



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

17 December, 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, 17 December 2019 commencing at 5.00pm.



Dated this Thursday 12 December, 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 Ordinary Meeting of Council – November 26, 2019

Recommendation

That the Minutes of the Ordinary Meeting of Council held Tuesday 26 November 2019 at 5.00pm be confirmed as a true and correct record.

2.2 Workshop Held – November 26, 2019

In accordance with the requirements of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 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, Cllr Keith Pyke, Cllr Rob Churchill, Cllr Keith Breheny,

Apologies: Cllr Michael Symons, Cllr Cheryl Arnol, Cllr Annie Browning

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

2.3 Workshop Held – December 3, 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 Annie Browning.

Apologies: Deputy Mayor Jenny Woods, Cllr Cheryl Arnol, Cllr Michael Symons, Cllr Keith Pyke.

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

Recommendation

That Council notes this information.

Attachment: Workshop Agenda – 26 November, 2019



**Workshop Notice/
Agenda
Tuesday
26th November 2019**

Notice is hereby given that a Council Workshop will be held at Triabunna Council Offices on **Tuesday 26 November 2019** commencing at **12.30pm to 4.00pm**.

Lunch on arrival at 12.15pm

Description:

1. 12.30pm – 1pm: Rates Revaluations (see attached supporting documents)
2. 1pm – 1.30pm: Orford Bowls Club Car Park Invoice (see attached supporting documents)
3. 1.30pm – 2.15pm: Prosser Plains Raw Water Supply Update (Video Link with Abetz Curtis and KPMG)

15 minute break

4. 2.30pm – 3pm: Noyes St House – UTAS Lease
5. 3pm – 4pm: Open Updates, discussion and questions

Meet and Greet with Council Staff – 4pm – 4.45pm

Council Meeting – 5pm

Councillor Debbie Wisby
Mayor Glamorgan Spring Bay Council

Attachment: Workshop Agenda – 3 December, 2019



**Workshop Notice/
Agenda
Tuesday
3 December 2019**

Notice is hereby given that a Council Workshop will be held at Triabunna Council Offices on **Tuesday 3 December 2019** commencing at **10am to 2.30pm**.

Description:

1. 10am – 11.30pm: Catholic Care Presentation
2. 11.30am – 12pm: \$1M Additional Funding Allocation
3. 12pm – 12.30pm: Roads to Recovery Allocations for 2019/20
4. 12.30pm – 1.00pm: Further Discussion regarding Supplementary Rates issue
- 15 minute break**
5. 1pm – 1.30pm: Loo with a View Location Discussion
6. 1.30pm – 2pm: Medical Centre Review
7. 2pm – 2.30pm: General Discussion (FAI Stairs Proposal, other items TBA)

Councillor Debbie Wisby
Mayor Glamorgan Spring Bay Council

3. Petitions

In relation to the receipt of petitions, the following provisions of the *Local Government Act 1993*, Part 6 – Petitions, Polls and Public Meetings, s57 and s58 should be noted:

57. Petitions

(1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.

(2) A person lodging a petition is to ensure that the petition contains –

(a) a clear and concise statement identifying the subject matter and the action requested; and
(b) in the case of a paper petition, a heading on each page indicating the subject matter; and
(c) in the case of a paper petition, a brief statement on each page of the subject matter and the action requested; and

(d) a statement specifying the number of signatories; and

(e) at the end of the petition –

(i) in the case of a paper petition, the full name, address and signature of the person lodging the petition; and

(ii) in the case of an electronic petition, the full name and address of the person lodging the petition and a statement by that person certifying that the statement of the subject matter and the action requested, as set out at the beginning of the petition, has not been changed.

(3) In this section –

electronic petition means a petition where the petition is created and circulated electronically and the signatories have added their details by electronic means;

paper petition means a petition where the petition is created on paper which is then circulated and to which the signatories have added their details directly onto the paper;

petition means a paper petition or electronic petition;

signatory means –

(a) in the case of a paper petition, a person who has added his or her details to the paper petition and signed the petition; and

(b) in the case of an electronic petition, a person who has added his or her details to the electronic petition.

58. Tabling petition

(1) A councillor who has been presented with a petition is to –

(a)

(b) forward it to the general manager within 7 days after receiving it.

(2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.

(3) A petition is not to be tabled if –

(a) it does not comply with section 57; or

(b) it is defamatory; or

(c) any action it proposes is unlawful.

(4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgment.

3.1 Petition Received – Reconsider the Construction and Position of the Swansea “Loo with a View”

On 13 November 2019 a petition coordinated by Ruth Ryan, address unknown, on behalf of residents of Swansea, together with a covering letter was submitted to Council.

In support of this petition to the Glamorgan Spring Bay Council a total of 59 signatures were collected.

Attachment: Petition received 13 November 2019

3.2 Petition Received – Remove the Fences in Relation to the Prosser River Bird Sanctuary

On 3 December 2019 a petition coordinated by Nick Cracknell, of Orford, Ian G Miley of Tasman Highway and S Crosswell of Triabunna on behalf of residents of Glamorgan Spring Bay, together with a covering letter was submitted to Council.

In support of this petition to the Glamorgan Spring Bay Council a total of 144 signatures were collected.

Attachment: Petition received 3 December 2019

Attachment: Petition received 13 November 2019

Declaration

We, the proposer of the below petition declare:

- There are 144 Signatories to the petition
- The petition was signed between 15th November 2019
and 1st December 2019

Petition proposed by:

1. NICK CRACKNELL
2. IAN G. MILEY
3. S. CROSSWELL



To the General Manager, Mayor, Councillors of Glamorgan Spring Bay Council:

Prosser River Bird Sanctuary

To remove the fences along the foreshore and on the beach itself that have been erected at 'Radar Beach' (at the mouth of the Prosser River).

Public access has been severely restricted and it is practically impossible for anyone, especially parents with young families, the disabled, surfers and fisherman to reach the beach at this very popular location.

The lack of public consultation and vision for our recreational and lifestyle needs, does not portray a friendly approach to community and tourism by Council.

Attachment: Petition received 3 December 2019

PETITION

TO: The Mayor and Councillors of the Glamorgan Spring Bay Council

Subject: Construction of "loo with a view" in Swansea.

To reconsider the construction and position of the "loo with a view" in the beach park facing Great Oyster Bay, Franklin Street, Swansea.

Preamble: As new residents and shop owners in Franklin St. we have been amazed at the numbers of residents who are not in agreement with the construction of the loo with a view. The main attraction in this beautiful old beachside town is surely the bay itself.

1. Cost To date \$250,000 has been spent on the construction according to the Mayor with construction still underway. This is believed to be in an environment with the council short of cash and many areas requiring attention in this and other towns in the shire.
2. The construction of the loo with a view will actually intrude on the view which, at the moment is accessible to everyone. This large structure set in the centre of the park imposes and intrudes into the view. It is also set between 2 barbecue areas and picnic tables in the park. The building itself belongs in an elevated mountaineous area of which there are many in Tasmania.
3. The walkway could be expanded and become a viewing platform with tables, chairs, maybe a telescope, a historical points of interest etc etc in fact a hub! The location could become the hub of the town.
4. We are meant to be a "hub of the East Coast" – let's create one with a bit more class than what has been offered.

4. 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:)
--

4.1 Development Application DA 2019/265

Location:	10 Jetty Road, Bicheno (CT 157333/1)
Proposal:	Dwelling and visitor accommodation unit
Applicant:	Jennifer Binns Building Design
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015
Zone:	General Residential
Codes:	6.0 Parking and Access, 7.0 Stormwater Management, 15.0 Inundation-Prone Areas, 16.0 Coastal Erosion Hazard Areas
Application Date:	8 October 2019
Statutory Date:	20 December 2019 (by consent of applicant)
Performance Criteria:	Assessment required for five standards
Representations:	Four
Attachments:	Appendix A – Representations (under separate cover)
Author:	Robyn Bevilacqua, Graduate Planner

1. Executive Summary

Planning approval is sought to build a double-storey, single dwelling and a visitor accommodation unit on vacant land zoned General Residential in Jetty Road, Bicheno.

The lot is an internal lot fronting onto the Crown foreshore at Waubs Beach. It is close to the Bicheno Surf Life-Saving Club.

The proposal is reliant on five Performance Criteria and subject to the discretionary assessment process. The discretions relate to visitor accommodation use, setbacks, building envelope and development in a coastal erosion hazard area.

The proposal was placed on public exhibition for two weeks from 6-19 November 2019. Four representations were received.

The final decision on the application must be made by Council acting as a planning authority. The decision is due by 20 December 2019.

This report assesses the proposal against the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 and Planning Directive No. 6, and makes a final recommendation for Council's consideration.



Figure 1: Jetty Road and Chadwin Avenue, Bicheno. To the north is Waubs Beach and foreshore reserve. To the south is the Tasman Highway. The subject site is in the vacant land to the top left. (LISTmap)



Figure 2: 10 Jetty Road, one of five lots bounded by a Heritage Area to the north, west and south and Jetty Road to the east. The Bicheno Surf Club is nearby. An easement can be seen along the western boundary of 10 Jetty Road (LISTmap)

2. Legislative and Policy Content

This report is to assist the Planning Authority determine the development application.

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 may: 1) adopt the recommendation, 2) vary the recommendation by adding, modifying or removing recommended conditions or 3) replace 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

The area is zoned General Residential and is only 300m from the local shops. All services are available. Numbers 10 and 12 Jetty Road are part of a subdivision in 2006 that provided a type of infill development on a larger lot. Infill development results in a more efficient use of council's infrastructure by reducing cost per item.

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 development applications on record other than the subdivision.

5. Site Detail

The site is 1,090m² in area and has a northerly aspect with a gentle slope towards the coast.

It is located less than 300m from the local shops and about 30m from the Bicheno Surf Life-Saving Club.

Access is via internal driveway off Jetty Road, which has a speed limit of 60kp/h or less. Jetty Road accesses the Tasman Highway in a 60km/h zone. It services 27 properties located in Jetty Road itself and Chadwin Avenue.

Jetty Road also services the Surf Club and Waubs Bay beach-goers. There are 12 designated car parks along the western side of Jetty Road and a recently-constructed footpath along the right-hand side of the road.



Figure 3: Jetty Road / Chadwin Avenue intersection looking North West and showing the car parking along the western side of the road. Numbers 10 and 12 are in the vacant land beyond the cars. (Google street view)

The site is vacant and grassed. It is one of a cluster of five general residential lots on the western side of Jetty Road. Three of these have existing dwellings. The two vacant lots are numbers 10 and 12.

The foreshore, and the land around the cluster of five lots is zoned Open Space and has a Heritage Area Overlay (Coal Bin). See Figure 4 below.



Figure 4: The purple block and the greenery to the south are zoned Open Space.

6. Services

There is a 1.5m wide drainage easement along the western boundary (seen in Figure 4 above). Connections to stormwater and sewerage are in the north east corner of the site and mains water available from Jetty Road. See Fig. 5 below.

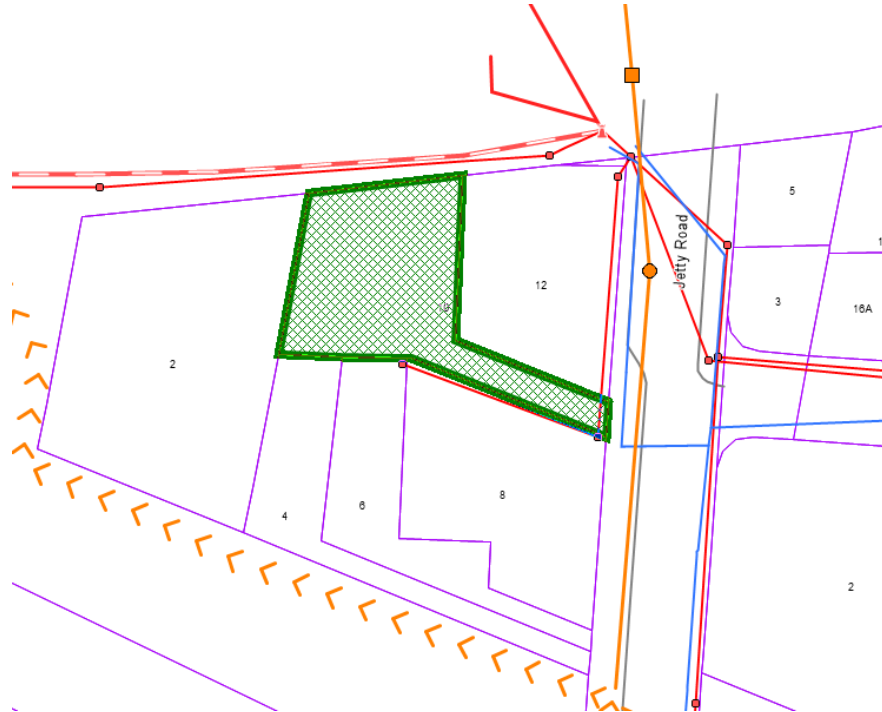
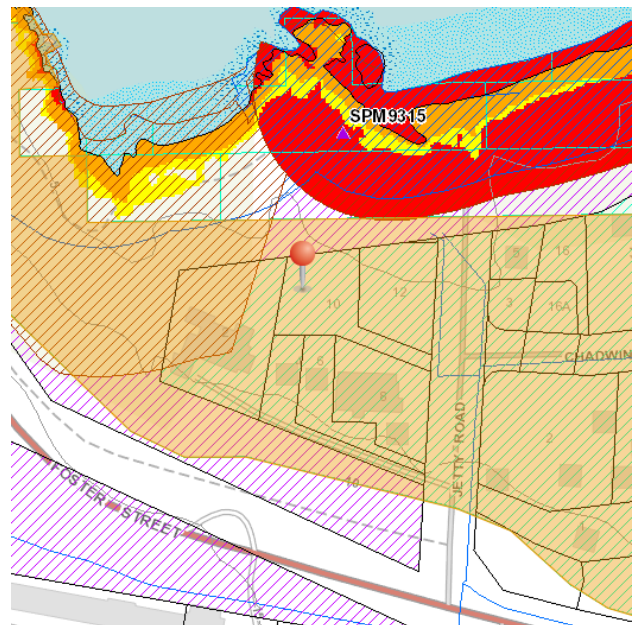


Figure 5: Services surrounding 10 Jetty Road. Red lines: mains sewerage (TasWater). Blue lines: mains water (TasWater). Orange lines and arrows: Council stormwater. Grey lines: Council kerb and gutter (Council's GIS).

7. Overlays (Codes)

There is a Coastal Inundation Hazard Area overlay across the site, shown in Fig. 6 below. Detailed Australian Height Datum (AHD) is not available – the inundation hazard area is placed generically on land below the 10m contour.

Figure 6: The strip across the centre, highlighted in brown is the Coastal Inundation Hazard



The land is also subject to the Coastal Erosion Hazard Band as shown in Figure 7 below.



Figure 7: The area highlighted in brown is the Coastal Erosion Hazard Area. It is considered an 'Acceptable hazard zone (all gently to moderately sloping 'pure' hard rock shores)' (LISTmap)

8. Restrictive covenants

There are covenants on the title to which Council is a party.

Summarised, these are:

1. Not to erect a building or structure that would require planning approval north of the line marked E-F on the plan
2. Not to erect a building or structure south of the line marked 'E-F with a height of more than 4m above the natural ground level.
3. Not to erect a building or structure on the lot unless it:
 - (a) Minimises overlooking the adjacent public foreshore area to the north, and
 - (b) Minimises visual impact from the adjacent public foreshore area to the north, and
 - (c) Is constructed with materials coloured in muted tones that blend with the surrounding environment.

However, Council when acting as the Planning Authority, ought not take these covenants into account. Restrictive covenants do not form part of the statutory land use planning and development system in Tasmania. Even where Council is a party to the covenant, when acting as the Planning Authority, it must not take the covenants into account.

9. Proposal

Planning approval is sought for a two-storey dwelling and a separate visitor accommodation unit, as seen in Figure 8 below.



Figure 8: The two buildings as will be seen from the foreshore with the main dwelling on the right and the visitor accommodation unit on the left (from the cover page of the application drawings).

The total proposed floor area is 373m². External materials are corrugated steel and fibre-cement sheeting. The corrugated steel (roof and walls) will be in Colorbond 'Monument' - a very dark grey. The fibre-cement sheeting will remain unpainted.

The upper floor of the main dwelling has one bedroom with its own kitchen, ensuite, living area and balcony. It is accessed via internal stairs and also has its own external entrance.

The lower floor has two bedrooms, kitchen, bathroom, living area, laundry and deck and its own entrance.

The visitor accommodation unit has one bedroom, kitchen, bathroom, living area and deck.

The applicant was asked via Request for Further Information to clarify whether the upper level of the dwelling is actually a separate dwelling. They advised that while it will be used initially for private guest accommodation in the immediate term, it will be converted to bedrooms as the family grows. The applicant stated that it is not a separate dwelling.

The existing concrete crossover from Jetty Road will be widened. The driveway will be exposed-aggregate concrete. There will be three car parking spaces. Two outside, one in a single-car garage. There will be space for on-site turning.

Stormwater will discharge by gravity to Council's reticulated system.

There will be some cut and fill and rendered blockwork retaining walls.

There will be signage for the visitor accommodation but no details were provided.

10. Operation of a planning scheme

An application must meet every applicable Standard to be approved (Clause 7.5).

Each Standard can be met in one of two ways: either an Acceptable Solution (AS) or a Performance Criterion (PC).

Acceptable Solutions are quantitative. Performance Criteria are qualitative.

If a proposal meets all the relevant Acceptable Solutions, the Planning Authority must approve it.

If a proposal does not meet all the Acceptable Solutions, the Planning Authority must exercise its discretion to ascertain if the proposal meets the Performance Criteria. Council has the discretion to approve or refuse.

Where Performance Criteria are relied upon, the application will be discretionary. It must be placed on public exhibition for comment.

Any decision the Planning Authority makes regarding a discretionary application must have regard to the planning scheme.

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.

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.

11. The Glamorgan Spring Bay Interim Planning Scheme 2015

The application is in the General Residential zone and is subject to three overlays (codes). It will be assessed against the standards specified in:

- D10.0 General Residential Zone
- Planning Directive No. 6 – exemption and standards for visitor accommodation in planning schemes
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E15.0 Inundation Prone Areas Code
- E16.0 Coastal Erosion Hazard Code

12. D10.2 General Residential Zone – Use

A single dwelling is a 'No Permit Required' use in the General Residential Zone (as long as it meets all the applicable Acceptable Standards)

Visitor accommodation is a 'Permitted' use in the General Residential Zone.

13. D10.3 General Residential Zone - Use Standards

There are three Use Standards in the General Residential Zone; only the first two are relevant to this application.

10.3.1 Non-Residential Use

10.3.2 Visitor Accommodation

10.3.3 Local Shop (not applicable in this case)

14. 10.3.1 Non-Residential Use

The table below provides the Acceptable Solutions and the planner's comments regarding those.

Objective:	
to ensure that non-residential use does not unreasonably impact residential amenity	
Acceptable Solutions	Planner's response
A1 Hours of operation must be within 8.00 am to 6.00 pm, except for office and administrative tasks or visitor accommodation.	Not applicable - excludes visitor accommodation.
A2 Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00 am to 6.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00 pm to 8.00 am; (c) 65dB(A) (LAmax) at any time. Measurement of noise levels must be in accordance with the methods in the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	Noise levels from a one-bedroom visitor accommodation unit are very unlikely to be any more than for standard residential use. The noise emission levels specified in this Acceptable Solution are for other types of non-residential use that might be expected to cause more noise, such as a hotel. Noise levels from this visitor accommodation unit would be well below the levels specified above.
A3 External lighting must comply with all of the following: (a) be turned off between 6:00 pm and 8:00 am, except for security lighting; (b) security lighting must be baffled to ensure they do not cause emission of light into adjoining private land.	External lighting has not been specified in the application, however it is anticipated the residential use of the dwelling would indicate that lights would be baffled to not cause emission of light to surrounding lots. Any permit would ensure this by condition.
A4 Commercial vehicle movements, (including loading and unloading and garbage removal) to or from a site must be limited to 20 vehicle movements per day and be within the hours of: (a) 7.00 am to 5.00 pm Mondays to Fridays inclusive; (b) 9.00 am to 12 noon Saturdays;	Not applicable - there will be no commercial vehicle movements.

(c) nil on Sundays and Public Holidays.	
---	--

Summary: The Acceptable Standards for Non-Residential use are met.

15. 10.3.2 Visitor Accommodation Use

To assess the proposal for Visitor Accommodation Use, we must step outside of the Planning Scheme.

[Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes](#) (PD6), was issued by the Minister for Planning in August 2018 and replaces the Visitor Accommodation clauses contained in Interim Planning Schemes across the state.

Like the planning schemes, PD6 provides an Objective, Acceptable Solutions and Performance Criteria.

Objective: That Visitor Accommodation: (a) is compatible with the character and use of the area; (b) does not cause an unreasonable loss of residential amenity; and (c) does not impact the safety and efficiency of local roads or rights of way.	
Acceptable Solutions	Response
A1 Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m ² per lot.	The proposal is to build a new visitor accommodation unit. This Acceptable Standard is not met.
A2 Visitor Accommodation is not for a lot that is part of a strata scheme where another lot within that strata scheme is used for a residential use.	Not applicable - this lot is not part of a strata scheme. This standard is not applicable.

Summary: the Acceptable Solution A1 is not met and the proposal will need to satisfy the Performance Criteria to be approved. A2 is not relevant in this case.

16. General Residential Zone – 10.4 Development Standards for Residential Buildings and Works

D10.4.1 Residential Density for Multiple Dwellings is not applicable in this case - this is not an application for multiple dwellings.

D10.4.2 Setbacks and building envelope for all dwellings:

<p>Objective:</p> <p>To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> (a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage (b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes (c) provide consistency in the apparent scale bulk, massing and proportion of dwellings and (d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space. 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) if the frontage is a primary frontage, at least 4.5 m, or, if the setback from the primary frontage is less than 4.5 m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) if the frontage is not a primary frontage, at least 3 m, or, if the setback from the frontage is less than 3 m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) if for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if the development is on land that abuts a road specified in Table 10.4.2, at least that specified for the road. 	<p>Not applicable – 10 Jetty Road does not have a 'frontage'. It is an internal lot.</p>



<p>A2</p> <p>A garage or carport must have a setback from a primary frontage of at least:</p> <p>(a) 5.5 m, or alternatively 1 m behind the façade of the dwelling; or</p> <p>(b) the same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or</p> <p>(c) 1 m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10 m from the frontage.</p>	<p>Not applicable – as above.</p>
<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and</p> <p>(b) only have a setback within 1.5 m of a side boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or</p> <p>(ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).</p>	<p>A3 (a) is not met and will need to satisfy the Performance Criteria at P3.</p> <p>See Figure 9 below and the subsequent discussion regarding how the proposal does not meet A3 (a).</p> <p>A3 (b) is met.</p>

The starting point is Diagram 10.4.2D of the planning scheme, which shows the building envelope for internal lots in the General Residential Zone.

