



GLAMORGAN SPRING BAY
COUNCIL

Notice of Meeting and Agenda

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

25 February 2020

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, 25 February 2020 commencing at 2.00pm.



Dated this Thursday 20 February, 2020

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:

- i. any interest (personally or via a close associate) as defined in s.49 of the Local Government Act 1993;
or*
- ii. 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 – January 28, 2020

Recommendation

That the Minutes of the Ordinary Meeting of Council held Tuesday 28 January 2020 at 2.00pm be confirmed as a true and correct record.

2.2 Annual General Meeting – December 10, 2019

Recommendation

That the Minutes of the Annual General Meeting held Tuesday 10 December 2019 at 5.00pm be confirmed as a true and correct record.

2.3 Date and Purpose of Workshop/s Held

Tuesday 11 February 2020

In accordance with the requirements of regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 1.30pm to 3.30pm on Tuesday 11 February 2020 at the Cranbrook Hall.

Present:

Mayor Debbie Wisby, Cllr Keith Pyke, Cllr Rob Churchill, Cllr Keith Breheny, Cllr Annie Browning, Cllr Michael Symons

Apologies:

Deputy Mayor Jenny Woods, Cllr Cheryl Arnol

In Attendance:

Mr Chris Schroeder (General Manager), Mr Tony Pollard (Works Manager), Ms Josie Higgins (Executive Officer)
Ms Nell Nettlefold (Contract Planner), representatives Tasmania Fire Service

Agenda

- Section 35 Report (Bushfire Prone Areas Overlay)
- Local Provisions Schedule (overview)
- Dolphin Sands Emergency Management Plan Review
- Drought Communities Programme – Extension Funding
- Waste Management – Kerbside Collection, Recycling
- Sheays Creek Bridge, Orford
- Future workshop items – Draft Annual Plan 2019-2020, Strategic Plan Document Review

Tuesday 18 February 2020

In accordance with the requirements of regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*, it is reported that a Council workshop was held from 10.00am to 12.00pm on Tuesday 18 February 2020 at the Council Chambers.

Present:

Mayor Debbie Wisby, Cllr Rob Churchill, Cllr Keith Breheny, Cllr Annie Browning,

Apologies:

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

In Attendance:

Mr Mick Purves (Contract Planner), Ms Nell Nettlefold (Contract Planner)

Agenda

- Local Provisions Schedule (overview)

Recommendation

That Council notes the information.

3. PLANNING AUTHORITY SECTION

Under Regulation 25 of *Local Government (Meeting Procedures) Regulations 2015* the Chairperson hereby declares that the Council is now acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993* for Section 3 of the Agenda.

Recommendation

That Council now acts as a Planning Authority. (Time:)
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3.1 Development Application 2019/264

Location:	14 French St, Swansea (CT 168707/1)
Proposal:	Multiple dwellings (second dwelling)
Applicant:	David Lemm
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015
Zone:	General Residential
Codes:	6.0 Parking and Access, 7.0 Stormwater Management, 11.0 Waterway and Coastal Protection 16.0 Coastal Erosion Hazard,
Application Date:	4 October 2019
Statutory Date:	29 February 2020 (by consent of applicant)
Performance Criteria:	Discretion is required for two standards
Representations:	One
Attachments:	Attachment A – Exhibited Documents Attachment B – Representation (original provided under separate cover)
Author:	Robyn Bevilacqua, Graduate Planner

Executive Summary

Planning approval is sought to build a second dwelling at 14 French Street, Swansea.

The application meets all the Acceptable Solutions under the General Residential Zone.

The application relies on Performance Criteria under 1) the Waterway and Coastal Protection Code and 2) the Coastal Erosion Hazard Code.

Because it relies on discretions, the proposal was placed on public exhibition for two weeks from 08 to 21 January 2020. One representation was received.

There are two restrictive covenants with Council as the other party on the title: (a) not to construct a residential dwelling outside a specific marked building area and (b) not to remove any trees except for access and services outside a specific marked area. As per previous applications, legal advice is that it is not the role of the Planning Authority to consider covenants.

The Planning Authority must make a final decision on the application by 29 February 2020.

The recommendation is to approve, with conditions.

PART ONE

1. Legislative and policy content

The Land Use Planning and Approvals Act 1993 (LUPAA) guides the assessment of development applications and requires a planning authority to take all reasonable steps to ensure compliance with the provisions of the planning scheme.

This report assesses the proposal against all the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 and details the reasons for the officer recommendation.

The Planning Authority must consider this report but is not bound to adopt the officer's recommendation. The Planning Authority may:

1. Adopt the recommendation
2. Vary the recommendation by adding, modifying or removing recommended conditions
3. Replace an approval with a refusal (or vice versa).

An alternative decision to the recommendation requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005.

The planning scheme provides the overriding considerations for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

2. Approving applications under the planning scheme

A Development Application must meet every relevant Standard in the planning scheme to be approved. In most cases, the Standards can be met in two ways:

- (1) By meeting the Acceptable Solution. Acceptable Solutions are quantitative. They are either met or not met. If an application meets all the relevant Acceptable Solutions, it must be approved – there is no discretion. Such applications are approved by delegation and do not appear before the Planning Authority.
- (2) By satisfying the Performance Criteria. If a proposal does not meet an Acceptable Solution, or there is no Acceptable Solution provided by the Planning Scheme, an application can meet the Standard by satisfying the related Performance Criterion. Such applications are discretionary and are subject to the discretionary application processes, including public notification.

Applications that appear before the Planning Authority are those that are (1) discretionary and (2) a representation has been received during the public notification process. The Planning Authority has the discretion to approve or refuse these and must exercise sound judgement to assess whether the proposal meets the relevant Performance Criteria or not.

Any decision of the Planning Authority regarding a discretionary application must have regard to the Performance Criteria.

In assessing the proposal against the Performance Criteria, the Planning Authority may consider the objectives of the standards but should not consider 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.

3. The Proposal

Planning approval is sought for a second dwelling, new driveway and car parking.

4. Risk and implications

The area is zoned General Residential. Mains water and sewerage are available. French Street is sealed, with kerb and gutter. Council reticulated stormwater is available. There is a footpath along the eastern side of French Street, from Manning Drive to just past the access to 14 French Street.

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

5. Relevant background and past applications

An application to subdivide the lot into two was made in 2015, but has since lapsed.

An outbuilding was approved in 2018.

6. Local area

French Street is south-east of the township of Orford, at the southern end of Shelly Beach and just east of Luther Point as highlighted in Figure 1 below. French Street ends in a cul-de-sac and has a cul-de-sac coming off it.



Figure 1: State Aerial Photo of the southern part of Orford with French Street highlighted in blue (LISTmap)

All the immediately surrounding lots are zoned General Residential. There is a thin strip along the northern boundary of 14 French Street that is owned by Council, zoned Public Open Space and is formed as a walking track. To the north of that is land zoned Open Space and owned by the Crown to the rocky foreshore. One block south east of 14 French Street commences a Rural Living Zone.

These are all shown in Figure 2 below. The land drops steeply from there to the rocky foreshore and the sea.



Figure 2: General Residential (pink), Public Open Space (dark green thin strip), Open Space (light green), Rural Living (cream) (LISTmap)

7. Site Description

14 French Street is a trapezoid shape comprising 3,676m² stretching from French Street to the walking track and the coast. Beyond the walking track is coastal scrub and the rocky foreshore. There is an existing dwelling, an outbuilding and a driveway on the lot. There is one neighbour to the south-east and four to the north-west. All are zoned General Residential. The 10m contour runs around the rocky part of the foreshore as shown in Figure 6 below.

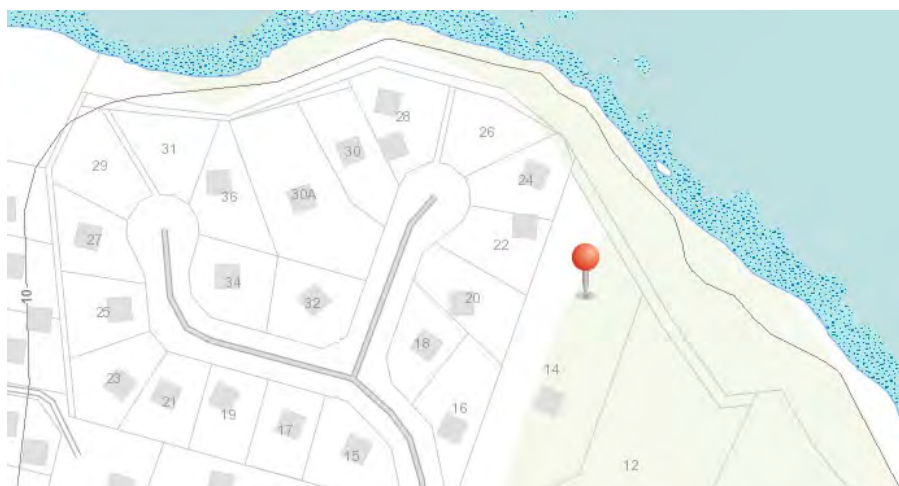


Figure 6: The 10m contour line is the grey line running around the headland. The '10' can be seen as the contour runs down the left-hand side of the map.

8. Codes

The Parking and Access Code and the Stormwater Management Code apply to all development applications.

14 French Street is also subject to the Road and Railway Assets Code, the Waterway and Coastal Protection Code and the Coastal Erosion Code, as shown below.



Figure 3: Waterway and Coastal Protection area



Figure 4: Coastal Erosion Hazard area (low risk)

The land from the walking track to the coast has a Heritage Area overlay for Quarry and Tramline Cutting East Shelly Road, Luther Point, Orford.

This is outside the title and does not affect the proposal.



Figure 5: Heritage Area

9. Easements

There is a pipeline easement along the western boundary and across the lot from west to east. These can be seen in Figure 6 further below.

10. Restrictive Covenants

There are two restrictive covenants on the title:

- (a) Restricts the building of residential dwellings to within the building area shown in dashed lines on the title and reproduced in Figure 6 below (see Lot 1).
- (b) Restricts the removal of trees outside of the building area, except for access and services.

Legal advice is: the Planning Authority cannot not take restrictive covenants into account when assessing and approving a development application; they are not relevant planning considerations.

The mere granting of a planning permit does not constitute a breach of a restrictive covenant simply because the approved works, if performed, would constitute a breach of a restrictive covenant.

A breach of a restrictive covenant occurs when action / work that would constitute a breach are undertaken (e.g. clearing of vegetation, constructing a dwelling, constructing a dwelling over a certain height).

When a breach occurs, any person or entity that has the benefit of the restrictive covenant may commence proceedings in the Supreme Court of Tasmania to enforce the covenant and rectify the breach. The party that loses that proceeding is normally subject to a costs order.

A party that has the benefit of the restrictive covenant may warn or put on notice a person who appears to be on the verge of breaching a restrictive covenant.

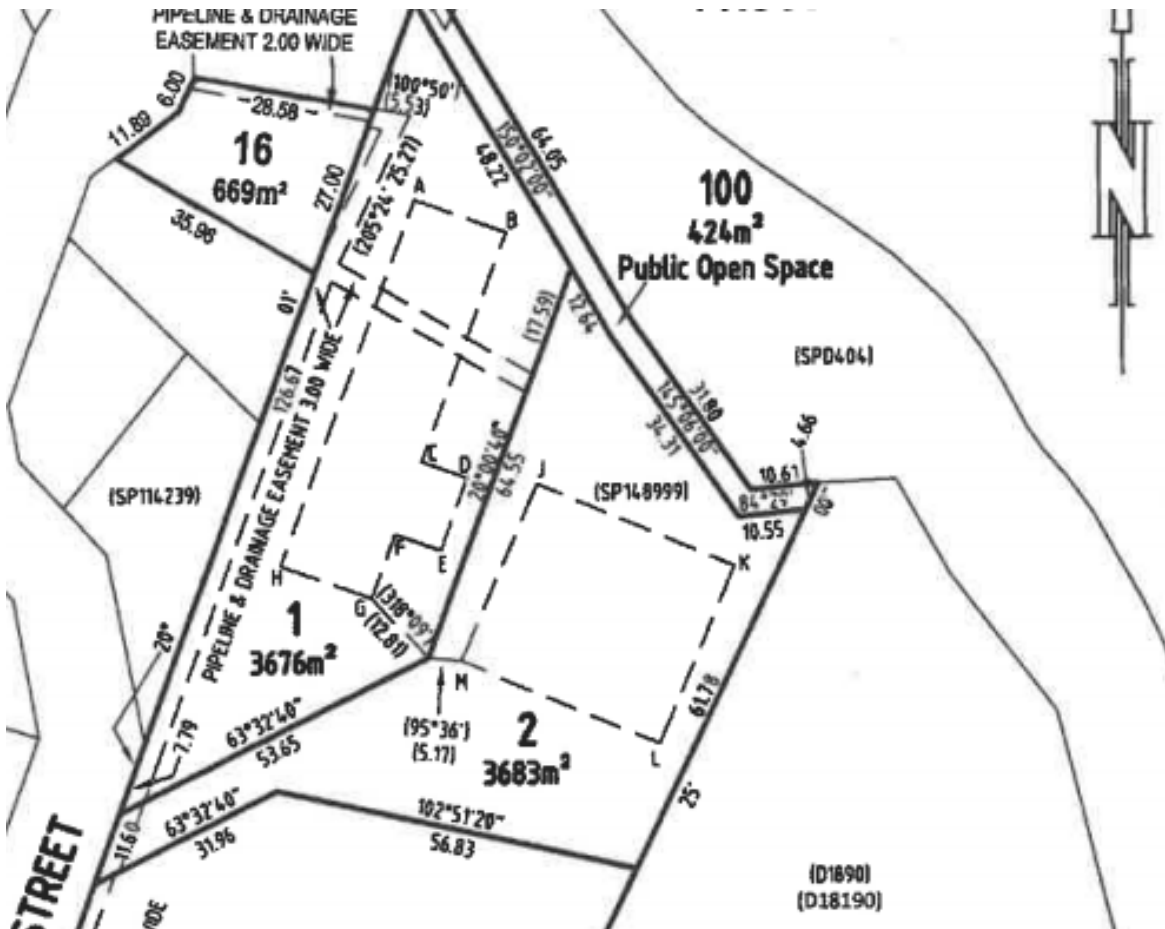


Figure 6: from the copy of title: the covenanted building area, and easements in dashed lines.

11. Services

Water, sewerage and stormwater are all available, as shown below.

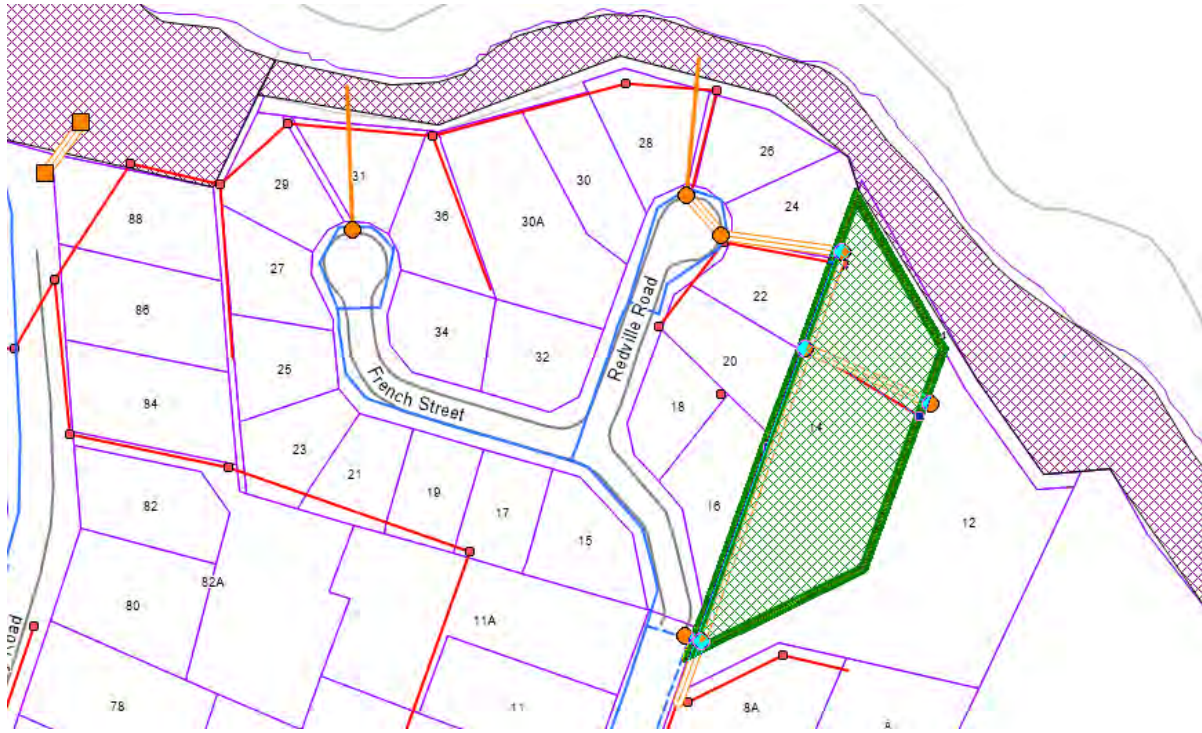


Figure 7: Services: Water mains (blue), sewer mains (red), Council stormwater (orange) (from Council's Geographic Information System).

PART TWO

12. Assessing the application under the Acceptable Solutions of the Glamorgan Spring Bay Interim Planning Scheme 2015

The proposal must be assessed against the relevant standards provided in:

- D10.0 General Residential Zone
- E5.0 Road and Railway Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E11.0 Waterways and Coastal Protection Code
- E16.0 Coastal Erosion Hazard Code

13. General Residential Zone (D10.0)

Use: multiple dwellings are a 'Permitted' use in the General Residential Zone.

Development: the proposal meets all the Development Standards via Acceptable Solution. This assessment was undertaken at the Initial Assessment stage. It is available but not reproduced here.

14. Road and Railway Assets Code (E5.0)

Use: the proposal meets the Acceptable Solution in that vehicle movements will increase by less than 40 vehicle movements per day.

Development: The proposal meets the Acceptable Solution in providing the one access to be shared by the two dwellings.

15. Parking and Access Code (E6.0)

Use: The proposal provides the required two car parking spaces.

Development: the proposal meets all the Development Standards via Acceptable Solution except for E7.7.2 (Design of Vehicular Accesses). An Access to Proposed Stratum Unit at 14 French Street, Orford prepared by Henry Design and Consulting and dated 5 December 2019 was provided with the application. Council's Engineering Consultant has advised the report deals with the design of vehicular access satisfactorily. Compliance is usually reinforced via condition on the permit.

16. Stormwater Management Code (E7.0)

The proposed dwelling will connect via gravity to Council's reticulated stormwater system, thus meeting the Acceptable Solution.

17. Waterway and Coastal Protection Code (E11.0)

A Waterway and Coastal Erosion Report prepared by William Cromer and dated 23 November 2019 was provided with the application. Council's Natural Resource Management (NRM) officer visited the property.

The NRM officer noted that most of the native vegetation had already been cleared except for a few remaining trees and shrubs along the property boundary. The vegetation had most likely been

Eucalyptus amygdalina forest on sandstone, which is a threatened community under the Nature Conservation Act 2002.

No threatened plants were observed but this does not mean none are present, as other times of the year or other conditions may reveal the presence of plants of an ephemeral or annual habit. No significant habitat was observed that may support threatened fauna.

The NRM officer noted that in accordance with Table E10.1 of the Waterway and Coastal Protection Code the remaining vegetation is of Low Priority Biodiversity Value.

There are two patches of blackberry, a Zone B declared weed in the municipality. A brochure on blackberry control is to be provided and conditions and advice placed on a permit if the application is approved.

The proposal does not meet the Acceptable Standard, which is:

‘Building and works within a Waterway and Coastal Protection Area must be within a building area on a plan of subdivision approved under the planning scheme’.

Figure 8 shows the building area provided on the title under the planning scheme. Figure 8 also shows the proposed dwelling mostly outside of that building area. The proposal does not meet the Acceptable Solution and must satisfy the Performance Criteria at E11.7.1 P1 (a)-(i) to be approved.

