachments to a large distribution list, as it multiplies the system resources required to deliver the mail.
- Be aware that large attachments may take an extended amount of time to deliver, and may not be accepted by the recipients system.
- Do not “reply with history” to e-mails that had attachments in the original e-mail.
- Please note: any email communication related to official Council business must be copied to the Electronic Records Management System.

7. Internet Technology

The Internet is a tool that can be used for information gathering and research. It can also be a time waster, impacting on personal productivity, and overuse may hinder normal business activities which rely on the Internet gateway. As such, each employee is individually accountable for using the Internet in a responsible manner. Respective Managers are also accountable for ensuring that staff are aware of their accountabilities and that this Policy is adhered to as far as practicable.

Non-adherence to this Policy or abuse of the Internet is not acceptable behaviour and will be dealt with accordingly. This may involve disciplinary action and in cases of blatant disregard for the principles of this Policy, may lead to termination of employment.

8. Use of the Internet

- 8.1 Staff can use the Internet for gathering information or research related to Council business activities.
- 8.2 The relevant Manager may monitor use of the Internet by staff.



- 8.3 Under no circumstances are websites known to contain offensive or potentially offensive material to be visited.
- 8.4 Under no circumstances is threatening, obscene, pornographic, racially offensive or sexually abusive material to be viewed or downloaded from the Internet.
- 8.5 Staff are prohibited from downloading any type of software from the Internet without the written permission of the General Manager.
- 8.6 Any files downloaded from the Internet should be checked automatically by the system for viruses. Software and other executables (including screen savers) must not be downloaded.
- 8.7 Councillors should be vigilant in the use of internet on Council supplied equipment and adhere to the requirements of sections 8.1 – 8.6.

5. IMPLEMENTATION

All Councillors, Staff Contractors and Service Providers will be made aware of their responsibilities in terms of this Policy.

6. DELEGATION

This Policy is delegated to the General Manager.

7. RESPONSIBILITY

The General Manager will assume responsibility for this Policy and its implementation.

8. REPORTING

Not applicable

9. STATUTORY REQUIREMENTS

The preparation or dissemination of this Policy has been completed to ensure that Council's risk management requirements in the area of information technology are satisfactorily addressed and comply with the Tasmanian Archives Act 1983 and Privacy Act 1988.

10. REFERENCES

Not applicable

11. ATTACHMENTS

Not applicable

7.2 Coles Bay Volunteer Fire Brigade

Responsible Officer – Manager Community Development

Background

An application has been received from the Coles Bay Volunteer Fire Brigade, seeking financial assistance of \$500 under the Community Small Grants programme, towards the cost of the annual Christmas Day lolly run.

This event has taken place on Christmas Day for the past 35 years and the activity gives the volunteer fire brigade exposure to the local community, visitors and interstate and international tourists. It has become a much anticipated and successful event enjoyed by the community and provides a lovely Christmas Day experience for the people, especially the children in the Coles Bay township at that time of the year.

Statutory Implications

Not applicable

Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program.

Recommendation

That Council considers approving a grant of \$500 to the Coles Bay Volunteer Fire Brigade towards the cost of conducting the annual Christmas Day lolly run in Coles Bay.

7.3 Schools End of Year Book Prizes

Responsible Officer – Manager, Community Development

Background

Every year Council donates money to each of the schools in our municipal area to go towards the purchase of end of year book prizes for students. The schools rely on donations from sponsors to fund these prizes.

Donations for previous years are as follows:-

Triabunna District School	220.00
Bicheno Primary School	110.00
Swansea Primary School	110.00
Orford Primary School	110.00

These donations have remained the same for the past five years so it may be appropriate to increase the amount this year. The amounts recommended are an increase of approximately 20%.

Statutory Implications

Not applicable

Budget Implications

Recommendation

That Council considers approving the following grants for each school in our municipal area:-

Triabunna District School	260.00
Bicheno Primary School	130.00
Swansea Primary School	130.00
Orford Primary School	130.00

7.4 Consideration of Place Names: Cul-de-sac off Kunzea Court, Swanwick

Responsible Officer – Acting Manager, Development and Compliance

Background

When land subdivisions result in new roads, new street names are required. Without street names, then street numbers, service providers such as Aurora and TasNetworks generally will not provide connections to new dwellings and in rare cases where they do, there are repercussions regarding emergency services.