Diagram 10.4.2D. Building envelope for internal lots as required by subclause 10.4.2 A3(a)

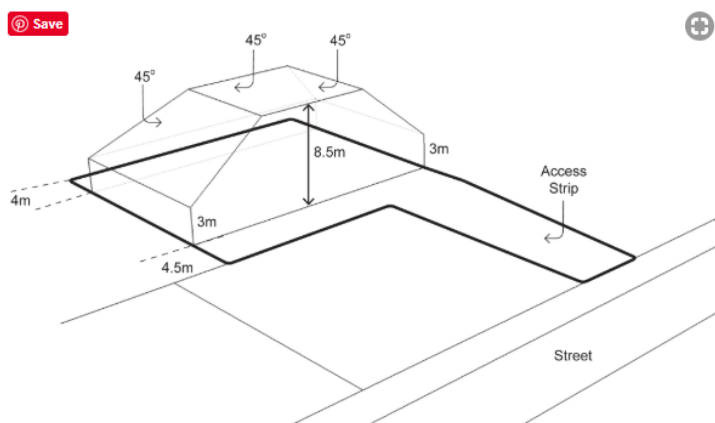


Figure 9: Building envelope for an internal lot in the General Residential Zone (Glamorgan Spring Bay Interim Planning Scheme 2015).

A1 provides that, in the General Residential Zone, a building on an internal lot must:

Provision (summarised)	Assessment
(a) be contained within a building envelope as shown in Diagram 10.4.2D (Figure 9).	The proposal does not fit within the building envelope on the north and south elevations. Figure 10 below shows the extent to which the proposed buildings extend outside the building envelope. The lines marking the building envelope have been drawn over in red.
(a)(i) Be setback at least 4.5m from the rear boundary of a lot with an adjoining frontage	The proposed visitor accommodation unit is set back 1.5m from the rear boundary of number 12 Jetty Road. It does not meet the Acceptable Solution.
(a)(ii) Be set back at least 4m from its own rear boundary	The proposed dwelling is set back 2.7m from its rear boundary. It does not meet the Acceptable Solution.
(a)(ii) Have a maximum height of 8.5m above natural ground level	The maximum height of the dwelling is 5.57m above natural ground level. It meets the Acceptable Solution.
(b) Only be within 1.5m of a side boundary under certain conditions...	No part of the proposal is within 1.5m of the side boundaries. It meets the Acceptable Solution.

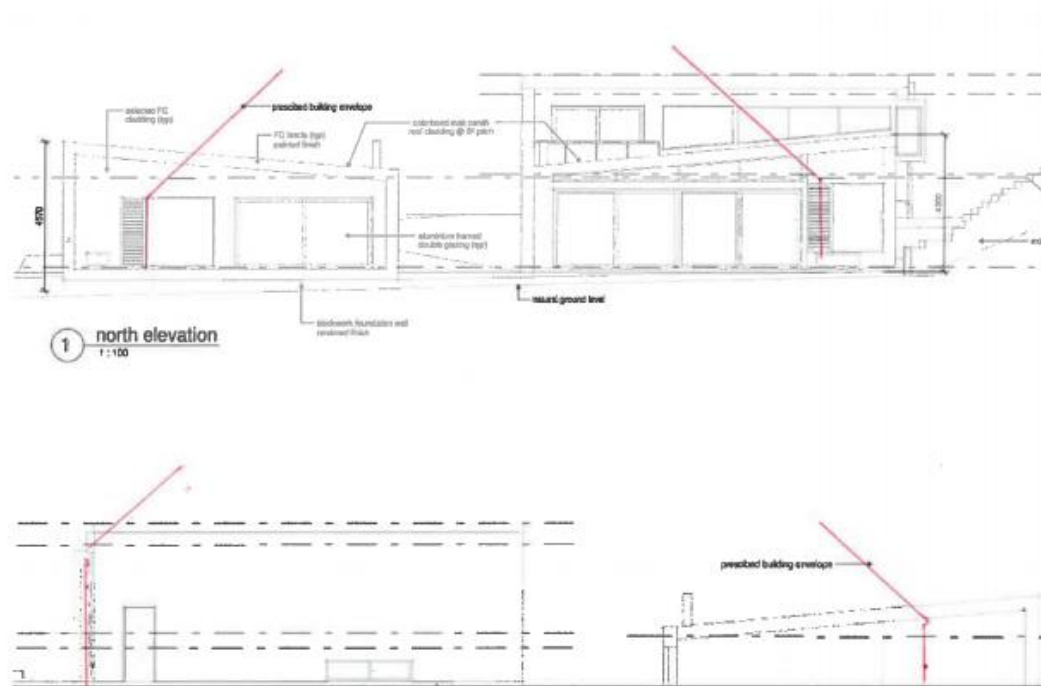


Figure 10: The north and south elevations of the proposal showing the building envelope drawn in red.

Summary: the Acceptable Solution A1 is not met and the proposal will need to satisfy the Performance Criteria to be approved.

D10.4.3 – Site coverage and Private Open Space

<p>Objective:</p> <p>To provide:</p> <ul style="list-style-type: none"> (a) for outdoor recreation and the operational needs of the residents; and (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is integrated with the living areas of the dwelling; and (d) private open space that has access to sunlight. 	
Acceptable Solutions	Assessment
<p>A1</p> <p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) for multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above 	<ul style="list-style-type: none"> (a) The site is 1,091m² and the footprint of the proposed buildings is 297m². This is 27% of the site. The Acceptable Solution is met. (b) Not applicable – for multiple dwellings



<p>the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) a site area of which at least 25% of the site area is free from impervious surfaces.</p>	<p>(c) Approximately 636m² or 45% of the site will be impervious when including the driveway, leaving 55% free from impervious surfaces. The Acceptable Solution is met.</p>
<p>A2</p> <p>A dwelling must have an area of private open space that:</p> <p>(a) is in one location and is at least:</p> <p>(i) 24 m²; or</p> <p>(ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(b) has a minimum horizontal dimension of:</p> <p>(i) 4 m; or</p> <p>(ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and</p> <p>(c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and</p> <p>(d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and</p> <p>(e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and</p> <p>(f) has a gradient not steeper than 1 in 10; and</p> <p>(g) is not used for vehicle access or parking.</p>	<p>(a) Both buildings have private open space from their north-facing decks down to the lawn and foreshore. The Acceptable Solution requirements are met.</p>

Summary: the Acceptable Solution A1 is not met and the proposal will need to satisfy the Performance Criteria to be approved.

D10.4.4 – Sunlight and overshadowing for all dwellings

Objective:

To provide:

- (a) the opportunity for sunlight to enter habitable rooms (other than bedrooms) of dwellings; and



(b) separation between dwellings on the same site to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.	
Acceptable Solutions	Assessment
A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).	Both dwellings have glazed living areas that face north. The Acceptable Solution is met.
A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):...	This standard is not applicable – for multiple dwellings only
A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c): (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.	Not applicable - as above

Summary: the Acceptable Solutions are met.

D10.4.5 – Width of openings for garages and carports

This clause relates to primary frontages and is not applicable in this case.

D10.4.6 – Privacy for all dwellings

Objective:	
To provide reasonable opportunity for privacy for dwellings.	
Acceptable Solutions	Assessment
<p>A1</p> <p>A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	<p>The decks of the main dwelling and the visitor accommodation unit are less than 1m above natural ground level.</p> <p>The upstairs balcony of the main dwelling is more than 1m above ground level but is set back more than 4m from the boundaries with 2 Jetty Road and 10 Jetty Road.</p> <p>The Acceptable Solution is met.</p>
<p>A2</p> <p>A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and 	<p>Only the second storey of the main dwelling has a floor level higher than 1m above natural ground level.</p> <p>The only elevation of that dwelling that is relevant to this provision is the western elevation, which could</p>



<p>(iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and</p> <p>(iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site.</p> <p>(b) the window or glazed door:</p> <p>(i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling, or</p> <p>(ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level, or</p> <p>(iii) is to have a permanently-fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%.</p>	<p>overlook the private open space of 2 Jetty Road.</p> <p>In the east elevation however, there are two windows:</p> <ul style="list-style-type: none"> - A small window to the internal staircase, which is not a habitable room. - A bedroom window, which is a habitable room. However, this window is 'popped out' so that it looks north-west to the view rather than west to the neighbours' private open space. <p>The Acceptable Solution is met.</p>
<p>A3</p> <p>A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p>	<p>Not applicable. Number 10 has its own driveway.</p>

Summary: the Acceptable Solutions are met.

D10.4.7 – Frontage fences for all dwellings

Not applicable.

D10.4.8 – Waste Storage for Multiple Dwellings

Not applicable.

17. Road and Railway Assets E5.5.

E5.5.1 A3 requires that the average daily traffic of vehicle movements to and from a site using an existing access or junction in an area subject to a speed limit of 60kp/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.

The engineering report notes that traffic generation would be in the order of 10 Annual Average Daily Traffic (AADT) for the dwelling and much less for the visitor accommodation unit. This number of trips is well within the allowed traffic increase.

18. Parking and Access code – E6.6. Use Standards

E6.6.1 requires that a single dwelling with more than two bedrooms must have two car parking spaces, and a visitor accommodation unit must have one space.

The application notes in some places that the proposal is for four car parks in and in others that it is three car parks and a turning bay. Either way, for a single dwelling (two parks) and a visitor accommodation unit (three parks), the Acceptable Solution is met.

19. E6.0 Parking and Access code – E6.7 Development Standards

E6.7.1 Number of Vehicular Accesses: A1 requires provides that the number of vehicle access points for each road frontage must be no more than 1. The proposal has the one access point and meets the Acceptable Solution.

E6.7.2 Design of Vehicular Accesses: A1 requires that the design of vehicle access points must comply with AS/NZS 2890.1.

E6.7.3 Vehicular Passing Areas: Not required – the access is 29.4m from the boundary to the first car parking space.

E6.7.4 On-site Turning: Not required but turning is available under the scenario of three car parks and a turning bay.

E6.7.5 Layout of parking areas: A1 requires layout to comply with AS/NZS 2890.1.

E6.7.6 Surface Treatment of Parking Areas: The proposal is a concrete (exposed aggregate) driveway. The Acceptable Solution is met.

E6.7.7 – E6.7.13 are not applicable.

E6.7.14 Access to a Road: A1 requires that access to a road must be in accordance with the requirements of the road authority. The existing access was created as part of the original subdivision and the access at the time was installed to council standards. The Acceptable S

20. E7.0 Stormwater Management Code – E7.7 Development Standards

E7.7.1 A1 requires that stormwater from new impervious surfaces be disposed of by gravity to public stormwater infrastructure. The Acceptable Solution is met.

E7.7.1 A2 - A4 are not applicable in this case.

21. E15.0 Inundation-Prone Areas Code – E15.7 Development Standards for Buildings and Works

The Coastal Inundation layer covers the site and surrounding blocks, as seen in Figure 11 below.

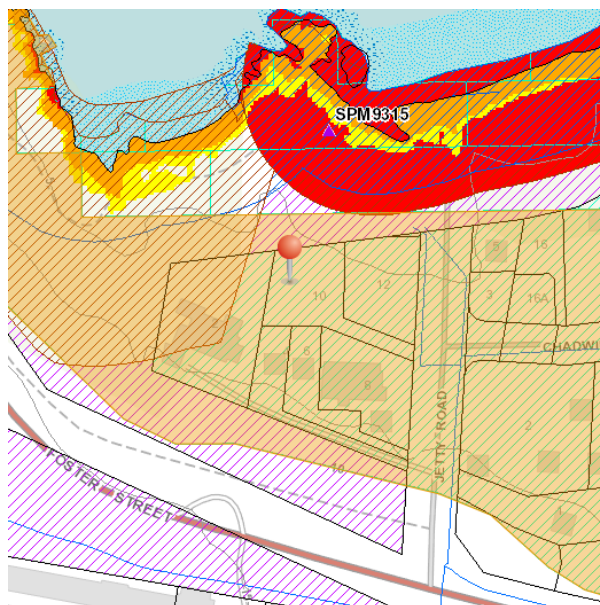


Figure 11: The area highlighted in brown is the Coastal Inundation Hazard Area.

- 21.1. However, the site has not been specifically mapped. The Inundation-Prone layer is non-LiDAR mapping applied to all land below the 10m contour.
- 21.2. The LISTmap description is 'Vulnerable to inundation, is unable to be mapped accurately due to inadequate height data'.
- 21.3. Table E15.1 provides modelled inundation scenarios for the townships of Glamorgan Spring Bay and a minimum height above sea level required for a site to be considered low, medium or high risk.
- 21.4. For Bicheno, a height above sea level of 2.2m or more within this overlay is considered low risk. While we don't have a specific measurement for the proposal, the site is above the 5m contour as shown in Figure 12 below.

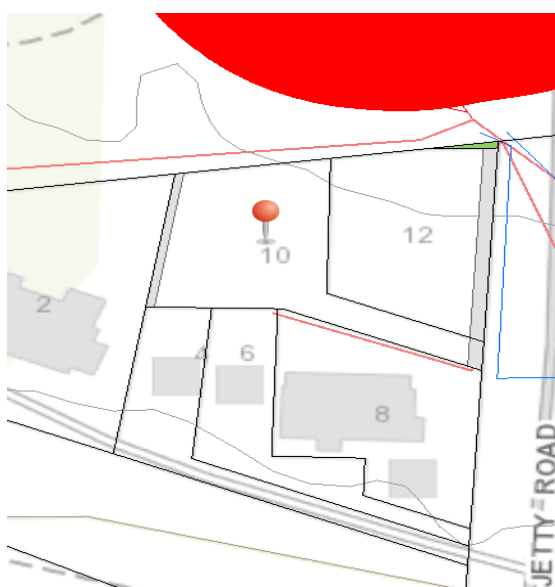


Figure 12: The grey 'squiggly' lines mark the contours. The one along the south through numbers 2-8 Jetty Road is the 10m contour and the one along the north through 10 and 12 Jetty Road is the 5m contour.

E15.7.3 Coastal Inundation for Low Hazard Areas A1 provides that a new habitable building must have a floor level no lower than the minimum level for the area as specified in Table 15.1. As noted, the table specifies a minimum level of 2.2m and the site is above the 5m contour. The Acceptable Standard is met.

There is no landfill, mitigation measures or on-site wastewater. The remaining provisions are not applicable.

22. E16.0 Coastal Erosion Hazard Code – E16.7 Development Standards

22.1. The Coastal Erosion Hazard Code covers the site as replicated in Figure 13 below.

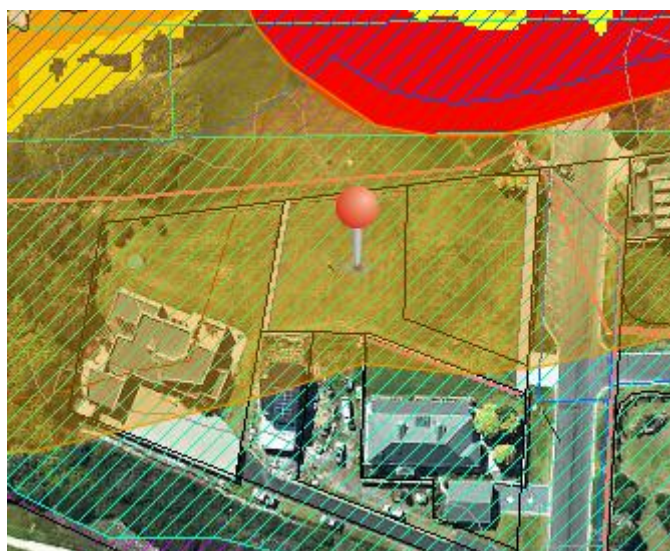


Figure 13: The area highlighted in brown is the Coastal Erosion Hazard Area overlay. It is marked in LISTmap as 'Acceptable' risk (LISTmap)

E16.7.1 provides no Acceptable Solution for buildings and works in a coastal erosion hazard area. The proposal must satisfy the Performance Criteria to be approved.

23. Summary of the assessment against the Acceptable Solutions

The proposal meets the Acceptable Solutions, with the exception of:

1. PD6 A1 (a) (visitor accommodation guests to be accommodated in existing buildings)
2. D10.4.2 A3 (a)(i) (4.5m setback from the rear boundary of a lot with an adjoining frontage)
3. D10.4.2 A3 (a)(ii) (4m setback from a rear boundary)
4. D10.4.2 A3 (a)(ii) (building envelope)

5. E16.7.1 (there is no Acceptable Solution provided in the planning scheme for development in Coastal Erosion Hazard areas)

Because it is discretionary, the proposal was placed on public exhibition. Four representations were received. These are discussed in sections 24, 25 and 26.

The Planning Authority now must exercise its discretion in assessing the areas where the application has not met the Acceptable Solutions. The Performance Criteria are provided in italics in the left hand column of the tables below. The Planner's responses are provided in the right-hand column.

24. Discretion 1 – visitor accommodation not accommodated in existing habitable buildings

The proposal is to construct a new visitor accommodation unit rather than use an existing building. This does not meet the Acceptable Solution. The proposal must satisfy the alternative Performance Criterion P1 to be approved:

P1	Planner's response
<p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way. 	<ul style="list-style-type: none"> (a) The development at 10 Jetty Road has two neighbours: 2 Jetty Road to the west and 12 Jetty Road to the east. The visitor accommodation unit is on the eastern part of its lot and will not impact the privacy of 2 Jetty Road to its west. The unit is only 1.5m from the rear boundary of 12 Jetty Road. However, there is only a toilet window in that eastern elevation. The unit will not impact on the privacy of 12 Jetty Road. (b) It is unlikely there will be an issue with noise. It is a one-bedroom unit, with a concrete driveway and the owners will be living in the dwelling and able to deal with any issues. A condition would be placed on the permit to ensure this. (c) The surrounding area is an enclave of around 27 properties. It is also a popular beach area and home to the surf club. Lot sizes range in size from around 330m² to some still more than 1,000m². The visitor accommodation unit will not reduce the minimum lot size any further. The scale of use fits with the surrounding area, and a single visitor accommodation unit will be compatible with what has become a popular beach holiday area.

	<p>(d) The main dwelling remains residential, the single visitor accommodation unit is ancillary to that use and is unlikely to disrupt the primary residential function of the surrounding dwellings.</p> <p>(e) This will be addressed in the section on Parking and Access.</p> <p>(f) The lot has its own access and does not share a right of way.</p>
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Recommendation: the proposal is considered to satisfy the Performance Criteria.

25. Discretions 2, 3 and 4 – D10.4.2 Setbacks and building envelope

The Acceptable Solution requires that a dwelling be contained within a prescribed building envelope. The proposed dwellings are outside the building envelope on setbacks and two elevations. The proposal must satisfy the Performance Criteria at P3 to be approved.

P3	Planner's response
<p>The siting and scale of a dwelling must:</p> <p>(a) <i>not cause unreasonable loss of amenity by:</i></p> <p>(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</i></p> <p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining lot; or</i></p> <p>(iii) <i>overshadowing of an adjoining vacant lot; or</i></p> <p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</i></p> <p>(b) <i>provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</i></p>	<p>These responses are based on the shadow diagrams provided with the application. Specifically, drawings a13, a14 and a15.</p> <p><u>(a)(i) Reduction in sunlight to habitable rooms:</u></p> <p>There will be no reduction in sunlight to habitable rooms of 2 Jetty Road (west) and 10 Jetty Road (east). It is likely that there will be a reduction in sunlight to the lower levels of 4 Jetty Road and 6 Jetty Road (both south of) 10 Jetty Road.</p> <p><u>(a)(ii) Overshadowing the private open space of a dwelling on an adjoining lot</u></p> <p><u>2 Jetty Road:</u> there will be a slightly increased overshadowing of a small section of the private open space of 2 Jetty Road from 9 to 10 am. This is not an unreasonable loss of amenity.</p> <p><u>4 Jetty Road:</u> will experience increased shadowing from 9 am to 12 noon, at which point the shade will start to gradually move onto 6 Jetty Road. However, it is not until 2-3 pm that the private open space, at the ground level of 4 Jetty Road will be mostly free of shading and in mid-winter that area will be quickly shaded again by the lengthening shadows of the existing fence.</p>



	<p>This is considered an unreasonable loss of amenity caused by the bulk of the proposed dwelling situated only 1.5m from the side boundary and 2.7 m from the rear boundary.</p> <p><u>6 Jetty Road:</u> will start to experience increased overshadowing of its private open space from around 11 am. This will gradually move across the space until 2 pm, when it will be mostly shaded for the rest of the day until the lengthening shadows of the existing fence take over at around 4 pm. This is considered an unreasonable loss of amenity caused by the bulk of the proposed dwelling situated only 1.5m from the side boundary.</p> <p>There is a small portion (the north east corner) of the north-facing private open space of 6 Jetty Road that will be free of overshadowing from 9am to around 1pm (3-4 hours). But this space is in the north east corner of the space.</p> <p>For both 4 and 6 Jetty Road, the upstairs balcony will receive sun all day.</p> <p><u>(a)(iii) Overshadowing of an adjoining vacant lot</u></p> <p>The vacant lot at 12 Jetty Road will receive full sunlight until around 2-3 pm when overshadowing will start to move across the western part of the lot. The lot is large enough to provide areas that will remain in full sun.</p> <p><u>(a)(iv) Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot.</u></p> <p>Drawing a07 of the application shows the southern elevation and the buildings as they will be seen from 4 and 6 Jetty Road.</p> <p>There will be a large expanse of blank wall 1.5m from the boundary in front of 4 and 6 Jetty Road. There would be a visual impact caused by the scale, bulk and proportions of the proposed dwelling.</p> <p>This visual impact and the amount of shading are considered to not satisfy the Performance Criterion.</p>
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Recommendation: the proposal does not satisfy the Performance Criteria. It is likely to cause an unreasonable loss of amenity by reducing sunlight to lower storey habitable rooms of the dwellings at 4 and 6 Jetty Road, will overshadow the north-facing private open space of the dwellings at 4 and 6 Jetty Road, and will create a negative visual impact by the scale, bulk and proportions to the dwelling when viewed from lots 4 and 6 Jetty Road.

26. Discretion 5 – E16.7.1 Buildings and Works in Coastal Erosion Hazard Areas

The Planning Scheme does not provide an Acceptable solution for development in a Coastal Erosion Hazard area. Development must satisfy the Performance Criteria listed under P1, as listed below.

P1	Planner's response
<p>Buildings and works must satisfy all of the following:</p> <p>(a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;</p> <p>(b) erosion risk arising from wave run-up, including impact and material suitability, may be mitigated to an acceptable level through structural or design methods used to avoid damage to, or loss of, buildings or works;</p> <p>(c) erosion risk is mitigated to an acceptable level through measures to modify the hazard where these measures are designed and certified by an engineer with suitable experience in coastal, civil and/or hydraulic engineering;</p> <p>(d) need for future remediation works is minimised;</p> <p>(e) health and safety of people is not placed at risk;</p> <p>(f) important natural features are adequately protected;</p> <p>(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;</p> <p>(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;</p> <p>(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;</p> <p>(j) not be located on an actively mobile landform.</p>	<p>(a) The proposed development lies midway between the 10m contour and the 5m contour. It will not increase risk to life of users of the site and will have no impact on adjoining properties or public infrastructure.</p> <p>(b) Both dwellings are situated towards the rear and higher section of the lot, mitigating any potential risk of wave run-up.</p> <p>(c) there is no perceived need for mitigation measures</p> <p>(d) There is no perceived need for remediation works.</p> <p>(e)-(i) Health and safety of people is not placed at risk, the site is already cleared, there is no obstruction of public foreshore access, access to the site is on the high side of the site and is unlikely to be lost. There is no perceived for a developer contribution to mitigation works.</p> <p>(j) the site is not on a sand dune and the area is not considered to be an actively mobile landform.</p>

The proposal is considered to satisfy the Performance Criterion.

2. Referrals

TasWater has provided conditions for a permit.

Council's Engineering Consultant has provided a report and responses to the Road and Railway Assets provisions, the Parking and Access provisions and the Stormwater Management provisions.