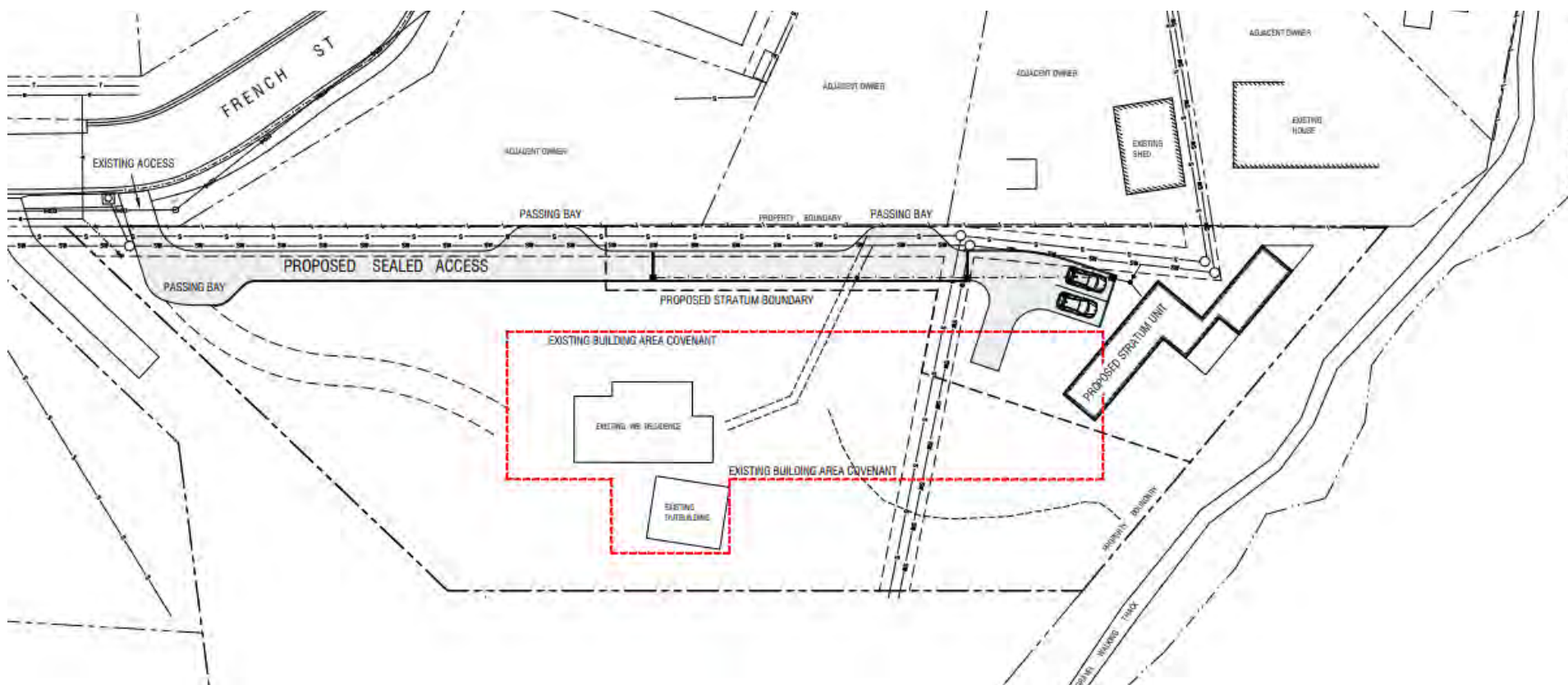


Figure 8: the Site Plan showing the building area on the Plan of Subdivision in red. The proposed stratum unit is seen on the right-hand side of the drawing with only one corner inside the building area on the title (Documents submitted with the application).

18. Coastal Erosion Hazard Code (E16.0)

The subject site is subject to the Coastal Erosion Hazard Code, identified as 'low risk' on LISTmap. There is no Acceptable Solution under this Code. The proposal must satisfy the Performance Criteria at 16.7.1 P1 (a)-(j) to be approved.

19. Summary

The proposal meets all the applicable standards via Acceptable Solution, except:

- E11.7.1 A1 (Waterway and Coastal Protection)
- E16.7.1 A1 (Coastal Erosion Hazard)

The Planning Authority must exercise its discretion in assessing the proposal against the Performance Criteria provided for those two standards.

PART THREE

20. Assessing two standards against the Performance Criteria provided by the Planning Scheme

E11.7.1 Waterway and Coastal Protection – Buildings and Works

A Waterway and Coastal Protection Area (low risk) covers most of the area of the proposed new dwelling.

A Waterway and Coastal Erosion Report prepared by William Cromer and dated 23 November 2019 was provided with the application (the Cromer Report).

The Cromer Report states that the development will comply (will not impact on natural values, produce adverse erosion or sedimentation issues, or affect riparian or littoral vegetation). The proposed management plan is to do nothing.

These will be assessed below.

Objective of the standard:	
To ensure that buildings and works in proximity to a waterway, the coast, identified climate change refugia and potable water supply areas will not have an unnecessary or unacceptable impact on natural values.	
Performance Criteria	Planner's response
P1 Building and works within a Waterway and Coastal Protection Area must satisfy all of the following:	
(a) avoid or mitigate impact on natural values;	Works are likely to impact on natural values unless undertaken in a way designed to mitigate this impact caused by water, soil and sediment runoff.

	Any permit should include conditions requiring all work to be undertaken in accordance with the Tasmanian Coastal Works Manual and the development of and adherence to a Soil and Water Management Plan to mitigate impact on the natural values of the lot (and the public land beyond the boundary).
(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;	The proposed works could result in sedimentation issues (potentially leading to adverse erosion) if not undertaken in line with best-practice coastal work procedures
(c) avoid or mitigate impacts on riparian or littoral vegetation;	The proposal will not affect riparian or littoral vegetation, and is unlikely to result in adverse erosion.
(d) maintain natural streambank and streambed condition, (where it exists);	Not applicable
(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	Not applicable
(f) avoid significantly impeding natural flow and drainage;	Not applicable
(g) maintain fish passage (where applicable);	Not applicable
(h) avoid landfilling of wetlands;	Not applicable
(i) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.	<p>The Cromer report provided with the application stated that these manuals are not applicable.</p> <p>This assessment by Cromer is not supported.</p> <p>While the Wetlands and Waterways Works Manual is not applicable, the Tasmanian Coastal Works Manual is relevant and applicable. If the proposal is approved this should be placed as a condition on the permit.</p>

E16.7.1 Coastal Erosion Hazard Area – Buildings and Works

A Coastal Erosion Hazard area extends across the northern half of the site including the entire location of the proposed new dwelling. The hazard is rated 'low' and 'vulnerable to a coastal recession by 2100 based on current sea level' (LISTmap).

A Waterway and Coastal Erosion Report prepared by William Cromer and dated 23 November 2019 was provided with the application. The Report states that development will comply with all the requirements of this Standard and that the proposed management plan is to do nothing.

Objective of the standard:	
To ensure that development in Coastal Erosion Hazard Areas is fit for purpose and appropriately managed based on the level of exposure to the hazard.	
Performance Criteria	Planner's response
P1 Building and works must satisfy all of the following:	
(a) not increase the level of risk to the life of the users of the site or of hazard for adjoining or nearby properties or public infrastructure;	It is highly unlikely the development would increase the level of risk to the life of the inhabitants, or increase the hazard to adjoining or nearby properties. The only public infrastructure on the coastal side of the site is the walking track. The track is on the seaward side of the development and should not be affected by the development, as long as development is undertaken with consideration of the overlay, and required caution when building in line with the Tasmanian Coastal Works Manual, as noted in the sections above.
(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;	The 10m contour runs around the outside of the headland and then drops steeply to rocks and the water. The Cromer Report provided with the application notes the rocks are sandstone and siltstone bedrock, and considers sandstone a 'relatively hard rock'. The proposed dwelling would be located about 24m from the 10m contour and the rocky drop. Given it is classified as 'low risk', at this point in time the risk is not imminent.
(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;	As above.
(d) need for future remediation works is minimised;	Future remediation works may be considered minimised, at least in the short to medium term, due to the 24m distance from the 10m contour and rocky drop.
(e) health and safety of people is not placed at risk;	The health and safety of people is not considered to be at risk.
(f) important natural features are adequately protected;	Important natural features include the 'fringe' of native vegetation along the walking track and before the steep drop to the foreshore, which in many parts seems to have already been cleared (not by Council). As noted by Council's NRM officer, much of the native vegetation on the subject lot has also been

	<p>cleared. Any permit should include a condition to ensure remaining vegetation is protected from clearing.</p> <p>Important natural features also include native fauna living in or travelling through the remaining native vegetation. Native fauna use these pathways to move and forage.</p> <p>Another known feature of the area includes sites of Aboriginal heritage. There is documented Aboriginal heritage along the walking track. Protection of this feature however, is not something a planning permit can condition. Aboriginal Heritage is protected through the Aboriginal Heritage Act 1975. This is discussed more in the section on Referrals below.</p> <p>As per the above, a condition should be placed on the permit to ensure no remaining native vegetation on the subject lot, or vegetation on Council's walkway, or vegetation on public land owned by the Crown is removed.</p> <p>Again, what appears to be evidence of non-compliance with restrictive covenants, and laws regarding clearing of native vegetation on public land there may be cause for concern as to future compliance.</p>
(g) public foreshore access is not obstructed where the managing public authority requires it to continue to exist;	The proposal would not obstruct public access to the foreshore and the walking track.
(h) access to the site will not be lost or substantially compromised by expected future erosion whether on the proposed site or off-site;	Access to the site would not be lost through erosion.
(i) provision of a developer contribution for required mitigation works consistent with any adopted Council Policy, prior to commencement of works;	Council does not have a policy for mitigation works.
(j) not be located on an actively mobile landform.	The subject site is not identified on LISTmap as an actively mobile landform, which is supported by the geology identified in the Cromer report.

21. Referrals

The application was referred to Council's Natural Resource Management Officer, Council's Engineering Consultant, TasWater, and Aboriginal Heritage Tasmania.

TasWater: provided conditions to be placed on any permit.

NRM officer: provided conditions to be placed on any permit.

Engineering Consultant

Council's engineering consultant referred to the Access to Proposed Stratum Unit at 14 French Street, Orford report prepared by Henry Design and Consulting and dated 5 December 2019.

The only potential concern may have related to Parking and Access Code E6.7.2 Design of Vehicular Accesses. The Engineering Consultant has advised the Report adequately addresses the requirements.

Aboriginal Heritage Tasmania

AHT advised there is an Aboriginal heritage site (AH3125) recorded along the walking track immediately behind the property. It is an extensive shell midden with associated stone artefacts. It runs along the foreshore for several hundred metres. It is highly likely the site continues into the 14 French Street property, however this is yet to be confirmed as the property has not been surveyed for Aboriginal heritage. An Aboriginal heritage assessment is strongly recommended to identify if the development will impact on Aboriginal heritage, and to offer mitigation advice.

Recognising that the project is a single private dwelling, AHT recommends that a full report is not required and a shorter technical report will be sufficient.

Note that Aboriginal heritage has its own legislation – the *Aboriginal Heritage Act 1975*. Council cannot enforce this legislation or place conditions on a permit. It can provide advice on the permit. It is up to the proponent to act in accordance with the *Aboriginal Heritage Act 1975*.

22. Concerns raised by representor

The following table outlines the issues raised in the representation and the planner's response.

Representation	Planner's response
1a. There is a restrictive covenant on the title restricting building to a specified building area.	Covenants have been discussed in this and in other recent planning reports. The Planning Authority cannot take restrictive covenants into account when assessing and approving a development application, and the granting of a permit does not constitute a breach of a covenant.
1b. There is a restrictive covenant on the title restricting the clearing of native vegetation outside of the building area on the title.	A breach of covenant occurs when action / work that would constitute a breach is undertaken (e.g. clearing of vegetation or constructing a dwelling, or constructing a dwelling over a certain height). At that point, a parties to the covenants can 'seek remedy' through the Supreme Court. This is typically the responsibility of land owners.
2) Native vegetation has been removed from the property and public land in	This was noted in the report. It will be noted on the permit that approval in no way endorses any previous vegetation clearing that has occurred outside of the

preparation for this development	<p>building area or on public land. No further clearing is to be undertaken without the prior written permission of Council.</p> <p>If restrictive covenants are breached then Council may take advice and consider its options and obligations at that time.</p> <p>If conditions are breached, Council may issue an infringement or enforcement notice under the Land Use Planning and Approvals Act 1993</p>
3) The application does not comply with the Performance Criteria provided at D10.4.2 P3	<p>The application meets all the Acceptable Solutions of the General Residential Zone.</p> <p>Pursuant to clause 7.5.1, the proposal complied with A3 of D10.4.2. P3 was therefore not relevant to the proposal.</p>
4) There is evidence that the proposed location of the dwelling is on a significant Aboriginal cultural site.	<p>Discussed above. The Aboriginal Heritage Act 1975 provides the statutory requirements that are mandatory on all persons when dealing with potential and actual sites of Aboriginal heritage. Information will be included as advice in any permit.</p>

The issues raised by the representor do not affect the assessment of the application against the requirements of the planning scheme. Advice will be included on any permit.

23. Conclusion

The assessment of the application identified that the proposal satisfies all of the relevant provisions of the Glamorgan Spring Bay Interim Planning Scheme 2015 and can therefore be approved. A recommendation is provided with conditions to this effect.

24. 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 / 264, to construct a second dwelling and a new driveway at 14 French Street, Orford (CT 168707/1) be approved with the following conditions:
 1. Use and development must be substantially in accordance with the endorsed plans and documents unless modified by a condition of this permit.
Advice: Any changes may either be deemed as substantially in accordance with the permit or may first require a formal amendment to this permit or a new permit to be issued.
 2. Use and development must comply with the requirements of TasWater specified by 'Submission to Planning Authority Notice' reference number TWDA 2019/01902-GSB, dated 23/01/2020 and attached to this permit.
 3. Clearing of any more native vegetation (which include trees, shrubs, grasses, sedges, herbs, ferns and orchids) on or off the property is prohibited.
 4. Suitable barriers must be erected during the construction of the development to ensure native vegetation that must be retained is not damaged during construction works.
 5. All vehicles and equipment associated with construction must be cleaned (shaken or washed down) of soil prior to entering and leaving the site to minimise the

introduction and/or spread of weeds and diseases to the satisfaction of the Council's General Manager.

6. Blackberry plants present on the property are a Zone B declared weed under the *Tasmanian Weed Management Act 1999* and as such they must be controlled in order to prevent their spread to other properties. (See attached brochure for control options)
7. All work and development must be informed by and undertaken in line with the *Tasmanian Coastal Works Manual*.
Advice: the Tasmanian Works Manual is available on the Department of Primary Industry, Parks, Water and the Environment at https://dpiwwe.tas.gov.au/Documents/Tasmanian_Coastal_Works_Manual.pdf
8. The developer must develop and implement a Soil and Water Management Plan (SWMP) to ensure that soil and sediment does not leave the site during the construction process and must provide a copy of the SWMP to Council's General Manager together with the drawings submitted for building approval.
Advice: a series of fact sheets on Soil and Water Management on building sites is available at <https://epa.tas.gov.au/epa/water/stormwater/soil-and-water-management-on-building-sites>
9. No top soil is to be removed from the site.
10. Through the construction process to the satisfaction of Council's General Manager, and unless otherwise noted on the endorsed plans or approved in writing by Council's General Manager, the developer must:
 - a. ensure soil, building waste and debris does not leave the site other than in an orderly fashion and disposed of at an approved facility
 - b. not burn debris or waste on site
 - c. promptly pay the costs associated with any alteration, extension, reinstatement, and repair or cleaning of Council infrastructure, public land or private property
 - d. ensure public land, footpaths and roads are not unreasonably obstructed by vehicles, machinery or materials or used for storage
11. Prior to the commencement of use, at least two car parking spaces must be provided on site and must be available for car parking at all times.
 - a. Each space must be at least 5.4m long and 2.6m wide with an additional 0.3m clearance from any nearby wall, fence or other obstruction.
 - b. The maximum gradient of each space is 1 in 20 measured parallel to the angle of parking and 1 in 16 in any other direction.
12. The internal driveway, passing bays and areas set aside for vehicle parking and turning must:
 - a. have a sealed surface of either concrete, asphalt, two-coat spray seal, pavers or similar
 - b. be constructed with a durable all weather pavement and appropriate drainage and
 - c. be fully complete within six months of the commencement of use to the satisfaction of Council's General Manager.

13. To the satisfaction of Council's General Manager, surface water runoff from the internal driveway, passing bays and areas set aside for vehicle parking and turning must be controlled and drained to avoid unreasonable impact to adjoining land.

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

14. Drainage must drain to a legal discharge point] to the satisfaction of Council's Municipal Engineer and in accordance with the *Building Act 2016*.
15. The developer must pay the cost of any alterations and/or reinstatement to existing services, Council infrastructure or private property incurred as a result of the development. Any work required is to be specified or undertaken by the authority concerned.

Advice

- a. Please read all conditions of this permit and contact the planner for clarification if required.
- b. All costs associated with acting on this permit are borne by the person(s) acting on it.
- c. This permit in no way endorses any previous vegetation clearing that has occurred outside of the building area on the title or on public land without the prior written approval of Council.
- d. If restrictive covenants are breached then Council may take advice and consider its options and obligations at that time.
- e. If conditions are breached, Council may issue an infringement or enforcement notice under the *Land Use Planning and Approvals Act 1993*.
- a. The following legislation is separate to the planning scheme and as such has not been considered by the Planning Authority in granting this permit. You may wish to obtain your own independent advice or discuss with the relevant Government department:
 - *Aboriginal Heritage Act 1975* (Tasmania)
 - *Threatened Species Protection Act 1995* (Tasmania)
 - *Weed Management Act 1999* (Tasmania)
 - *Environment Protection and Biodiversity Conservation Act 2000* (Commonwealth)
- b. The developer is responsible for compliance with the provisions of the *Aboriginal Heritage Act 1975*. The *Aboriginal Heritage Act 1975* provisions are mandatory on all persons coming into contact with Aboriginal cultural heritage. Aboriginal Heritage Tasmania has identified Aboriginal artefacts and middens in the area. Aboriginal Heritage has strongly recommended an Aboriginal Heritage Report be undertaken before works commence. Further information and advice can be obtained from Aboriginal Heritage Tasmania <http://www.aboriginalheritage.tas.gov.au/>.
- c. The granting of this permit takes no account of covenants applicable to the land. The developer should make their own enquiries as to restrictive covenants on the title and what consequences may apply should they be breached.
- d. The permit does not take effect until 15 days after the date it was issued to you as the applicant and each representor provided that no appeal is lodged as provided by s53 of the *Land Use Planning and Approvals Act 1993*.

- e. The permit and conditions on it are based on the information submitted in the endorsed plans and documents. The Planning Authority is not responsible or liable for any errors or omissions. I encourage you to engage a land surveyor to accurately set out the location of buildings and works.
- f. Further and separate approval or consent may be required for the following:
 - i. Building and plumbing approval from Council under the *Building Act 2016*
 - ii. Certificate of certifiable work for Water and sewerage from TasWater under the *Water and Sewerage Industry Act 2008*

3.2 Subdivision Application SA 2019/024

Location:	RA66 Alma Road, Orford (CT 35054/1)
Proposal:	Subdivision: 13 lots plus balance and road
Applicant:	Nick Griggs and Co.
Planning Document:	Glamorgan Spring Bay Interim Planning Scheme 2015
Zone:	Low Density Residential
Overlays:	Bushfire-Prone Areas, Road and Railway Assets, Parking and Access, Stormwater Management, Waterway and Coastal Protection
Application Date:	12 September 2019
Statutory Date:	29 February 2020 (by consent of applicant)
Performance Criteria:	Assessment required for six standards
Representations:	Five
Attachments:	A – Exhibited Documents B – Engineering Report C – Holkham Court Stormwater Report - final D – Comparison: draft and final Holkham Court Stormwater Reports E – Revised Bushfire Report F – Revised Bushfire Hazard Management Plan G – Bushfire Certificate TFS H – Representations de-identified
Author:	Robyn Bevilacqua, Graduate Planner

Executive Summary

Planning approval is sought to subdivide an existing 2.34 hectare title into 13 lots plus balance (14 lots) and a road (cul-de-sac), together with the associated works and infrastructure for the subdivision.