The assignment of place names in Tasmania is regulated under the *Survey Co-ordination Act 1994* (the Act). Under the Act, the [Nomenclature Board of Tasmania](#) is the responsible authority for the naming of all Tasmanian features or places, including roads and streets. Council has the role of assigning street numbers once the street name is finalised.

According to the [Tasmanian Place Naming Guidelines](#), any individual, organisation, government (including local government), agency or authority can propose new place names.

According to the [Rules for Place Names in Tasmania](#), sources of place names can include, but are not limited to:

- a. Aboriginal history or culture
- b. Family history
- c. Convict records
- d. Military records
- e. Plant or animal species
- f. Historical events
- g. Land grants
- h. Associated features.

Once a preferred name is chosen, the process must follow that outlined in the Tasmanian Place Naming Guidelines. In the first instance, proposals for new street names must be directed to the relevant road authority. That may be either the Department of State Growth for state roads, or the Council for council roads.

Under the Act there are requirements for consultation. The level of consultation depends on the type of feature to be named, the significance to the community, and any impacts on any individual.

The road authority must then submit the name through [Placenames Tasmania](#), with information on the origin of the name, relevant map or photo attachments, and a spatial location.

The Nomenclature Board, which meets quarterly, ensures a broader level of consultation by advertising the proposed name in the Tasmanian Government Gazette, with an objection period of one month. From submission to council to the end of gazettal, the process can take from four to six months.

Once approved, the Nomenclature Office will set the status in *Placenames Tasmania* and the new name will be published on subsequent mapping publications and on the Land Information System Tasmania (the LIST).

Purpose

This memo accompanies a submission of three place names to the road authority for the naming of a cul-de-sac off Kunzea Court, Swanwick. Two of the lots in that cul-de-sac have recently-built properties on them. These have had significant issues having the power connected, due to the lack of a street address.

The proposal

Three names have been put forward by the developer for consideration:

1. Alexander Court
2. Alexander Way
3. Lachlans Lane

[Placenames Tasmania](#) is a register of place names in Tasmania. It can be searched to ascertain if a name has already been used. A search reveals that Alexander Court is already used. Still available are:

- Alexander Way
- Lachlans Lane

These names have been chosen by the developer on the basis of family history in the area. This is an accepted source of place names in Tasmania – as noted in the background section above.

Remarks

With regard to the process, the choosing of a cul-de-sac name is probably not an issue significant enough to warrant large-scale community consultation by Council. It could be said that the publication of this paper in the council agenda, and consideration by all Councillors would be adequate initial consultation on this issue.

A speedy approval and submission by Council of one of these names to the Nomenclature Board's next meeting will expedite the process of obtaining a street address, then a street number and crucial power connections for new residents of the cul-de-sac.

The Board's next quarterly meeting is on 17 December 2019. Names must be submitted by Friday 6 December at the latest to get onto the agenda.

The next Board meeting is scheduled for March 2020.

Recommendation

That Council considers the two street names proposed and available and arrives at a decision to submit a cul-de-sac name to the Nomenclature Board's December meeting.

7.5 Request to Lock the Netball Court Gates at Triabunna

Responsible Officer – Manager, Community Development

Background

At two separate Triabunna Recreation Ground Section 24 Committee of Council meetings, minuted and dated 29th May 2019 and 22nd July 2019, it was suggested by a member of the committee to have the gates locked on the Netball Courts. The rationale around this request is the amount of money (costs as per below) that was expended on the resurface of the courts back in 2017. The protection of the surface of these courts and any court surface is paramount to their longevity. It has been noted that there have been bikes and scooters on the courts at various times. Triabunna has a skate park and bike track where this kind of wheeled activity can be enjoyed by our youth. To be able to access the courts a key will be supplied to the Spring Bay Junior Netball Association, one held at the Council Chambers and one possibly held at one of the Shops in the township (to be organised). A notice can be applied to each gate of the courts with directions as to where to obtain a key to access the courts.