3. Concerns raised by representors

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

Representations	Responses
Rep 1 discusses the restrictive covenant on the title and states that they do not propose to address the application by reference to the various acceptable solutions and performance criteria for the general residential zone in the Glamorgan Spring Bay Interim Planning Scheme 2015.	Council, when acting as the Planning Authority must ignore extraneous matters even where it, as a Council pursuant to the Local Government Act 1993, has an interest that may be affected. See the attached legal advice.
Rep 2 was also raises the covenant issue. Other issues are: <ul style="list-style-type: none"> - The visitor accommodation unit will create extra traffic and noise - The owners intend to change the original plans after they get this planning approval and will convert the upper level of the dwelling also to a visitor accommodation use. Resultant issues include: <ul style="list-style-type: none"> - Jetty Road also leads to the surf club and has children walking up and down the street - Extra parking in the street is proposed - The blocks were originally set aside under the previous planning scheme for public recreation never to be built on - May seriously reduce the value of their property 	<p>The proposed development will increase traffic in the area, however, the lot is zoned General Residential and available for residential use (no permit required) and Visitor Accommodation use (permitted).</p> <p>The applicant has advised that there is no intention of using the upstairs self-contained unit for anything other than private use.</p> <p>This year Council constructed a concrete footpath down the right-hand side of Jetty Road. Pedestrians and children should use the footpath.</p> <p>The application does not propose extra parking in Jetty Road.</p> <p>Council can only consider the situation under the current planning scheme and status of the lot as General Residential.</p> <p>Impact on property value is not an issue dealt with under the planning scheme.</p>
Rep 3 raises the following issues: <ul style="list-style-type: none"> - Overshadowing of the only north-facing outdoor leisure area of 6 Jetty Road - Energy efficiency: the existing house has been designed to utilise the sun for natural heating and this will be compromised by overshadowing - Visual impact: the height of the proposed dwelling and proximity to the boundary will have a massive visual impact Road 	<p>Agreed - overshadowing of the private open spaces of 6 and 8 Jetty Road have been noted in the report.</p> <p>Agreed - visual impact on 6 and 8 Jetty road has been noted in the report.</p> <p>The engineering report states that traffic generation would be well within the NSW RTA Guide to Traffic Generating</p>

<ul style="list-style-type: none"> - Over development: the need to include a separate unit to justify the build has resulted in encroaching on the neighbours' amenity - The self-contained unit on the upper level will be used for separate accommodation - Impacts will include increased traffic, noise, lighting and parking. 	<p>Developments, which are commonly used for this sort of assessment across the country.</p> <p>Parking is provided on site.</p>
<p>Rep 4 raises the issue of the covenants and also:</p> <ul style="list-style-type: none"> - The proposed dwelling exceeds the building envelope and fails to meet setback requirements - Overshadowing of the private open space of three adjoining lots - Unreasonable loss of amenity due to visual bulk when viewed from 4, 6 and 8 Jetty Road - Failure to provide separation between dwellings on adjoining lots and that is compatible with the surrounding area 	<p>Agreed – the proposed dwelling exceeds the building envelope and fails to meet setback requirements</p> <p>Partly agreed – there will be overshadowing of the private open space of lots 4 and 6 causing unreasonable loss of amenity.</p> <p>Partly agreed – lots 4 and 6 will be impacted by visual bulk</p>

4. Conclusion

The application does not satisfy the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 as outlined in this report and is recommended for refusal due to not satisfying the Performance Criteria at:

D10.4.2 P3 (a)(i) – reduction in sunlight to habitable rooms of a dwelling on an adjoining lot

D10.4.2 P3 (a)(ii) – overshadowing the private open space of a dwelling on an adjoining lot

D10.4.3 P3 (a)(iv) – visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot.

5. 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, application DA 2019 / 265 to construct a two-storey dwelling plus visitor accommodation unit at 10 Jetty Road, Bicheno (CT 157333/1) be refused.
- B. An amended application addressing the issues of overshadowing and visual bulk causing an unreasonable loss of amenity to the two lots to its south - 2 and 4 Jetty Road - may be more favourably considered.

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:)
--

5. 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.

5.1 Questions on Notice

M H Cooke (Questions on Notice)

Background

I refer to the October publication of Sea Speak.

Under the caption “State Government Funding – Boat Trailer Parking Coles Bay” it is stated that –

“Council has nearly completed the new boat trailer parking (14 spaces) and a footpath in Harold Street through a \$400,000 State Government Grant”

Inspection of Harold Street as at 20 November reveals that no footpath has been constructed and the only evidence of any potential boat trailer parking is a relatively short section of roadway widening and related works adjacent to the playground which does not provide 14 spaces.

Questions on Notice to Council

- i. *Please confirm that the details in Sea Speak quoted above in parenthesis represent a misstatement of fact.*

Response from General Manager

It would have been slightly more accurate to say ‘in progress’ instead of ‘nearly completed’.

- ii. *How does Council intend to communicate a correction to the misstatement?*

Response from General Manager

Council will not be communicating a correction.

- iii. *Who reviews the content and authorises the issue of Sea Speak?*

Response from General Manager

Myself and the Mayor both review the content contained in each issue of Sea Speak. Articles are written by Council staff. In this instance, the Mayor wrote the article based on information provided by Council staff.

- iv. *In the event that the roadway widening and related works adjacent to the playground are earmarked as boat trailer parking –*
a. *How many spaces are specified*
b. *How do these spaces provide any new (that is net additional) spaces when boat trailer parking has previously been undertaken along the same section of road.*

Response from General Manager

The project will provide four boat trailer parks or eight standard car parks. The construction allows for these parks behind the kerbline. This assists in general road safety along Harold Street due to the narrow width of the pavement. The project also incorporates a sealed bitumen footpath between Cosgrove Street and the Community Hall entrance.

- v. *In the event that any further new (that is net additional) spaces are to be constructed, precisely where and when will this take place?*

Response from General Manager

A new boat trailer carpark is approved off Harold Street as part of the grant, on the western side of the Hall and will accommodate approximately 10 angled parks. Vegetation removal permits are currently being sought. The work is programmed to commence in April 2020.

- vi. *In the event that any footpath construction is planned for Harold Street, where and when will this take place?*

Response from General Manager

The new concrete footpath construction between Cosgrove Street and Jetty Road is programmed to commence in February 2020.

- vii. *As part of any planned footpath construction in Harold Street, is any roadway widening, similar to that referred to in ii above intended to be done albeit without increasing the number of boat trailer parking spaces?*

Response from General Manager

No.

- viii. *Does Council plan to spend the entire \$400,000 State Government Grant on the projects in question?*

Response from General Manager

The grant includes: the street parking in Harold Street (complete), the concrete footpath, the off-street parking adjacent to the Hall and directional signage at the boat ramp access area.

- ix. *Please advise the general rate revenue for the 2018/19 financial year for each of the 19 areas or regions as used by Council when issuing annual rates notices. In addition, please also advise the budgeted general rate revenue for each of those regions for the 2019/20 financial year.*

The budgeted amount for the 2019/20 financial year, as at 1 July 2019, for the General Rating option only for all areas (including non-vacant, vacant, commercial, industrial & primary production) was:

\$6,535,859

The amount that was raised for the 2018/19 financial year for the General rating option only for all areas (including non-vacant, vacant, commercial, industrial & primary production) financial year was:

\$5,926,499

- x. *Please detail the specific formal step by step process for progressing the proposed foreshore boardwalk at Coles Bay (assuming execution of Grant Deed) and whether a Development Application is required. If so, who is responsible to make the application?*

Response from General Manager

The proposed Coles Bay Foreshore Project is programmed to commence in March 2020 and be finalised in June 2021.

March 2020 to March 2021 will involve the design work, consultation and approval processes for the project.

April 2021 to June 2021 will be the construction phase.

Mr Yon Kikkert (Question on Notice)

- xi. *Why is it, that given the fact Councillor Churchill made a written representation wish[ing] to strongly object to the proposal by Glamorgan Spring Bay Council to construct and operate a 3,000 mega litre capacity water storage on the Tea Tree Rivulet" (Twamley Dam) on the 15th of August 2018 (page 26 and 27 found here:<https://gsbc.tas.gov.au/wp-content/uploads/2018/10/Appendix-10b-All-Submissions.pdf>), did he potentially sit in judgement of his own cause by not declaring either an actual, potential or perceived conflict of interest, or, declare that he risked a reasonable person apprehending an actual, potential or perceived bias when he voted with the motion at the Special Council Meeting October 16, 2019 that resolved council: 1; "...not proceed with the Stage 2 PPRWS stage works, which includes the Twamley*

dam..." or 2; "that no further work... be undertaken by council with respect to the Stage 2 PPRWS works" ?

Response from Mayor Debbie Wisby

Councillor Churchill has been informed of the questions from Mr Kikkert.

Elected Members are required 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 a Council Agenda.

The decision to declare an interest is that of the Elected Member.

Councillor Churchill has advised he did not feel he had any conflict in respect to Decision 177/19 as this matter was in relation to the financial interests and commitments of Council.

Mrs Jen Hackett

- i. *It seems that the Safe Car Park intended for Harold Street adjacent to the Harold Street Park in Coles Bay has been changed to boat trailer parking. The need for safe car parking adjacent to the Harold St Park for the Park and Hall has long been known and was determined and located in discussion with the Council Works Manager and Infrastructure Manager in March 2019, with community members, prior to Councils knowledge of the boat trailer parking grant. This parking was to be installed along with the Garnet Ave toilet irrigation beds, with the irrigation beds forming a boundary fence between the safe car park and the playground.*

Response from General Manager

These were some of the ideas informally talked about at the onsite meeting. Issues arose with the irrigation bed location and parking angles following further investigative work. There were no determinations made at the onsite meeting.

- ii. *Please advise the Coles Bay Community why this parking was changed from safe car parking for the Park and Hall to boat trailer parking.*

Response from General Manager

There were initial discussions about creating 90 degree car parking spaces along Harold Street adjacent the reserve at the first site meeting. Following the formal Grant Deed and \$400k funding from DPIWE the approved purpose for which the Grant was provided, was to construct four parallel boat trailer parks along this area.

- iii. *Why was there no community consultation involved in the change of parking type in this specific location? The Coles Bay Community had no idea until the parking was finalised that this car park had been changed to boat trailer parking. It seems inappropriate and ill-considered given the Master Plan allows for a large boat trailer parking lot nearby, considering the proximity to the playground and the need for safe car parking for the Park and Hall.*

Response from General Manager

The newly created parking is parallel to the kerb and linemarked as per relevant standards. I assume cars can utilise the parks by utilising one space and cars/trailers can also utilise the area taking up two spaces. This methodology is typically how any parallel parking area in Coles Bay operates.

- iv. *Why have Council not installed fencing between the parking and the playground, as was intended by the original placement of the irrigation bed, for child safety? The completed irrigation beds have been located in another position and do not form a boundary fence as originally planned.*

Response from General Manager

The irrigation beds were placed at the required legislated distance from the property boundary along Harold Street. One of the original ideas was to run the beds parallel along Harold Street but this could not be achieved due to the gradient of the ground.

- v. *Please advise the Coles Bay Community when appropriate fencing will be provided between the playground and the boat trailer parking.*

Response from General Manager

The existing playground is approx 20m from the fenceline and the raised beds are in between the two areas. The original timber fence did also have walkway gaps at 3 metre intervals between the rails.

- vi. *Where will the required additional safe car parking for the Park and Hall now be located and when will this be provided?*

Response from General Manager

A parallel parking area has been formalised behind the original kerb line. It does not mean that cars cannot use the area.

Mrs Marjorie Howard (Questions on Notice)

- xii. *In answer to my question on notice in the agenda of the Ordinary General Council Meeting on the 22 October 2019: - How long has Councillor Arnol had this perceived, pecuniary or conflict of interest in this matter – The Prosser Plains Raw Water Scheme (PPRWS)? Councillor Arnol stated that her perceived or potential conflict of interest did not exist at the 2017 and 2018 meetings. (October 2019)*

Please outline in your opinion, how voting to support the dam in the 2017 and 2018 meetings could not be perceived as attempting to gain a potential benefit for the farm and therefore a possible conflict?

- xiii. *From the above statement, is Councillor Arnol saying that she and her close associate were neither members nor office bearers in a sporting club (Spring Bay Target Club) that is situated on Twamley Farm, during 2017 and 2018?*

Response from Mayor Debbie Wisby

Councillor Arnol has been informed of the questions from Mrs Howard.

Elected Members are required 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 a Council Agenda.

The decision to declare an interest is that of the Elected Member.

Councillor Arnol has provided no further information in relation to answering your question.

6. Information Reports

6.1 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 December 2019 Ordinary Meeting of Council will be held on Tuesday 17 December 2019 at 5pm.

From October 2018 to December 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
26 November 2019	104 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.



Property Settlement Certificates										
	2015		2016		2017		2018		2019	
	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	53	31
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	236	117
TOTAL		765		884		944		848		353

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 5 months ended 30 November 2019

	JUL-NOV 2019	2019
Operating Activities		
Receipts from customers	7,358,698	11,716,062
Payments to suppliers and employees	(5,117,414)	(10,916,436)
Receipts from operating grants	700,023	1,380,641
Cash receipts from other operating activities	495,361	688,360
Net Cash Flows from Operating Activities	3,436,668	2,868,626
Investing Activities		
Proceeds from sale of property, plant and equipment	24,891	56,498
Payment for property, plant and equipment	(4,290,205)	(6,732,583)
Receipts from capital grants	710,000	2,737,745
Other cash items from investing activities	-	5,632
Net Cash Flows from Investing Activities	(3,555,314)	(3,932,708)
Financing Activities		
Trust funds & deposits	(13,193)	121,491
Proceeds from/ repayment of long term loans	(192,225)	3,266,680
Net Cash Flows from Financing Activities	(205,418)	3,388,171
Net Cash Flows	(324,064)	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	3,353,134	3,677,197
Net change in cash for period	(324,064)	2,324,090

Rates Balance – November 2019

RATES BALANCE SHEET [12634]

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		\$7,186.03
Penalty Charged		\$0.00
Rates Levied		\$8,533,008.55
Debit Journals	\$13,791.64 (less \$188.16 being since undone)	\$13,603.48
DEBIT TOTAL		\$8,553,798.06
LESS		
Receipts		\$5,471,506.09
Receipts Undone		-\$7,117.79
Discounts		\$54,630.86
Discounts Undone		-\$45.26
Pension Rebates		\$257,750.68
Credits Journals	\$61,502.30 (less \$4,183.74 being since undone)	\$57,318.56
Supplementary Credits		\$4,539.03
Other Credits		\$0.00
CREDIT TOTAL		\$5,838,582.17
THIS YEAR'S BALANCE		\$2,715,215.89
RATES BALANCE		\$2,803,496.15

Human Resources

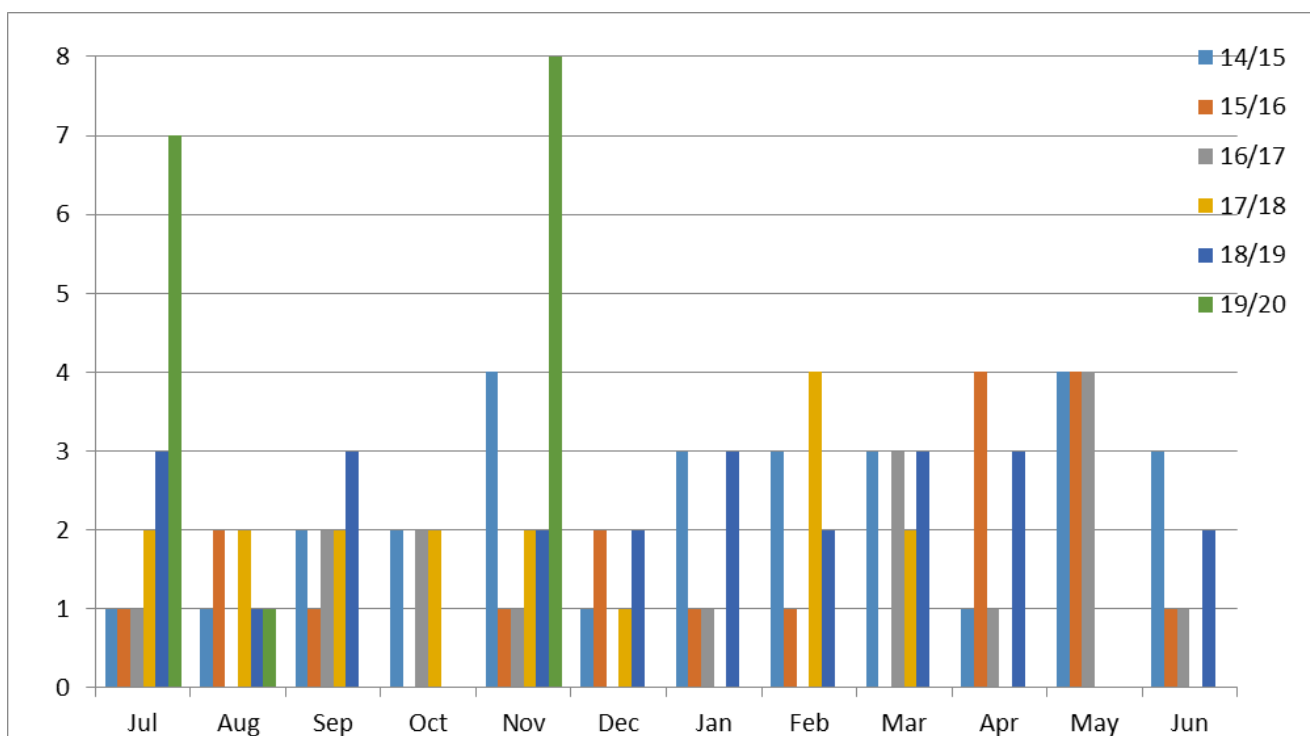
Council's Planning Administration Support Officer has resigned and a temporary employee has been engaged while a permanent replacement is recruited.

Interviews have been held for all other current vacancies and these positions are expected to be filled prior to the New Year.

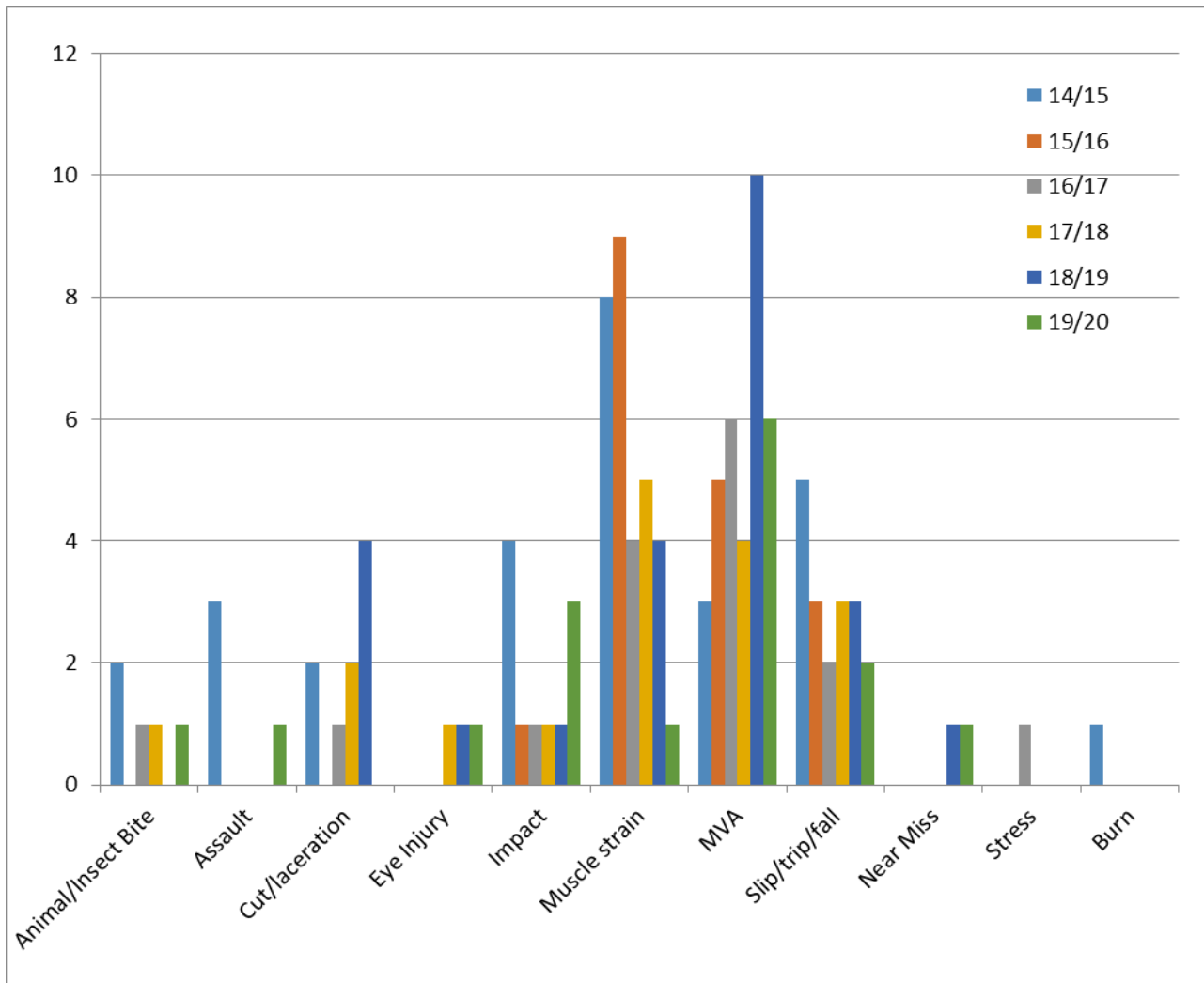
Health, Safety, Other

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 December 2019



Incident / Accident Reporting by type 2013 until December 2019





Visitor Centres

Glamorgan Spring Bay Council operates three visitor centres throughout the municipal area. They are all Yellow "I" centres.