The site is within in a Low Density Residential zone in Orford, north of the Prosser River, on the eastern side of Alma Road.

The proposal is reliant on Performance Criteria and subject to the discretionary assessment process. It was placed on public exhibition from 20 November – 3 December 2019. Five representations were received.

The final decision must be made by Council acting as the Planning Authority by 29 February 2020.

The discretions relate to lot design (codes, title restrictions, frontage, new road, frontage, internal lots, public open space and services) road and railway assets, stormwater management and waterway and coastal protection.

The recommendation is to refuse the application.

PART ONE

1. Legislative and policy content

The Land Use Planning and Approvals Act 1993 (LUPAA) requires the planning authority to take all reasonable steps to ensure compliance with the provisions of the planning scheme.

This report assesses the proposal against the relevant provisions of the planning scheme, a recommendation, and reasons for the recommendation.

The Planning Authority must consider this report but is not bound to adopt the recommendation. The Planning Authority may:

4. Adopt the recommendation
5. Vary the recommendation by adding, modifying or removing recommended conditions
6. Replace an approval with a refusal (or vice versa).

To comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2005 a decision alternative to the recommendation requires a full statement of reasons.

The planning scheme provides the overriding considerations for this application. Matters of policy and strategy are primarily a matter for preparing or amending the planning scheme.

2. Approving applications under the planning scheme

A Development Application must meet every relevant Standard in the planning scheme to be approved. In most cases, the Standards can be met in two ways:

- (3) By meeting the Acceptable Solution. Acceptable Solutions are quantitative – they are either met or not met. If an application meets all the relevant Acceptable Solutions, it must be approved – there is no discretion. These are approved by delegation and do not appear before the Planning Authority.
- (4) By satisfying the Performance Criteria. If a proposal does not meet an Acceptable Solution, or there is no Acceptable Solution provided by the planning scheme, it can meet the Standard by satisfying the related Performance Criteria. These are 'discretionary' applications and the Planning Authority has the discretion to approve or refuse them.

Applications that appear before the Planning Authority are those that are (1) discretionary and (2) a representation has been received during the public notification process.

The Planning Authority must exercise sound judgement in assessing the proposal against the Performance Criteria and recommending approval or refusal.

In assessing the proposal against the Performance Criteria, the Planning Authority may consider the objectives of the standards but should not consider the Acceptable Solution.

The logic of this 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.

3. Relevant background and past applications

- An application to subdivide was made in 2008, but lapsed.
- An application to subdivide was made in 2016 for 16 lots plus road. It was withdrawn in September 2019.
- The current application was made in September 2019.

4. The Proposal

The application is for 13 lots plus balance (14 lots), a road (cul-de-sac), and associated infrastructure and works, as shown in Figure 7 below.

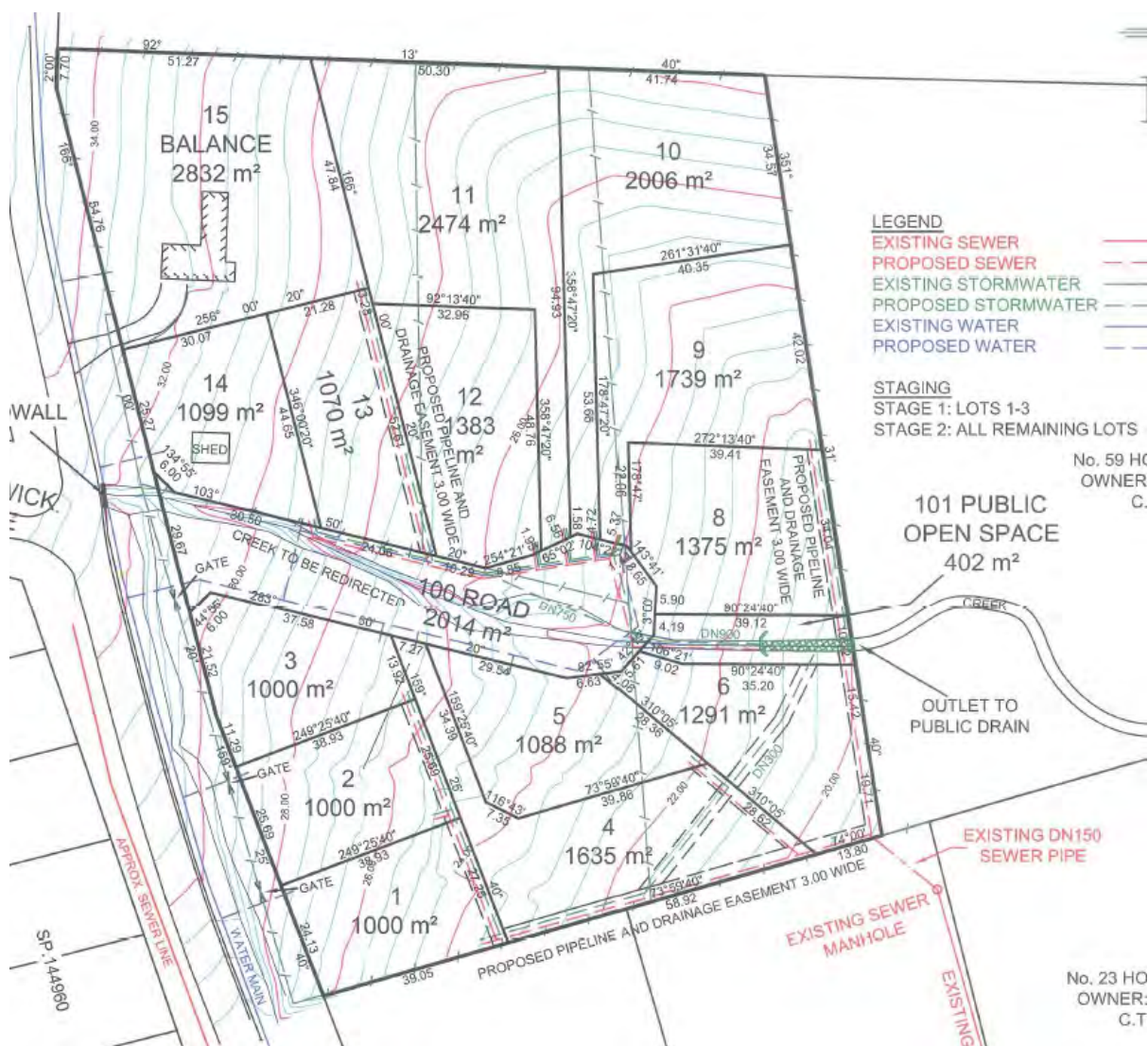


Figure 3: The Plan of Subdivision (from the application documents).

- Lot sizes range from 1,000m² to 2,832m².
- There are four internal lots; lots 4, 9, 10 and 11.
- There is a dwelling on Lot 15 and an outbuilding on Lot 14.
- Stage 1 would comprise lots 1-3, and stage 2 all remaining lots.

- The proposal includes the diversion of a waterway through underground pipes to a drainage area of 402m² and proposes that area (Lot 101) to double as public open space.
- The numbering on the proposed lots runs 1-6 and 8-15 (there is no lot 7).

5. Risk and Implications

Alma Road is sealed, with kerb and gutter. Mains water and sewerage are available. There is a footpath on the west side of Alma Road but stops at Holkham Court. With the increase in residences when fully developed, there may be more pressure on Council to continue the footpath to the Tasman Highway.

Stormwater and stormwater infrastructure in the area are major concerns. This is discussed in the Engineering Report provided as Attachment B.

There has been strong representation made regarding this application and it is considered that whichever decision Council makes, it is likely to go to Appeal.

Should the Planning Authority fail to make a decision within the statutory timeframe, the application would go to the Tribunal for approval with conditions, with costs to Council.

6. Local Area

Alma Road is north of the Prosser River and west of the Tasman Highway, shown in Figure 2.

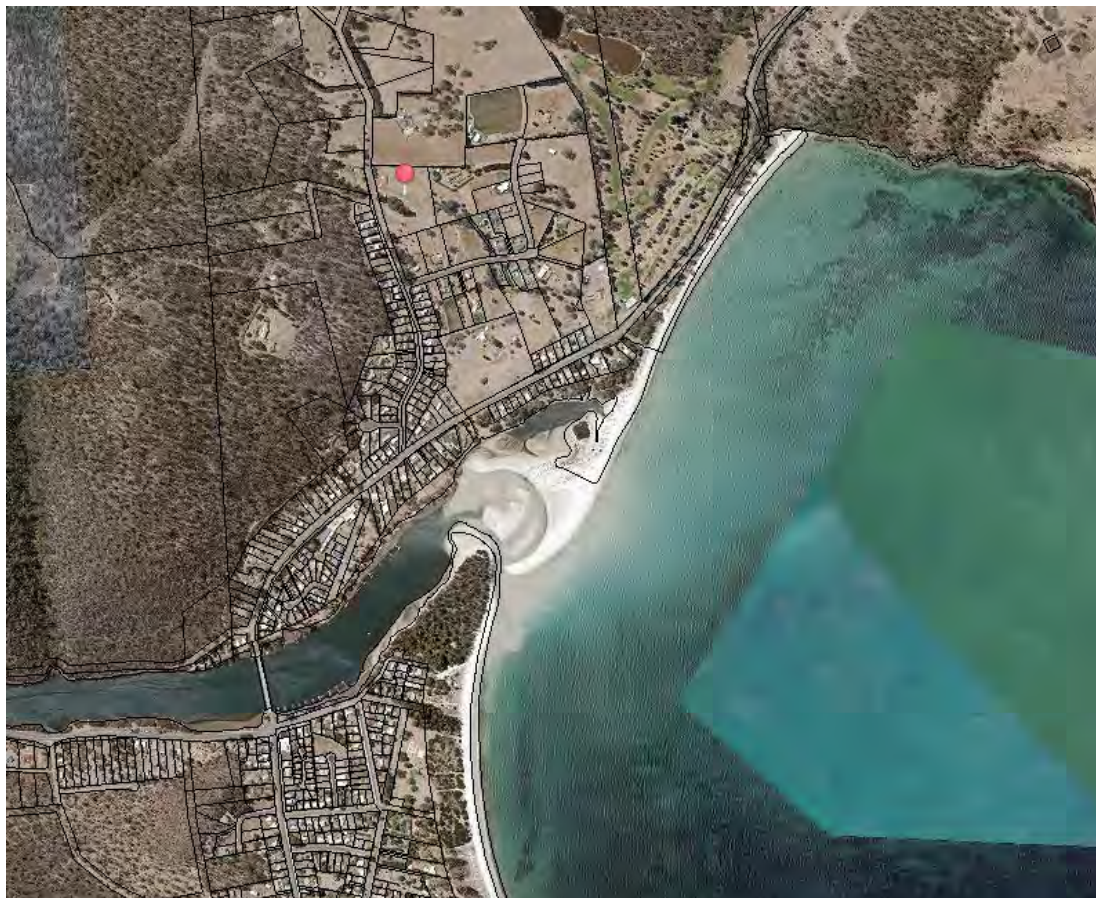


Figure 4: 66 Alma Road pinned in the top centre-left (LISTmap)

7. Site Description

The site comprises 2.34 hectares of gently-sloping, mostly-cleared land used for rough grazing with an existing dwelling and outbuilding. The land slopes from the 30m contour in the north-west corner to the 20m contour in the south-east corner. The contours and an unnamed waterway traversing the land from west to east are shown in Figure 3.



Figure 3: The contours, the waterway, and the existing buildings (LISTmap)

The proposed new road would come off Alma Road opposite Fieldwick Lane. The photo below (Figure 4) is taken from the location of the proposed new road looking toward Fieldwick Lane. In the absence of signage indicating otherwise, Alma Road is subject to the 50kph general urban speed limit.



Figure 4: Alma Road with Fieldwick Lane heading west (Pitt and Sherry Bushfire Report dated 5 November 2019).

8. Zoning

The land is zoned Low Density Residential. The western side of Alma Road is General Residential, with a pocket remaining Low Density Residential. See Figure 5.

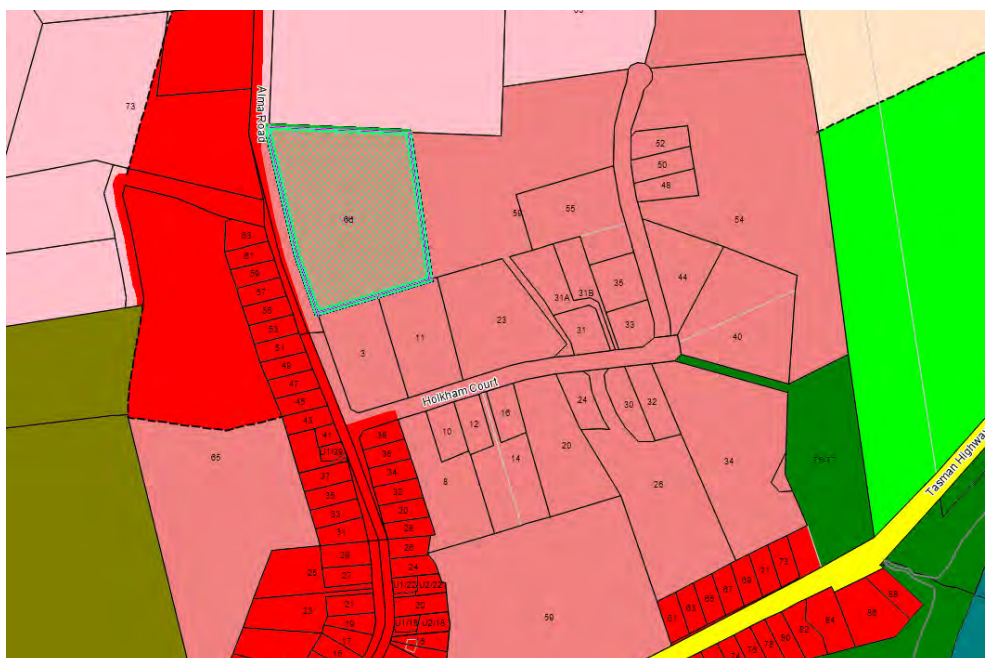


Figure 5: Zoning: General Residential (red), Low Density Residential (deep pink), Environmental Living (deep green), Open Space (dark green), Recreation (bright green), and Rural Living (pale pink). (Council's Geographic Information System).

9. Codes

The only overlay on the site is the Waterway and Coastal Protection Hazard Area following the waterway across the land from west to east as seen in Figure 6.



Figure 5: The Waterway and Coastal Protection overlay runs with the waterway from west to east. The pale blue lined area in the south east corner is a Coastal Inundation Hazard Area placed on land below the 10m contour (LISTmap).

The proposal is also subject to the Bushfire-Prone Areas Code, the Road and Railway Assets Code, the Parking and Access Code and the Stormwater Management Code.

10. Services

Mains water runs along Holkham Court and Alma Road. Sewerage runs along the western side of Alma Road and partway along Holkham Court. There is some existing public stormwater infrastructure.



Figure 6: Services. Mains water (blue lines), sewerage (red lines), stormwater (orange lines and orange arrows) (Council's Geographic Information System).

PART TWO

11. Assessing the proposal against the Acceptable Solutions of the Glamorgan Spring Bay Interim Planning Scheme 2015

The proposal has been assessed against the Acceptable Solutions provided in:

- D12.5 Low Density Residential Zone - Development Standards for Subdivision
- E1.0 Bushfire Prone Areas Code
- E5.0 Road and Railway Assets Code
- E6.0 Parking and Access Code
- E7.0 Stormwater Management Code
- E11.0 Waterway and Coastal Protection Code

For brevity, the initial assessment is not provided here, but can be provided if required. The discretion of the Planning Authority lies in assessing the proposal against the Performance Criteria where it does not meet the Acceptable Solutions.

12. Assessing the proposal against the Performance Criteria (where it does not meet the Acceptable Solutions)

The initial assessment found that the proposal meets the Acceptable Solutions, with the exception of:

- | | |
|------------------------------------|---|
| 1. Lot Design | D12.5.1 A2(b), A2(c), A3 and A4 |
| 2. Roads | D12.5.2 A1 |
| 3. Ways and Public Open Space | D12.5.3 – no Acceptable Solution provided |
| 4. Services | D12.5.4 A4 |
| 5. Road and Railway Assets | E5.5.1 A3 |
| 6. Stormwater Management | E7.7.1 A1 to A4 |
| 7. Waterway and Coastal Protection | E11.7.1 A1 |

The remainder of this report focusses on assessing the proposal against the relevant Performance Criteria in the standards identified above. This is where the Planning Authority must exercise its discretion.

PART THREE

13. Assessing the proposal against the Performance Criteria for the seven discretions identified

Discretion 1 – Lot Design D12.5.1 A2(b), A2(c), A3 and A4

The objective of this standard is 'to provide for new lots that

- (a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
- (b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;
- (c) are not internal lots, except if the only reasonable way to provide for desired residential density'.

Performance Criteria	Planner's response
<p>P2</p> <p>The design of each lot must contain a building area able to satisfy all of the following:</p> <p>(a) is reasonably capable of accommodating residential use and development;</p>	<p>P2</p> <p>The Plan of Subdivision does not provide specified building areas.</p> <p>However, the lots are considered large enough to accommodate residential use and development.</p> <p>Lots 4 and 6 will be more restricted in choosing a building site, but are still considered capable of accommodating residential use and development.</p> <p>A condition is recommended to limit future development on lots 4 and 6 to north of the proposed stormwater line (uphill of the stormwater main).</p> <p>Satisfied with condition.</p>
<p>(b) meets any applicable standards in codes in this planning scheme;</p>	<p>The proposal cannot meet E11.8.1 P1 of the Waterway and Coastal Protection Code.</p> <p>The proposal can meet either the Acceptable Solutions or the Performance Criteria for all other relevant Codes.</p> <p>As the application cannot meet E11.8.1 P1, it also fails this standard. This means the application must be refused pursuant to clause 7.5.1 of the Scheme.</p> <p>Not satisfied.</p>
<p>(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;</p>	<p>The land slopes to the south east. However, it is a gentle slope and the lots are large enough for future development to gain good solar access.</p> <p>Satisfied.</p>
<p>(d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;</p>	<p>The slope of the land will require minimum cut and fill and retaining walls.</p> <p>Satisfied.</p>

<p>P3</p> <p>The frontage of each lot must provide opportunity for reasonable vehicular and pedestrian access and must be no less than: 6m.</p>	<p>P3</p> <p>The frontage of proposed Lot 9 is 5.37m with a short section that would likely make the total width 6m.</p> <p>Satisfied.</p>
<p>P4</p> <p>An internal lot must satisfy all of the following:</p> <p>(a) access is from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</p>	<p>P4</p> <p>Lots 4, 9, 10, 11 and 12 are internal lots.</p> <p>All the internal lots have access from the proposed cul-de-sac - not from the existing road (Alma Road).</p> <p>It is arguable that site constraints make the cul-de-sac arrangement the most efficient way to subdivide the land.</p> <p>Satisfied.</p>
<p>(b) it is not reasonably possible to provide a new road to create a standard frontage lot;</p>	<p>It would be difficult to arrange 14 lots so that they all had a standard frontage from the cul-de-sac.</p> <p>A different arrangement of fewer lots may be able to achieve standard frontages but the PC is considered satisfied.</p>
<p>(c) the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</p>	<p>This criterion is not relevant to this proposed subdivision.</p>
<p>(d) the lot will contribute to the more efficient utilisation of living land;</p>	<p>The internal lots provide for a more efficient utilisation of the land for residential purposes. If the internal lots were removed then the proposal would be for fewer larger lots.</p> <p>In terms of density, the cul-de-sac option provides for more lots and therefore more efficient utilisation of the land.</p> <p>Satisfied.</p>
<p>(e) the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</p>	<p>There are neighbouring properties at 70 Alma Road (to the north), 3 and 11 Holkham Court (to the south) and 59 Holkham Court (to the east).</p> <p>The land to the north of the proposed subdivision (70 Alma Road) will not be unreasonably affected by a residential development on 66 Alma Road. It is upstream of stormwater flow, solar access will not be impacted by a development to the south, it is a large lot of land, and the existing dwelling is located around 75m from the boundary with 66 Alma Road.</p> <p>Numbers 3 and 11 Holkham Court are to the south of the proposed subdivision sharing their northern boundaries with proposed lots 1 and 4 and a small part of lot 6. The dwellings at 3 and 11 Holkham Court are located close to Holkham Court and around 80m and 85m away from the boundary with the proposed subdivision. These dwellings will not be impacted by loss of solar access, and will not be impacted by overlooking due to the distances. In addition,</p>