• GSBC	\$7,130
• Junior Netball Club	\$2,512
• Tas Community Fund	<u>\$49,860</u>
	TOTAL <u>\$59,502</u>

The argument that these courts are Council owned properties and should remain open to the public could be said about all council owned properties ie: Community Halls - Tennis Courts – Sports Club rooms and the like. It is not a valid argument for the netball courts as they are the exception by remaining unlocked.

Statutory Implications

Not applicable

Budget Implications

None

Recommendation

That considering the cost to have these netball courts re-surfaced and also a request being made from a member of the s24 committee of Council Triabunna Recreation Ground, at two (2) separate meetings, that the Triabunna Netball Courts gates be locked to protect the surface of the courts from unnecessary wear and tear from activities not pertaining to the sport of Netball.

7.6 Buckland Volunteer Fire Brigade

Responsible Officer – Manager, Community Development

Background

An application has been received from the Buckland Volunteer Fire Brigade, seeking financial assistance of \$500, under the Community Small Grants program, towards the cost of the annual Christmas lolly run and the hire of a Santa costume.

The lolly run takes in the township of Buckland, as well as all the outlying farming properties where there are young children. The children of the community look forward to seeing Santa arriving in the fire truck.

Total cost of the project is \$600 and the Buckland Fire Brigade will cover the balance.

Statutory Implications

Not applicable

Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program.

Recommendation

That Council considers approving a grant of \$500 to the Buckland Volunteer Fire Brigade towards the cost of conducting the annual Christmas lolly run.

7.7 Coles Bay Half Triathlon

Responsible Officer – Manager, Community Development

Background

An application has been received from the Coles Bay Half Triathlon Committee, seeking financial assistance of \$3,000 towards the staging of the event to be held in Coles Bay on Saturday, 22nd February, 2020.

The Coles Bay Half is the only long course triathlon held in Tasmania so it attracts a lot of local interest from people who would like to challenge themselves without having to leave the state. The event also attracts interstate and overseas competition drawn to its unique location.

The Coles Bay Half is held along the Esplanade at Coles Bay and consists of three races:-

- Spring Race 500m swim, 20km cycle and 6km run
- Coles Bay Half 1.9km swim, 90km cycle and 21.1 km run
- Children's Aquathon of 50-200m water run/swim and 500m – 2km beach run with all the proceeds going towards a local charity.

The Sprint and Half events can be completed as a team or an individual, so there is an event for everyone. There is a special category for residents of the Glamorgan Spring Bay municipal area who have the advantage to train on the course all year round.

The committee continues to create a family friendly event with local food and drinks available for purchase to entice spectators and competitors to stay in the area a bit longer.

The committee is seeking funding to provide additional toilet amenities (portaloos) and rubbish removal (skip bin hire) to help cater for the extra visitors to the area. The funding will also go towards medical assistance, insurance and tourism promotions.

The event is now going into its 9th year and the committee is continually being thanked for running the event. Next year a new time-keeping method will be used which will incur an added fee.

Running an event such as this requires numerous hours of organisation, secretarial duties and manpower. Community involvement is essential in holding the event in a remote area. The committee sources support from the Scamander and Bicheno Surf Clubs to provide water safety, setting of the buoys and lead and tail guides. The local SES provides road safety for the bike and run leg. The committee tries to use local businesses for the event and there is also a large team of volunteers who stay for two nights and eat at the local restaurants. Locals and spectators are encouraged to assist with cheering and guiding entrants on all legs of the race.

The event provides a boost to the Coles Bay economy, especially towards the end of February when holiday makers have returned to work and school children are back at school.

The total cost of running the event is approximately \$10,000 (dependent on entries).

Council's sponsorship will be acknowledged in the Coles Bay Half Race Booklet (as in previous years) and on its website and the Mayor or her Council representative would be most welcome to open the event.

Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program of which \$18,600 remains.

The maximum amount normally allocated under the Community Small Grants Programme is \$1,000. However, due to the significant financial boost this event provides to Coles Bay, Council may wish to increase the grant to \$2,000 which will be consistent with grants provided for similar events. Council does not provide any in-kind support for this event apart from some traffic signage if required.

Recommendation

That Council considers approving a grant of \$2,000 to the Coles Bay Half Triathlon towards the cost of staging the event.