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	2,819	2,473	2,239	1,971	5,431	6,929	8,777	10,733	12,007	13,567
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	8,436	25,436	23,874	6,237	61,913	90,798	24,152	118,929	146,853	38,825



Statement of Financial Position

Glamorgan Spring Bay Council

As at 30 November 2019

	30 NOV 2019	30 JUN 2019
Assets		
Current Assets		
Cash & Cash Equivalents	3,481,393	3,805,456
Trade & Other Receivables	3,068,265	546,426
Inventories	26,817	26,817
Other Assets	41,185	101,840
Total Current Assets	6,617,660	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	164,006,689	161,903,363
Liabilities		
Current Liabilities		
Trade & Other Payables	696,768	1,593,580
Trust Funds & Deposits	156,242	169,435
Provisions	750,592	750,592
Interest bearing Loans & Borrowings	1,250,470	1,402,911
Total Current Liabilities	2,854,072	3,916,518
Non-current Liabilities		
Provisions	114,059	114,059
Interest Bearing Loans & Borrowings	5,595,915	5,635,699
Total Non-current Liabilities	5,709,974	5,749,758
Total Liabilities	8,564,046	9,666,275
Net Assets	155,442,643	152,237,088
Equity		
Current Year Earnings	3,205,555	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	155,442,643	152,237,088



Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 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	249,241	256,315	(7,074)	-3%	534,500	
User Charges	414,539	412,210	2,329	1%	805,050	
Grants	315,023	319,430	(4,408)	-1%	1,282,653	
Interest & Investment Revenue	21,326	21,100	226	1%	674,400	
Contributions	18,992	14,800	4,192	28%	37,000	1
Other Revenue	841,315	686,870	154,445	22%	1,729,083	2
Net Gain (Loss) on Disposal of Assets	(4,315)	0	(4,315)	0%	50,000	
Total Trading Income	10,183,097	10,203,165	(20,068)	0%	13,615,126	
Gross Profit	10,183,097	10,203,165	(20,068)	0%	13,615,126	
Capital Grants						
Grants Commonwealth Capital - Other	500,000	1,900,000	(1,400,000)	-74%	1,900,000	3
Grants Commonwealth Capital - Roads to Recovery	210,000	200,500	9,500	5%	401,000	
Grants State Capital - Other	350,000	0	350,000	0%	0	4
Total Capital Grants	1,060,000	2,100,500	(1,040,500)	-50%	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	1,985,911	2,092,925	(107,014)	-5%	5,174,067	
Materials & Services	2,652,777	2,624,700	28,077	1%	5,491,080	
Depreciation	973,535	973,535	0	0%	2,336,478	
Interest	66,254	95,430	(29,176)	-31%	229,035	5
Other Expenses	59,421	89,215	(29,794)	-33%	219,000	6
Internal Plant used on Capital Jobs	(47,525)	(56,250)	8,725	-16%	(135,000)	
Employee Oncosts	37,841	80,660	(42,819)	-53%	0	
Total Operating Expenses	5,728,214	5,900,215	(172,001)	-3%	13,314,660	
Net Profit	4,454,883	4,302,950	151,933	4%	361,860	
Capital Works Program (Current Year WIP)						
Work in Progress Capital Works - Plant Internal	47,525	0	47,525	0%	0	
Work in Progress Payroll - Salaries and Wages	64,811	0	64,811	0%	0	
Work in Progress Capital Works - On Costs	31,086	0	31,086	0%	0	
Work in Progress Capital Works - Contractor Costs	2,644,345	0	2,644,345	0%	0	
Work in Progress Capital Works - Other Costs	20,867	0	20,867	0%	0	
Work in Progress Capital Works - Materials	269,731	0	269,731	0%	0	
Work in Progress Capital Works - Consultancy	91,026	0	91,026	0%	0	
Work in Progress Capital Works - Plant Hire External	65,870	0	65,870	0%	0	
Total Capital Works Program (Current Year WIP)	3,235,261	0	3,235,261	0%	0	

Notes

- Contributions as a result of development applications is up for the YTD.
- Other revenue is up mainly due medical income up \$37k, State pensioner remission claims up \$28k, rental income up \$11k, general reimbursements up \$12k and insurance claim reimbursements \$38k on the budget YTD.
- Commonwealth grant payments are delayed and should be received once capital works have progressed enough to meet milestone payments later in the financial year.
- An additional grant has been received from the State Government for Coles Bay Boat Trailer Parking.
- Interest expense is currently down on budget for the year to date, however this is related to the timing of payments.
- Other expenses are down for the YTD due to the delay in the end of year audit.



Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 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
Trading Income					
Rate Revenue	318,497	318,497	0	0%	318,497
User Charges	110,577	131,250	(20,673)	-16%	315,000
Other Revenue	21,282	22,290	(1,008)	-5%	53,500
Total Trading Income	450,356	472,037	(21,681)	-5%	686,997
Gross Profit	450,356	472,037	(21,681)	-5%	686,997
Operating Expenses					
Employee Costs	188,108	207,340	(19,232)	-9%	497,617
Materials & Services	75,571	77,265	(1,695)	-2%	185,380
Depreciation	1,665	1,665	0	0%	4,000
Total Operating Expenses	265,343	286,270	(20,927)	-7%	686,997
Net Profit	185,013	185,767	(754)	0%	0

Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 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	85	(85)	-100%	200
Other Revenue	435,142	398,335	36,807	9%	946,000
Total Trading Income	907,542	865,540	42,002	5%	1,413,320
Gross Profit	907,542	865,540	42,002	5%	1,413,320
Operating Expenses					
Employee Costs	215,075	239,815	(24,740)	-10%	575,557
Materials & Services	347,593	347,345	248	0%	837,111
Depreciation	36,960	36,960	0	0%	88,700
Interest	629	575	54	9%	1,377
Total Operating Expenses	600,257	624,695	(24,438)	-4%	1,502,745
Net Profit	307,286	240,845	66,441	28%	(89,425)



as at 30 November 2019						
2019 - 2020 CAPITAL NEW // BICHENO - BUCKLAND - COLES BAY - ORFORD - SWANSEA - TRIABUNNA						
Department	Description	Budget Est - adopted	Govt Funding (drought relief)	Invoices rec'd to date	On-Site Progress*	Comments
Roads, Footpaths, Kerbs						
Bicheno - Sinclair Street - Road ext - R2R	Road extension and Cul-de-sac	164,000				DEFERRED** to be reallocated
Saltworks - Saltworks Road	Bitumen Sealing 700m	45,000		215	Complete	Project completed 2018-19
	SUB TOTAL	209,000	0	215		
PG, Walking Tracks, Cemeteries						
Bicheno Rec Ground	New Cricket Practice Nets / Surface		7,000	6,000	Complete	Fully Funded (FF)
Coles Bay Boat Trailer Parking	New carparks and footpath	400,000		51,131	30%	New DPIPWE Grant
Buckland Walk	Construct River Walk	32,000			0%	Grant Deed signed
Orford Rec Ground	New Cricket Practice Nets / Surface		40,000	17,963	90%	FF
Triabunna - Rec Ground	Electronic Score Board		20,000	15,190	50%	FF
Triabunna - Tennis Courts	Relocate to RecGround		250,000	121,628	60%	FF (\$10k contribution Tennis Club)
Bicheno Dog Exercise Yard						Removed from budget
Bicheno Hall	External painting		10,000		0%	FF New project
Buckland Dog Exercise Yard	Develop		20,000		0%	FF (ordered)
Orford Dog Exercise Yard	Develop		20,000		0%	FF (ordered)
Swansea Dog Exercise Yard	Develop		20,000		0%	FF (ordered)
Swanwick Dog Exercise Yard	Develop		20,000		50%	FF
Triabunna Dog Exercise Yard	Develop		20,000		0%	FF (ordered)
	SUB TOTAL	432,000	427,000	211,912		
Council Buildings						
Swansea Loo with a View	New constructed toilets / disability access	200,000		103,348	70%	Council to consider relocation
Dog Control	Microchip reading stick	5,000			0%	
Triabunna Old Offices	Relocate Centotaph to RSL	30,000		680	10%	Plaque relocated (awaiting RSL advice re centotaph)
Triabunna Clubrooms	Install catch nets for window protection	20,000		8,900	Complete	
Triabunna Clubrooms	c/fwd project from 18/19	0		29,053	Complete	Late invoices from 18-19
Bicheno Hall	New Chairs		17,500		50%	FF (ordered)
Coles Bay Hall	New Chairs		14,000		50%	FF (ordered)
	SUB TOTAL	255,000	31,500	141,981		



Council Buildings						
Swansea Loo with a View	New constructed toilets / disability access	200,000		103,348	70%	Council to consider relocation
Dog Control	Microchip reading stick	5,000			0%	
Triabunna Old Offices	Relocate Centotaph to RSL	30,000		680	10%	Plaque relocated (awaiting RSL advice re centotaph)
Triabunna Clubrooms	Install catch nets for window protection	20,000		8,900	Complete	
Triabunna Clubrooms	c/fwd project from 18/19	0		29,053	Complete	Late invoices from 18-19
Bicheno Hall	New Chairs		17,500		50%	FF (ordered)
Coles Bay Hall	New Chairs		14,000		50%	FF (ordered)
	SUB TOTAL	255,000	31,500	141,981		
Plant & Equipment						
Excavator 1.5T and Trailer		48,000			0%	
IT Equipment		0		1,957	Complete	Planning Computer
	SUB TOTAL	48,000	0	1,957		
Municipal						
Event	Allocation for Education		30,000		Complete	Peter Andrews visit
	SUB TOTAL	0	30,000	0		
	CAPITAL TOTAL - NEW	944,000	488,500	356,065		



as at 30 November 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			0%	
Swansea Road Repairs	General Road Repairs Swansea	30,000		211	10%	
Bicheno Road Repairs	General Road Repairs Bicheno	30,000		211	10%	
Coles Bay Road Repairs	General Road Repairs Coles Bay	30,000			0%	
Orford Road Repairs	General Road Repairs Orford	30,000			0%	
Orford - Jetty Road	R2R Rheban Road to West Shelly Road (460m x 6.5m)	121,500		109,427	Complete	Fully Funded by RTR
Orford - Rheban Road	R2R	135,000				DEFERRED** to be reallocated
Orford - Louisville Road	Additional funds to complete project	30,000		19,837	Complete	
Buckland Road Repairs	General Road Repairs Buckland	30,000			0%	
Triabunna Road Repairs	General Road Repairs Triabunna	30,000			0%	
	SUB TOTAL	491,500	0	129,686		
Sealed Roads						
Various locations						
Buckland	Jetpatcher costs	25,000		8,085	20%	
Triabunna	Jetpatcher costs	35,000		7,874	20%	
Orford	Jetpatcher costs	35,000		16,354	50%	
Swansea	Jetpatcher costs	35,000		25,733	70%	
Bicheno	Jetpatcher costs	35,000		11,698	30%	
Coles Bay/Swanwick	Jetpatcher costs	35,000		13,123	30%	
	SUB TOTAL	200,000	0	82,867		
Unsealed Road Pavements						
Gravel Roads - General	Resheeting - general	225,000		242,228	Complete	
Orford - Alice Street	Tasman Highway to Russell Street	49,000		46,103	Complete	Council contribution
	SUB TOTAL	274,000	0	288,331		



Stormwater & Drainage						
Orford - Rheban Road	West Shelly properties - service location / approvals	12,000			0%	
		12,000	0	0		
Bridges and Culverts						
General Structures	Required repair works to a number of structures	60000			0%	
	SUB TOTAL	60,000	0	0		
Parks & Reserves						
Coles Bay Reserve	Playground Rejuvenation Hall Surrounds		40000	20,771	70%	FF
Swanwick Reserve	Playground Rejuvenation		20000	1,860	10%	FF
Bicheno Lions Park	Playground / Amenities Rejuvenation / Fence		40000	32,822	Complete	FF
Bicheno Foreshore Track	Replace old timber walkway bridge (northern end)	25000		26,289		Project allocation to be reviewed
Buckland Reserve	Playground / Amenities Rejuvenation		5000	1,500	80%	FF
Triabunna Seafarers Memorial	Replace flagpole masts	10000		1,053	50%	Repaired 1 flagpole
Swansea Rec Ground	Refurbish Scorers Box - awning over servery		25000	3,885	80%	FF
	SUB TOTAL	35,000	130,000	88,180		
Council Buildings						
Bicheno - Gulch Toilet	Building extension		60000	15,500	90%	FF
Bicheno Hall	Floor Sanding, Paint, window coverings, stage carpet		40000	21,002	90%	FF
Coles Bay Reserve	Subsurface Irrigation replacement	20000		20,256	Complete	
Coles Bay Hall	Floor Sanding, painting, carpet, window curtains		47000	39,455	90%	
Coles Bay Toilets	Refurbish Hall Toilets		20000	8,262	90%	FF
Cranbrook Hall	Paint		10000	4,181	90%	FF - New Budget Line
Swansea Depot Sheds	storage bays - 2 Mus / 3 Depot / 2 Bdg Dept / 2 NRM	25000		3,692	30%	
Swansea Old SES Building	Community Shed / Re-use Shop		184500	91,063	70%	FF
Triabunna Depot	Dog pound upgrade - incl power and security	12600		1,113	20%	
Swansea Depot	Dog Pound Upgrade	7000			0%	
Bicheno Depot	Dog Pound Upgrade	7000			0%	
Triabunna Community Hall	Kitchen Renovations		20000	18,884	80%	FF (plus committee contribution)
Asbestos Assessment and Register	For all Council Buldings as per Building regulations	20000			0%	
	SUB TOTAL	91,600	381,500	223,408		



Plant & Equipment						
Bicheno Depot - Trailer	Heavy duty box trailer with brakes	\$3,800		2,216	Complete	Purchased
	SUB TOTAL	3,800	0	2,216		
	CAPITAL TOTAL - RENEWAL	\$1,167,900	\$511,500	814,688		
Water Scheme						
Prosser Plains Raw Water Scheme		3,000,000		2,064,495	80%	BBR Grant/Loan
	SUB TOTAL	3,000,000	0	2,064,495		
	CAPITAL TOTAL - NEW & RENEWAL	\$5,111,900	\$1,000,000	\$3,235,248		
		53%	\$ \$ Expended			
Adopted Budget 2019-2020 / 'Total Capital Works' \$5,711,900 (New Grant \$400,000 now included)						
* Status of onground works - project final invoicing may still be outstanding						
** R2R projects deferred - Sinclair St, due to Ambulance Tasmania development progress and Rheban Road reconstruction due to upcoming Community Development Funding works						
2019-2020 R2R allocation \$601,630 (additional Drought Extension funding of \$200,543 included)						

6.2 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:

Department of State Growth – Assessment requests

1 Buckland – Tasman Highway speed limit review

- Council requested Department of State Growth DSG undertake an assessment of the current speed limit along the Tasman Highway through the Buckland township with a view of reducing the limit from 80 km/hr down to 70 km/hr in the interests of general safety.

Below is the response from DSG;

Thank you for your letter regarding the speed limit along the Tasman Highway through Buckland.

Speed limits need to provide a reasonable balance between traffic flow and local amenity. Experience has shown that arbitrarily low speed limits attract poor levels of compliance regardless of the amount of enforcement.

The current 80 km/h speed limit along the Tasman Highway through Buckland is some 1.8 kilometres long. The density of roadside development and the number of junctions and accesses onto the highway is not sufficient to justify a reduction in the speed limit and there are no plans to make any changes at this time.

In accordance with Council's request, arrangements are being made to convert a section of the centreline markings to double barrier so that overtaking manoeuvres are prohibited.

*Manager Traffic Safety
Traffic Engineering / Department of State Growth*

2 Dolphin Sands - Cambria Drive speed limit review

- Council requested Department of State Growth DSG undertake an assessment of the current speed limit along the Cambria Drive with a view of reducing the limit from 80 km/hr down to 60 km/hr in the interests of general safety.
The recent response from the Manager Traffic Safety indicates his initial agreeance of the speed reduction request and that he will submit Council's request to the Transport Commissioner for final approval. Timeframe unknown.

WASTE TRANSFER STATIONS - WTS:

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

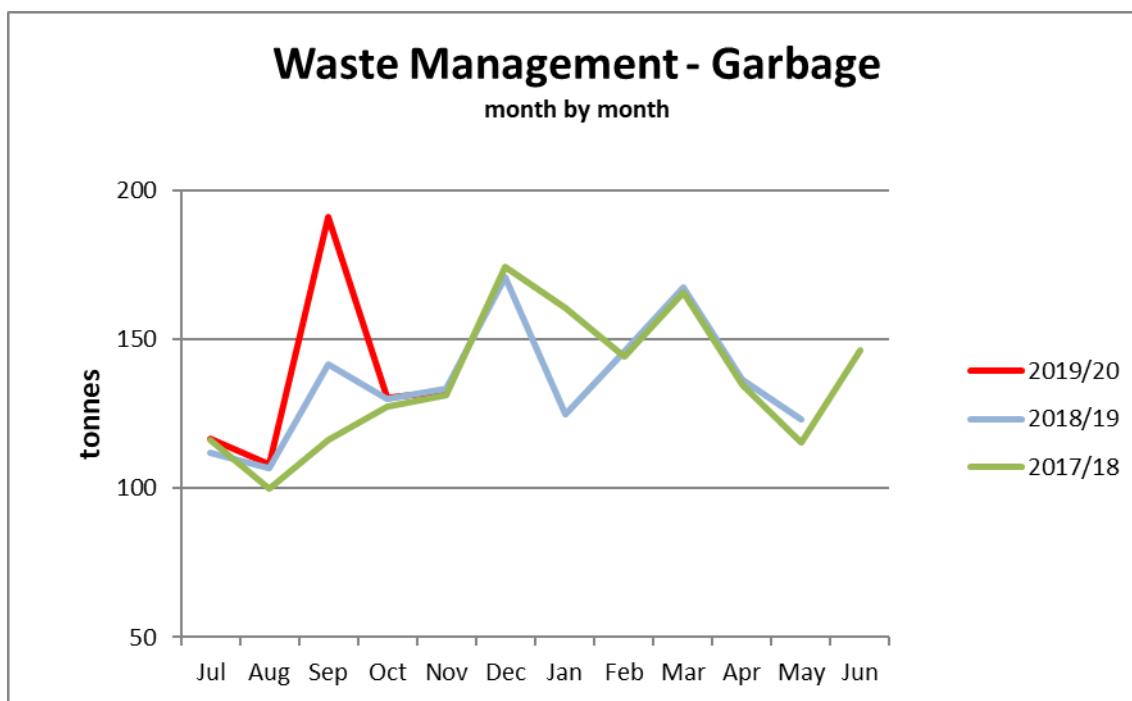
GARBAGE, RECYCLING SERVICES:

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



<u>MONTH</u>	<u>BICHENO 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	37.86	7.87	11.40	50.93	83.88	4.00	184.07
DEC							
JAN '20							
TOTALS	184.26	41.96	53.12	208.97	436.87	22.15	883.22

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

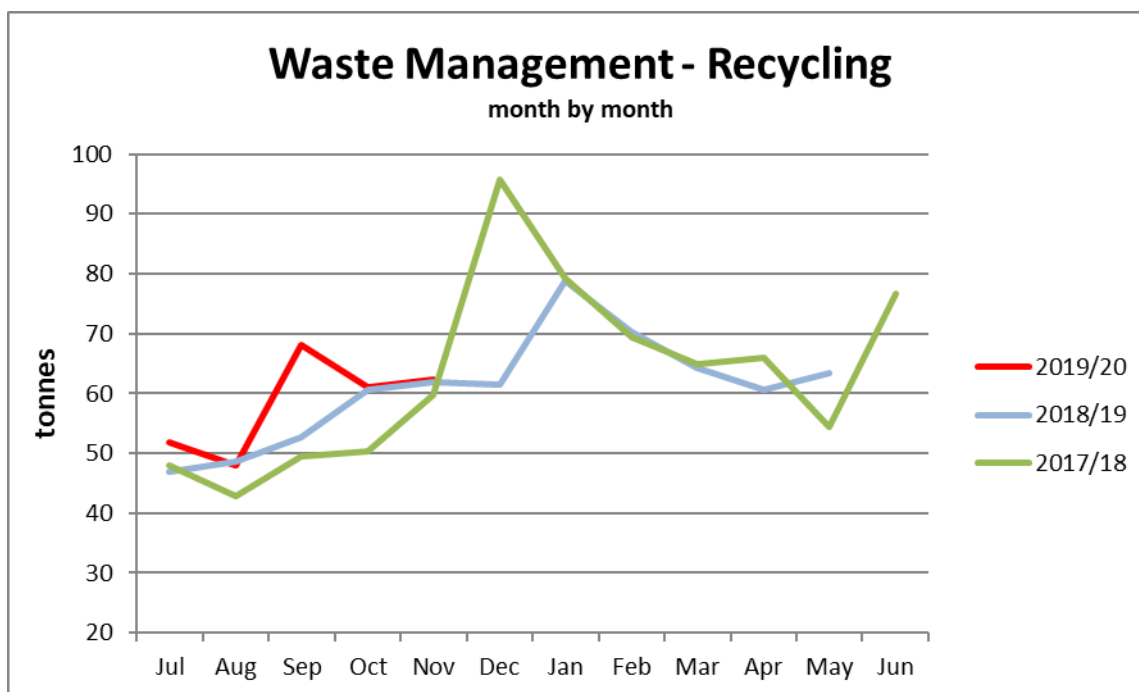


Kerbside garbage collected and transported to waste transfer stations: (tonnes)
(September figure skewed due to data relevant for a 5 week period)



<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	2499	1730	2511	2246	2079	11065	132.78
DEC							
JAN '20							
TOTALS	11858	7292	12165	11506	9858	52685	678.82

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	1153	922	1159	976	978	5188	62.25
DEC							
JAN '20							
TOTALS	5232	3766	5054	4743	4187	22829	291.18

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. The second cycle will commence early January 2020.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Raspins Beach foreshore access ramps being repaired from previous storm damage.

STORMWATER, DRAINAGE:

- Stormwater drains and culverts maintained as required.

BRIDGES, CULVERTS:

- Any minor issues are addressed as required.

EMERGENCY MANAGEMENT:

VEGETATION FIRE – McNEILL'S ROAD, SWANSEA – Information only

As at 10/12/2019 the Alert Level for the fire is 'ADVICE' with no properties under direct threat.

The fire which started as a result of a lightning strike on 30 November was first reported to TasFire on Monday 2 Dec 2019 and has to date (10 Dec), burnt an area of 3000 hectares.

Council has assisted in operations by deploying a grader and watercart with appropriate staff.

Back burning commenced on the southern side of the fire on Sunday 8 December to establish a containment line to assist with the general spread of fire.

TasFire personnel have held a couple of community information sessions in Swansea to keep the local residents up to date and answer any questions.

It is important that everyone keeps up to date with the most accurate information by visiting the TasFire website and/or listening to ABC radio.

LOCAL SES UPDATE

- Unit has two new members just starting
- Visits to Triabunna and Bicheno schools with a vehicle mockup setup at Triabunna, both visits were combined with local fire brigades

- Traffic management was undertaken at the Swansea Remembrance Day service as well as honour guard.
- Two motor vehicle accidents for the month
- Tyres on the Canter truck have been replaced due to all being over the 10 year standard
- Hydraulic servicing of all rescue tools have been completed
- Members are assisting with the McNeills road fire at Swansea assisting with IMT and staging areas

Thanks for all of your assistance and support during the year, have a great Christmas.

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

Kelvin Jones ESM
Unit Manager
Glamorgan Spring Bay SES

2019–2020 CAPITAL WORKS UPDATE

- Jetty Road, Orford - road reconstruction project between Rheban Road and East Shelly Road is complete. Work involved widening the existing carriageway width by one metre and repairing all the pavement failures.
This project was funded by the Roads to Recovery Program.
- Harold Street, Coles Bay – On-street car parking area is now complete adjacent the recreation reserve as part of the Freycinet Peninsula Master Plan.
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 February 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 in approximately April 2020, depending on approval timing.



Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 2019

Department is Works-Bridges,Culverts, Works-Emergency Management, SES, Works-Garbage,Recycling, Works-Parks,Reserves,WalkingTracks,Cemetery, Works-Roads,Footpaths,Kerbs, Works-Stormwater Drainage, Works-THC, Works-Town Maintenance, Works-Waste Transfer Stations.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget
Trading Income					
Rate Revenue	3,786,399	3,780,084	6,315	0%	3,780,084
User Charges	25,823	37,610	(11,787)	-31%	90,250
Grants	249,467	257,000	(7,533)	-3%	1,032,000
Other Revenue	43,309	5,575	37,734	677%	13,383
Net Gain/Loss Assets - Gross sales revenue of asset	517	0	517	0%	0
Total Trading Income	4,105,515	4,080,269	25,246	1%	4,915,717
Gross Profit	4,105,515	4,080,269	25,246	1%	4,915,717
Capital Grants					
Grants Commonw ealth Capital - Roads to Recovery	210,000	200,500	9,500	5%	401,000
Total Capital Grants	210,000	200,500	9,500	5%	401,000
Operating Expenses					
Employee Costs	626,338	639,030	(12,692)	-2%	1,520,027
Materials & Services	821,363	760,685	60,678	8%	1,797,125
Depreciation	627,375	627,375	0	0%	1,505,700
Interest	1,464	1,520	(56)	-4%	3,644
Total Operating Expenses	2,076,540	2,028,610	47,930	2%	4,826,496
Net Profit	2,028,974	2,051,659	(22,685)	-1%	89,221

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

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

Animal Control

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 0.4 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 other firms 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.