	<p>proposed lots 4 and 6 will have covenants on the titles restricting building to north of the stormwater easements running through the lots, moving future dwellings even further away from the shared boundary.</p> <p>11 Holkham Court is downstream of stormwater flow across 66 Alma Road. 23 and 31a Holkham Court, while not immediate neighbours, are also downstream of the proposed subdivision. The amenity of these properties would be affected by any additional stormwater flowing from the water catchment area during times of heavy rain.</p> <p>The engineer for the applicant maintains that the methodology proposed in s3.2 of the Ross Cummings report will result in no increase to peak flows.</p> <p>Council's engineering consultant does not disagree with that but notes there are differences between the Ross Cumming report, and the Anna Wilson report prepared for Council.</p> <p>These differences include - for example and very generally - a slight difference in catchment area, different base data resulting from different climate change scenarios and some difference in infiltration rates.</p> <p>The Engineering Report recommends a condition requiring the methodology proposed in the Ross Cummings Report be implemented using the baseline data provided in the Anna Wilson report.</p> <p>59 Holkham Court is east of the proposed subdivision and has an existing dwelling located around 42 m from the boundary of proposed lot 10. It will not be impacted by solar access, overlooking or stormwater runoff.</p> <p>This PC is considered satisfied by condition.</p>
(f) the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;	<p>The driveways will be minimum 4m wide, in accordance with the BHMP.</p> <p>Satisfied.</p>
(g) passing bays are provided at appropriate distances along the access strip to service the likely future use of the lot;	<p>The cul-de-sac is wide enough for passing. The internal lot driveways will be 4m wide and will include passing bays as required.</p> <p>Satisfied.</p>
(h) the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;	<p>Satisfied</p>

(i) a sealed driveway is provided on the access strip prior to the sealing of the final plan.	This will be a condition of the permit. Satisfied
(j) the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces.	The subdivision layout means that this criterion is not applicable to the subject internal lots. N/A

Discretion 2 – Roads D12.5.2 A1

Objective of the Standard: To ensure that the arrangement of new roads within a subdivision provides for all of the following: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian and cycling traffic; (c) the efficient ultimate subdivision of the entirety of the land and of neighbouring land.	
Performance Criterion	Planner's response
P1 The arrangement and construction of roads within a subdivision must satisfy all of the following: (a) the appropriate and reasonable future subdivision of the entirety of any balance lot is not compromised;	Satisfied
(b) the route and standard of roads accords with any relevant road network plan adopted by the Planning Authority;	There is no road network plan adopted by the Planning Authority at this stage.
(c) the subdivision of any neighbouring or nearby land with subdivision potential is facilitated through the provision of connector roads and pedestrian paths, where appropriate, to common boundaries;	Subdivision of the land to the east may be facilitated by pedestrian access via the drainage area / public open space. Satisfied
(d) an acceptable level of access, safety, convenience and legibility is provided through a consistent road function hierarchy;	Access, safety, convenience and legibility are all good. Satisfied
(e) cul-de-sac and other terminated roads are not created, or their use in road layout design is kept to an absolute minimum;	A cul-de-sac is created. The cul-de-sac is the principal and only road. This cannot be seen as keeping to a minimum. Not satisfied.
(f) connectivity with the neighbourhood road network is maximised;	All lots will have good access to the neighbourhood road network. Satisfied.

(g) the travel distance between key destinations such as shops and services is minimised;	Satisfied
(h) walking, cycling and the efficient movement of public transport is facilitated;	A footpath will be provided along one side of the cul-de-sac and there is a footpath on the western side of Alma Road. There is no public transport to the area. Satisfied.
(i) provision is made for bicycle infrastructure on new arterial and collector roads in accordance with Austroads Guide to Road Design Part 6A;	This provision does not apply to this application as Alma Road is not an arterial or collector road.
(j) multiple escape routes are provided if in a bushfire prone area.	There is only one vehicular escape route. The BHMP requires adequate width and a turning head and TFS have signed off on the proposal. Satisfied.

Discretion 3 – Ways and Public Open Space D12.5.3

Objective of the Standard To ensure that the arrangement of ways and public open space provides for all of the following: (a) the provision of safe, convenient and efficient connections for accessibility, mobility and recreational opportunities for the community; (b) the adequate accommodation of pedestrian and cycling traffic;	
Performance Criteria	Planner's response
P1 The arrangement of ways and public open space within a subdivision must satisfy all of the following: (a) Connections with any adjoining ways are provided through the provision of ways to the common boundary, as appropriate	P1 Lots 1-3, 14 and 15 all access directly onto Alma Road. All other proposed lots access onto Alma Road via the cul-de-sac. Satisfied
(b) Connections with any neighbouring land with subdivision potential is provided through the provision of ways to the common boundary, as appropriate	The land to the east is zoned Low Density Residential and has subdivision potential. The proposed drainage area potentially provides at least a walkway through to the common boundary. The land to the north is zoned Rural Living and requires a minimum lot size of 1ha for subdivision. It also has a Biodiversity Protection Area for a threatened vegetation community in parts. As such, it has less subdivision potential and it is considered not necessary to provide for a way to that common boundary. Satisfied

(c) Connections with the neighbourhood road network are provided through the provision of ways to those roads, as appropriate	All proposed lots would have access to the road network (Alma Road). Satisfied
(d) New ways are designed so that adequate passive surveillance will be provided from development on neighbouring land and public roads as appropriate	The new cul-de-sac would be visible from most of the proposed lots and provides no hidden corners or niches. Satisfied.
(e) Topographical and other physical conditions of the site are appropriately accommodated in the design	The topographical and physical conditions of the site include the waterway and the slope to the south east. These conditions are dealt with in the subdivision design. Satisfied
(f) The route of new ways has regard to any pedestrian and cycle way or public open space plan adopted by the Planning Authority	The pedestrian way is on the other side of Alma Road and would not be impacted by the proposal. Satisfied
(g) New ways or extensions to existing ways must be designed to minimise opportunities for entrapment or other criminal behaviour including, but not limited to, having regards to the following: i. The width of the way ii. The length of the way iii. Landscaping within the way iv. Lighting v. Provision of opportunities for 'loitering' vi. The shape of the way (avoiding bends, corners of other opportunities for concealment).	As noted above, the new cul-de-sac would not provide opportunities for entrapment or other criminal behaviour. Satisfied.
P2 Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council policy.	The application suggests that the drainage area provided between proposed lots 6 and 8 would double as Public Open Space. This is not considered appropriate, at least at this point. The area could provide pedestrian linkage to a subdivision on the adjacent land at some point, and a riparian reserve may provide attractive public open space if landscaped at some point. However, at the moment, the subject land contains drainage infrastructure and would have limited open space value as a result. Any permit that may be issued should be conditioned to require: i. a contribution to Public Open Space, as noted in the engineering report and

	<p>ii. Lot 101 must also be noted as set aside for drainage on the Final Plan.</p> <p>Satisfied with conditions.</p>
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Discretion 4 – Services D12.5.4 A4

<p>Objective of the Standard:</p> <p>To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.</p>	
Performance Criterion	Planner's response
<p>P4</p> <p>The subdivision provides for the installation of fibre ready facilities (pit and pipe that can hold optical fibre line) and the underground provision of electricity supply.</p>	<p>The permit would condition compliance with this Performance Criterion.</p> <p>Satisfied.</p>

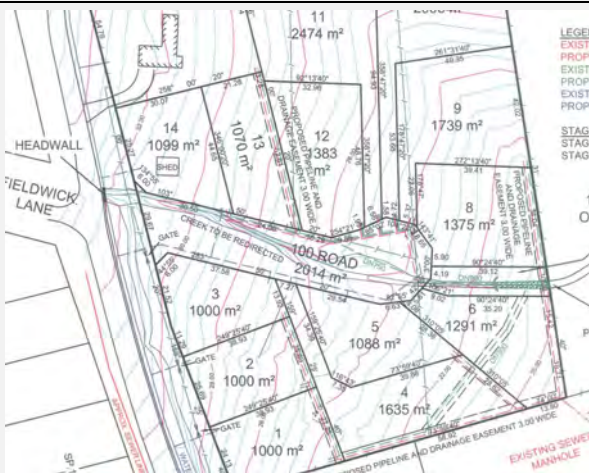

Discretion 5 – Roads and Railway Assets (Use Standards)

<p>Objective of the Standard:</p> <p>To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.</p>	
Performance Criterion	Planner's response
<p>P3</p> <p>Any increase in vehicle traffic at an existing access or junction in an area subject to a speed limit of 60km/h or less, must be safe and not unreasonably impact on the efficiency of the road, having regard to:</p> <ul style="list-style-type: none"> (a) the increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature and efficiency of the access or the junction; (d) the nature and category of the road; (e) the speed limit and traffic flow of the road; (f) any alternative access to a road; (g) the need for the use; (h) any traffic impact assessment; and (i) any written advice received from the road authority. 	<p>The Engineering Report (attachment B) uses a 'rule of thumb' average where a single residential lot would generate 7-10 vehicle movements per day notes and concludes that 'it is not expected that the increase in traffic generated by the subdivision will result in any safety issues and is well within the capacity of Alma Road.</p> <p>The Performance Criterion is considered satisfied.</p>

Discretion 6 – Stormwater Management

Refer to the Engineering Report provided at attachment B for this assessment.

Discretion 7 – Waterway and Coastal Protection E11.8.1 A1

Objective of the Standard:	
To ensure that the subdivision of land provides adequate services to meet the projected needs of future development.	
Performance Criterion	Planner's response
<p>P1</p> <p>Subdivision of a lot, all or part of which is within a Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area, must satisfy all of the following:</p> <p>(a) minimise impact on natural values;</p>	<p>The placing of a new road directly along and on top of the Waterway and Coastal Protection Area cannot be seen to minimise impact on natural values.</p> <p>Refer to the images below to see the correlation between the proposed road and the location of the Waterway and Coastal Protection area, and then refer to the P1 (a) column to the left.</p>
	 <p>Without a report from a suitably-qualified person stating that there are no natural values along the creek line, the proposal cannot be seen to satisfy this PC.</p> <p>In fact, the Wilson stormwater report contains a recommendation (section 8), that it would be 'prudent to protect the major drainage paths with appropriate public space or easements to allow for potential increases in climate change effects' (paragraph 3, p. 29) and again, in the Ongoing and Long Term Actions (section 20) 'a major flow route should be kept and protected through the planning process' (Action 1 on page 33).</p> <p>Not satisfied.</p> <p>The application must be refused pursuant to clause 7.5.1 of the Scheme.</p>

(b) provide for any building area and any associated bushfire hazard management area to be either: (i) outside the Waterway and Coastal Protection Area, Future Coastal Refugia Area or Potable Water Supply Area; or	Part of the bushfire hazard management area is located within the Waterway and Coastal Protection Area.
(ii) able to accommodate development capable of satisfying this code.	All proposed lots, except lots 6 and 8 will be able to accommodate development outside the Waterway and Coastal Protection Area. Lots 6 and 8 would be more restricted, especially so for lot 6, which will have a covenant restricting building to north of the proposed pipeline easement. However, it is likely there will be areas that can accommodate development on all the lots. Satisfied.
(c) if within a Potable Water Supply Area, be in accordance with the requirements of the water and sewer authority.	N/A

14. Referrals

Engineering: refer to attachment B for the Engineering Report.

TasWater: provided conditions to be placed on the permit

15. Concerns raised by representors

Issue	Response
Rep 1 : stormwater, Council must upgrade the existing stormwater first in accordance with its own report, inability of council employees to do their job, cannot direct stormwater onto someone else's property, Council must act in accordance with the stormwater act, no consideration given to sheds, driveways and hardstand areas when calculating coverage.	Refer to the Engineering Report provided at Attachment B.
Rep 2: sewerage easement over land owned by another person, easement through proposed lots 4 and 6 will cause dwellings to be located close to neighbour's boundary, approval will not be granted for an easement to go through neighbouring property	Refer to the Engineering Report. Dwellings on lots 4 and 6 will be restricted to north of the proposed pipeline easement.
Rep 3: stormwater and flooding in Holkham Court, proposed stormwater layout,	Refer to the first response above.
Rep 4: incorrectly advertised as 13 lots plus balance – public open space lot should have been included and should be re-advertised,	13 lots plus balance is considered an accurate description of the proposal.

multiple stormwater issues, size of water tanks not sufficient for roof drainage during heavy rainfall, differences between the stormwater plans referred to, upgrades to public stormwater not budgeted for	Refer to the Engineering Report (attachment B) for stormwater issues.
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16. 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.

17. Recommendation

That:

- B. Pursuant to Section 57 of the *Land Use Planning and Approvals Act 1993* and the Glamorgan Spring Bay Interim Planning Scheme 2015, development application SA 2019/24 to subdivide the title at 66 Alma Road Orford (CT 35054/1) into 13 lots plus balance be refused on the basis that it does not satisfy the Performance Criteria:
 - a. D12.5.1 P2(b)
 - b. D12.5.2 P1(e)
 - c. E11.8.1 P1(a)

3.3 Planning Scheme Amendment AM 2019/03 – Section 35 Report

Proposal:	To amend the Glamorgan Spring Bay Interim Planning Scheme 2015 by inserting the Bushfire-prone Areas Overlay
Requested by:	N/A – Council initiated amendment
Location:	Glamorgan Spring Bay Municipality
Attachments:	Attachment A – Draft Amendment AM 2019/03 Attachment B – Supporting Report prepared by the Tasmania Fire Service (Nov 2019) Attachment C – Information Sheet- FAQs prepared by the Tasmania Fire Service
Report prepared by:	Nell Nettlefold, Planning Consultant

1. INTRODUCTION

The purpose of this report is to consider the initiation, and potential subsequent certification, of draft amendment AM 2019/03 to the Glamorgan Spring Bay Interim Planning Scheme 2015 which proposes to insert the Bushfire-prone Areas Overlay as provided in Attachment A.

The Tasmania Fire Service (TFS) has been working with Local Government to produce bushfire-prone area mapping for each municipal area. The process has involved the production of a modelled overlay that has been progressively refined based on site verification and local knowledge.

The TFS have now completed the mapping for the Glamorgan Spring Bay municipality and it is proposed to adopt the mapping by amending the planning scheme to insert the Bushfire-prone Areas Overlay.

2. BACKGROUND

Planning Directive No. 5.1 – Bushfire-prone Areas Code (PD5.1) applies the Bushfire-prone Areas Code (the Code) to all interim planning schemes in Tasmania. The Code applies standards to subdivision and Vulnerable and Hazardous uses within a bushfire-prone area.

The Code defines 'bushfire-prone area' as;

Means:

- (a) *land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or*
- (b) *where there is no overlay on a planning scheme map, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1 hectare.*

The Code also defines 'bushfire-prone vegetation' as:

Contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes

Currently, there is no bushfire-prone areas overlay in the planning scheme. In order to determine if a site is within a bushfire-prone area, and therefore subject to the Code, applicants are required to work their way through part (b) of the definition of 'bushfire-prone area', incorporating the criteria contained in the 'bushfire-prone vegetation' definition.

The use of an overlay to spatially identify bushfire-prone areas is anticipated as provided for in part (a) of the Code's 'bushfire-prone area' definition.

3. LEGISLATION

The purpose of this report is to consider the initiation and certification of the proposed draft amendment pursuant to Sections 32 and 35 of the former provisions of the *Land Use Planning and Approvals Act 1993* (the Act). These provisions are addressed in the body of the report below.

The Planning Authority must consider this report but is not bound to adopt its recommendations. Broadly, the Planning Authority can either: (1) adopt the recommendation, or (2) vary the recommendation by adding, modifying or removing recommended reasons and conditions, or (3) replace an approval with a refusal (or vice versa).

Any alternate decision requires a full statement of reasons to comply with the *Judicial Review Act 2000* and the *Local Government (Meeting Procedures) Regulations 2005*.

4. RISK AND IMPLICATIONS

While the draft amendment will have no direct financial implication for Council, it will provide greater certainty for determining if a property is within a bushfire-prone area thereby facilitating the reduction of risk associated with bushfire.

5. ASSESSMENT

5.1 Mapping

The TFS Supporting Report (refer to Attachment B) outlines the methodology used to generate the mapping for the draft amendment. It essentially applies the criteria contained within the part (b) definition of 'bushfire-prone area' although, because it is more refined, it has excluded some areas that would be considered to be in a bushfire-prone area that are deemed to be suitably low threat based on expert opinion and bushfire behaviour modelling.

The draft amendment is anticipated to provide an authoritative and accessible information source that will simplify the process for determining if a site is within a bushfire-prone area. Improved clarity will benefit landowners, developers and permit authorities by providing greater certainty with respect to planning and building regulatory matters.

The TFS has prepared an Information Sheet outlining responses to frequently asked questions regarding the application of the bushfire-prone areas overlay which is contained in Attachment C.

The maps comprising the draft amendment are also proposed to be inserted in the Glamorgan Spring Bay draft LPS (draft LPS) that will form part of the Tasmanian Planning Scheme once the draft LPS has been approved.

It is acknowledged that bushfire-prone areas are based on vegetation types that may change over time. As a result, the Bushfire-prone Area Overlay, if approved, will need to undergo periodic review to remain accurate.

It is also noted that the draft amendment is consistent with the relevant provisions in AS 3959-2009¹ and therefore, facilitates integration with building requirements.

¹ Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas.

5.2 Statutory Assessment

Section 32(1) of the Act states that, in the opinion of the relevant decision-maker, a draft amendment:

(a)-(d)...

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

(ea) must not conflict with the requirements of section 300;

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

Under section 32(2), the provisions of section 20(2)-(9) inclusive apply to the amendment of a planning scheme in the same way as they apply to a planning scheme.

The draft amendment will not cause the potential for land use conflict with adjacent planning scheme areas consistent with section 32(1)(e) of the Act. Break O'day and Northern Midlands Councils have amended their respective planning schemes to incorporate the Bushfire-prone Areas Overlay consistent with the TFS mapping methodology used for this draft amendment.

It is understood that Sorell and Southern Midlands Councils have their bushfire mapping but are anticipating that it will come into effect once their draft LPSs are approved and subsequently the Tasmanian Planning Scheme is implemented in those municipalities. Due to uncertainty regarding the timeframe for the approval of the Glamorgan Spring Bay draft LPS, it is recommended that the mapping be implemented by amendment to the interim planning scheme.

Section 300 includes that:

- 1) an amendment may only be made under Division 2 or 2A to a local provision of a planning scheme,if the amendment is, in the opinion of the relevant decision-maker, practicable, consistent with the regional land use strategy for the regional area in which is situated the land to which the scheme applies.*

The Southern Tasmania Regional Land Use Strategy (STRLUS) identifies bushfire as a key land hazard which is addressed through Regional Policy MRH1. Although there is no specific reference to the mapping of bushfire-prone areas, the draft amendment furthers MRH1 by helping to easily identify land that is in a bushfire-prone area, thereby supporting regulatory measures to reduce the risks associated with bushfire.

For the purpose of assessment under section 32(1)(f), the draft amendment is part of a statewide approach to mapping bushfire-prone areas and will assist with the implementation of the Code. There are not considered to be any adverse impacts in social, economic and environmental terms for the region as an entity.

The TFS report, at sections 7.1 and 7.2, demonstrates how the draft amendment furthers the Schedule 1 Objectives of the Act and that it has been prepared in accordance with State Policies. It is recommended that the opinions expressed in the TFS report are adopted by the Planning Authority, in particular the draft amendment will:

- Provide for the fair, orderly and sustainable use and development of land by easily identifying land that is subject to increased risk of bushfire consistent with adopting a statewide approach to mapping bushfire-prone areas as seen by 11 Councils having already applied the mapping through their interim planning schemes;
- Facilitate economic development by making it easier for developers, regulators and the general public to determine what land is within a bushfire-prone area; and
- Support the efficient application of the Code (and building regulations).