7.8 Freycinet Association Inc – Purchase of Printer

Responsible Officer – Manager, Community Development

Background

An application has been received from Freycinet Association Inc., seeking financial assistance of \$1,000 under the Community Small Grants programme, to purchase a printer to produce “Echoes Around the Bay”.

“Echoes Around the Bay” is the only community newsletter for Coles Bay/Swanwick. It is published through the Freycinet Association Inc. but beneficial for the whole community. At the moment it is printed privately on the personal printer of president Georgia Alexander. The Association would like to purchase a printer for the FAI to produce this newsletter but also make it accessible for other community needs within FAI, i.e. print material for public events organized by FAI or notices and hand-outs.

Many people and other community groups such as the Men’s Shed, Friends of Freycinet and Freycinet National Park would benefit from a printer that FAI could make accessible to them. Also, using the newsletter to publish information from these community groups is a great benefit for the community.

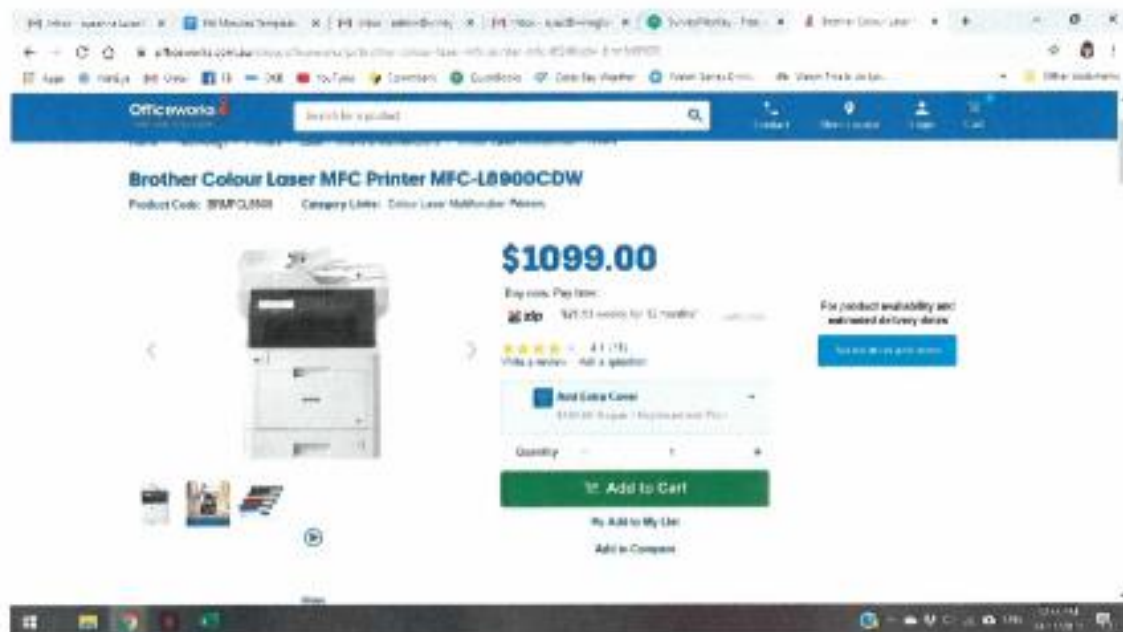
A copy of the quote is attached.

Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program.

Recommendation

That Council considers approving a grant of \$1,000 to the Freycinet Association Inc. to purchase a printer to produce the newsletter “Echoes Around the Bay”.



7.9 Lions Club of Spring Bay – Christmas Parade

Responsible Officer – Manager, Community Development

Background

An application has been received from Lions Club of Spring Bay, seeking financial assistance of \$1,000 under the Community Small Grants programme, towards the cost of staging the annual Christmas Parade in Triabunna.

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

The estimated total cost is \$2,000.

Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program.

Recommendation

That Council considers approving a grant of \$1,000 to the Lions Club of Spring Bay towards the cost of staging the annual Christmas Parade in Triabunna.