NOVEMBER 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	3	29
Dogs placed with Dogs' Homes of Tasmania	0	3
Caution Notices Issued	4	5
Complaints	2	6
Infringements	5	12
Lost Dog calls	3	12
Other	0	7
Fire Abatement Enquires/Complaints	0	2
Cat Enquires/Complaints	0	4
Livestock Enquires/Complaints	0	6
ENVIRONMENTAL HEALTH		
Immunisations	0	14
Food Business Registrations	0	125
Temporary Food Business Registrations/Assessments	4	13
Food Business Inspections	12	54
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)	8	13
Inspections (Water Carrier/Other)	0	0
On-site Wastewater Assessments/Permits	5	32
Form 49 & 50 Assessments/Inspections	2	5
Food Business Enquiries (New Businesses)	5	17
Food Sampling/Surveys	0	0
Development Application Assessments	6	12
BENDIGO BANK		
Deposits	136	668
Withdrawals	37	148
Transfers	4	25
New Accounts	0	0
Requests for Change	22	112
Other	1	15
No of days whereby no transactions/enquiries carried out	0	2

Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 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
Trading Income					
Rate Revenue	420,515	420,515	0	0%	420,515
Statutory Charges	217,693	208,230	9,463	5%	439,400
User Charges	13,054	12,800	254	2%	12,800
Contributions	18,992	14,800	4,192	28%	37,000
Other Revenue	7,412	5,835	1,577	27%	14,000
Total Trading Income	677,666	662,180	15,486	2%	923,715
Gross Profit	677,666	662,180	15,486	2%	923,715
Operating Expenses					
Employee Costs	167,463	181,015	(13,552)	-7%	433,308
Materials & Services	245,232	192,045	53,187	28%	462,700
Depreciation	10,860	10,860	0	0%	26,060
Interest	747	685	62	9%	1,646
Total Operating Expenses	424,303	384,605	39,698	10%	923,714
Net Profit	253,363	277,575	(24,212)	-9%	1

6.4 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.

Australia Day Citizenship Ceremony

An Australia Day event will be held at the Swansea Town Hall on Saturday, 26th January, 2020 commencing at 2.00 pm to present the Glamorgan Spring Bay Australia Day Awards.

Christmas Parade and Carols

The Christmas Parade and Carols will be held in Triabunna on Friday, 20th December, 2019 commencing at 6.00 pm from the marina carpark.

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

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

Kirk Lightsey Concert

A special one-off event featuring legendary jazz pianist Kirk Lightsey will be held in the Orford Hall on Wednesday, 22nd January, 2020 at 2pm.

Lightsey was born in Detroit but is now living in Paris. His Village Vanguard concert was voted by the New York Times as “Best Concert of the Year” and he recently performed at Smalls Jazz Club in New York where the audience queued around the block.

Bookings for the performance are essential and can be made by telephoning the Council office on 6256 4777. Ticket price is \$25.00, including light refreshments.

Christmas Event at the May Shaw Health Centre Inc.

“The Dame” will be visiting the May Shaw for a special Christmas concert on Friday, 13th December, 2019 at 1.30pm following a traditional Christmas lunch.

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

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



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
Coles Bay Volunteer Fire Brigade	500	218/19
Buckland Volunteer Fire Brigade	500	223/19
Freycinet Association Inc.	500	226/19
Lions Club of Spring Bay – Christmas Parade	\$1, 000	227/19
Triabunna Volunteer Fire Brigade	500	228/19
Schools End of Year Book Prizes	\$650	219/19
Total	\$10,050	

Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 2019

Department is Community Development.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget
Trading Income					
Rate Revenue	287,843	287,843	0	0%	287,843
Interest & Investment Revenue	836	0	(836)	0%	0
Other Revenue	15,897	5,815	(10,082)	173%	13,950
Net Gain/Loss Assets - Gross sales revenue of asset	(98)	0	98	0%	0
Total Trading Income	304,479	293,658	(10,821)	-4%	301,793
Gross Profit	304,479	293,658	(10,821)	-4%	301,793
Operating Expenses					
Employee Costs	59,683	62,730	3,047	5%	150,543
Materials & Services	30,392	50,210	19,818	39%	121,250
Depreciation	12,500	12,500	0	0%	30,000
Net Gain/Loss Assets - W.D.V. of asset sold	472	0	(472)	0%	0
Total Operating Expenses	103,047	125,440	22,393	18%	301,793
Net Profit	201,432	168,218	(33,214)	-20%	0

6.5 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 nearly complete on the disabled Loo with a View toilet facilities at Jubilee beach, Swansea.

The exterior is complete, the internal vinyl will soon be completed and the toilet fitout finished. The contractors are trying to get the works done so the toilet can be ready for the busy holiday period.

The main Loo with a View was ready to move out onto the turpentine piles when the engineer expressed concerns about structural integrity of those piles.

In addition to the problem with the piles a petition has been received by Council to consider an alternative position. In light of both issues we are moving the building to the depot for storage while cost implications and alternate positions discussed by Council and a decision made. This will be done in the New Year.

- **Swansea Depot Shed**

Construction has commenced on a new shed at the Swansea Council Depot. This was in the budget to replace an old derelict shed as well as providing additional storage for the Museum artifacts.

- **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.

Many of the components of the project have now been completed.

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 will be delivered this month.

Bicheno Lions Park has had a new perimeter fence constructed.

The exterior will be painted in January.

Bicheno Gulch Toilet

The Bicheno Gulch toilet extension of two extra toilets is almost complete. Toilet roll holders and toilet signs need to be installed and then the project is finished and ready for use.

Bicheno Recreation Ground

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



Bicheno Cricket Practice Nets with synthetic grass



Bicheno Gulch Toilet Extension

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 will be delivered this month.

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 have been planted out by the NRM team.

These irrigation beds will now cope with the waste water coming from the heavy use of the Garnet Avenue boat ramp toilets.

Cranbrook Hall

The external walls has 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 and a new window will be installed.

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 Community shed. The internal painting is being done by volunteer labor to save on costs.

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

The toilets, kitchen and meeting room are ready for the floor coverings to be installed, this will be done shortly. The toilet and kitchen fit out will then be finished.

The Community shed section of the building will be renovated when the materials being stored there can be moved to the new storage shed being built at the Swansea Depot.

The Community shed will be fitted out with equipment purchased with the savings from the work done by the volunteer painting.



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 for the hall.

Triabunna Recreation Ground

The new tennis courts at the Triabunna Recreation ground are complete. The courts have been sealed with a Plexipave asphalt for a softer playing surface. The new clubroom will be built adjacent to the courts in the New Year now that the plans have been finalised. Because the clubroom will be larger than originally costed for, Council will contribute the carpentering work towards the project to keep it within the allocated budget.

Orford Cricket Ground

The Orford cricket ground is currently having practice nets installed and improvements to the playing field including the installation of sub-surface irrigation.

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**
Both Swansea boat ramps have been dredged at the toe of the ramps to enable better access in low tides.
- **Swan River Road Boat Ramp**
The new floating pontoon deck and aluminum gangway will be completed before Christmas at the Swan River Road boat ramp.

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.
- The Triabunna Marina is currently full and no more berths are available for casual berthing until the end of March 2020.

Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 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
Trading Income					
Rate Revenue	467,634	467,634	0	0%	467,634
User Charges	241,868	252,415	(10,547)	-4%	379,000
Other Revenue	16,080	835	15,245	1826%	52,000
Total Trading Income	725,582	720,884	4,698	1%	898,634
Gross Profit	725,582	720,884	4,698	1%	898,634
Operating Expenses					
Employee Costs	67,188	74,285	(7,097)	-10%	178,290
Materials & Services	170,107	137,680	32,427	24%	307,568
Depreciation	132,140	132,140	0	0%	317,130
Interest	82,005	39,855	42,150	106%	95,646
Other Expenses	51	0	51	0%	0
Total Operating Expenses	451,491	383,960	67,531	18%	898,634
Net Profit	274,092	336,924	(62,832)	-19%	0

6.6 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 in negotiations with the Federal regarding the Ramsar project '*Improved Ecological Character of Moulting Lagoon and Apsley Marshes Ramsar sites*' submitted by NRM South. Council is listed as a project delivery partner and steering committee member in the proposal and contributed significant resources to the project development. Council NRM staff are in discussions with NRM South regarding the outcomes of these negotiations.

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 successful projects funded under the first round of the Weeds Action Fund (WAF) which is a \$5 million commitment to strategic weed management across the state. The grant application submitted by the Friends Of Rocky Hills with support from NRM staff for a community based serrated tussock project for smaller rural property owners has been successful. Work will commence on delivering this project in the new year.

Council NRM on ground weed team has declined to submit a final quote for the 19/20 State Growth priority weed control contract. This is due to the ongoing delay in negotiations for the contract, other commitments of the NRM on ground team, and delays in the Council works program as a result of a very windy spring unsuitable for chemical spraying. We anticipate having the opportunity to submit a quote again for the 2020/21 program.

Targeted areas with Declared weeds continue to be 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 are well underway in line with funding timelines. A model to assist in determining the most strategic approach to searching for outlier plants has been developed in consultation with Insight GIS and will be field tested in the New Year. 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

The next GSB NRM Committee meeting will be held on Wednesday 12th February 2020 – venue to be confirmed.

The GSB NRM team continues to provide support to other community groups including the Bicheno Earth and Ocean Network, the Friends of the Bicheno Penguins, the Friends of Rocky Hills, the Dolphin Sands Ratepayers Association (DSRA), the Swanwick Association, Friends of Triabunna Reserves, the Bushland Gardens Committee and the Orford Community Group (OCG) as well as individual volunteers.

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

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

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 was held with PWS and DPIPW Wildlife Branch staff regarding improving collaborative management with regards to seabird and shorebird values on public land throughout the municipality. A protocol on how to work cooperatively in regard to emergency wildlife issues will be developed by DPIPW for discussion with the objective of developing an MOU moving forward.

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

The Regional Climate Change Initiative (RCCI) has facilitated a collaboration between the 12 southern councils of Tasmania and the University of Tasmania on climate change.

The Climate Action Collaboration project will allow the southern councils to work with the University of Tasmania to prepare for and respond to climate change at both the council and community level. The project will create a consistent approach to climate change and allow

councils to work with experts from the University in areas such as climate modelling, planning, law, geography and renewable energy.

This regional approach will be particularly valuable for smaller councils such as Glamorgan Spring Bay as we face challenges in resourcing and skillsets. Building on the RCCI to involve the University will enable councils to learn from each other, translate science into solutions, and jointly tackle this complex policy challenge.

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 – discussion underway in regards to support required / events coming up over the summer period.

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.

Negotiations with Electric Highways Tasmania for an Electric Vehicle Charging Station in Swansea are ongoing.

Develop systems and capacity to protect and enhance Aboriginal Heritage values whilst building relationships with the community.

Ongoing

Continue to work with Council's Works Department, community and other relevant agencies in the strategic management of Council owned, leased and licensed public reserves, with a particular focus on the protection of natural assets through the implementation of native flora and fauna management plans for reserves in each town.

Ongoing. Fuel management works ongoing in council managed reserves across the municipal area as resources enable.

The review of the Coles Bay Native Flora and Fauna Plan is currently underway. 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 and Hooded Plover chicks have already hatched and are very vulnerable at this time. The Fairy Terns arrived, left and have now returned.

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 scheduled their second event at the Spring Bay Nursery up at the Mill site. This event, on Thursday 19th December from 10.30am to 1pm will focus on seed collection and sowing.

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

4 NRM staff attended the First Aid training refresher course. Nine council staff attended (2 days) initial animal control training including 3 NRM staff who assist the Animal Control Officer as required.

Profit and Loss

Glamorgan Spring Bay Council

For the 5 months ended 30 November 2019

Department is NRM.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget
Trading Income					
Rate Revenue	396,010	396,010	0	0%	396,010
User Charges	23,217	3,335	19,882	596%	8,000
Grants	1,000	0	1,000	0%	0
Other Revenue	1,090	625	465	74%	1,500
Total Trading Income	421,317	399,970	21,347	5%	405,510
Gross Profit	421,317	399,970	21,347	5%	405,510
Operating Expenses					
Employee Costs	115,377	138,555	(23,178)	-17%	332,534
Materials & Services	39,181	23,995	15,186	63%	59,600
Depreciation	5,000	5,000	0	0%	12,000
Interest	0	575	(575)	-100%	1,376
Internal Plant Hire	229	0	229	0%	0
Total Operating Expenses	159,786	168,125	(8,339)	-5%	405,510
Net Profit	261,531	231,845	29,686	13%	0

Recommendation:

That the Management Reports be received and noted.

7. Section 24 Committees

COMMENTS:

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

7.1 GSBC NRM Committee Minutes dated 13 November 2019

General Manager
Chris Schroeder

Recommendation:

That Council receives and notes the draft minutes of the GSBC NRM Committee Meeting dated Wednesday 13 November 2019

7.2 Prosser River Advisory Group Minutes dated 29 November 2019

Cllr Debbie Wisby
Mayor

Recommendation:

That Council receives and notes the draft minutes of the Prosser River Advisory Group Meeting dated 29 November 2019

7.1 GSBC NRM Committee Meeting Minutes dated 13 November 2019



GSBC NRM Committee Meeting No. 65 Minutes. Orford Hall Wednesday 13th November, 10:00am

1.0 PRESENT

Clr Cheryl Arnol (Chair), David Tucker (Vice Chair), Terry Higgs (GSBC), Nicky Meeson (GSBC Biodiversity Officer), Rosie Jackson (GSBC NRM Officer), Alan Morgan (Coles Bay), Gary Stoward (Dolphin Sands), Jane Wing (Orford Community Group), Diana Nunn (Coles Bay), Robyn Moore (DSRA), Steve Heggie (PWS Freycinet), Vicky O'Sullivan (Tassal), Hayden Dyke (Oyster Bay Oysters).

One member of the public present as an observer.

MEETING OPENED: 10:10am.

2.0 APOLOGIES

Mel Kelly (GSBC Manager Natural Resources), Cynthia Maxwell-Smith (GSBC Sustainability Officer), Kath Hitchcock (PWS Triabunna Field Centre), Kate Hibbert (Department of

Defence), Judy Broadstock (Bicheno Earth & Ocean Network), NRM South, Derek Madsen (*Banwell*).

3.0 CONFIRMATION OF PREVIOUS MINUTES

Confirmation of previous minutes from GSB NRM Committee meeting no. 64:

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

4.0 MATTERS ARISING FROM PREVIOUS MINUTES

Follow up with CLS regarding follow up weed control on unmade road reserves: Terry advised he has not had a chance to do this yet – carryover to next meeting.

Follow up regarding walking track development on unmade road reserves in Swansea on where to from here: to discuss later in the meeting when David arrives.

Ask a representative from the STCA Waste Group to attend a future Committee meeting to discuss their current projects: Mel is an apology today – carryover to next meeting.

Follow up on finding a tourism representative to join the Committee: Cheryl advised that ECRTO have been approached and it will be discussed at their next meeting.

Organise to meet the new General Manager to discuss the public convenience strategy, water meters and best approach to encourage adjoining councils to be more proactive in the weed management space: Cheryl advised that an initial meeting was held with the General Manager and that Cheryl, David and Mel will follow up.

Invite someone from the Game Services Tasmania/Tasmanian Game Council to come to a future meeting: Mel is an apology today – carryover to next meeting.

5.0 COMMITTEE CORRESPONDENCE

Outgoing:

12/9/2019 Email to Depha Miedecke and Vicky O'Sullivan at Tassal, regarding replacement of the Tassal representative on the Committee following Tim Stephens change of role.

Incoming:

29/10/2019 Email from Ben Fler, Manager Devils Corner Vineyard, advising that he will be leaving Devils Corner.

Rosie and Terry to follow up with the Assistant Manager at Devils Corner regarding the Committee.

6.0 BUSINESS ARISING FROM CORRESPONDENCE

Nil further.

7.0 KEEP AUSTRALIA BEAUTIFUL, SUSTAINABLE COMMUNITIES AWARDS

The Great Eastern Clean Up has won the Tasmanian Keep Australia Beautiful Sustainable Communities Clean Beaches Award for 2019. Cynthia is an apology but provided a report to be read out on her behalf. Cheryl read out Cynthia's report.

The trophy and certificate were passed around.

Certificates of recognition were presented by Cheryl to recipients who were present.

8.0 ONGOING SUPPORT FOR STATE GROWTH WEED PROGRAM

Mel is an apology today – carryover to next meeting.

David Tucker arrived at 10:25am.

9.0 COMMITTEE ROUND TABLE

Jane: Orford Community Group is making reusable shopping bags and the Orford IGA are selling the bags. Jane is the Chair of the Pulchella Community Nursery group. This is a partnership with Spring Bay Mill to undertake a nursery propagation program and community activities. If anyone wants to get involved please contact Jane.

Alan: the TasWater Freycinet Wastewater Feasibility Study has concluded. Alan provided a summary of the findings. The full document should now be available on the TasWater website. Rosie to follow up with Mel and circulate the full report if available.

Diana: Swansea Primary School have borrowed the shorebird education kit from PWS and the students have enjoyed the activities. Students have made beeswax wraps. Swansea Primary School is participating in Lids for Kids.

Hayden: recently hosted TDS students as part of the ongoing Explore the Coast program. Collectively oyster farmers are currently treating serrated tussock in Little Swanport. The annual rice grass survey and removal and rubbish clean up is coming up soon. Ongoing monitoring following the establishment of a piggery at Little Swanport.

Robyn: TFS have done a controlled burn at Dolphin Sands. Lots of bushfire preparation is being done. The green waste mulch project is complete and hoping to do it again in the future if possible. A current focus project is the scoping of a Meredith River pedestrian/cycling bridge. Still waiting for a response regarding roadside vegetation management.

Gary: DSRA and SES did a Dolphin Sands roadside clean up of rubbish post fire, some asbestos was found which could not be moved. The Swansea Garden club has had working bees at the RSL car park garden and a new information sign is being planned to replace the old sign.

Steve: PWS Freycinet have been busy prepping for the fire season. Fencing of shorebirds nests in the area is being done on PWS beaches. PWS has partnered with Bicheno Primary School to look after shorebirds in Bicheno. PWS have had a challenging time recently with penguins in Bicheno.

Nicky: staff and volunteers have been monitoring the birds at the Orford Bird Sanctuary. 18 species of coastal birds have been recorded in this small area. The EPBC listed Fairy Terns arrived but have now disappeared which is concerning. However, there are two pied oystercatcher chicks currently in the Sanctuary.

Terry: individual nests within the Orford Bird Sanctuary area have been fenced within the fenced area including hooded plovers, red-capped plovers and pied oystercatchers. Cat tracks are regularly seen in the fenced area. One pied oystercatcher chick has hatched at the Meredith River.

Hayden: discussing with Eric Woehler from BirdLife Tasmania about feral cats at Little Swanport within some shorebird nesting areas. The nesting/habitat area at Little Swanport is decreasing for some reason – possibly climate change. Terry noted that it is a similar situation at Bagot Point.

Vicky: a new boat has been bought for bathing fish, which will significantly decrease the amount of freshwater needed. It is expected to be utilised at Okehampton mid 2020. Supporting TDS' breakfast program. Please download the marine debris app onto your phone and report any marine debris. Seaweed for life conference held this month was popular.

David: attended the Community Consultation session on Council's 10 Year Strategic Plan in Swansea and suggested that a strategic walking/cycling track plan be developed for the municipality.

10.0 MOULTING LAGOON FORUM DISCUSSION

A discussion was had about the Moulting Lagoon forum proposal. David noted that the Swan Apsley Catchment Plan is due to be reviewed and that this was good timing with the forum being proposed. The Committee discussed the idea that the forum concept be altered to include the revision of the Swan Apsley Catchment Plan. All present agreed to alter the forum from being Ramsar specific to being the beginning of the review of the Swan Apsley Catchment Plan. To be discussed further at the next Committee meeting when Mel is present.

11.0 BUSH WATCH

Sergeant Marcus Pearce arrived at 11:40am.

Marcus advised that in regards to Bush Watch, there is nothing of significance to report.

Marcus noted that there is increased expectations of Police during the fire season. Already this year there has been some issues with people lighting fires on PWS and CLS land. Education and adequate signage is the preferred way to deal with fire restrictions. A discussion was had regarding littering and international tourists.

A discussion was had about the difficulties in removing abandoned/stolen vehicles.

12.0 ENVIRONMENTAL FLOW CONCERNS FOR THE SWAN RIVER & MOULTING LAGOON

Concerns regarding environmental flows for the Swan River and Moulting Lagoon and concerns about a recent Water Licence application were discussed.

LUNCH 12:15PM – 12:50PM

Sergeant Marcus Pearce departed.

12.0 ENVIRONMENTAL FLOW CONCERNS FOR THE SWAN RIVER & MOULTING LAGOON CONTINUED.

The discussion regarding water in the Swan Apsley Catchment continued.

David encouraged individual members of the Committee to review the Water Licence application advertised recently for the Swan/Apsley and noted that the deadline for submission of an individual objection is COB Monday 18th November.

Motion: This Committee recommends Council pursue the development of a Water Management Plan for the Swan and Apsley River systems in line with the recommendation from the Swan Apsley Catchment Plan.

Moved: David

Seconded: Alan

Carried: 10 to 0 Carried Unanimously

The member of the public left at 1:20pm.

13.0 SUSTAINABILITY REPORT

Cynthia is an apology.

14.0 TREASURER'S REPORT

Mel is an apology.

15.0 GSBC NRM DEPARTMENT REPORTS

Mel is an apology.

Nicky advised that she is currently working on the review of Council's Native Flora and Fauna Management Plans and that feedback is welcome. There will be public consultation.

Nicky advised that the Friends of Bicheno Penguins group have developed an information brochure regarding penguins. The brochure is in English and Chinese and aims to inform people about what is and is not acceptable behaviour regarding penguins.

16.0 TASMANIAN LANDCARE CONFERENCE & AWARD

The GSB NRM Committee 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). A copy of the certificate was passed around. Cheryl, Mel and Jane attended the conference and awards dinner.

17.0 PROSSER RIVER MOUTH MASTER PLAN ADVISORY COMMITTEE UPDATE

Jane provided some background information and an update. The NRM Committee looks forward to seeing the Advisory Committee's report.

18.0 OTHER BUSINESS

Cheryl departed at 1:55pm.

David took the Chair.

The Committee suggested that a presentation be developed outlining the achievements of the Committee to present to the Councillors at a future date.

Meeting dates 2020:

Wednesday 12th February 2020
Wednesday 13th May 2020
Wednesday 12th August 2020
Wednesday 18th November 2020

NEXT MEETING

Next Meeting Location: To be confirmed.

Next Meeting Date: Wednesday 12th February 2020.

Meeting closed at 2:20pm.

ACTION ITEMS

1. Follow up with CLS regarding follow up weed control on unmade road reserves. Who: Terry.
2. Follow up regarding walking track development on unmade road reserves in Swansea on where to from here. Who: David.
3. Ask a representative from the STCA Waste Group to attend a future Committee meeting to discuss their current projects. Who: Mel.
4. Follow up on finding a tourism representative to join the Committee. Who: Mel/Cheryl.
5. Follow up with the General Manager regarding the meeting about the public convenience strategy, water meters and best approach to encourage adjoining councils to be more proactive in the weed management space. Who: Cheryl/David/Mel.
6. Invite someone from the Game Services Tasmania/Tasmanian Game Council to come to a future meeting. Who: Mel.
7. Contact the Assistant Manager at Devils Corner vineyard regarding the Committee. Who: Rosie/Terry.
8. Find out if the TasWater Freycinet Wastewater Feasibility Study report is available and if so, circulate to the Committee. Who: Mel/Rosie.
9. Follow up with Motion: *This Committee recommends Council pursue the development of a Water Management Plan for the Swan and Apsley River systems in line with the recommendation from the Swan Apsley Catchment Plan.* Who: Cheryl/David/Mel.
10. Develop a presentation outlining the achievements of the Committee to present to the Councillors at a future date. Who: Committee/Mel/Rosie.