5.3 Glamorgan Spring Bay Community Strategic Plan 2013

The Glamorgan Spring Bay Strategic Plan 2013 identifies high-level guidance relating to six key future directions. Direction 6 includes the following statement:

Extreme weather events, emergencies and the possible impacts of climate change need to be planned for and managed to ensure the safety of our towns and communities.

The draft amendment supports this direction by making it easier to determine if a property is within a bushfire-prone area, thereby facilitating the application of regulatory controls to reduce the risk to life and property as a result of bushfire.

6. APPROVAL PROCESS

If the Planning Authority resolves to initiate and certify the draft amendment, section 38 of the Act requires that it is then placed on exhibition for a period of 28 days. During that time the Planning Authority may receive comments which will be reviewed and the opinion as to the merits of those comments will be reported to the Tasmanian Planning Commission who will ultimately decide on the draft amendment.

7. REFERRALS

Should the Planning Authority resolve to initiate the draft amendment, referrals to the relevant State agencies and entities will be made.

8. CONCLUSION

The draft amendment proposes to insert the Bushfire-prone Areas Overlay into the planning scheme. Currently, to determine if land is within a bushfire-prone area, there is a requirement to apply a subjective definition that is open to interpretation and therefore, potential error that can cause additional cost and delays to applicants and regulators.

The bushfire-prone area overlay will provide certainty in determining land that is subject to increased bushfire risk, facilitating with greater certainty the necessary regulations to reduce that risk.

The draft amendment has been prepared by the TFS and verified by Council officers and is consistent with mapping that has been undertaken for other municipalities and is assessed as complying with Section 32 and is suitable for certification in accordance with Section 35 of the Act.

9. RECOMMENDATION

That the Planning Authority resolves:

- A. Pursuant to 34(1)(b) of the former provisions of the *Land Use Planning and Approvals Act 1993* to initiate draft amendment AM 2019/03 to the Glamorgan Spring Bay Interim Planning Scheme 2015 to insert the Bushfire-prone Areas Overlay.

- B. Pursuant to section 35 of the former provisions of the *Land Use Planning and Approvals Act 1993* that draft amendment AM 2019/03 is certified as meeting the requirements of section 32 of the former provisions of the *Land Use Planning and Approvals Act 1993*.
- C. Pursuant to section 38 of the former provisions of the *Land Use Planning and Approvals Act 1993* that draft amendment AM 2019/03 be placed on public exhibition for 28 days.
- D. Pursuant to section 39 of the former provisions of the *Land Use Planning and Approvals Act 1993*, that if no representations are received, or representations received are in favour of draft amendment AM 2019/03, the General Manager is to advise the Tasmanian Planning Commission accordingly.

Attachment A – Draft Amendment AM 2019/03

Attachment B – Supporting Report, prepared by the TFS (2019)

Attachment C – Information Sheet – FAQs, prepared by the TFS

Under Regulation 25 of *Local Government (Meeting Procedures) Regulations 2015*, the Chairperson hereby declares that the Council is no longer now acting as a Planning Authority under the provisions of the Land Use Planning and Approvals Act 1993 for Section 3 of the Agenda.

Recommendation

That Council no longer acts as a Planning Authority. (Time:)
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4. Public Question Time

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

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

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

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

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

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

PLEASE NOTE: All members of the public wishing to ask a question during Public Question Time are asked to utilise the **wireless microphone provided** to ensure quality of sound both in the Council meeting room and for audio recording and live streaming purposes.

4.1 Questions without notice

4.2 Questions on notice

Mr Nick Johnston, Freycinet Association Inc.

Freycinet Association Inc. (FAI) has obtained details of a Crown Lease relating to the Coastal Reserve (more commonly known as the Coles Bay Foreshore) located between the boat launching ramps and the start of Muirs Beach.

*The details of the lease are –
Agreement ID 96262
Property ID 1710282
Tenure - Lease*

This area is more particularly described in the GSBC Foreshore Management Plan 2014/19.

An extract from the Plan under section 1.2 is -

Coastal Reserve

PID: 1710282 Extent (ha): 12.9

Land tenure: Coles Bay Conservation Area, Nature Conservation Act, Parks and Wildlife Service

Management responsibilities: No current lease or license – previously held by Council. (highlighting added)

Natural features: Coastal vegetation including dry sclerophyll forest, non-eucalypt forest and non-forest communities, creek, rocky and sandy shores and bays, parkland with remnant native trees.

Infrastructure & uses: Public roads, private property access roads & cross-overs, parking areas, informal walking tracks, BBQ & picnic tables, public toilets, boat ramps & jetties, electricity supply poles & cables.

FAI has been endeavouring for some time to obtain clarity as to the precise legal status (lease) between GSBC and the Crown (DPIPWE) and the management responsibilities for this Coastal Reserve.

The matter was raised with Mayor Wisby on 13 October 2019. On 28 October she provided an interim response and on 16 November she provided an update “ I am still waiting for details from Parks and Council’s General Manager”. Nothing further has been received.

Based on the above background, it is apparent that there is a conflict between what is stated in the Plan and the information provided to FAI concerning details of the Crown Lease and FAI is desirous of ascertaining the legal factual position.

- i. Is the status of the lease as stated in section 1.2 of the Management Plan and highlighted in red above, factually correct That is, Agreement ID 96262 is no longer in operation ?*

Response from the General Manager

At the time the Native Flora and Fauna Management Plan 2014-2019 was adopted Council was re-negotiating a lease on this reserve. The new Council lease with Crown was signed on the 15th December 2015.

- ii. *If the answer to Question 1. is in the affirmative, does GSBC currently have any management, maintenance or other responsibilities for the Coastal Reserve ? If so, please advise particulars and provide any relevant documentation.*

Response from the General Manager

The lease requires that Council manages and maintains the reserve however the lease agreement is commercial in confidence and is therefore not publicly available. The Native Flora and Fauna Management Plan for the Coles Bay Reserves is currently under review. A draft will be made available for public consultation later in 2020.

- iii. *If the answer to Question 1. is in the negative, and Agreement ID 96262 is still in operation, can Council please provide a copy of that document ?*

Refer above response.

- iv. *If Council has no current legal obligations for the management, maintenance or other responsibilities relating to the Coastal Reserve, is Council operating on the basis that all such matters have reverted to the Crown (via DPIPWE)?*

Refer above response.

Mr Nick Johnston, Freycinet Association Inc.

Mayor Wisby has been reported as publicly stating on 13 February 2020 that the desk top audit of waste water/septic systems in the Coles Bay and Swanwick areas has been completed.

- i. *Will Council please supply to Freycinet Association Inc. a full copy of the report on the scope and results of the desk top audit of waste water / septic systems in the Coles Bay / Swanwick and The Fisheries areas? Please state when this will be supplied to the Freycinet Association Inc.*

Response from the General Manager

Council staff have addressed all the components of the scope of the audit as requested. The audit has been beneficial as Council now have a comprehensive database of the type of wastewater systems installed in individual properties in Coles Bay. All property owners with an aerated wastewater treatment system (AWTS) are complying with the requirement to undertake quarterly maintenance. The data base will allow Council staff to confirm that every AWTS has been serviced, and measures are now in place to report on this quarterly. A system had been developed to import the service reports into the data base and a standard letter has been developed to post to the property owner should the service report indicate an issue. Due to the success of this database Council have now imported all AWTS records in the GSB municipality into this system.

Council's EHO continues to promptly act on all complaints received regarding failing wastewater systems. After many property owners were required to upgrade failing wastewater systems by Council's EHO in 2018/2019, the EHO has only received two complaints about alleged failing wastewater systems over 2019/2020 summer period, 1 in Coles Bay and one in Swanwick. The property owners of both these systems (1 septic and 1 AWTS) had already began remediation work prior to Council making contact. Council's EHO received a further 3 phone calls from property owners advising that the waste water system installed on their property was showing signs of failure and that they were in the process of organising a replacement system.

Please be advised that a report as such has not been written, as the scope was a desk top audit only and the above information covers the findings.

Ms Georgia Alexander Freycinet Association Inc.

In response to a question on notice for the November 2019 meeting of Council concerning boat trailer parking off Harold Street, Coles Bay, the General Manager stated “ A new boat trailer carpark is approved off Harold Street as part of the (State Government) 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”.

The Information Table to the Boat Trailer Parking Grant Deed includes the following approved purposes for which the grant is provided –

Item (c) Construction of a car park adjacent to the Community Hall providing 10 angled boat trailer parking spaces, and providing a site layout that allows future expansion of an additional 7 spaces to the south, as outlined in the Boat Parking Strategy Concept Plan on page 108 of the Freycinet Peninsula Master Plan.

Item (d) Improved parking and traffic management (including the boat ramp access) in Garnett Avenue, Coles Bay through directional and management signage.

- i. Will Council please supply to Freycinet Association Inc. the detailed plans for the 10 angled boat trailer parking spaces, including the site layout for future expansion of an additional 7 spaces?*

General Manager's Response

A copy of the site layout plans will be provided to the Freycinet Association Inc.

- ii. Has the vegetation removal permit being sought by Council been received?*

General Manager's Response

The permit application for the 'Taking' of Threatened Flora and Fauna has been submitted to DPIPW and it is expected to be approved within a couple of weeks.

- iii. When will work on construction of the 10 angled boat trailer parking spaces commence?*

General Manager's Response

Works are expected to commence in May with a completion date of 30 June 2020.

- iv. When does the Council intend to install the directional and management signage specified in Item (d) of the Information Table to the Boat Trailer Parking Grant Deed?*

General Manager's Response

Installation is expected to be complete by 30 June 2020.

Ms Georgia Alexander Freycinet Association Inc.

The FAI request an update on the Swanwick Park dog exercise area, funded by drought relief monies. The FAI have written previously for an update on this on December 5th 2019, with no response from Council, so we are now resorting to a question on notice. Last year the community were asked to provide feedback on the location of the dog exercise area. I personally spent hours of my volunteer time consulting with our community and came up with the attached plan, which the FAI submitted within the prescribed time period, requesting a

different location to avoid the dog exercise area being located adjacent to future housing. The FAI are aware that Council received emails supporting this plan.

FAI submitted its plan on September 25th 2019 and received acknowledgement of its submission on September 30th 2019. To date the FAI have had no further correspondence from Council is related to this matter.

Looking at the works in progress in the Park, Council has completely ignored the FAI submission, and the community support for the submission, and located the exercise area contrary to the wishes of the community. It is disappointing that input was asked for from the community, and yet again we have been ignored, and precious volunteer time was wasted.

- i. Why was the community preferred location disregarded, after asking for community input, and why was this decision not communicated to the FAI following its submission?*

General Manager's response

The location of the exercise areas is in accordance with Council decision.

- ii. Who made the decision to locate the dog exercise area in the location it is being set up (Council suggested area), and under what authority did they make this decision?*

General Manager's response

The location of the dog exercise area is in accordance with Council decision.

- iii. Why was our follow up question submitted December 5th 2019 not answered in the prescribed time, as set out in the Council's Customer Service Charter?*

General Manager's response

It is unfortunate that a response was not provided in a timely manner. Council is currently reviewing its response timeframe in accordance with Council's Customer Service Charter and establishing processes and procedures to ensure that in future, responses are provided in a timely manner.

- iv. We are informed that there will be a vegetation verge between the dog exercise area and the future housing. Please provide the planting plan for this vegetation verge and state when this vegetation verge will be planted out.*

General Manager's response

No planting plan has been developed as yet.

- v. How is this vegetation verge going to be watered and by whom? Swanwick has no town water supply and everyone who needs water in Swanwick is presently trucking it in from Bicheno, with no change to this situation anticipated in the near future. Without water, how does Council envisage the vegetation verge being established and surviving?*

General Manager's response

The water supplied by Council to the water tank at the recreation ground could be utilised for this purpose.

- vi. Please provide the mowing plan for the Swanwick Park. The attached photo of the Westpac Rescue helicopter shows the state that the grass in the Park often gets in to. In order for community members to safely enter the Park with their dogs it will need to be regularly mowed. The risk of tiger snakes in that area is high. The grass also needs to be mowed so that the Westpac rescue helicopter does not have to land in grass like this again.*

General Manager's Response

The Swanwick reserve is programmed to be cut on a two week mowing cycle, dependent on growing conditions. However, there was a period of annual leave when the mowing was not undertaken. The future programme should now be back on track.

- vii. *When will the gate be installed on the edge of the Swanwick Park playground? The gap in the fence was shown to Mayor Wisby, Deputy Mayor Woods, Councillor Arnol and Former Councillor Crawford in August 2018. The requirement for a gate was included in a report submitted to former General Manager David Metcalf prepared by Deputy Mayor Woods and Councillor Arnol. The community is still waiting for the gate to be installed to stop children running out of the Park onto the road.*

General Manager's Response

The relevant Manager has been made aware of the issue and will facilitate the installation of a gate.

- viii. *The Council budget for 2019/20 shows \$20K of improvements for the Swanwick playground, from drought relief monies, of which \$1,860 is reported as having been spent up to the end of December 2019. Please particularise how the \$1860 was spent, and itemise the balance of the budgeted improvements, including the timing thereof.*

General Manager's Response

Council has applied for an extension on the expenditure date and is awaiting an official response. If the request for an extension is approved (until the end of April), Council will look at options for play/exercise equipment as well as seating and shelters.

- ix. *When will the bike rack be installed at the Swanwick bus stop, promised more than a year ago by Council, prior to the announcement of drought relief monies?*

General Manager's Response

The bike rack has been constructed awaiting the installation of the slab of concrete by a contractor.

Ms Mandy Raspin

- i. *As a customer of Bendigo Bank who owns or is a signatory to 6 accounts, I am interested to know why the Council offices have reduced the hours of the bank agency to 2 days per week?*

General Manager's Response

This decision was made in order to reduce a high level of cost to Council and to reduce pressure on Council staff time, thus allowing a greater focus on core Council activities.

Mr Michael Cooke

Below is my email sent to Council on 11 December 2019

I have read the Council document "Public Question Time – How do I ask a Question?" At the foot of that document reference is made to the Local Government Act 1993 Meeting Procedures (Section 4, Regulation 31)

Can you please clarify whether that reference should in fact read “Local Government (Meeting Procedures) Regulations 2015 (Division 4, Regulation 31). These regulations appear to have superseded those referred to in the Council document.

Regulation 31 (1) does not impose any restriction on the number of questions which may be asked. Accordingly, I again request that you provide documentation in support of the “ Rule “ alleged to have been established by Council, the date of its effect and how this “ Rule “ does not contravene the Regulations.

*Regulation 31 (3) states that “if required, **AT LEAST** 15 minutes (of an ordinary Council meeting) is to be made available for questions by members of the public “*

Point 1. of the Council document on public question time (referred to above) states that “Council allows 15 minutes in total for Public Question time ... “

On what basis does Council purport to limit this time to 15 minutes in contravention of the Regulations?

In the absence of a response, the following Questions on Notice are now submitted for inclusion in the Agenda for the February Council Meeting.

- i. Why has a reply not been issued within the time prescribed in the GSBC Customer Service Charter or at all?*

General Manager’s response

It is unfortunate that a response was not provided in a timely manner. Council is currently reviewing its response timeframe in accordance with Council’s Customer Service Charter and establishing processes and procedures to ensure that in future, responses are provided in a timely manner.

- ii. What action, if any, has been taken in respect of the matters raised to address the apparent non compliance of Council with the Regulations?*

Please refer above response.

- iii. When do you intend to reply to my email dated 11 December 2019?*

General Manager’s response

In response to your email dated 11 December 2019 I can advise that Council’s Public Question Time Procedures should reflect the Local Government (Meeting Procedures) Regulations 2015 not the Local Government Act as has been pointed out. The procedures have since been amended to reflect the correct legislation.

As a minimum the Local Government (Meeting Procedures) Regulations 2015 require that a Council allows at least fifteen (15) minutes allocated to Public Question Time. In accordance with regulation 31 of the Local Government (Meeting Procedures) Regulations 2015, a council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.

Mr Michael Cooke

Council has a Customer Service Charter which, inter alia, specifies policy for dealing with “ when a customer writes or emails”.

- i. What processes are in place to capture incoming correspondence and track it such that Council can comply with its stated charter for customer service?*

General Manager's Response

Council has a number of processes in place to capture both digital and printed correspondence. As mentioned above, a number of processes and procedures are being established by Council's Management Team to ensure that Council meets the requirements of its Customer Service Charter.

ii. *Is Council complying with its obligations pursuant to the Customer Service Charter?*

Please refer above response.

Mr Michael Cooke

Below is an extract from Seaspeak – October 2019 edition

“ Community Drought Relief funding – Coles Bay

A further \$1 million was secured as part of the federal government's Drought Relief programme. Some of the projects for Coles Bay are:

- *Two garden beds for subsurface irrigation in the park area, a tank and two new pumps for even dispersal over the new garden beds.*
- *Refurbishment of the Coles Bay Community Hall including a new disabled toilet and refurbishment of the existing toilet, painting, new blinds, floor sanding and sealing, chairs and stackers.*
- *A bike rack near the bus shelter.”*

i. *What is the amount of actual expenditure to date on each of the above projects?*

General Manager's response

The financial breakdown for each component has not been made publicly available by Council.

ii. *What other projects are planned or have been undertaken using this Community Drought Relief Funding, including the timing thereof?*

General Manager's response

The components for the project are in accordance with the list released by the Councillors in 2019.

iii. *Has Council actually received from the Federal Government all of the committed Drought Relief Funding and where have the funds been deposited? If not, what amount has actually been received and what is the process for receiving the balance?*

General Manager's response

Council is currently in negotiation with the Federal Government in respect to available funding.

Mr Michael Cooke

I asked the following question on notice for the November 2019 meeting of Council –

“Please advise the actual 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 General Manager's response provided a figure for total rates for each year. No information was provided by region or area as requested, and no explanation was given as to whether that information was or was not available from Council records.

i. Does Council in fact record rates by regions / areas into 19 categories?

General Manager's Response

I can confirm that Council does record rates by regions/areas into 19 categories.

ii. If the answer to 1. above is affirmative, why was the requested information not provided ?

General Manager's Response

Unfortunately this information was not available at the time the December Council Agenda was finalised and circulated. Council staff have since provided the general rate on each of the 19 areas and the information is provided below.

iii. If the requested information is available from Council records, will you please provide it?

General Manager's Response

General Rates Raised 2018/19

Apslawn: \$4380.00
Bicheno: \$894,367.52
Buckland: \$44,543.45
Coles Bay: \$634,129.94
Cranbrook: \$16,790.00
Dolphin Sands: \$276,064.14
Douglas River: \$17,461.00
Friendly Beaches: \$1,838.00
Lake Leake: \$730.00
Levendale: \$2,920.00
Little Swanport: \$80,785.99
Nugent: \$1,200.00
Orford: \$887,708.75
Pontypool: \$41,616.51
Rheban: \$31,009.00
Rocky Hills: \$11,132.00
Spring Beach: \$195,318.90
Swansea: \$691,567.15
Triabunna: \$405,508.47

Commercial, Industrial, Primary Production & Sport and Recreation: \$1,687,428.74

Budgeted General Rate 2019/20

Apslawn: \$4950.00
Bicheno: \$1,000,101.00
Buckland: \$53,400.00
Coles Bay: \$710,954.00
Cranbrook: \$18,975.00
Dolphin Sands: \$307,900.00
Douglas River: \$19,266.00
Friendly Beaches: \$2,028.00
Lake Leake: \$825.00
Levendale: \$3,300.00
Little Swanport: \$89,678.00
Nugent: \$1,390.00

Orford: \$990,671.00
Pontypool: \$46,943.00
Rheban: \$34,334.00
Rocky Hills: \$12,462.00
Spring Beach: \$218,937.00
Swansea: \$772,215.00
Triabunna: \$464,925.00

Commercial, Industrial, Primary Production & Sport and Recreation: \$1,782,605.23

4.3 Response to Questions taken on Notice from Ordinary Council meeting 28 January 2020

Mrs Kath Anderton

Mrs Anderton advised that her questions related to traffic and parking within Vicary Street, Triabunna and asked:

- i. Would it be possible for the Council, in the peak period, to undertake an audit and think about some form of limited parking within the IGA and the Colonial restaurant and also the Spring Bay Hotel areas where there are sometimes campers parked there for two or three days.*

General Manager's response

Council staff will undertake an inspection of general parking in the township area over the Easter period.