7.10 Triabunna Volunteer Fire Brigade Lolly Run

Responsible Officer – Manager, Community Development

Background

An application has been received from the Triabunna Volunteer Fire Brigade, seeking financial assistance of \$500 under the Community Small Grants programme, towards the cost of the annual Christmas Eve lolly run.

The Lolly Run covers Triabunna, Orford, Spring Beach, Shelly Beach and Barton Avenue.

The event allows the Triabunna Fire Brigade to spread Christmas cheer to the children of the community.

Total cost of the project is \$800 and the Triabunna Fire Brigade will cover the balance.

Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program.

Recommendation

That Council considers approving a grant of \$500 to the Triabunna Volunteer Fire Brigade towards the cost of conducting the annual Christmas Eve community lolly run.



8 Motion Tracking Document

Last updated 17/10/2019

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
25 th 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
24 th 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. Council will no longer proceed with Stage 2 of the project – Special Meeting 16/10/19	Complete
27 th 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 th April 2018	7.3	50/18	Kerbside Vendors Policy	MDC	Council to workshop new policy based on community consultation in August 2019. New policy approved 24/9/19 and amended 16/10/19.	Complete
24 th April 2018	7.4	51/18	By-Law Review/Renewal	MDC	Council has commenced review of the draft By-Law (Workshop June 11 2019) and will bring back to a workshop after further review by the Mayor. Approved 16/10/19.	Complete

Action Officer codes: MW = Manager Works, MDC = Manager Development & Compliance, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
23 rd 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. To be presented at Council Workshop 27/8/19.	In Progress
27 th November 2018	7.9	140/18	Dolphin Sands Ratepayers' Association Grant Submission	MCD	Deferred to a workshop. Workshop conducted 8/10/19	Complete
26 th February 2019	7.6	39/19	Staff Resourcing Land Use Planning: Benchmark Report	MDC	Issue to be workshopped by Council.	In Progress
26 th 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 th March 2019	7.3	66/19	Renaming of Esplanades	MDC	Council to consult with affected residents	In Progress
26 th March 2019	7.5	68/19	Fast Charging for Electric Vehicles in GSB	MNRM	In principle agreement to fast charging station in Swansea and calls for EOI for a partner to install a fast charger at a Council site.	In Progress
30 th April 2019	6.1	82/19	Policy for Users of Hall Facilities	GM	Council to formulate and implement a Policy of Acceptable Practices and Requirements for users of Council Hall facilities.	In Progress
25 th June 2019	7.4	118/19	Dolphin Sands Ratepayers Association – Small Grant Submission	MCD	Grant not approved. Motion moved that DSRA are invited to meet with Council to discuss concept of walking/cycling bridge over the Meredith River Mouth. Schedule for October 8 in Swansea.	Complete

Action Officer codes: MW = Manager Works, MDC = Manager Development & Compliance, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM



Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
27 th August 2019	7.2	140/19	Seaweed Odours Swansea – An Issues Paper	GM	Council to appoint “suitably qualified technician” to prepare a scoping report. Brief to be provided to Council at a workshop.	In Progress
27 th August 2019	7.5	144/19	Holkham Court, Orford – Stormwater Assessment	GM	Works are implemented as outlined in the report. Letter to Minister for Infrastructure Re: Priority works for Tasman Hwy.	In Progress
24 th September 2019	7.1	159/19	Policy 1.1 – Mobile Food vans, Pop-Up Stalls & Kerbside Vending	GM	Policy adopted with new fee structure	Complete
24 th September 2019	7.2	160/19	Policy 3.11 – Customer Service Charter	GM	Policy adopted with amendments	Complete
24 th September 2019	7.3	161/19	Policy 4.3 – Recognition of Continuous Years of Service	GM	Policy adopted with amendments	Complete
24 th September 2019	7.4	162/19	Policy 4.6 – Use of Council Logo	GM	Policy adopted with amendments	Complete
24 th September 2019	7.5	163/19	Policy 4.7 – Council Owned Vehicles	GM	Policy adopted with amendments	Complete
24 th September 2019	7.6	164/19	Policy 4.9 – Volunteer Policy	GM	Policy adopted with amendments	Complete
24 th September 2019	7.7	165/19	Glamorgan Spring Bay Council – Environmental Health By-Law	GM	Deferred to Special Meeting 16/10/19. By-Law was endorsed by Council.	Complete
24 th September 2019	7.8	166/19	Code of Conduct Panel Determination Report	GM	Received and noted by Council and a commitment to undertake regular and ongoing Planning Authority Training.	Complete
22 nd October 2019	6.1	194/19	Triabunna Recreation Ground Advisory Committee Meeting Minutes	GM	Received and noted by Council as information only as quorum not present at TRGAC meeting.	Complete
22 nd October 2019	7.1	195/19	Policy 6.5 – Use of the Common Seal of Council	GM	Policy adopted	Complete
22 nd October 2019	7.2	196/19	Instrument of Delegation to General Manager	GM	Approved by Council subject to amendments to terminology	Complete
22 nd October 2019	7.2	197/19	Instrument of Delegation to General Manager	GM	Further Acts to be considered by Council for inclusion in Instrument of Delegation at a future date.	In Progress