Signed by the Chair

Date:

7.2 Prosser River Advisory Group Minutes dated 29 November 2019 (draft)

PROSSER RIVER MOUTH ADVISORY COMMITTEE GLAMORGAN SPRING BAY COUNCIL SECTION 24 COMMITTEE

DRAFT MINUTES OF MEETING FRIDAY 29 NOVEMBER 2019

LOCATION: GLAMORGAN SPRING BAY COUNCIL CHAMBER

1. OPENING
Meeting opened at 1.18pm
- 1.1 PRESENT AND APOLOGIES
Rosemary Wood, Peter Hopkins (MAST), John Ryan, Mayor Debbie Wisby (Chair), Cr. Keith Breheny, Mel Kelly, Adrian O'Leary, Shane Breen (Parks), Tania Simms (Parks), Greg Crump, Jane Wing (arrived 1.32pm)
- 1.2 IN ATTENDANCE:
Kathryn Clark (Parks and Wildlife)

ABSENT:
TARfish representative, Eric Woehler (resigned via email at 1.35pm 29.11.19), Deputy Mayor Woods (resigned prior to meeting due to work commitments)
- 1.3 DECLARATION OF INTEREST OR CONFLICT
As per minutes of meeting 1 November 2019 (no conflicts)
Add: Greg Crump – Commercial Ratepayer
Add: Kathryn Clark – Stakeholder, Parks and Wildlife
Shane Breen and Tania Simms advised they would not be participating in any voting on motions as put forward, instead they were present to provide advice and background information.
2. CONFIRMATION OF MINUTES (1 NOVEMBER 2019)
Shane Breen requested an addition at end of first paragraph of Item 2.4 - Existing and Draft leases are contained in the members' folders.
Mel Kelly requested an amendment to the last sentence in Item 2.2 as follows - Mel Kelly explained that the dynamic system of water and sand movement resulted in temporary fencing for the protection of birds and eggs and fledglings not being particularly effective.

Moved that the Minutes of the Meeting held 1 November 2019 with the above amendments are a true and accurate record of the Meeting.

Moved Rosemary Woods Seconded Shane Breen Carried Unanimous 11/0

Moved that presentation by Kathryn Clark (Parks and Wildlife) is added as item

3.1

Moved John Ryan Seconded Rosemary Wood Carried Unanimous 11/0

3.
 - 3.1 **BRIEFING BY KATHRYN CLARK (PARKS AND WILDLIFE)**
Kathryn provided a brief background and update on P&W involvement in the areas relating to this S24 and provided an opportunity for questions.

Matters covered were lease and licence management, processes, responsibilities, delegations, Ministerial consent, instruments of delegation and authorization Crown Land tenure - change of use delegation, signage validity, naming/labelling. Coverage of current recreation lease, lease conditions, classes of reserved land, managing authority of reserved land and partnership agreement with DPIPWE.
 - 3.2 **PRESENTATION OF PLANS BY PETER HOPKINS, MAST, ON THE PROSSER RIVER BOAT RAMP AREA**
Peter advised he had no further draft plans to present at this point. Discussion: Action required for future discussion subject to eventual plans, DA submissions for parking, ramp, timing of outcomes (potentially five years from potential construction of a new boat ramp). Initial draft concept plans useful for initial consideration of master plan.
 - 3.2 **SAUNDERS JETTY & DREDGING ENTRANCE TO BACKWATER DISCUSSION**
Discussion regarding history of the jetty location and reasons for this matter being an issue. Backwater system maintenance.
 - 3.3 **SAFE SWIM AREAS & SAFE BEACH ACCESS DISCUSSION**
Parts of the GSBC Environmental Health Officers email re safety to swim, public health risk, signage, etc, was read.
 - 3.4 **PRESENTATION BY GSBC GENERAL MANAGER OR STAFF ON THE PROPOSED DRAFT PROSSER RIVER MASTER PLAN - GILBY & BREWIN**
Mel Kelly and Adrian O'Leary discussed the Gilby/Brewin Master Plan, its basic conceptual origin, the brief, budget allocation and priorities.
 - 3.5 **PRESENTATION BY ERIC WOEHLEER ON HIS PROPOSED MANAGEMENT OF THE SANDSPIT**
Notification received at 1.35pm on this day via email that Eric Woehler has resigned from the committee. No presentation was provided.
 - 3.6 **PRESENTATION BY ROSEMARY WOOD ON HER PROPOSED DRAFT PROSSER RIVER MASTER PLAN**
Presented by Rosemary Wood. General agreement to put Rosemary's motion at the end of the following discussion points.
 - 3.7 **PRESENTATION OF WRITTEN REPORT BY GSBC GENERAL MANAGER OR STAFF ON COMMUNITY CONSULTATION REQUIREMENTS**
No Council policy exists in relation to consultation requirements. Discussion regarding legislative responsibilities however legislative requirements have not been investigated by GSBC Staff at this point. Comparative policies discussed as applicable to other authorities. Guidelines from Department of Premier and Cabinet (Tasmanian Government Framework for Community Engagement) for consultation flagged as desirable. Councils Communications and Consultations policy to be developed and forms part of the LG Act review currently underway.
 - 3.8 **PRESENTATION BY THE GENERAL MANAGER/STAFF ON POTENTIAL CONTAMINATION RADAR BEACH PARKING AREA, WATER/SOIL TESTING**

RESULTS OF BACKWATER LAGOON AREA, LEGAL ADVICE RECEIVED AND AGREED CONTAMINATION SIGNAGE (CARRY OVER FROM LAST MEETING)
GSBC Environment Health Officers email and role discussed re contamination. EPA's input (report provision), fencing, and what can be presented to this committee regarding extent of contamination, signage on the existing fence and protective hazard warnings were discussed in general.

- 3.9 DOG MANAGEMENT POLICY PROGRESS UPDATE BY GSBC GENERAL MANAGER OR STAFF
Review is being advertised and key stakeholders are to be notified. Mel Kelly advised it is intended that the Policy will go to January 2020 Ordinary Council Meeting. Letter tabled from DPaC and the separate Council legal advice was discussed.
- 3.10 UPDATE FROM MEL KELLY RE CHRIS SHARPELLS ATTENDING/COST
Chris Sharpells is unavailable at this point due to workload. Background report and paper provided by Mel Kelly, with possible options.
- 3.11 CAMERA MONITORING – MEL KELLY
Rationalization for CCTV installation discussed (vandalism, etc.). Types, suitability and cost estimates were provided. Hazard and risk management discussed.
- 3.12 CAT TRAPPING – MEL KELLY
<https://mailchi.mp/invasives/feral-herald-october-2019?e=b792b74200>
[MDPI paper provided and cat policy proposal to Council flagged. State Government Cat Legislation was discussed briefly.](#)
- 3.13 MOTION TABLED AS PER ITEM 3.6
Moved to discuss Rosemary Woods' motion.

Moved Rosemary Wood Seconded John Ryan Carried
Unanimous 11/0

Discussion proceeded. Several issues were raised concerning the community involvement in lease arrangements with the Crown. Amendments to wording suggested to remove the community involvement in specific lease negotiations.

Adrian O'Leary, Mel Kelly and Greg Crump left the meeting at 4.57pm.

Amendments to tabled motions discussed

Motion as tabled and endorsed

That the Prosser River Mouth Master Plan Advisory Group Section 24 Committee recommends that the Glamorgan Spring Bay Council considers the following:

1. To endorse to place on public exhibition for consultation in Glamorgan Spring Bay the attached plan marked A in relation to the Orford Spit, lagoon and nearby recreational beach area

- a) The existing fencing highlighted in blue is retained
- b) The fencing highlighted in red is removed

- c) The fencing highlighted in yellow is only erected during bird breeding season
- d) That permanent signs are erected as shown as red lollypops
- e) That temporary signs are erected as **shown** as yellow lollypops
- f) That this Section 24 Committee review and provide feedback for permanent and temporary signage to ensure it is clear, understandable and effective including contact phone numbers
- g) Viewing hides to be erected in the location shown as hide area on the map

Moved Rosemary Wood Seconded John Ryan Carried 5/1

For: Mayor Debbie Wisby, Councillor Breheny, John Ryan, Rosemary Wood, Peter Hopkins

Against: Jane Wing

Parks representatives Shane Breen and Tania Simms did not vote as their role is to provide advice and background information to the Committee and dependent on the decision of the Council, the matter may be required to be considered by a Delegated Officer of Parks. This could be considered as abstaining from the vote therefore both members would be regarded as against the motion. The motion is still carried.

Motion as tabled

That the Prosser River Mouth Master Plan Advisory Group Section 24 Committee recommends that the Glamorgan Spring Bay Council considers the following:

2. To endorse to place on public exhibition for consultation in Glamorgan Spring Bay the following in relation to a new training walls lease

- a) A new training walls lease as shown on the attached map marked B "Map of Subject Area Prosser River Training Wall – Orford" as highlighted in red
- b) A new Conservation Area as shown on the attached map marked B "Map of Subject Area Prosser River Training Wall – Orford" as highlighted in green
- c) The "Draft Prosser River Training Wall Lease" DPIPWE Ref: 020626 between the Government and Council as attached marked C with appropriate amendments to align with attached plan marked A and B including revision of Item 13 (clause 15) Special terms and conditions point 3 letter dated 9 May 2017, signed by Ashley Rushton, Regional Manager Southern Region, Parks and Wildlife Service and David Metcalf, General Manager Glamorgan Spring Bay Council, as attached marked D, and consider the appropriateness of 6. Lessee's Covenants, 6.1 Covenants (I) that states *to remove any Contamination from the Premises, land or waters adjacent to the Premises and make good any Contamination of the Premises, land or waters adjacent to the Premises (if any).*

Motion as endorsed

That the Prosser River Mouth Master Plan Advisory Group Section 24 Committee recommends that the Glamorgan Spring Bay Council considers the following:

Endorsement of the training wall lease is considered by Council.

**Moved Rosemary Wood Seconded John Ryan Carried
Unanimous**

For: Mayor Debbie Wisby, Councillor Breheny, John Ryan, Rosemary Wood and Peter Hopkins

*The first draft minutes stated Jane Wing voted against this motion, however Jane advised by email that she had left the meeting at the point of taking the vote.

Parks representatives Shane Breen and Tania Simms did not vote as their role is to provide advice and background information to the Committee and dependent on the decision of the Council, the matter may be required to be considered by a Delegated Officer of Parks. This could be considered as abstaining from the vote therefore both members would be regarded as against the motion. The motion is still carried.

Motion as tabled and not supported at this point

That the Prosser River Mouth Master Plan Advisory Group Section 24 Committee recommends that the Glamorgan Spring Bay Council considers the following:

3. To endorse to place on public exhibition for consultation in Glamorgan Spring Bay the following in relation to retaining all other lease arrangements

a) The lease arrangements at the Prosser River Mouth general area remain in place until expiry - refer to the document titled Current Recreation Lease as attached marked E, with associated map named Map of Subject Area Riverside Drive, Orford

The Prosser River Mouth Master Plan Advisory Group Section 24 Committee agreed generally to not consider this recommendation at this point.

Motion as tabled and not supported at this point, deferred to next meeting

4. To modify the Prosser River Mouth Master Plan – Advisory Group Terms of Reference as follows:

Current wording:

- Identifying options to protect the important bird values within the Orford Bird Sanctuary and recognise the International significance of the sanctuary;

Recommendation is to amend to:

- Identifying options to protect the important bird values within the Orford Sand Spit and recognise the significance of the International Important Bird Area (IBA).

Current wording:

Term:

The Advisory Group will remain in place until such time as it has fulfilled the above objectives. It is expected that the proposed Master Plan with associated options will be presented to Council within nine months of the group being formed.

Recommendation is to amend to:

Term:

The Advisory Group will remain in place until such time as it has fulfilled the above objectives. It is expected that the proposed Master Plan with associated options will be presented to Council over a period of three years of the Section 24 Committee being endorsed by Council on the 28.05.19.

Membership:

Current wording:

- Glamorgan Spring Bay Council (elected representatives and relevant staff)
- Local Residents/Ratepayers (a maximum of four positions to be sourced via an EOI process, with a Council subcommittee to determine representation)
- DPIPW land management agencies (Parks and Wildlife Service including Property Services)
- Marine and Safety Tasmania (MAST)
- BirdLife Tasmania
- Tarfish
- Raspins Beach Boat Shed/Surf Life Saving

Recommendation is to amend to:

Committee Members

- *Glamorgan Spring Bay Council (two elected representatives)*
- *Local residents or ratepayers (a maximum of four positions to be sourced via an EOI process, with a Council to determine representation)*
- *BirdLife Tasmania (one)*

Council Employees/Officers

- *Two suitably qualified and/or experienced Council Officers are to be assigned to the committee to provide guidance on matters relating to operational elements, policy, historic information, etc. Council Officers are not members of the committee per se*

and therefore have no voting rights. Council will provide administrative support to this committee.

DPIPWE and MAST Employees/Officers

- Two suitably qualified and/or experienced DPIPWE Officers and one MAST Officer is to be assigned to the committee to provide guidance on matters relating to operational elements, policy, historic information, etc. These Officers are not members of the committee per se and therefore have no voting rights.*

Current wording:

A meeting quorum will be half the number of total members of the Group.

Recommendation is to amend to:

The quorum at a Committee Meeting is an absolute majority of Members.

Jane Wing left the meeting at 5.15pm.

3.14 NEXT MEETING

17th January 2020 – to be completed prior to 4pm.

3.15 CLOSE Meeting closed at 5.19pm

8. Officers' Reports Requiring a Decision

8.1 2020 Ordinary Meeting Dates and Times

Responsible Officer – General Manager, Chris Schroeder

Comments

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

All meetings will be held in Triabunna at the Council offices in 2020.

Council has proposed that all meetings are held on the fourth Tuesday of each month, with the first meeting for the year being Tuesday 28 January, the AGM being held on Tuesday 15 December and the final Council meeting for the year being held on Tuesday 22 December.

Statutory Implications

Council meetings can commence earlier than 5pm on any given day if approved as a decision of Council. It is proposed that Council meetings commence at 2pm instead of 5pm in 2020.

Budget Implications

Nil.

Recommendation

That Council approves the 2020 Ordinary Meeting of Council dates and as detailed in the attachment and confirms the time of each meeting as well as the date of the AGM.

Attachment – Council Meeting Dates 2020



2020

ORDINARY MEETING DATES & VENUES

Council meetings are held at the Triabunna Council Offices on the 4th Tuesday of each month commencing at 2pm depending on the time of year.

<i>Meeting date</i>	<i>Venue</i>	<i>Deadline for agenda</i>	<i>Time</i>
28 January	<u>Triabunna</u>	17 January	
25 February	<u>Triabunna</u>	14 February	
24 March	<u>Triabunna</u>	13 March	
28 April	<u>Triabunna</u>	17 April	
26 May	<u>Triabunna</u>	15 May	
23 June	<u>Triabunna</u>	12 June	
28 July	<u>Triabunna</u>	17 July	
25 August	<u>Triabunna</u>	14 August	
22 September	<u>Triabunna</u>	11 September	
27 October	<u>Triabunna</u>	16 October	
24 November	<u>Triabunna</u>	13 November	
15 December	<u>Triabunna</u>	4 December	
(AGM only to be held on 15 December commencing at 2pm)			
22 December	<u>Triabunna</u>	11 December	

8.2 Draft Policy – Rates and Charges

Responsible Officer – General Manager, Chris Schroeder

Background

The purpose of this policy is to ensure Council complies with the requirements of Section 86b(1) of the *Local Government Act 1993*.

This policy includes:

- the relationship between the rates model, the budget and Council's strategic plan;
- pensioner concessions;
- payment of rates;
- late payment of rates;
- recovery of rates;
- sale of land for non-payment of rates;
- waste management service charge; and
- failure to comply

This policy has been updated to include specific details about Supplementary Adjustments to ensure processes can be followed without delay in the future.

Statutory Implications

Section 86b(1) of the *Local Government Act 1993* requires all Councils to prepare and adopt a Rates and Charges Policy

Budget Implications

Nil


Recommendation

That Council adopt the Policy attached to this report dated 17 December 2019 and titled, "Rates and Charges Policy version 3"

Attachment:

Draft Policy – Rates and Charges Policy Version 3 dated 17 December 2019



 GLAMORGAN SPRING BAY COUNCIL	POLICY – GLAMORGAN SPRING BAY COUNCIL RATES AND CHARGES POLICY	Version 3	Date 17/12/19
		Review Date As required but no later December 2023	
Minutes Dated	Approved By: Decision No.		

BACKGROUND

To comply with the requirements of Section 86B (1) of the Local Government Act 1993 (hereafter referred to as the LGA), each Council was required to prepare and adopt a rates and charges policy by 31 August 2012. This document contains a statement of the policy that the council intends to apply in exercising its powers or performing its functions. This Policy formalises the information already available to ratepayers.

PURPOSE

Increase community awareness of Council's decision making in setting and collecting rates.

KEY PRINCIPLES

1. According to the LGA Section 86A General principles in relation to making or varying rates
 - (1) A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that:
 - (a) Rates constitute taxation for the purposes of local government, rather than a fee for service; and
 - (b) the value of rateable land is an indicator of the capacity of ratepayers to pay rates.

These principles have been taken into account in Glamorgan Spring Bay Council's Rating Model (see page 3).

2. Annual assessed value (AAV), potential rental valued, as determined by the Valuer-General, is used currently as the basis for determining rates within the Council area. This may be altered to Capital Value overtime. However, Council will ensure that individual properties are not affected to any great degree.

3. Glamorgan Spring Bay Council is committed to fairness and equity in the raising of rates revenue across all properties.

4. Glamorgan Spring Bay Council has a long term goal and commitment to only increasing the rate revenue each financial year by CPI [inflation] as a minimum. This refers to the overall rate revenue and not the individual properties which may be affected from time to time by movements in valuation. Glamorgan Spring Bay Council will endeavour to maintain increases on residential properties to the same dollar value each year per township.

5. Council has no role in the assessment of objections to valuations. The lodgement of an objection does not alter the due date for the payment of rates. Rates must be paid in accordance with the rates notice until otherwise notified by Council.

6. A general rate, with a differential (varied) rate applying to commercial, industrial, primary production and recreation properties, non-use land rated as commercial, industrial, primary production and recreation properties, with minimums, will be applied as a means of raising revenue within the municipal area.

7. Averaged area rates (AAR's), will be applied to residential properties based on the locality and use or non-use of the land as a means of raising revenue within the municipal area.

8. Glamorgan Spring Bay Council will administer, on behalf of the State Revenue Office, concessions to eligible ratepayers.

9. Glamorgan Spring Bay Council will continue to accept the payment of rates in full or by four instalments on or before the due date shown on the rates notice.

10. Glamorgan Spring Bay Council will impose interest on overdue amounts in accordance with the LGA.

11. Glamorgan Spring Bay Council may enforce the sale of land by public auction for non-payment of rates after three years, in accordance with the LGA.

RATES & CHARGES POLICY

This policy includes:

- the relationship between the rates model, the budget and Council's strategic plan
- pensioner concessions
- payment of rates
- late payment of rates
- recovery of Rates
- sale of land for non-payment of rates
- waste management service charge
- failure to comply

STRATEGIC EMPHASIS

Glamorgan Spring Bay Council's major source of revenue is from rates. In setting rates for the financial year Glamorgan Spring Bay Council gives principal consideration to strategic guidelines, budget requirements and the probable impact on the community.

Glamorgan Spring Bay Council must provide a suitable level of service, taking into account its roles and responsibilities and the needs and expectations of the community.

The resources needed to provide this level of service are outlined in the annual budget and prepared in consultation with each of Glamorgan Spring Bay Council's service delivery departments.

External economic pressures impact on Glamorgan Spring Bay Council's finances and therefore put pressure on rates. Examples of these external forces are:

- a reduction in funds to Council via grants from State & Federal governments;
- increases in fuel and power costs;
- pressure on Council to minimise rate increases, taking into account the other large increases in costs to households, e.g., power & water.

- Glamorgan Spring Bay Council has seen 7 years of sustainability as identified by the Auditor General and has a long term financial plan indicating sustainability for the next ten years, subject to external funding being similar to what is expected currently. Long term financial plans and asset management plans are updated yearly with relevant data and are reassessed and presented to Council on a yearly basis.

THE RATES MODEL

DIFFERENTIAL GENERAL RATES

The LGA allows Councils to set different rates based on the use, or non-use of the land and/or the locality or zoning of the land. Glamorgan Spring Bay Council applies differential rates on the predominant use of the land and by locality.

In setting the differential rates Glamorgan Spring Bay Council takes into account:

- growth in properties of the same use and
- the varying impact of a particular use, such as commercial, on core council services such as road maintenance and stormwater

A ratepayer may object to a variation in a rate based on a particular use of land, if they believe the use of the land is not the use of land on which the variation is based, by following the processes outlined in Section 109 of the LGA. However, rates must continue to be paid in accordance with the rates notice until otherwise notified by the Council.

MINIMUM RATE

According to the LGA Council may impose a minimum to the general rate to properties within the Council area and that where that rate is varied the minimum must not apply to more than 35%.

A minimum rate is set so that all rateable properties make a minimum contribution to the costs of:

- the provision of the physical infrastructure that is available for use by all ratepayers;
- services provided that are available for use by all ratepayers e.g. halls and walkways;
- the fulfilment of Council's administrative responsibilities.

AVERAGED AREA RATE (AAR)

According to the LGA Section 109A. Council may make an averaged area rate for residential properties grouped by locality, for example, suburb and by the use or non-use of the land.

When this option is used the general rate, and any minimums, for those residential properties does not apply, instead the averaged area rate applies.

The AAR achieves a similar outcome for ratepayers as using the current varied rate and minimums for developed residential properties, with a lower AAR applied to the lower socio-economic areas.

Use of the AAR's removes any distortions caused by a sudden rise or fall in property valuations, assisting Council to restrict annual increases to a minimum of CPI and has the benefit of being able to rate residential properties immediately an occupancy certificate is issued.

CHARITABLE ORGANISATIONS

Confirmed charitable organisations who apply and who have provided the necessary documentation, **may** be eligible for a rebate equal to 100% of their general rate on the signing of a statutory declaration each financial year. Council's policies on remissions 3.7 and 3.8 apply

RATEPAYER CONCESSION

An eligible ratepayer must hold a Pension Concession Card, Health Concession Card or a Department of Veteran's Affairs Card marked TPI Gold, in order to be entitled to a concession on Council rates, as provided by the Tasmanian State Government.

REMISSIONS

At some stage Council may identify a need to apply a remission to a class of ratepayers. No such remissions are currently proposed.

PAYMENT OF RATES

Glamorgan Spring Bay Council rates are payable in full by the first instalment date, if the ratepayer wishes to take advantage of the current rates resolution discount, or by four instalments on or before the due date shown on the rates notice. Payment options are displayed on the rates notice.

Any ratepayer who is experiencing difficulty paying rates by the due dates should ring our Rates Officer on 03 6256 4777 to discuss alternative payment arrangements. These enquiries are treated confidentially.

LATE PAYMENT OF RATES

Rates will be overdue if they have not been paid by the due date shown on the notice. After this date interest will be applied, according to Section 128 of the LGA.