- ii. Could Council give consideration to the installation of a disability parking area within Vicary Street? .*

General Manager's response

Arrangements will be made to introduce a disability park in Vicary Street close to the corner of Charles Street, ie. In front of the IGA building.

Mrs Anderton also felt that some people may not understand the no parking symbol.

Mr Andrew Menzies

- i. Mr Menzies advised that Jane Howlett the Member for Prossor had declined to comment on the PRAG Committee proposed management plan for the Orford Sands Spit and nearby beaches citing conflict of interest. Mr Menzies stated that he understood that two other members of the PRAG Committee may also have had a similar conflict of interest but voted on the item. Could Council please investigate this possible conflict of interest and take appropriate action.*

General Manager's response

This matter raised is currently being considered by the appropriate Council officer/s. A further response will be provided to Mr Menzies in due course, a copy of which will appear in the next available ordinary Council meeting agenda.

Mr Aaron De La Torre

- i. *Mr De La Torre referred to the establishment of a Section 24 Special Committee by Council tasked with agreeing on a Statement of Expectations, following direction from the Local Government Director. Mr De La Torre asked the Mayor how employees could have faith in the outcomes of the Committee.*

Response from Mayor Debbie Wisby

Council has voted to draft a Statement of Expectations, and has established the committee to undertake this task. This was not a direction from the Director of Local Government, it was a recommended course of action. The committee has been deliberately chosen to include the General Manager, representative elected members, and two independent advisers with very broad experience in local government. Many people from across the organisation will have the opportunity to provide information to the Advisers and to the Committee generally before the Statement is drafted.

5. Information Reports

5.1 General Manager, Chris Schroeder

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

Council Governance

Council meetings will be conducted monthly with special meetings being called by the Mayor or Councillors when required. In 2020 Council meetings will usually be held on the fourth Tuesday of the month commencing at 2.00pm. Generally, workshops are scheduled for the second Tuesday of each month unless otherwise required. The December 2020 ordinary meeting of Council will be held on Tuesday 15 December 2020 at 2.00pm.

From March 2019 to January 2020, there was an average of 153 views per month of the live streamed Council meetings via the YouTube platform

The total number of views for each meeting video on YouTube as of 18 February 2020 are:

26 March 2019	186 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	126 views
26 November 2019	163 views
17 December 2019	168 views
14 January 2020	100 views (special Council meeting)
28 January 2020	195 views

Medical Services

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

Corporate Services

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

<u>Property Settlement Certificates</u>										
	<u>2015</u>		<u>2016</u>		<u>2017</u>		<u>2018</u>		<u>2019</u>	
	132	337	132	337	132	337	132	337	132	337
July	42	17	42	18	47	18	64	25	42	17
August	30	14	50	26	58	28	60	37	31	13
September	34	18	43	20	51	27	46	19	56	31
October	40	18	37	18	57	37	48	22	54	25
November	43	24	53	30	60	32	47	18	53	31
December	48	21	35	17	38	18	40	19	36	17
January	62	28	46	23	59	29	61	24	47	23
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	319	157
TOTAL	765		884		944		848		476	

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 7 months ended 31 January 2020

	JUL 2019-JAN 2020	2019
Operating Activities		
Receipts from customers	8,407,172	11,716,062
Payments to suppliers and employees	(7,064,921)	(10,916,436)
Receipts from operating grants	315,023	1,380,641
Cash receipts from other operating activities	629,178	688,360
Net Cash Flows from Operating Activities	2,286,452	2,868,626
Investing Activities		
Proceeds from sale of property, plant and equipment	25,022	56,498
Payment for property, plant and equipment	(5,427,601)	(6,732,583)
Receipts from capital grants	1,685,963	2,737,745
Other cash items from investing activities	-	5,632
Net Cash Flows from Investing Activities	(3,716,615)	(3,932,708)
Financing Activities		
Trust funds & deposits	(14,093)	121,491
Net Proceeds/(Repayment) of Loans	378,497	3,266,680
Net Cash Flows from Financing Activities	364,404	3,388,171
Net Cash Flows	(1,065,760)	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	2,611,438	3,677,197
Net change in cash for period	(1,065,760)	2,324,090

RATES BALANCE SHEET [12670]

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		\$10,700.06
Penalty Charged		\$0.00
Rates Levied		\$8,571,203.49
Debit Journals	\$22,188.66 (less \$188.16 being since undone)	\$22,000.50
DEBIT TOTAL		\$8,603,904.05
LESS		
Receipts		\$5,969,283.72
Receipts Undone		-\$7,919.12
Discounts		\$54,630.86
Discounts Undone		-\$45.26
Pension Rebates		\$258,070.88
Credits Journals	\$67,783.70 (less \$4,183.74 being since undone)	\$63,599.96
Supplementary Credits		\$15,171.72
Other Credits		\$0.00
CREDIT TOTAL		\$6,352,792.76
THIS YEAR'S BALANCE		\$2,251,111.29
RATES BALANCE		\$2,339,391.55

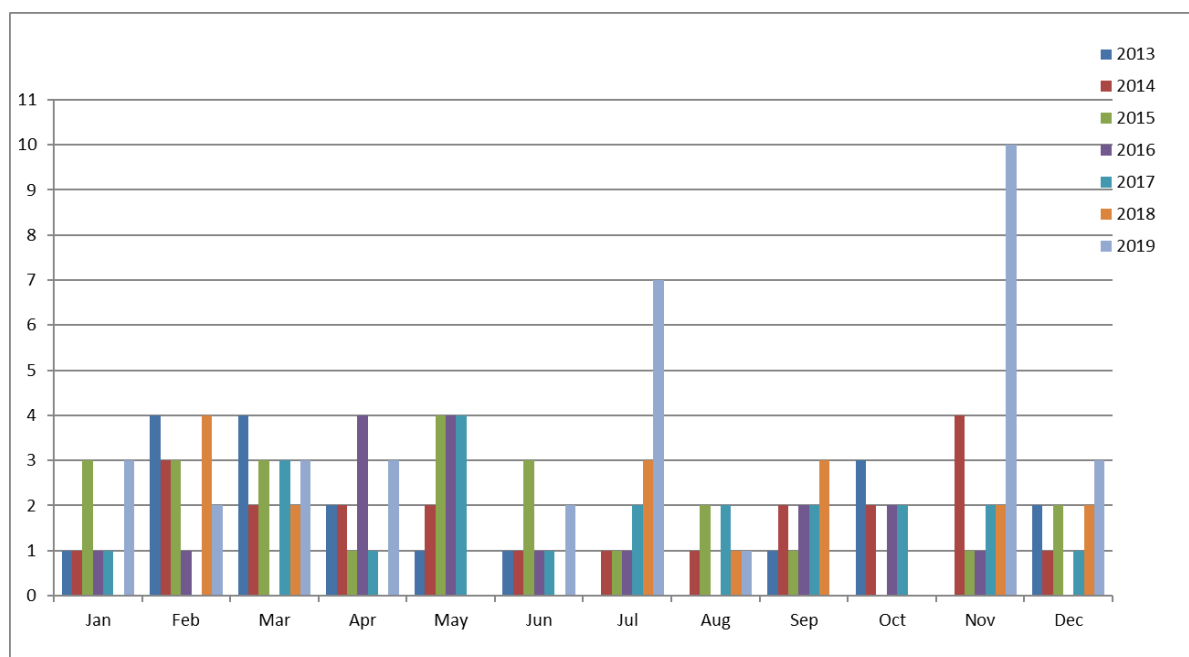
Human Resources

Council is currently recruiting for the role of Deputy General Manager and a Senior Planner or Planner.

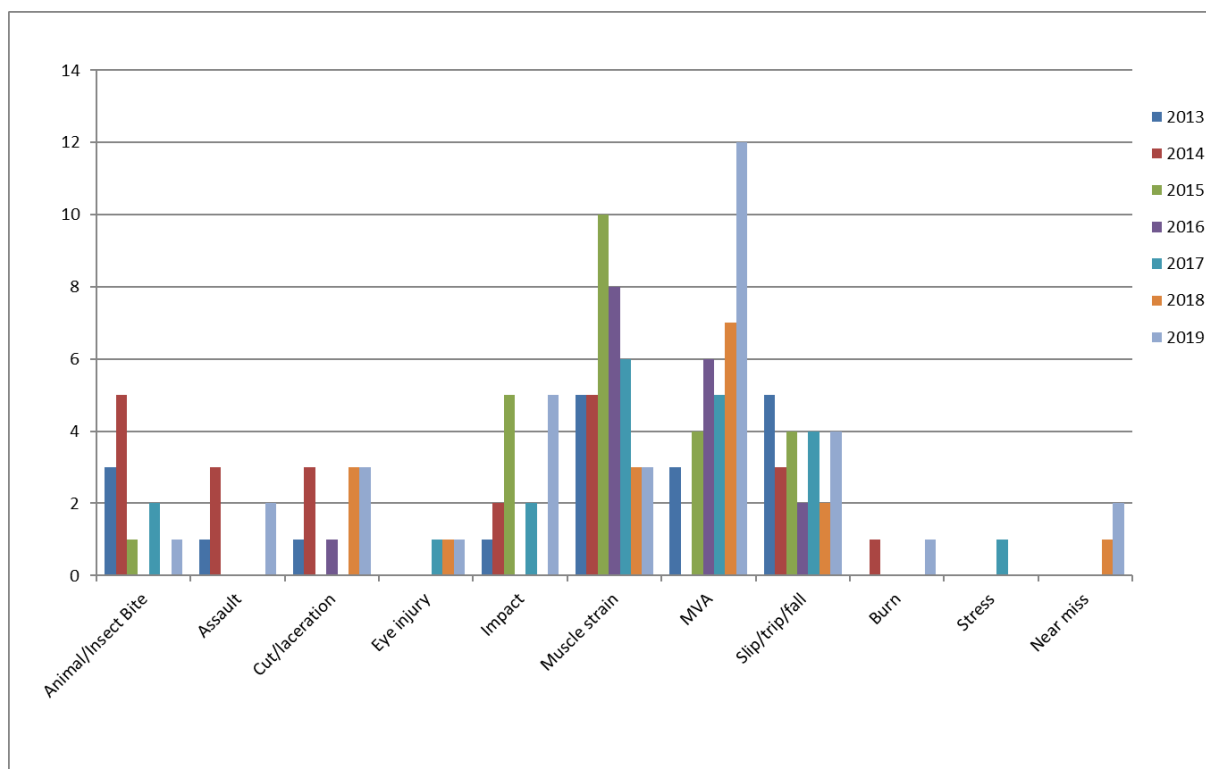
The recruitment process for the position of Works Manager is expected to progress in the coming weeks.

Health, Safety, Other

Incident/Accident Reporting Numbers 2013 until January 2020



Incident / Accident Reporting by type 2013 until January 2020



Motor Vehicle Accidents (MVA) Report in 2019

Date	Details	Risk Level
31/01/2019	Drove car over piece of concrete, damage to vehicle	Low
5/02/2019	Rock hit windscreen from passing vehicle	Low
15/02/2019	Travelling with concrete in front bucket piece went through gear box	Low
26/03/2019	Mower slipped into culvert and hit rock retaining wall	Low
14/04/2019	Right hand side of vehicle hit a kangaroo, damage to vehicle	Medium
25/04/2019	Reversed truck into ute	Medium
11/07/2019	Hit other vehicle damage to right hand side mirror at low speed	Low
30/07/2019	Stone chip in windscreen	Low
31/07/2019	Reversing vehicle hit gate	Low
7/11/2019	Stone chip in windscreen	Low
11/11/2019	Reversed 10 yard truck into excavator damaging cab	Medium
19/11/2019	Stone chip in windscreen	Low

Visitor Centres

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

Visitor Numbers

MONTH	BICHENO 2017-2018	BICHENO 2018-2019	BICHENO 2019-2020	SWANSEA 2017-2018	SWANSEA 2018-2019	SWANSEA 2019-2020	TRIABUNNA 2017-2018	TRIABUNNA 2018-2019	TRIABUNNA 2019-2020	TOTAL 2017-2018	TOTAL 2018-2019	TOTAL 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	3,377	2,424	2,351	2,006	7,057	11,016	11,967	12,849	16,991	17,350
JANUARY	6,111	6,360	5,191	4,689	4,035	2,793	10,252	17,482	16,213	21,052	27,877	24,197
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	17,004	25,436	23,874	11,036	61,913	90,798	52,332	118,929	146,853	80,372

Statement of Financial Position

Glamorgan Spring Bay Council
As at 31 January 2020

	31 JAN 2020	30 JUN 2019
Assets		
Current Assets		
Cash & Cash Equivalents	2,739,697	3,805,456
Trade & Other Receivables	2,667,206	546,426
Inventories	26,817	26,817
Other Assets	59,051	101,840
Total Current Assets	5,492,770	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	115,827,165	115,869,490
Work in Progress	4,910,135	4,910,135
Total Property, Infrastructure, Plant & Equipment	120,737,900	120,780,225
Total Non-current Assets	157,380,500	157,422,825
Total Assets	162,873,270	161,903,363
Liabilities		
Current Liabilities		
Trade & Other Payables	516,582	1,575,556
Trust Funds & Deposits	155,342	169,435
Provisions	750,592	750,592
Interest bearing Loans & Borrowings	221,192	1,402,911
Total Current Liabilities	1,643,709	3,898,493
Non-current Liabilities		
Provisions	114,059	114,059
Interest Bearing Loans & Borrowings	7,195,915	5,635,699
Total Non-current Liabilities	7,309,974	5,749,758
Total Liabilities	8,953,682	9,648,251
Net Assets	153,919,588	152,255,112
Equity		
Current Year Earnings	1,664,476	3,070,861
Equity - Surplus/Deficit Current Year	15,917,078	12,846,217
Equity - Surplus/Deficit Prior Years	60,905,527	60,905,527
Equity - Reserves	75,432,507	75,432,507
Total Equity	153,919,588	152,255,112

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	8,354,538	8,497,440	(142,902)	-2%	8,502,440	
Statutory Charges	349,264	326,581	22,683	7%	534,500	
User Charges	628,065	527,634	100,431	19%	805,050	1
Grants	315,023	319,430	(4,408)	-1%	1,282,853	
Interest & Investment Revenue	62,698	79,700	(17,004)	-21%	674,400	2
Contributions	32,659	22,200	10,459	47%	37,000	
Other Revenue	1,072,632	870,158	202,474	23%	1,729,083	3
Net Gain (Loss) on Disposal of Assets	(6,720)	0	(6,720)	0%	50,000	
Total Trading Income	10,808,156	10,642,143	166,013	2%	13,615,126	
Gross Profit	10,808,156	10,642,143	166,013	2%	13,615,126	
Capital Grants						
Grants Commonwealth Capital - Other	1,090,963	1,900,000	(809,037)	-43%	1,900,000	4
Grants Commonwealth Capital - Roads to Recovery	210,000	300,750	(90,750)	-30%	401,000	5
Grants State Capital - Other	350,000	0	350,000	0%	0	6
Total Capital Grants	1,650,963	2,200,750	(549,787)	-25%	2,301,000	
Other Income						
Other Income - PPRWS Reimbursement of Principal Loan	0	0	0	0%	81,384	
Total Other Income	0	0	0	0%	81,384	
Operating Expenses						
Employee Costs	2,842,288	2,999,235	(156,947)	-5%	5,174,067	
Materials & Services	3,686,694	3,438,786	227,908	7%	5,491,080	7
Depreciation	1,362,949	1,362,949	0	0%	2,336,478	
Interest	91,241	133,602	(42,361)	-32%	229,035	8
Other Expenses	98,597	115,531	(16,934)	-15%	219,000	9
Internal Plant used on Capital Jobs	(55,823)	(78,750)	22,927	-29%	(135,000)	10
Employee Oncosts	13,404	0	13,404	0%	0	
Total Operating Expenses	8,019,350	7,971,353	47,997	1%	13,314,660	
Net Profit	2,788,806	2,670,790	118,016	4%	361,860	
Net Profit Including Capital Grants	4,439,769	4,871,540	(431,771)	-9%	2,662,860	
Capital Works Program (Current Year WIP)						
Work in Progress Capital Works - Plant Internal	55,823	0	55,823	0%	0	
Work in Progress Payroll - Salaries and Wages	94,413	0	94,413	0%	0	
Work in Progress Capital Works - On Costs	45,073	0	45,073	0%	0	
Work in Progress Capital Works - Contractor Costs	3,228,381	0	3,228,381	0%	0	
Work in Progress Capital Works - Other Costs	43,692	0	43,692	0%	0	
Work in Progress Capital Works - Materials	440,856	0	440,856	0%	0	
Work in Progress Capital Works - Consultancy	136,454	0	136,454	0%	0	
Work in Progress Capital Works - Plant Hire External	89,377	0	89,377	0%	0	
Total Capital Works Program (Current Year WIP)	4,132,070	0	4,132,070	0%	0	

Notes

1. User charges are up \$100k on budget YTD due primarily due to increases in private works and visitor centre revenue, which is now in peak season.
2. Interest and investment revenue is down for the YTD. TasWater investment income is forecast to be \$200k down on budget at year end. No interim dividend has been received YTD.
3. Other revenue is up \$202k (23%) on budget for the YTD primarily due to insurance claims and annual rental charges.
4. Capital Commonwealth grants are expected to be received as project works are completed later in the year.
5. Roads to Recovery grants will be received in line with project works commencing.
6. Council have been awarded a \$400k grant from the State for Coles Bay Trailer Parking, with the balance of payment due to be received on completion of the project.
7. Materials and services are up \$228k (7%) on budget YTD. This is primarily in relation to increased legal costs, contractor costs and purchase of materials for road gravel and visitor information centre stock.
8. Interest expenses are down for the YTD due to the timing of payments.
9. Other expenses are down \$17k (15%) on budget for the YTD due to the timing of audit fees.
10. Recovery of internal plant hire is down \$23k (29%) on budget YTD, due to lower levels of capital works being undertaken internally during the first half of the year. However this should improve as more capital roads works are completed in the later part of the financial year.

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

Department is Governance.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	797,042	797,042	0	0%	797,042	
Other Revenue	(72)	0	(72)	0%	0	
Net Gain/Loss Assets - Gross sales revenue of asset	250	0	250	0%	0	
Total Trading Income	797,220	797,042	178	0%	797,042	
Gross Profit	797,220	797,042	178	0%	797,042	
Operating Expenses						
Employee Costs	356,970	341,771	15,199	4%	492,996	
Materials & Services	85,351	63,338	22,013	35%	106,046	1
Depreciation	29,169	29,169	0	0%	50,000	
Other Expenses	87,443	86,331	1,112	1%	148,000	
Net Gain/Loss Assets - W.D.V. of asset sold	4,497	0	4,497	0%	0	
Materials & Services - Councillor/Staff Recognition	322	0	322	0%	0	
Total Operating Expenses	563,752	520,609	43,143	8%	797,042	
Net Profit	233,468	276,433	(42,965)	-16%	0	

Notes

1. Materials and services are up 35% on YTD budget primarily due to contractor costs to cover staff vacancies.

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

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

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	472,400	467,120	5,280	1%	467,120	
Interest & Investment Revenue	0	119	(119)	- 100%	200	
Other Revenue	582,703	542,669	40,034	7%	946,000	1
Total Trading Income	1,055,103	1,009,908	45,195	4%	1,413,320	
Gross Profit	1,055,103	1,009,908	45,195	4%	1,413,320	
Operating Expenses						
Employee Costs	319,019	335,741	(16,722)	-5%	575,557	2
Materials & Services	482,458	486,283	(3,825)	-1%	837,111	
Depreciation	51,744	51,744	0	0%	88,700	
Interest	858	805	53	7%	1,377	
Total Operating Expenses	854,080	874,573	(20,493)	-2%	1,502,745	
Net Profit	201,024	135,335	65,689	49%	(89,425)	

Notes

1. Other Revenue is up 7% on budget for the YTD, due to an increase in Medical income received.
2. Employee costs are down 5% on budget for the YTD.