22 nd October 2019	7.3	198/19	Freycinet Golf Club – Letter of Support	GM	GM to provide FGC with letter in support of their government grant application.	Complete
22 nd October 2019	7.4	200/19	Bicheno Food and Wine Festival – Request for Council Funding/Support	GM	Council approved with amendments	Complete
22 nd October 2019	7.5	201/19	Consent to lodge a DA: Cricket Practice Nets, Swansea Recreation Ground	MCD	Further discussion with recreation reserve users to determine alternative location for nets requested	In Progress
22 nd October 2019	7.6	203/19	Application for Kerbside Vending Position	MDC	Approved by Council	Complete
22 nd October 2019	7.7	204/19	Removal of Policy 2.4 – Vegetation Management Coles Bay	MNRM	Policy revoked as superseded by Policy 2.3 and the Native Flora and Fauna Plan – Coles Bay Reserves	Complete
22 nd October 2019	7.8	205/19	Christmas Closure Period	GM	Approved by Council	Complete
22 nd October 2019	7.9	206/19	Bicheno War Memorial Hall Committee	MCD	Approved by Council	Complete

Action Officer codes: MW = Manager Works, MDC = Manager Development & Compliance, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
24 th September 2019	7.9	167/19	Speed Limit Reviews (Cambria Drive and Tasman Hwy, Buckland)	MW	Council approval for submissions to be made to State Growth.	In Progress
24 th September 2019	7.10	168/19	ERDO Small Grant Application	MCD	Grant of \$500 approved.	Complete
24 th September 2019	7.11	169/19	Orford Primary School	MCD	Grant of \$200 approved	Complete
24 th September 2019	7.12	170/19	Swansea Community Christmas	MCD	Grant of \$500 approved	Complete
24 th September 2019	7.13	171/19	Swansea Primary School	MCD	Grant of \$500 approved	Complete
24 th September 2019	7.14	N/A	PPRWS	GM	Matter not dealt with due to the lack of a quorum. Dealt with at a Special Meeting 16/10/19.	Complete
24 th September 2019	8.1	172-174/19	Prosser River Mouth Master Plan Advisory Group	GM	ToR amended and Mr Chris Dillon appointed as an 'invited participant' of the group.	Complete

Action Officer codes: MW = Manager Works, MDC = Manager Development & Compliance, MCD = Manager Community Development, MBMI = Manager Buildings and Marine Infrastructure, MNRM = Manager NRM

Recommendation:

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

9. Questions Without Notice

10. Confidential Items (Closed Session)

The Mayor to declare the meeting closed to the public in order to endorse:

- Item 1: Minutes from the “Closed Session” of the Ordinary Meeting of Council held on October 16, 2019.

Under regulation 34 of the Local Government (Meeting Procedures) Regulations 2015 Statutory Rules 2015, No.38 regulation 34 (6) at the next closed meeting, the minutes of a closed meeting, after any necessary correction, are to be confirmed as the true record by the council or council committee and signed by the chairperson of the closed meeting.

Recommendation

That Council moves into a closed session (Time).
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The live streaming and recording of meeting will now be switched off. Mayor to check that the streaming has been terminated.

10. Close

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

CONFIRMED as a true and correct record.

Date:

Mayor Debbie Wisby