RECOVERY OF RATES

In accordance with thorough financial management and Section 133 of the LGA, the Council's Rates Officer will apply timely debt recovery practice. This includes that where rates are two instalments overdue, the ratepayer will be subject to recovery action.

SALE OF LAND FOR NON-PAYMENT OF RATES

Section 137 of the Act provides that a Council may sell any property where rates have been in arrears for three years or more. The General Manager will recommend to Council the sale of land by public auction.

WASTE COLLECTION SERVICE CHARGE

Glamorgan Spring Bay Council sets **an annual** service charge for waste management for each financial year for each **non-vacant** premises, tenement, flat, unit, apartment, single stratum section or portion of land set aside for separate occupation to which a regular garbage and recycling removal service is supplied by the Council. **This provides a property with 1 x garbage & 1 x recycling bin or 1 x Waste Transfer Station voucher. A property owner may make an**

application for additional services to their property and the rates will be adjusted accordingly, as per the rate charge as specified in the rates resolution. If an application is received from a tenant, the application must be approved by the land owner, unless the tenant is the ratepayer.

WASTE MANAGEMENT (TRANSFER STATION) SERVICE CHARGE

Glamorgan Spring Bay Council sets **an annual** service charge for managing four waste transfer stations throughout the Municipality and for carting recycling and collected waste to Hobart. This charge applies for each financial year for each premises, tenement, flat, unit, apartment, single stratum section or portion of land and every type of property that is rated within the Municipality.

MEDICAL SERVICE CHARGE

Glamorgan Spring Bay Council sets a service charge to recover incentives paid to health professionals and for providing infrastructure to health professionals. This enables the Council to be able to attract and retain health professionals and provide a satisfactory working environment for our health professionals. This charge applies for each financial year for each premises, tenement, flat, unit, apartment, single stratum section or portion of land and every type of property that is rated within the Municipality.

SUPPLEMENTARY ADJUSTMENTS

Should an individual property receive an adjustment to its valuation through the supplementary process, and the financials to be adopted is greater than \$10, a supplementary rates notice will be issued. Any financial impact throughout the supplementary process against a single PID that is less than \$10 will **not** be adopted & levied to the ratepayer.

OTHER CHARGES

From time to time it may be necessary for Council to develop new infrastructure or pay for a new or existing service not previously rated. Before applying this charge a level of community consultation will be applied by detailing why it is necessary to make this change.

FAILURE TO COMPLY

The LGA states that a rate cannot be challenged even if it is found not to comply with this policy and must be paid on the due date/s. Where a ratepayer believes that Glamorgan Spring Bay Council has failed to correctly apply this policy, it should raise the matter by contacting the Rates Officer on 03 6256 4782 to discuss the matter. If the ratepayer is still dissatisfied, they should write to the General Manager at PO Box 6, Triabunna 7190.

REVIEW

The Council will review this Policy by the end of each successive 4 year period after the adoption date of the Policy, or when Council makes a significant change to how it applies rates and charges, whichever date is earlier.

INFORMATION

The contact officer for further information at the Glamorgan Spring Bay Council is Council's Rates Officer 03 6256 4782. This policy will be made available as soon as practicable after its adoption, over the counter, electronically and on Glamorgan Spring Bay Council's website.

8.3 Rates Revaluations

Responsible Officer – General Manager, Chris Schroeder

Background

In accordance with s.20 of the Valuation of Land Act 2001 the Valuer-General provided updated valuations for the municipal area to Council in June 2019.

For rating purposes, the main effect of the new valuations was an increase to AAV for primary production land.

At the time, due to file incompatibility with Property Wise, Council did not apply its 2019/2020 rates resolution to the fresh valuations and instead made the necessary calculations based on the former values, effectively issuing rates notices based on incorrect values.

This resulted in Council not complying with s89A(2) of the Local Government Act 1993 which, in summary, required Council to apply its 2019/2020 rates resolution to the updated valuations provided by the Valuer-General.

The attached rates comparison graph details the number of ratepayers effected and the costs to be recovered if Council so choose.

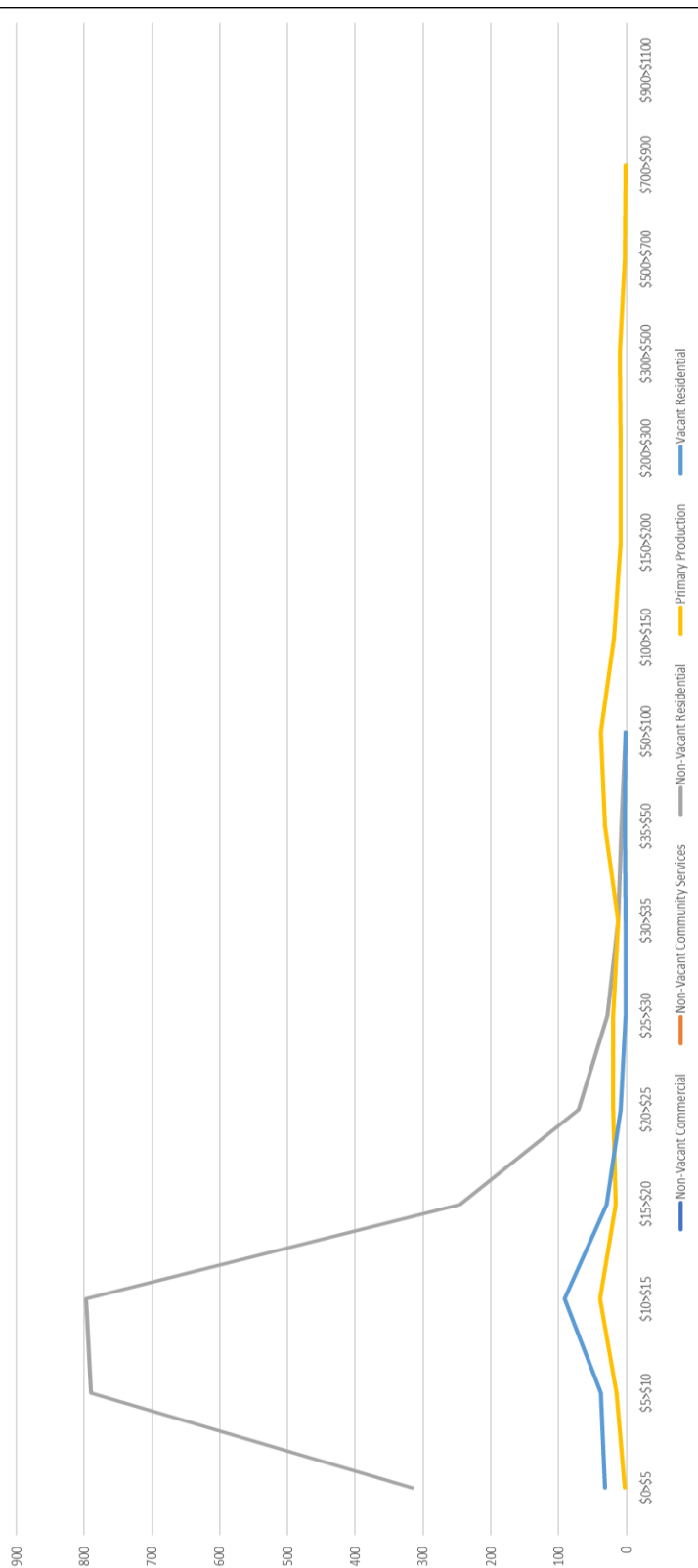
Recommendation

That Council considers waiving the rates difference in this instance, due to the cost of retrieval, or alternatively, only levy rate differences greater than ten dollars (\$10).

Attachment A – Comparison Graph



Number of Properties by Band of Increase per Property and Property Classification



Total Increase Per Property*	\$0-\$5	\$5-\$10	\$10-\$15	\$15-\$20	\$20-\$25	\$25-\$30	\$30-\$35	\$35-\$50	\$50-\$100	\$100-\$150	\$150-\$200	\$200-\$300	\$300-\$500	\$500-\$700	\$700-\$900	\$900-\$1100	Total
Non-Vacant Commercial																	1
Non-Vacant Community Services	2																2
Non-Vacant Residential	316	790	797	246	70	28	12	7	1								1 2268
Primary Production	2	15	39	16	20	20	12	32	38	18	9	8	10	3	1		243
Vacant Residential	32	38	91	29	8	1	1	2	1								203
Grand Total	352	843	927	291	98	49	25	41	40	18	9	8	10	3	1	1	2716

Total Increase Per Property*	\$0-\$5	\$5-\$10	\$10-\$15	\$15-\$20	\$20-\$25	\$25-\$30	\$30-\$35	\$35-\$50	\$50-\$100	\$100-\$150	\$150-\$200	\$200-\$300	\$300-\$500	\$500-\$700	\$700-\$900	\$900-\$1100	Total
Non-Vacant Commercial																	\$ 25
Non-Vacant Community Services	\$ 7																\$ 7
Non-Vacant Residential	\$ 796	\$ 6,574	\$ 9,494	\$ 4,208	\$ 1,562	\$ 769	\$ 374	\$ 270	\$ 54						\$ 1,019		\$ 25,119
Primary Production	\$ 4	\$ 124	\$ 495	\$ 287	\$ 439	\$ 534	\$ 394	\$ 1,337	\$ 2,758	\$ 2,258	\$ 1,535	\$ 1,986	\$ 3,749	\$ 1,582	\$ 732		\$ 18,214
Vacant Residential	\$ 102	\$ 281	\$ 1,056	\$ 506	\$ 179	\$ 27	\$ 32	\$ 84	\$ 74								\$ 2,340
Grand Total	\$ 908	\$ 6,979	\$ 11,045	\$ 5,001	\$ 2,204	\$ 1,330	\$ 800	\$ 1,690	\$ 2,886	\$ 2,258	\$ 1,535	\$ 1,986	\$ 3,749	\$ 1,582	\$ 732	\$ 1,019	\$ 45,704

8.4 Re-engagement of Internal Audit Panel

Responsible Officer – General Manager

Background

GSBC has used the services of an internal Audit Panel to assist Corporate Services & the General Manager with an independent review of, and suggestions for, improving the design & operation of:

- Councils financial environment,
- processes for identifying & monitoring risk
- & governance processes

The Internal Audit panel has been an important element in assisting Council to identify areas of concern and monitor these on an ongoing basis. The 2 members that Council has used for the past 12 months are Mike Derbyshire of Bentleys Tasmanian Audit Pty Ltd & Kane Ingham. They are currently up for a review by Council as to whether both parties (Council and auditors) are happy to continue with the arrangement.

Budget Implications

The cost to Council last year was \$8085.00 & this amount has been included in the 19/20FY budget

Recommendation

That Council continue with the current arrangement with Mike Derbyshire & Kane Ingham & sign a Deed of Agreement for the next 12 months.

8.5 Building Better Regions – Grant Funding Options

Responsible Officer – General Manager, Chris Schroeder

Background

Round four of the Building Better Regions Fund (BBRF) opened on the 14th of November 2019, and aims to create jobs, drive economic growth, and build stronger regional communities, by supporting projects which involve the construction, upgrade or extension of infrastructure in drought-affected areas.

Grants of \$20,000 to \$10 Million can be applied for, on a dollar for dollar basis (noting that “in-kind” support, although appreciated, doesn’t qualify). The closing date for submissions is at 5pm on Thursday 19 December.

BBRF Eligibility Criteria

To qualify, projects must:

- be taking place in a drought-affected location in Australia, as outlined under 2.1.2 of the grant opportunity guidelines
- be seeking a grant of at least \$20,000, and up to a maximum of \$10 Million
- be aimed at the construction, upgrade or extension of infrastructure that provides economic and social benefits to regional and remote areas
- comprise one of the following activities:
 - the construction of new infrastructure
 - the upgrade to existing infrastructure
 - the extension of existing infrastructure
 - the replacement of infrastructure where there is a significant increase in benefit
- be considered an investment ready project (refer to Section 2.1.1 of the grant opportunity guidelines)
- not have started construction
- be completed by 31 December 2022

Proposed Projects

1. Strategic Development of the Triabunna Wharf

The Triabunna Wharf plays an important role in supporting tourism, commercial fishing and recreation, with usage increasing markedly in recent years.

At present the two biggest issues are the navigability of the Channel for larger commercial vessels in all weather, and vehicle parking. The proposed outputs below would help to address this:

- **Planning** – Refine the Spring Bay Port Plan (utilising the previous planning work for the proposed stages 2 and 3) to cater for the mix of tourism, fishing and recreational boating.
- **Dredging & Reclamation** – Reclaim land in the shallow bay adjacent to the Spring Bay Boat Club, utilising the ‘spoil’ from dredging of the current navigation hazard impeding the navigation channel.

- **Parking** – Level out and reformat the current Ferry vehicle parking to better utilise the space for vehicle parking, whilst maintaining access for the Commercial Fishing Fleet to decant their catch.
- **Signage** – Improve the signage around Triabunna and the wharf area to better identify short and long term parking and where to find overflow parking, to ensure the unimpeded access to the businesses in Triabunna and to improve the visitor experience.

To initiate these actions, it is proposed to apply for \$250,000 from the BBRF, with that amount matched by \$200,000 from Parks and Wildlife Service and \$50,000 from Glamorgan Spring Bay Council.

2. Business Case & Development Application for Kellevie – Orford Mountain Bike Trail

Sorell and Glamorgan Spring Bay Councils, being two of the four SERDA (South East Region Development Association) member Councils, and a local area cycling industry group, are proposing to develop a mountain bike riding trail extending from Kellevie through to Orford.

The proposal includes upgrades and associated service infrastructure at Kellevie and additional trails in the Wielangta area, with trail head and facilities at Orford. Known as the 'Big Tree Trail', it will include multiple trail options comprising adventure, XC, flow and gravity.

Glamorgan Spring Bay and Sorell Councils would each have:

- licence agreement (insurance) over trail corridor of public and private land;
- act as conduit between local area cycling industry group maintenance crews and land owners / managers;
- management / maintenance of supporting infrastructure.

With an anticipated capital cost of \$1.5M, a Business Case and Development Application (DA) need to be progressed to confirm costs (CapEx & OpEx) and to quantify the likely benefits. This information can then be used to support a future funding submission.

Key Project outcomes are coordination of employment and training opportunities with Trade Training Centres, providing construction and maintenance programs to International MTB Association standards, and need for additional accommodation and supporting tourist infrastructure (private sector opportunities).

It's proposed that Sorell Council and Glamorgan Spring Bay Council both contribute \$12,500 each towards the Business Case and DA, and also apply for a matched \$25,000 from the Building Better Regions funding.

3. Glamorgan Spring Bay Council Economic Development Plan & Prospectus

The objective of an Economic Development Plan is to drive future economic growth throughout the municipality. This Plan (including a Prospectus) will help guide Council to develop the appropriate economic and social drivers, resulting in growth that benefits the community.

The Economic Development Plan will closely align to Council's Strategic Plan, and help position the municipality as an attractive destination for those seeking to invest, live and visit.

It's proposed that the Economic Development Plan will address the following key areas:

- New venture development and attraction
- Residential attraction (considering medical support)
- Government and industry partnerships
- Existing business and industry support
- Visitor attraction

The cost of undertaking the required research and the development of the Economic Development Plan & Prospectus is \$40,000, of which it's proposed Council put forward \$20,000, with \$20,000 being applied for from the Building Better Regions Fund.

Budget Implications

1. \$50,000
2. \$12,500
3. \$20,000

Recommendation

That Council support applying for \$250,000 from the Building Better Regions Fund to strategically develop the Triabunna Wharf, with Parks and Wildlife Services and Glamorgan Spring Bay Council matching those funds, with \$200,000 and \$50,000 respectively.

That Council support applying for \$25,000 from the Building Better Regions Fund to develop a Business Case & Development Application for a Mountain Bike Trail from Kelleve to Orford, with Sorell Council and Glamorgan Spring Bay Council matching those funds equally, both contributing \$12,500 each.

That Council support applying for \$20,000 from the Building Better Regions Fund to commission an Economic Development Plan & Prospectus for Glamorgan Spring Bay Council, with Council matching that with a \$20,000 contribution.

8.6 Training Wall Lease – Prosser River Mouth Advisory Group

Responsible Officer – General Manager, Chris Schroeder

Background

As a consequence of the works carried out to open the Prosser River Mouth, a new lease area is required that covers the sandbags.

The Prosser River Mouth Advisory Group would like Council to consider the following proposal in relation to a new training wall lease along the Prosser River Mouth.

- a) A new training walls lease as shown on the attached map marked B “Map of Subject Area Prosser River Training Wall – Orford” as highlighted in red
- b) A new Conservation Area as shown on the attached map marked B “Map of Subject Area Prosser River Training Wall – Orford” as highlighted in green
- c) The “Draft Prosser River Training Wall Lease” DPIPWE Ref: 020626 between the Government and Council as attached marked C with appropriate amendments to align with attached plan marked A and B including revision of Item 13 (clause 15) Special terms and conditions point 3 letter dated 9 May 2017, signed by Ashley Rushton, Regional Manager Southern Region, Parks and Wildlife Service and David Metcalf, General Manager Glamorgan Spring Bay Council, as attached marked D, and consider the appropriateness of 6. Lessee’s Covenants, 6.1 Covenants (l) that states *to remove any Contamination from the Premises, land or waters adjacent to the Premises and make good any Contamination of the Premises, land or waters adjacent to the Premises (if any).*

Recommendation

That endorsement of the training wall lease is considered by Council.

Attachment A – Map of Subject Area

Attachment B - Cover Page of Lease Agreement between Government and GSBC

Attachment C – Letter from DPIPWE to GSBC



Attachment A – Map of Subject Area

(B)

MAP OF SUBJECT AREA
Prosser River Training Wall - Orford



PLAN IS FOR ILLUSTRATION
PURPOSES ONLY

- Lease area
- Conservation Area included in lease
- Locality Point

File Number: 020626

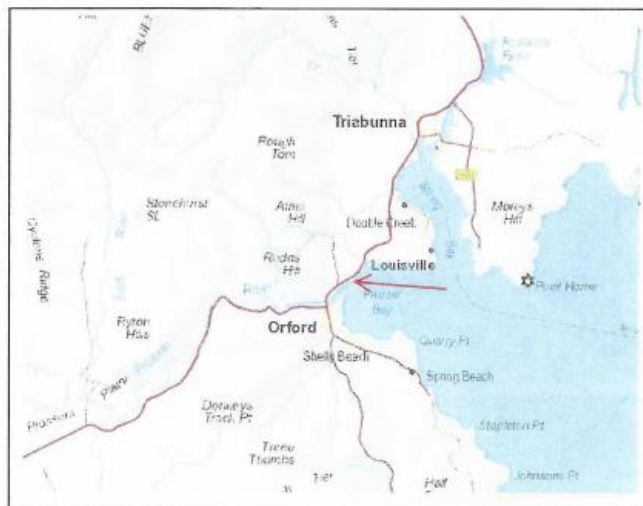
Total Lease Area: ± 9.733 ha

(Reserved land ± 1 ha & Crown land ± 8.733 ha)

Property ID: 3598773

Lessee: Glamorgan Spring Bay Council

Locality Plan



Attachment B - Cover Page of Lease Agreement between Government and GSBC



Lease

[DPIPWE Ref: 020626]

Date

The Honourable Guy Barnett MP

(being and in his capacity as Minister for the purposes of the *Crown Lands Act 1976* (Tas))

And

The Honourable William Edward Felix Hodgman MP

(being and in his capacity as Minister for the purposes of the *National Parks and Reserves Management Act 2002* (Tas))

(Lessor)

and

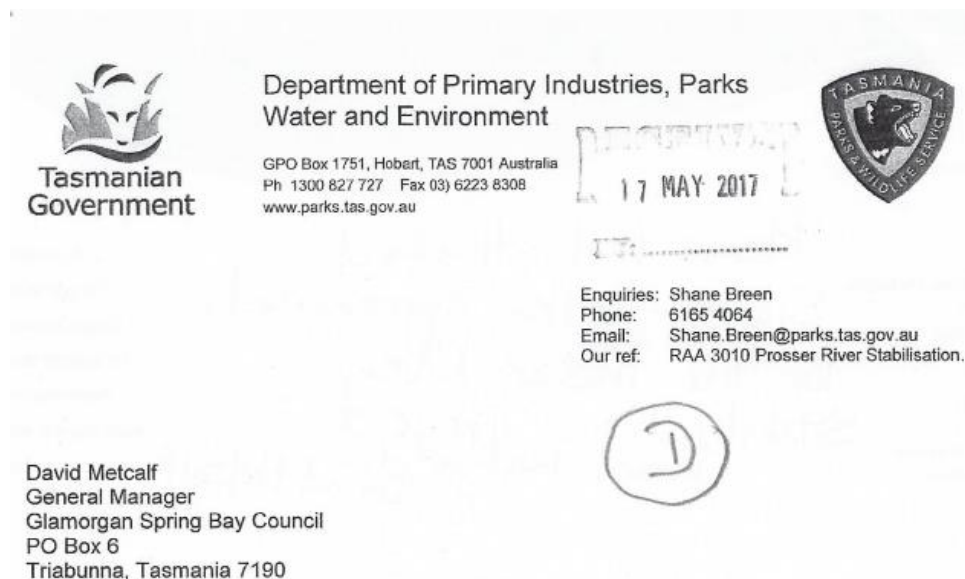
Glamorgan Spring Bay Council

(Lessee)

THE CROWN SOLICITOR OF TASMANIA
Executive Building
15 Murray Street Hobart Tasmania 7000
GPO Box 825 Hobart Tasmania 7001
Telephone: (03) 6165 3650
Facsimile: (03) 6173 0265
File Ref: 11457-19.
Doc Ref: DPIPWE_11457-19_ICD_Lease_190409_Glamorgan Spring Bay Training
Wall.docx



Attachment C – Letter from DPIPWE



Dear Mr Metcalf

Prosser River navigation channel – construction of training walls and ongoing management.

I refer to the above and works proposed by Marine and Safety Tasmania (MAST) as assessed by the Parks and Wildlife Service (PWS) under RAA 3010 Prosser River Stabilisation – Raspins Beach Public Reserve. Whilst MAST is the proponent for the proposal, the reserve activity assessment (RAA) identified that Council is party to the project and includes several references that Council will accept ownership and responsibility for the training walls and ongoing management of navigation channel together with other commitments.

As you are aware, the public reserve adjoins the Raspins Beach Conservation Area and Millingtons Beach Conservation Area to the north and south respectively. Below low water mark is Crown land. PWS has considered the proposed works and potential impacts to both the public reserve itself and adjoining conservation areas.

Prior to granting a Works Authority to MAST, the PWS requires confirmation from Council regarding the various commitments and other matters stemming from the RAA process. A lease will be required to formalise the navigation channel as it will be an occupation and use of Crown land. This letter therefore seeks Councils agreement to enter into a lease agreement relating to the navigation channel. The intent of lease is to cover the purpose of the occupation and use, ownership of the training walls and address ongoing management responsibilities associated with the navigation channel.

The proposal as stated in the MAST submission, and confirmed through assessment by DPIPWE specialists, appears to carry a medium risk of failure within its 25 year life from storm or erosion events. In addition to the above, the RAA process identified a number of matters and concerns with those relevant to Council to be included within the lease agreement. These matters include but are not limited to:

- a) Responsibility for the navigation channel and ongoing management actions and costs including impacts that may occur to adjoining lands, and to indemnify the Crown from any claims or actions resulting from the establishment of the navigation channel.
- b) The establishment of a monitoring program, and sand replenishment program to transfer the sand budget from the Millingtons Beach side of the training wall to the Raspins Beach side.

8.7 The Prosser River Mouth (Spit) Fencing and Signage Proposal

Please note late addition:

A recommendation has been received from the Prosser River Mouth Advisory Group, and the item is tabled below.