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

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

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	318,497	318,497	0	0%	318,497	
User Charges	226,668	183,750	42,918	23%	315,000	1
Other Revenue	42,301	31,206	11,095	36%	53,500	2
Total Trading Income	587,466	533,453	54,013	10%	686,997	
Gross Profit	587,466	533,453	54,013	10%	686,997	
Operating Expenses						
Employee Costs	304,532	290,276	14,256	5%	497,617	
Materials & Services	128,938	108,159	20,779	19%	185,380	3
Depreciation	2,331	2,331	0	0%	4,000	
Total Operating Expenses	435,801	400,766	35,035	9%	686,997	
Net Profit	151,665	132,687	18,978	14%	0	

Notes

1. User charges are up 23% on the budget YTD and is still tracking to meet budget expectations by the end of the year; despite the recent downturn in tourism activity across the State. Retail and advertising sales performing strongly, with bookings also tracking well. However this will need to be monitored over the coming months and impact on the coming year evaluated.

2. Other revenue is up 36% on the budget YTD which relates to increased commission from Bookeasy Bookings on budget expectations for the YTD and the annual reimbursement from Break O'Day Council for supporting St Helens VIC. However overall still tracking to be in line with budget by the end of the year as bookings are likely to reduce as we head into the off peak season.

3. Material and Services are up for the YTD, primarily in relation to purchase of stock for resale.

Glamorgan Spring Bay Council For the 7 months ended 31 January 2020

Department is Economic Development.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget
Trading Income					
Rate Revenue	21,500	21,500	0	0%	21,500
Total Trading Income	21,500	21,500	0	0%	21,500
Gross Profit	21,500	21,500	0	0%	21,500
Operating Expenses					
Materials & Services	7,396	9,625	(2,229)	- 23%	16,500
Total Operating Expenses	7,396	9,625	(2,229)	- 23%	16,500
Net Profit	14,104	11,875	2,229	19%	5,000

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

Department is Admin-Administration, Admin-Corporate Services.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	18/19 Actual	Notes
Trading Income							
Rate Revenue	1,215,333	1,369,830	(154,497)	-11%	1,374,830	6,258,879	1
Statutory Charges	49,074	55,056	(5,982)	-11%	95,100	90,142	
Grants	64,556	62,000	2,556	4%	250,653	285,424	
Interest & Investment Revenue	61,210	78,800	(17,590)	-22%	674,200	464,645	2
Other Revenue	305,555	266,919	38,636	14%	279,000	295,612	3
Net Gain/Loss Assets - Gross sales revenue of asset	12	0	12	0%	0	0	
Total Trading Income	1,695,740	1,832,605	(136,865)	-7%	2,673,783	7,394,703	
Gross Profit	1,695,740	1,832,605	(136,865)	-7%	2,673,783	7,394,703	
Capital Grants							
Grants Commonwealth Capital - Other	500,000	1,000,000	(500,000)	-50%	1,000,000	0	4
Total Capital Grants	500,000	1,000,000	(500,000)	-50%	1,000,000	0	
Operating Expenses							
Employee Costs	294,046	480,346	(186,300)	-39%	802,724	464,747	5
Materials & Services	1,057,063	1,073,110	(16,047)	-1%	1,500,190	1,537,696	
Depreciation	36,169	36,169	0	0%	62,000	62,325	
Interest	(2,314)	2,919	(5,233)	179%	5,000	11,035	6
Other Expenses	11,103	28,500	(17,397)	-61%	71,000	61,275	7
Total Operating Expenses	1,396,068	1,621,044	(224,976)	-14%	2,440,914	2,137,078	
Net Profit	299,672	211,561	88,111	42%	232,869	5,257,625	

Notes

1. Rates revenue is down 11% for the budget YTD, however this will improve with supplementary rates and rates received in advance at year end.
2. Interest and investment revenue is down on budget for the YTD primarily in relation to the revenue from TasWater now expected to be \$200k lower than budget for this financial year.
3. Other revenue is up 14% on the budget YTD due to insurance reimbursements, increase in pensioner remission reimbursements from the State and annual rental revenue being invoiced in full.
4. Commonwealth grant income relates to the Drought Relief Grant and the balance of funds will be received once milestones are met.
5. Employee costs are down on budget for the YTD as a planned new position has not been filled and the restructuring of administrative positions has resulted in savings.
6. Interest is down for the YTD due to the timing of repayments.
7. Other expenses are down due to timing of audit fees and no longer incurring separate lease fees for the printer.



2019 - 2020 CAPITAL NEW // BICHENO - BUCKLAND - COLES BAY - ORFORD - SWANSEA - TRIABUNNA						
as at 31 January 2020						
Department	Description	Budget Est - adopted	Govt Funding (drought relief)	Invoices rec'd to date	On-Site Progress*	Comments
Roads, Footpaths, Kerbs						
Buckland - Nugent Road R2R	Prep and bitumen seal 6000m	139,899			0%	Fully Funded by RTR - \$330,000 (additional funding of \$200,543)
Saltworks - Saltworks Road	Bitumen Sealing 700m	45,000		215	Complete	Project completed 2018-19
	SUB TOTAL	184,899	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		114,344	70%	New DIPWE Grant
Buckland Walk	Construct River Walk	32,000		7,727	20%	Grant Deed signed
Orford Rec Ground	New Cricket Practice Nets / Surface		40,000	35,219	90%	FF
Triabunna - Rec Ground	Electronic Score Board		20,000	17,960	50%	FF
Triabunna - Tennis Courts	Relocate to RecGround		250,000	186,345	60%	FF (\$10k contribution Tennis Club)
Bicheno Dog Exercise Yard	??				0%	
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	9,900	40%	FF (ordered)
Swanwick Dog Exercise Yard	Develop		20,000		0%	FF
Triabunna Dog Exercise Yard	Develop		20,000		0%	FF (ordered)
	SUB TOTAL	432,000	427,000	377,495		
Council Buildings						

2019 - 2020 CAPITAL NEW // BICHENO - BUCKLAND - COLES BAY - ORFORD - SWANSEA - TRIABUNNA						
as at 31 January 2020						
Swansea Loo with a View	New constructed toilets / disability access	200,000	127,300		70%	Council to consider relocation
Dog Control	Microchip reading stick	5,000			50%	
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	29,204		Complete	Late invoices from 18-19
Bicheno Hall	New Chairs		17,500	19,485	Complete	FF (ordered)
Coles Bay Hall	New Chairs		14,000	15,700	Complete	FF (ordered)
	SUB TOTAL	255,000	31,500	201,269		
Plant & Equipment						
Excavator 1.5T and Trailer		48,000			Complete	Cost relocated to replacement
IT Equipment		0	1,956		Complete	Planning Computer
	SUB TOTAL	48,000	0	0		
Municipal						
Event	Allocation for Education		30,000	4,703	Complete	Peter Andrews visit
	SUB TOTAL	0	30,000	4,703		
	CAPITAL TOTAL - NEW	919,899	488,500	583,682		

2019 - 2020 CAPITAL RENEWAL // BICHENO - BUCKLAND - COLES BAY - ORFORD - SWANSEA - TRIABUNNA						
as at 31 January 2020						
Department	Description	Budget Est - adopted	Govt Funding (drought relief)	Invoices rec'd to date	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)	225,601		225,061	Complete	Fully Funded by RTR
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		335	10%	
	SUB TOTAL	460,601	0	245,655		
Sealed Roads						
Various locations						
Buckland	Jetpatcher costs	25,000		8,085	20%	
Triabunna	Jetpatcher costs	35,000		16,692	50%	
Orford	Jetpatcher costs	35,000		26,353	70%	
Swansea	Jetpatcher costs	35,000		37,025	Complete	
Bicheno	Jetpatcher costs	35,000		24,402	70%	
Coles Bay/Swanwick	Jetpatcher costs	35,000		24,961	70%	
	SUB TOTAL	200,000	0	137,518		

Unsealed Road Pavements						
Gravel Roads - General	Resheeting - general	225,000		242,228	Complete	
Orford - Alice Street	Tasman Highway to Russell Street	49,000		46,102	Complete	Council contribution
	SUB TOTAL	274,000	0	288,330		
Stormwater & Drainage						
Orford - Rheban Road	West Shelly properties - drainage works	12,000			0%	
		12,000	0	0		
Bridges and Culverts						
General Structures	Required repair works to a number of structures	60000			0%	Works order issued
Old Coach Road R2R	Replace timber deck to concrete	55,000			0%	Fully Funded by RTR
	SUB TOTAL	115,000	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	15,214	80%	FF
	SUB TOTAL	35,000	130,000	99,509		
Council Buildings						
Bicheno - Gulch Toilet	Building extension		60000	31,278	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	23,886	90%	
Coles Bay Toilets	Refurbish Hall Toilets		20000	33,623	Complete	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		22,481	60%	
Swansea Old SES Building	Community Shed / Re-use Shop		184500	120,960	70%	FF
Triabunna Depot	Dog pound upgrade - incl power and security	12600		488	20%	
Swansea Depot	Dog Pound Upgrade	7000			0%	
Bicheno Depot	Dog Pound Upgrade	7000			0%	
Triabunna Community Hall	Kitchen Renovations		20000	23,825	Complete	FF (plus committee contribution)
Asbestos Assessment and Register	For all Council Buldings as per Building regulations	20000			0%	
	SUB TOTAL	91,600	381,500	301,980		
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	\$1,192,001	\$511,500	1,075,208		
Water Scheme						
Prosser Plains Raw Water Scheme		3,000,000		2,501,151	80%	BBR Grant/Loan
	SUB TOTAL	3,000,000	0	2,501,151		
	CAPITAL TOTAL - NEW & RENEWAL	\$5,111,900	\$1,000,000	\$4,160,041		

68% \$\$ 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

2019-2020 R2R allocation \$601,630 (additional Drought Extension funding of \$200,543 included)

5.2 Manager Works, Mr Tony Pollard

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

ROADS, FOOTPATHS, KERBS:

NORTH

- Maintenance works undertaken when required during the month. Sealed road pavement repairs undertaken along Charles St and Henry St Orford.
- Road network being inspected with surface, signage and culverts being maintained as required.

SOUTH

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

WASTE TRANSFER STATIONS - WTS:

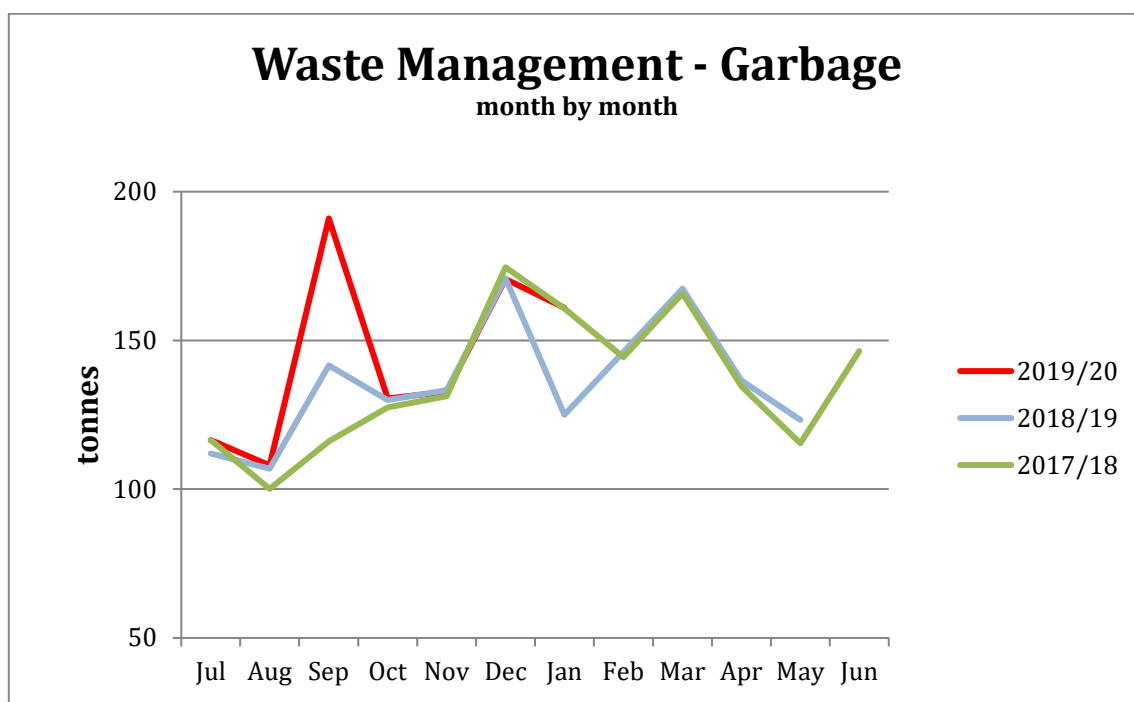
- All waste transfer stations are operating within prescribed EPA guidelines.
- No greenwaste burns have been conducted due to recent weather conditions so greenwaste mulching has been undertaken to reduce the unmanageable volumes.

GARBAGE, RECYCLING SERVICES:

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

MONTH	BICHENO Collection & WTS	BICHENO WTS only	COLES BAY WTS only	SWANSEA WTS only	ORF-TRIA-CB- SW Collection & ORF WTS	ORFORD WTS only	TOTAL (tonnes)
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	42.50	4.24	22.16	40.20	66.62	8.10	171.48
JAN '20	41.00	3.91	27.44	46.64	79.52	9.47	194.60
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	267.76	50.12	102.72	295.81	583.01	39.72	1249.30

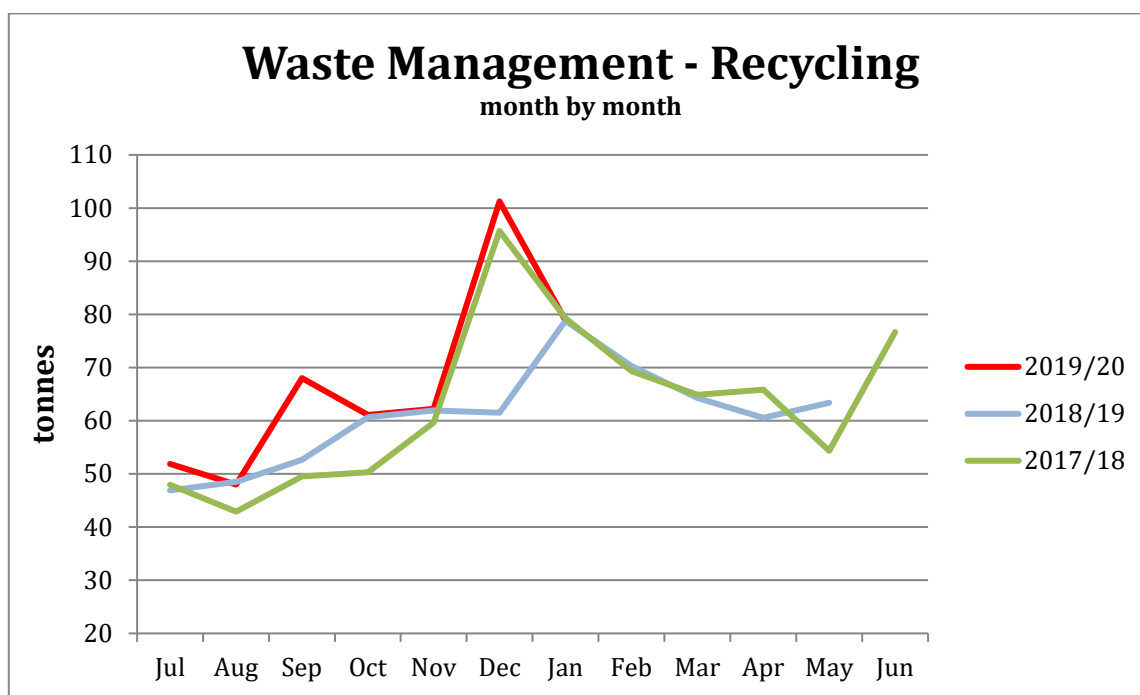
Garbage deposited at transfer stations and transported to Copping landfill site (tonnes)
(includes kerbside collected waste)



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

MONTH	BICHENO	COLES BAY	SWANSEA	TRIABUNNA	ORFORD	TOTAL BINS	TOTAL (tonnes)
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	3188	2214	3219	2839	2760	14221	170.65
JAN '20	3091	2361	2615	2329	2989	13385	161.00
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	18137	11867	17999	16674	15607	80291	1010.47

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	1897	1468	1928	1465	1669	8427	101.12
JAN '20	1257	1111	1398	1042	1393	6570	78.84
FEB							
MARCH							
APRIL							
MAY							
JUNE							
TOTALS	8386	6345	8380	7250	7249	37826	471.15

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 delayed until March due to slow growing conditions.

PARKS, RESERVES, WALKING TRACKS, CEMETERY:

- Walking tracks along Bicheno foreshore repaired.

STORMWATER, DRAINAGE:

- Stormwater drains and culverts maintained as required.
- The open drain along Fieldwick Lane – Orford has been upgraded to reduce the erosion factor alongside the edge of the bitumen seal which was affecting the road's pavement integrity.

BRIDGES, CULVERTS:

- Any minor issues are addressed as required.
- TasSpan has recently undertaken their inspection of all Council's bridge assets. Remedial works are currently being addressed to ensure appropriate standards are met.

EMERGENCY MANAGEMENT:

LOCAL SES UPDATE

- Three motor vehicle accidents for the month.
- One person was very lucky as he had pulled out into oncoming traffic. Overseas driver was confused as to which side of road they were on.
- Started back training on the 10th February with another two members awaiting police checks.
- Volunteer numbers will stand at 12.
- Two members heading south to a land search course this weekend 15/16 February
- Program in place to get new members up to speed ASAP.
- Assisting with traffic management at Coles Bay Triathlon on the 22nd February.

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

Kelvin Jones ESM
Unit Manager
Glamorgan Spring Bay SES

2019–2020 CAPITAL WORKS UPDATE

- Tender for sealing works this financial year currently being prepared:
 - Nugent Road (6km) funded through Roads to Recovery.
 - Dolphin Sands Road sections through Department of Infrastructure, Regional Development and Cities.
 - Tender for 2020-21 road gravel supply currently being prepared.
- Harold Street, Coles Bay – On-street carparking area is now complete adjacent the recreation reserve as part of the Freycinet Peninsula Master Plan.
NOTE: The existing yellow lines will be remarked in white (thermos-plastic) paint to minimise confusion with the town's existing dedicated no parking areas.

The concrete footpath along Harold Street from Cosgrove Street to Garnett Avenue has been poured with general reinstatement work currently being undertaken.
Permits in relation to undertaking work to develop off-street parking in the reserve adjacent the Community Hall are currently being sought.

The permit application for the 'Taking' of Threatened Flora and Fauna has been submitted to DPIPWE.

Works programmed to commence in approx April, depending on approval timing.
This project is fully funded by Department of Primary Industries, Parks, Water and Environment.

Profit and Loss – Works Department

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

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	Notes
Trading Income						
Rate Revenue	3,786,399	3,780,084	6,315	0%	3,780,084	
User Charges	55,885	52,654	3,231	6%	90,250	
Grants	249,467	257,000	(7,533)	-3%	1,032,000	
Other Revenue	81,513	7,805	73,708	944%	13,383	1
Net Gain/Loss Assets - Gross sales revenue of asset	517	0	517	0%	0	
Total Trading Income	4,173,781	4,097,543	76,238	2%	4,915,717	
Gross Profit	4,173,781	4,097,543	76,238	2%	4,915,717	
Capital Grants						
Grants Commonwealth Capital - Roads to Recovery	210,000	300,750	(90,750)	-30%	401,000	
Grants State Capital - Other	350,000	0	350,000	0%	0	2
Total Capital Grants	560,000	300,750	259,250	86%	401,000	
Operating Expenses						
Employee Costs	932,099	894,642	37,457	4%	1,520,027	
Materials & Services	1,176,595	1,054,959	121,636	12%	1,797,125	3
Depreciation	878,325	878,325	0	0%	1,505,700	
Interest	1,995	2,128	(133)	-6%	3,644	
Total Operating Expenses	2,989,013	2,830,054	158,959	6%	4,826,496	
Net Profit	1,184,768	1,267,489	(82,721)	-7%	89,221	

Notes

1. Other income is up for the YTD due to insurance claims and income received from the Tasman Highway Contract (THC) in July from previous 2018-19 financial year work undertaken.
2. Council has been awarded a \$400k grant for Coles Bay Trailer Parking, of which \$350k has been received.
3. Materials and services are up for the YTD 12%, mainly due to the purchase of gravel for roads maintenance and the required removal of trees. The associated costs with disposing of e-waste at transfer stations is also a factor.