The General Manager sought to determine if a quorum was present when these S24 motions were voted on. As the Terms of Reference don't state a specific number of members, and it appears that there's no comment made in regards to replacing members if they resign, it would seem the total number of members was 12 at the time these motions were voted on. The Terms of Reference state a quorum is half the number of members (not the more regular half plus one), so it appears a quorum was in effect.

Background

The Prosser River Mouth Master Plan Advisory Group Section 24 Committee recommends that the Glamorgan Spring Bay Council exhibit the attached proposal in the Glamorgan Spring Bay municipality in order to allow for public consultation of the proposed plan.

The Section 24 Committee recommends that:

- The existing fencing highlighted in blue is retained
- The fencing highlighted in red is removed
- The fencing highlighted in yellow is only erected during bird breeding season
- That permanent signs are erected as shown as red lollypops
- That temporary signs are erected as shown as yellow lollypops
- That this Section 24 Committee review and provide feedback for permanent and temporary signage to ensure it is clear, understandable and effective including contact phone numbers
- Viewing hides to be erected in the location shown as hide area on the map

It is recommended that this proposal is put up for public consultation by 10 January 2020 for a four week period closing on 7 February 2020 and that the proposal is brought back to Council for decision at the February Ordinary Meeting of Council.

Recommendation

That Council endorses placing the Prosser River Mouth Master Plan Advisory Group Section 24 Committees proposed plan in relation to the Orford Spit, lagoon and nearby recreational beach area out for public consultation by 10 January 2020 until 7 February 2020. Following consultation Council will consider feedback and make a decision at an Ordinary Meeting of Council.

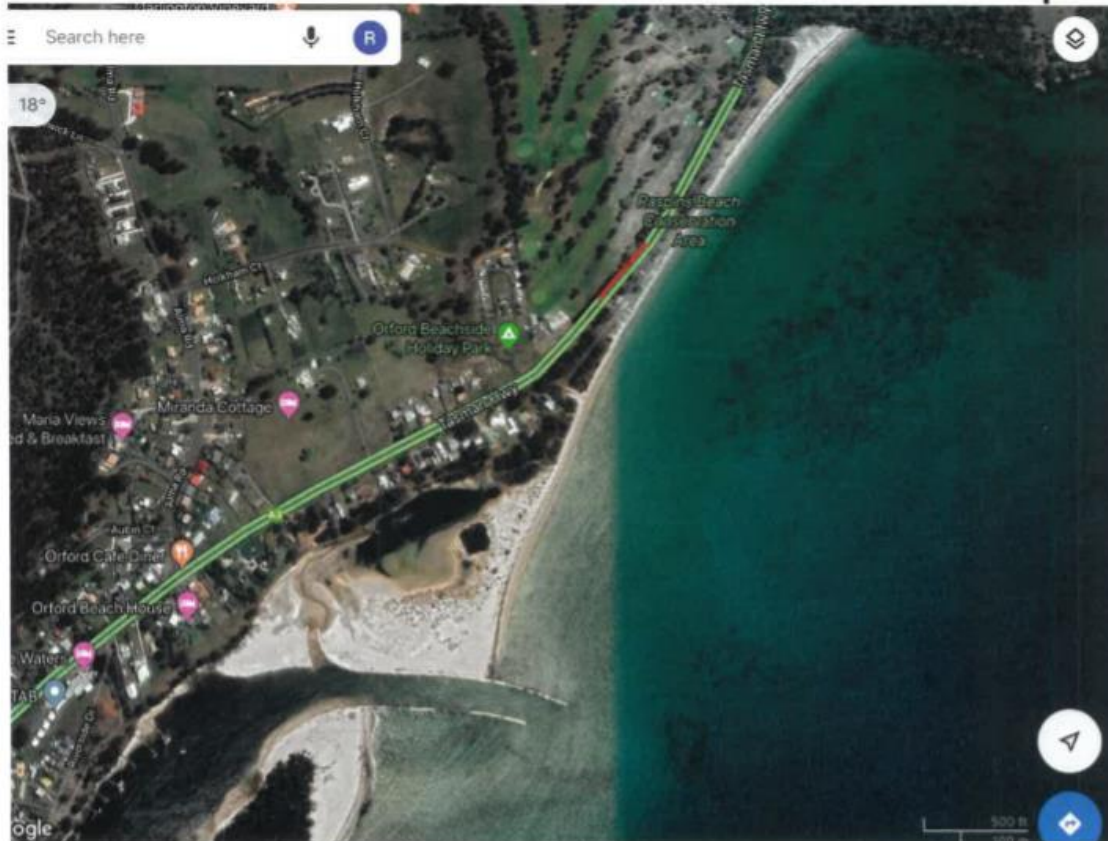
Attachment: Prosser River Foreshore Proposal by Prosser River Mouth Master Plan Advisory Group Section 24 Committee.

Prosser River Foreshore

- Proposal to address the future use of this Crown Land Tenure.
 - To address the Natural and Cultural Values in accordance with the Crown Land Act.
 - To address the protection of the EPBC listed vulnerable Fairy terns and other vulnerable resident shorebirds.
 - To address the issues of public amenity and usage in this township of ORFORD.
 - To address the silting up of the lagoon and attendant problems



The Prosser River Foreshore and Sand Spit





The Point Walter site: Perth/Fremantle conurbation





Proposed management plan for Orford Sand Spit

1. That the entire area from the southern end of the Raspin's Beach Conservation area to the fence line at the northern sand bag groyne and including Radar Beach be a No Dog Zone at all times.
2. That the sand spit becomes an total exclusion zone for the public for the breeding season.
3. That Radar Beach is open to the public with a safe soft entry at all times.
4. That hides, if included in the plan, be located in the area at the north end of the lagoon inside the fenced area.
5. That the fencing along Radar Beach and on the west side of the channel be removed.
6. That the signs be carefully assessed so that the curious are not encouraged to go looking for nestlings or eggs.

Prosser River Mouth - Fencing and Signage Proposal Rosemary Wood - 23/10/2019

7.9



Temporary signage



BEACH RESERVED

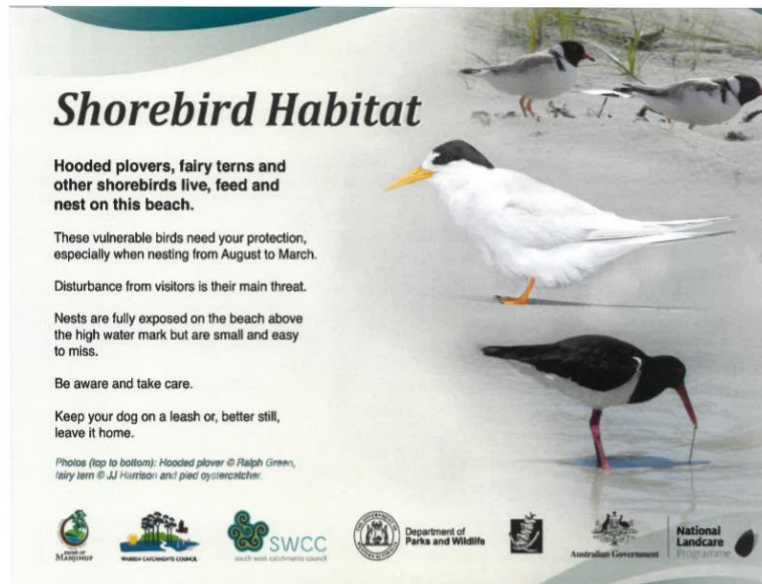
FAIRY TERN FAMILIES ONLY

We're sorry we picked such a great spot - we love Mandurah too! Thanks for sharing the beach with us this summer and enabling us to raise our vulnerable chicks safely.

We're a threatened species so please help us by keeping a distance and by calling the number below if you see anyone in our neighbourhood.

A close-up photograph of a Fairy Tern bird, showing its black cap, white body, and long, straight, orange-brown bill. The bird is looking down.

Cherilyn Corker



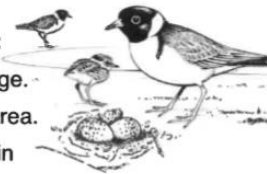
TEMPORARY BREEDING AREA

When this sign is displayed birds are temporarily breeding on this area of beach.

The chicks and eggs are well camouflaged so vehicles and pedestrians can unknowingly crush them.

To help protect the birds and their nests:

- ❖ Walk past the area along the water's edge.
- ❖ Do not walk in or in front of the signed area.
- ❖ Do not enter the dunes or upper beach in the signed area.



Dogs often disturb nesting birds and can eat the eggs and flightless young. Dogs are not permitted in National Parks. In designated areas, dogs should be restrained.





The management of the sand spit will require

1. Placing of permanent robust No Dogs signs, with accompanying regulations, possible fines and a contact phone number, at the Raspins end of the spit and at the Radar Park access point
2. Siting of a temporary fence at the Raspins Beach end with accompanying signage(possibly also at the end of the geotech bags on the northern groyne: No access beyond this point (this to be temporary and temporal)
3. Removal of fencing on the west side of the river and lagoon and consideration given to clear signage that is not ambiguous or encouraging to the curious to enter the breeding area
4. The regular flushing of the lagoon
5. The management of invasive plant species i.e marram grass and boobialla which will create an unsuitable nesting area for fairy terns now that the spit has been stabilised, forcing them to choose other sites
6. The management of predators, and prey for predators, in the winter season esp rabbits which attract dogs and cats
7. Signage re fishers and litter.

References

- Creating new habitat (environment.NSW.gov.au)
- Narvis.co.au
- Dunlop JN (2015)
- Conservation and Assessment of beach nesting and migratory shorebirds in Tasmania. Dr Sally Bryant DIPWE 2002
- DPIPWE
- Environment NSW
- DFA Steane and DN Foster (1993)
- Dunlop, J. N. (2018). 'Fairy Tern (*Sternula nereis*) conservation in south-western Australia' 2nd ed. (Conservation Council of Western Australia: Perth, Western Australia.) Available at: https://d3n8a8pro7vhmx.cloudfront.net/ccwa/pages/188/attachments/original/1531104929/CONS_19_2_Tern_manual_complete_updated.pdf?1531104929
- Dunlop, J. N. (2016). Local Fairy Tern conservation strategy for the south west coastal region. Perth, Western Australia. Available at: <http://www.ccwa.org.au/fairyterns>



8.8 Bicheno Destination Action Plan Walks

Responsible Officer – Manager Works

Background

Bicheno Destination Action Plan Group (DAP) and the Bicheno Community Development Association (BCDA) is seeking Council approval to commence the establishment of Walks 4 and 5 which have been identified utilising existing tracks, roads and footpaths around Bicheno, as highlighted in attachment.

Walks 1 and 2 were completed last financial year through a successful grant application submitted by East Coast Tourism to 'SmartyGrants'.

Extract from BCDA correspondence;

The attached map illustrates the two new walks the BCDA wish to mark. Walk 4 appears in RED and Walk 5 appears in YELLOW. The former runs along the Highway to Jetty Road and the Surf Club and then along the Foreshore Footway to Redbill Beach, returning via Gordon Street and the Highway, to the Triangle. BCDA will also mark two extensions of this walk: one along the cycle/footpath to Diamond Waters Rise and the other along Redbill Beach.

Walk 5 follows the Highway south from the Triangle to Douglas Street and then to the Blowhole and along the Foreshore Footway to the Boat ramp. It then returns to the Triangle via Foster Street.

The relevant sections of roadway are: Gordon Street, from Redbill Beach to the Highway; Douglas Street, from the Highway to the Esplanade and Foster Street, from the Esplanade to Fraser Street. Each of these is currently used heavily by our visitors and we are currently urging the Council to give them a high priority on Council's future list of paving work in Bicheno.

We are preparing final costings for these walks for posts and signage icons. We expect the cost of these will be covered by a grant from the Community Bank which we have been given. Thank you again for your assistance with the work of our Destination Action Plan Group.

DAP and BCDA groups will be undertaking, through the grant allocation, the signage purchase and installation and request if Council could assist by purchasing the required materials and charge back the BCDA for acquitting the grant requirements.

It should be noted that all signage will be placed on public land.

Commencement of the work is dependent on relevant approvals and confirmation of location.

Budget Implications

Nil

Recommendation

Council approves in principal the proposed Bicheno Destination Action Plan Group and Bicheno Community Development Association plan for 'Walk 4 and 5' within the Bicheno township.

8.9 Consent to Lodge a DA: Cricket Practice Nets, Swansea Recreation Ground

Responsible Officer – Manager Building and Marine

Background

On 2 October 2019, a memo was put to Council regarding a proposal from the Swansea Cricket Club to lodge an application to erect new practice nets at the Swansea Recreation Ground.

Council requested that the Cricket Club consult more widely on the issue, particularly with the Football Club and to ascertain if there might be a better location for the cricket nets.

That consultation has occurred, and it is understood that all have agreed the original location is the preferred location.

Purpose

This report is provided so Council can decide to provide permission to lodge, or not. The application has not been assessed in terms of the planning scheme. Council agreeing to lodge the application does not imply approval of the proposal. If Council provides permission to lodge, the application will then be assessed against the planning scheme.

Council can provide permission to lodge via requesting the General Manager to sign the relevant section on page 5 of the form.

Council had also offered to contribute \$1,000 towards the project.

The Proposal

The request is for basic training nets to be installed at the recreation ground. See the plan attached to the application.

This is an area that would mean balls could be hit out onto the ground (for safety) and is close to the power outlet for the bowling machine

The structure would be 3m wide, 10m long and 3m high.

The Swansea Cricket Club will cover the cost of the project and asks that Council provide owner consent to lodge the application.

Recommendation

That Council makes a decision to approve or refuse owner consent to lodge and whether or not there will be a \$1,000 contribution to the nets.

Attachment – Map of Swansea Recreation Ground



8.10 Additional Funding for the Prosser Plains Raw Water Scheme

Responsible Officer – General Manager, Chris Schroeder

Background

Investigation into the feasibility of the Prosser Plains Raw Water Scheme (PPRWS) began in 2016, with the pipeline and pumping station construction work going to tender in September 2018.

Tassal and Council agreed to establish the Prosser Plains Raw Water Scheme pursuant to a Water Supply Agreement in February, 2019. Batchelors were also appointed as constructors in February 2019 and physical works commenced in March 2019.

During June / July 2019 it was identified that the pumping station stairwell would require modification, and the associated additional costs were established.

Options to bridge the funding gap were explored over subsequent months, bringing us to the current situation where an additional loan of \$650,000 from Tasmanian Public Finance Corporation (TASCORP) is being sought.

Legal Advice – Summary

- Council would be in breach of the Agreement if it simply refuses to complete the works required of it under the Agreement due to the additional cost.
- If the works, once completed, cannot be commissioned due to water shortages, any dispute about why this has occurred can be dealt with at a later date.
- Until the works are commissioned Council is not entitled to any payment under the Agreement.

Financial Overview – Summary

Glamorgan Spring Bay Council (GSBC) are to incur all the costs to construction and commission the Scheme (project costs). There is a forecast loan balance which is the total of the project costs less the \$2.3M of grant contribution. This loan balance attracts interest and is repaid over 30 years. Currently the annual loan repayment is calculated at \$258,869 per annum. GSBC are responsible for the annual operations of the Scheme. These operating costs are currently estimated at \$145,900 per annum. These costs need further scrutiny to be accepted as reasonable estimates.

Based on the above, GSBC need to receive \$404,769 per annum (\$258,869 + \$145,900) in order to recover the loan balance and the annual operating costs. However, the current Agreement provides a maximum guarantee amount of \$352,000.

The Agreement envisages additional users and should this not occur then it is likely GSBC will incur an annual shortfall of the difference between the maximum guarantee amount (\$352,000) and the loan repayment and the annual operating costs (\$404,769).

Budget Implications

Additional loan repayments relating to the \$600,000.

Recommendation

1. Council resolves to secure a loan for the amount of \$600,000 from TASCORP to be used to pay the costs of completing Stage 1 of the Prosser Plains Raw Water Scheme (eg. completion of the Pumping Station), which in turn will allow Council to meet its obligations under the Water Supply Agreement dated 8 February 2019.
2. The General Manager is directed and hereby authorised to take all reasonable and necessary steps to secure the loan referred in recommendation 1 set out above, including without limitation making application to TASCORP for the loan, and executing all relevant documents for and on behalf of Council (including applying the common seal of Council if required).

8.11 Transfer of Council Land for Catholic Care Affordable Housing

Background / Overview

CatholicCare Affordable Housing considers it a basic human right to have safe, stable, secure and affordable accommodation. A fundamental driver for CatholicCare Affordable Housing is to help facilitate affordable housing for those in the Tasmanian community.

In September 2019, Centacare Evolve Housing (CEH), a subsidiary of CatholicCare, received written confirmation from the Department of Communities that CEH were successful in its tender submission to deliver 21 dwellings within the Glamorgan Spring Bay Council municipality.

CEH have presented to Council on three occasions, and were able to address all queries in regards to the use and viability of this development. This plan will yield a greater sale price for Council overall, and will result in Council rates being paid on the properties for a minimum of 30 years.

It's proposed that 21 units are developed on lots 30, 31 & 94 Spencer Street Triabunna, to be completed by the end of December 2020. This development utilises an undeveloped parcel of land to the rear of pre-existing dwellings in Morley Place, Tapner Court, Davidson Place and Spencer Street, offering access off Tapner Court and Davidson Place.

If Council agrees to proceed, the proposed timeline of process for sale of Council land (in line with s178 of the Local Government Act 1993) will be:

- 02/01/20 – Advertising process to begin (as per s178 4(a)(b))
- 08/01/20 – Community Meeting
- 28/01/20 – Council to consider any objections at the Ordinary Meeting of Council. If no objections, Council can sell land. If there are objections, Council must decide whether or not to take action on objections and advise the objector of this decision in writing within 7 days. Objector then has 14 days to appeal decision.
- 18/02/20 – Right to Appeal time lapses.
- Further dates determined by Appeal Tribunal, if any appeals are lodged.

Statutory Implications

As per s178

Budget Implications

Supply of 4 serviced blocks to Council.

Recommendation

That Council agree to endorse the transfer of land as per the proposed unit development on lots 30, 31, & 94 Spencer Street, Triabunna, as per supplied Prime Design plans of September 2019.

9. Motion Tracking Document

Last updated 17/12/2019

Meeting Date	Item No.	Decision Number	Title	Action Officer	Progress	Completed
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
23rd 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
26th February 2019	7.6	39/19	Staff Resourcing Land Use Planning: Benchmark Report	MDC	Issue to be workshopped by Council.	In Progress
26th February 2019	8.1	41/19	Notice of Motion: Increase Time for Agenda to Councillors from 4 days to 7 days (Cllr Churchill)	GM	Item deferred to a workshop in light of report on staff resourcing in Planning.	In Progress
26th March 2019	7.3	66/19	Renaming of Esplanades	MDC	Council to consult with affected residents	In Progress
26th 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
30th 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

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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
16 October 2019	2.1	159/19	Policy 1:1 Mobile Food Vans, Pop-Up Stalls and Kerbside Vending	GM	Policy Adopted. Fee Schedule Updated	Complete
16 October 2019	2.1	175/19	Policy 1:1 Mobile Food Vans, Pop-Up Stalls and Kerbside Vending	GM	Amendments to wording of Policy	Complete
16 October 2019	2.2	176/19	Australia Day Awards	GM	Categories finalised. Closing date for nominations 25 November 2019. Honour Board redesigned. Certificates of Recognition for all nominees	In Progress
16 October 2019	2.3	177/19	Prosser Plains Raw Water Scheme	GM	1.Council resolves that it will not proceed with the Stage 2 PPRWS works, which includes the Twamley Dam and/or the construction or inclusion of any other additional dams into the PPRWS. 2. In accordance with resolution (1) above, that no further work, including any investigative work, be undertaken by Council with respect to the Stage 2 PPRWS works.	Complete
16 October 2019	2.4	178/19	Prosser River Bird Sanctuary	GM	Council install a temporary fence in the same location as installed in November 2018 whilst awaiting the PRAG report, public consultation and final Council decision on the area	Complete
16 October 2019	2.5	179/19	By-Law	GM	Council resolves to make a By-Law of the Glamorgan Spring Bay Council made under Section 145 of the Local Government Act 1993 (Tas) for the purpose of regulating and controlling	In Progress



					matters of environment health - Environmental Health By-Law (By-Law No. 1 of 2018).	
16 October 2019	2.6	180/19	Dog Management Policy	GM	<p>1. That Council directs the General Manager to immediately commence the process for re-endorsement of the existing Dog Management Policy 2014-2019 with amendments as deemed necessary in accordance with the requirements of the <i>Dog Control Act 2000</i>.</p> <p>2. That advertising occurs in The Mercury, The Examiner, the Great Oyster Bay Community News, the Bicheno Forward, the Echoes Around the Bay, Council's website and community notice boards.</p> <p>3. That Council commits to conducting a further review of the new Dog Management Policy within 12 months of the <i>Dog Management Act 2000</i> amendments being finalised.</p>	In Progress
16 October 2019	2.7	181/19	Deed Coles Bay Trailer Parking	GM	Council endorses the \$400,000 grant from State Government for Coles Bay Boat Trailer Parking, includes the grant in its 2019/2020 Budget and directs the General Manager to execute the Deed on behalf of the Glamorgan Spring Bay Council.	In Progress
16 October 2019	2.9	185/19	Dog Exercise Yards	GM	<p>The dog park proposed for the Bicheno foreshore area near the oval is not approved.</p> <p>The funding for that project be re-negotiated with the relevant Federal Department and requested to be used for the purchase and installation of playground equipment for the Bicheno Lions Park and for improvements to the exterior of the Bicheno Memorial Hall.</p>	In Progress



16 October 2019	2.9	186/19 187/19 188/19 189/19 190/19	Dog Exercise Yards	GM	The Swanwick, Swansea, Triabunna, Orford, Buckland dog exercise areas be approved as advertised in The Examiner and The Mercury in September 2019 and it is formally declared as a dog exercise area.	In Progress
16 October 2019	1.1	53/19	Mowing Tender	GM	Council has appointed a contractor to undertake the grass maintenance services as per Tender 2019 – T002 for a period of three years in the areas described as Triabunna, Orford, Shelly/Spring Beach, Barton Avenue, Louisville and Buckland. This decision was based on significant financial savings for ratepayers and the details will be reported in the Glamorgan Spring Bay Council Annual Report.	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	7.5	201/19	Consent to lodge a DA: Cricket Practice Nets, Swansea Recreation Ground	GM	Further discussion with recreation reserve users to determine alternative location for nets requested	In Progress
26 November 2019	7.1	217/19	Policy – Use of Electronic Devices	GM	Policy Adopted	Complete
26 November 2019	7.2	221/19	Consideration of Place Names: Cul-de-sac off Kunzea Court, Swanwick	GM	Sweet Wattle Court to be submitted to Nomenclature Board	In progress
26 November 2019	7.7	224/19	Coles Bay Triathlon	GCD	Further information to be provided to Council for consideration	In Progress

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<i>Meeting Date</i>	<i>Item No.</i>	<i>Decision Number</i>	<i>Title</i>	<i>Action Officer</i>	<i>Progress</i>	<i>Completed</i>
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

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Recommendation:

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

10. Questions Without Notice

11. Confidential Items (Closed Session)

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

- Item 1: Orford Bowls Club Proposal
- Item 2: Archdiocese of Tasmania Land Purchase Proposal
- Item 3: Australia Day Awards
- Item 4: Coles Bay Jetty Lease
- Item 5: Appointment of Mentor/Advisor to General Manager

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.

12. Close

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

CONFIRMED as a true and correct record.

Date:

Mayor Debbie Wisby