5.3 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 one full-time Graduate Planner, one full-time casual Planning Technical Officer, one .6FTE Senior Planning Consultant, and several Consultant Planners.

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.

January 2020

ANIMAL CONTROL	MTD	YTD
Dogs Registered	0	610
Kennel Licences Issued/Renewed	0	4
Dogs Impounded	1	4
Dogs Seized	0	0
Dogs Surrendered	0	3
Dogs Euthanized	0	1
Dogs at Large	4	34
Dogs placed with Dogs' Homes of Tasmania	0	3
Caution Notices Issued	0	5
Complaints	3	13
Infringements	1	13
Lost Dog calls	1	15
Other	7	22
Fire Abatement Enquires/Complaints	0	24
Cat Enquires/Complaints	2	6
Livestock Enquires/Complaints	0	7
ENVIRONMENTAL HEALTH	MTD	YTD
Immunisations	0	14
Food Business Registrations	4	131
Temporary Food Business Registrations/Assessments	0	15
Food Business Inspections	10	74
Place of Assembly Licences	0	0
Environmental Nuisances	3	25
Littering	0	1
Abatement Notices	0	0
Notifiable Diseases	0	0
Recreational Water Sampling	28	56
Suppliers of Private Water	0	0
Water Carriers	0	8
Regulated System Registration	0	1
Major Incidents notified to DPIPWE	0	0
Complaints (Noise/On-Site Waste Water/Other)	3	16
Inspections (Water Carrier/Other)	0	0
On-site Wastewater Assessments/Permits	5	40
Form 49 & 50 Assessments/Inspections	0	6
Food Business Enquiries (New Businesses)	2	23
Food Sampling/Surveys	0	0
Development Application Assessments	0	16
BENDIGO BANK		
Deposits	133	896
Withdrawals	23	191
Transfers	3	33
New Accounts	0	0
Requests for Change	27	153
Other	2	19
No of days whereby no transactions/enquiries carried out	1	3
PLANNING	MTD	YTD
Development Applications received	18	244
<i>Visitor Accommodation</i>	8	99
<i>Dwellings (including dwelling plus outbuilding)</i>	6	56

<i>Outbuildings</i>	4	46
<i>Additions / alterations</i>	0	18
<i>Signage</i>	1	5
<i>Multiple dwellings</i>	1	2
<i>DAs advertised</i>		
<i>DAs approved</i>	5	170
Subdivision Applications received	2	18
<i>No. of lots</i>	6	
<i>SAs advertised</i>		
<i>SAs approved</i>	0	7
Stratum Title Applications received	1	-
Final Plans for Sealing received	0	-

Building Approvals	January 2020	2019-2020	2018-2019
Work Category	Month	Year To Date	Previous YTD
Permit Required	10	57	91
Notifiable Building	3	42	75
Low Risk 1	0	11	29
Low Risk 2	2	9	1
Building Certificate	0	0	2
Permit of Substantial Compliance	0	0	2
Value of Work	\$ 2,910,540.00	\$15,483,190.00	\$32,319,963.00
Compliance			
Building Notices Issued	0	2	1
Building Orders Issued	0	1	0
Planning - Notice of Suspected Contravention	0	0	0
Planning - General	0	0	2

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

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

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	420,515	420,515	0	0%	420,515	
Statutory Charges	300,190	267,562	32,628	12%	439,400	1
User Charges	13,185	12,800	385	3%	12,800	
Contributions	32,659	22,200	10,459	47%	37,000	2
Other Revenue	9,956	8,169	1,787	22%	14,000	
Total Trading Income	776,504	731,246	45,258	6%	923,715	
Gross Profit	776,504	731,246	45,258	6%	923,715	
Operating Expenses						
Employee Costs	226,547	253,101	(26,554)	-10%	433,308	3
Materials & Services	419,799	268,863	150,936	56%	462,700	4
Depreciation	15,204	15,204	0	0%	26,060	
Interest	1,022	959	63	7%	1,646	
Internal Plant Hire	909	0	909	0%	0	
Total Operating Expenses	663,481	538,127	125,354	23%	923,714	
Net Profit	113,023	193,119	(80,096)	-41%	1	

Notes

1. Statutory Charges are up 12% on budget YTD as a result of increased planning applications, however income from building and plumbing applications is down \$30k for the YTD .

2. Contributions are up 47% on the budget YTD, which is also related to the increase in planning applications.

3. Employee costs are down 10% on the budget YTD due to staff vacancies.

4. Materials and Services are up 56% on the budget YTD, which is due to the increase in contract planners to both backfill staff vacancies to handle the increase in planning applications and to work on the changes to the planning scheme.

5.4 Manager Community Development – Mrs. Lona Turvey

Community Development

Australia Day

The Glamorgan Spring Bay Australia Day Awards Presentation Ceremony was held in the Swansea Town Hall on Sunday, 26th January, 2020 at 2.00 pm. The Town Hall was filled to capacity for the event.

Martin Crawford did an excellent job as Master of Ceremonies and Ange Boxall delighted the audience with her amazing voice when she sang some well-known Australian songs, including *My Island Home*, *Land Down Under*, *Better Be Home Soon*, *I Still Call Australia Home*, *Waltzing Matilda* and *I Am Australian*.

The programme also included a wonderful rendition of Mick Colliss' poem *Australia Day Poem* read by Noel Stanley.

Community members who received awards are:-

Citizen of the Year	Douglas Renshaw
Senior Citizen of the Year	Yvonne Turvey
Young Citizen of the Year	Ryan Sweet
Emergency Services Volunteer of the Year	Malcolm Sinclair
Volunteer of the Year	Jane and Tom Teniswood

The Mayor also presented Certificates of Appreciation to the following volunteers who were nominated for an Australia Day Award.

- Mary Arnol
- Laurence Cowle
- John Dymott
- Kelvin Jones
- Judith Pyke
- Paul Wright

Kirk Lightsey Concert

A special one-off event featuring legendary jazz pianist Kirk Lightsey was held in the Orford Hall on Wednesday, 22nd January, 2020. Kirk, originally from Detroit but who now lives in Paris, was visiting friends in Hobart and kindly agreed to do a concert at Orford.

The hall was filled to capacity by locals and visitors, some travelling from Hobart and as far afield as Evendale. One lady even travelled from Sydney especially for the event saying it was cheaper than going to Paris! The May Shaw Health Centre brought a small bus-load of residents who enjoyed the performance immensely.

Kirk took the audience on a totally immersive journey in a program which included a variety of musical genres ranging from cool jazz, to swinging blues and pieces which included musical motifs from the music of Ravel and Bill Evans.

Kirk's sheer enjoyment of performing at the piano came across to everyone in the hall and he commented afterwards what a pleasure it was to perform to such a happy audience. To add to his happiness, a local fisherman presented him with a crayfish. He said he has travelled the world but had never been gifted a crayfish before and was absolutely delighted.

Afternoon tea followed the concert and provided an opportunity for the audience to meet and chat with Kirk.

Glamorgan Spring Bay Council Art Prize 2020

The opening of Council's 7th Art Prize was held in the Swansea Town Hall on Friday, 7th February, 2020. Approximately 100 people attended the event to view the artwork and to hear the winners announced.

Master of Ceremonies, Martin Crawford, welcomed everyone to the event, which was attended by The Honourable Mark Shelton, councillors, community members, artists and sponsors of the art prize.

The Mayor thanked the judges, Frances Butler, Caine Chennatt and Chantale Delrue who had committed their time to travel to Swansea to judge the Art Prize. The Mayor also thanked the sponsors for their generous contributions, without which the event would not take place and the artists for participating in the competition.

This year the number of entries was reduced from two to one entry per person. A total of 49 entries were received and all artwork was able to be hung in the main hall. As well as entries from local artists, works were also received from Hobart and surrounds, St. Helens and Devonport.

The winner of the Federal Group Open Award for \$3,000 was Rob McKenna of Bellerive, with his solar plate etching *"To the ghosts of 30 million trees II"*.

Other award winners were:-

Glamorgan Spring Bay Council Award for Works on Paper \$2,000	Karen Marlowe
Swansea/Bicheno Community Bank Award – Seascape \$1,000	Phillip R. Austen
Tassal Award – Oil \$1,000	Alison Westwood
Milton Vineyard Award for a work associated with any aspect of the East Coast Wine Industry \$1,000	(Not awarded due to insufficient entries)
Avalon Coastal Retreat Award – Landscape \$500	Margaret Coombes
Twamley Farm Award – Abstract \$250	Britt Steiner
Spring Bay Studio & Gallery Award – Residents & Ratepayers \$250	Isaie Alloin
Artery People's Choice Award \$250 voucher	Phillip R. Austen
Glamorgan Spring Bay Council Acquisition \$1,000	Ben Miller

The Glamorgan Spring Bay Council Acquisition painting *"Looking across the bay with our wine glasses on"* by Ben Miller is hanging in the front office.
A total of eight (8) paintings were sold during the exhibition which has resulted in \$856.40 being raised by way of commission.

Sincere thanks and appreciation to Council staff and community volunteers who manned the exhibition over the weekend.

A huge "thank you" is also extended to Dorothy Duncombe-Jackson who has been the curator of the Art Prize, in a voluntary capacity, since its inception in 2008.

Community Small Grants Programme

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
Bicheno Community Development	500	23/20
Coles Bay Half Triathlon	1,500	24/20
Freycinet Association Inc.	1,000	25/20
Spring Bay Suicide Prevention Network	2,000	26/20
Total	15,050	

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

Department is Community Development.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	287,843	287,843	0	0%	287,843	
Interest & Investment Revenue	1,486	0	1,486	0%	0	1
Other Revenue	24,164	8,141	16,023	197%	13,950	2
Net Gain/Loss Assets - Gross sales revenue of asset	(98)	0	(98)	0%	0	
Total Trading Income	313,395	295,984	17,411	6%	301,793	
Gross Profit	313,395	295,984	17,411	6%	301,793	
Operating Expenses						
Employee Costs	86,400	87,822	(1,422)	-2%	150,543	
Materials & Services	42,674	70,294	(27,620)	-39%	121,250	3
Depreciation	17,500	17,500	0	0%	30,000	
Net Gain/Loss Assets - W.D.V. of asset sold	472	0	472	0%	0	
Total Operating Expenses	147,046	175,616	(28,570)	-16%	301,793	
Net Profit	166,349	120,368	45,981	38%	0	

Notes

1. Interest income is interest earned on the Eldercare trust account.

2. Other revenue includes rental income on the Eldercare units.

3. Material and service is below budget for the YTD due to events to occur in the second half of the year.

5.5 Manager Buildings & Marine Infrastructure – Mr. Adrian O’Leary

Boat Ramps & Jetties · Triabunna Marina · Council Buildings · Planning, Building & Technical Compliance when required ·

Public Amenities and Buildings:

- General building maintenance is being undertaken to all buildings as required.
- **Swansea Depot Shed**
Construction of the new Council depot shed is nearing completion. Two bays of the new shed will provide storage for the Swansea Heritage Centre.



Swansea Depot Shed nearing completion

- **Drought Communities Programme**

The Drought Relief Communities Programme 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. An extension of time on some of the projects including the Dog Exercise Yards has been applied for but I have not received a response yet.

Swanwick Recreation Ground

The dog exercise yard fencing at the Swanwick recreation ground is complete, shelter and water provision will now be installed.

Swansea Recreation Ground

The Scorers shed at the Swansea recreation ground is being refurbished with new roofing and cladding. This project will be completed over the next two months. An awning has been installed above the kiosk window at the clubrooms and a new window will be installed.

Swansea Dog Exercise Yard

The fencing for the Swansea dog exercise yards are being installed. These two yards are being 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 Men's 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 now be done at the end of February and then the rest of the fit-out can be completed. The contractor had some health issues before Christmas.

The Men's shed section of the building will be renovated now the materials being stored there can be moved to the new storage shed at the Swansea Depot.

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

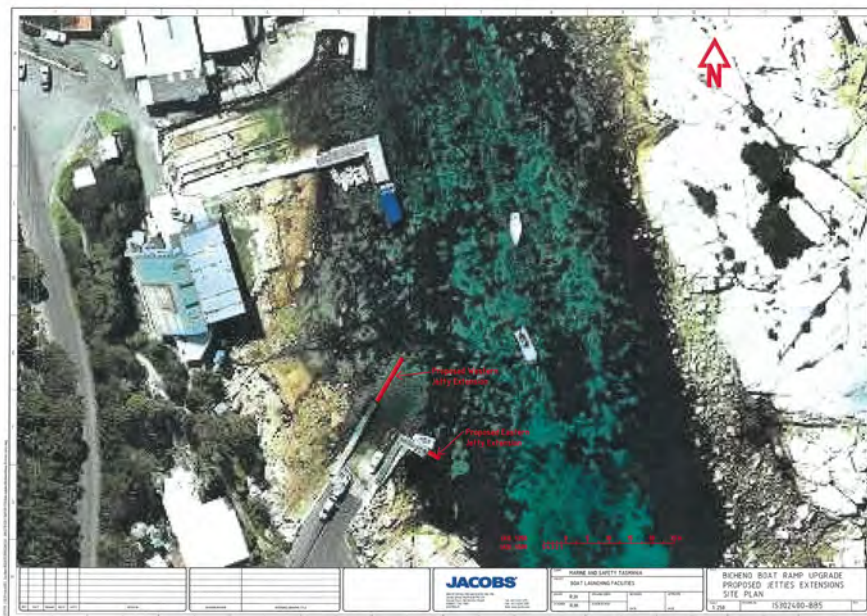
Triabunna Recreation Ground

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 is now under construction. The concrete slab has been placed, once cured the timber framing will start.

MARINE INFRASTRUCTURE:

Boat Ramps and Jetties:

- General maintenance is carried out on Council owned boat ramps and jetties.
- **Bicheno Boat ramp**
Marine and Safety Tasmania are finalising plans to extend both jetties at the Bicheno boat ramp after receiving an application through the recreational boating fund. Below is an Ariel picture plan showing the extent of the jetties. The extension is to allow extra berthing when the ramp is congested and boat owners are queuing to retrieve their vessel.



Bicheno boat ramp Jetty extension proposal

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 7 months ended 31 January 2020

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

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	467,634	467,634	0	0%	467,634	
User Charges	307,572	288,081	19,491	7%	379,000	
Other Revenue	25,422	1,169	24,253	#####	52,000	1
Total Trading Income	800,628	756,884	43,744	6%	898,634	
Gross Profit	800,628	756,884	43,744	6%	898,634	
Operating Expenses						
Employee Costs	93,435	103,999	(10,564)	-10%	178,290	2
Materials & Services	216,215	185,684	30,531	16%	307,568	3
Depreciation	184,996	184,996	0	0%	317,130	
Interest	39,231	55,797	(16,566)	-30%	95,646	4
Other Expenses	51	0	51	0%	0	
Total Operating Expenses	533,928	530,476	3,452	1%	898,634	
Net Profit	266,700	226,408	40,292	18%	0	

Notes

1. Other revenue is up \$24k on the budget YTD primarily due to reimbursement from Parks and Wildlife for Coles Bay Jetty, and contributions from the Bicheno Hall Committee to purchase a projector.
2. Employee costs are down 10% on budget YTD with staff spending time in other areas including capital projects.
3. Material and services are up 16% (\$30.5k) on budget YTD primarily in relation to contractor costs being up \$8.6k for hygiene services, property maintenance costs up \$11k, water & sewer costs up \$5k and electricity costs up \$3.4k
4. Interest is down 30% on budget YTD, which relates to the timing of payments.

5.6 Manager Natural Resource Management, Ms Melanie Kelly

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

Initial discussions underway regarding undertaking another Great Eastern Clean Up event in the Buckland area that is regularly targeted by wood hookers. Often a load of rubbish is dumped before a load of firewood is illegally collected. This is a step towards revaluing these areas and reclaiming them for all the public.

Catchments to Coast

NRM South are in negotiations with the Federal Government 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 ongoing 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.

Glamorgan Spring Bay was the only Council in Tasmania eligible to apply for the Australian Government's Department of Agriculture Communities Combating Pest and Weed Impacts During Drought Program – Biosecurity Management of Pests and Weeds - Round Two. Grant applications had to be submitted by 5 February. The name of our project proposal is *Combating Zone A Priority Declared Weeds On Farms During Drought in Glamorgan Spring Bay*. Our proposal includes strategic control of Zone A weeds on 19 farms, in line with the priorities identified in the *Glamorgan Spring Bay Weed Management Plan 2015-2020*. Weeds to be controlled include serrated tussock, Spanish heath, bridal creeper, Paterson's Curse and pampas grass. This grant program is intended to fund projects that control/manage priority weeds in eligible drought affected LGA's and initiate strategic management to significantly reduce population numbers of these weeds. We hope to be advised of the outcome of this application by June. The total amount applied for was \$174,220.

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 this year. Planning is underway for a field day which is now scheduled for March 2020 with experts from

the Victorian Serrated Tussock Working Party to attend together with Tasmanian weed specialists. Advertising for this event will commence in the coming weeks.

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

NRM Committee

GSB NRM Committee meeting no. 66 was held on Wednesday 12th February 2020 at the Buckland Hall. The next Committee meeting will be held on Wednesday 13th May, location to be advised.

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), Friends of Triabunna Reserves, the Bushland Gardens Committee, the Pulchella Community Nursery Landcare Group and the Orford Community Group (OCG) as well as individual volunteers.

Southern Cat Management Working Group

Continue participation in this working group. The group has sought support for the development of a regional cat management plan from council's in southern Tasmania via the Southern Tasmanian Councils Authority (STCA). The group is running two workshops over February and March to come up with actions plan ideas to incorporate into a southern plan.

Once this process is complete a report will be presented to the STCA to enable further inform member councils in context of the request for support for the development of a southern regional cat management plan. It is anticipated that this report will go to the May STCA meeting.

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

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

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

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

Regional Climate Change Initiative (RCCI)

The STCA's climate change program (RCCI) for 2019 -2020 includes three key projects, the preparation of:

- Climate Profiles for each of the southern councils municipal area based on the UTAS Climate Futures Program;
- Regional Coastal Hazards Strategy; and
- Regional Climate Change Strategy and Council Climate Action Plans.

The Climate Profiles and Regional Coastal Strategy are both at stages where the next steps are to present and seek input from Councillors and/or Senior Management and a workshop has been organized to this end.

In the case of the Climate Profiles this is to upskill in terms of understanding their local climate risk profiles (up to 2100); and in terms of the Regional Coastal Strategy to seek their input into local values and help in their understanding of coastal processes and hazards.

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. NRM staff attended Spring Bay Mill Sunflower Celebration on January 25th and the Orford Lions Family Fun Australia Day event on January 26th to provide information about marine debris, shorebirds and the coastal environment.

The Great Eastern Clean Up is a biannual event with the inaugural event taking place in 2018. The Great Eastern Clean Up 2018 involved 200 volunteers cleaning up 38 sites across the municipality with over one hundred cubic metres of litter removed from mainly coastal sites. The event is an initiative of the GSB NRM Committee. Discussions are underway with key stakeholders to undertake the Great Eastern Clean Up 2020 in May.

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. There are technical issues currently being addressed before the final site proposal can be completed. The Village in Triabunna is working to organising an electric vehicle showcase event hopefully for April 2020.

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

Ongoing. Opportunity to undertake in house Aboriginal Heritage Awareness Training is being investigated. This will be relevant for most departments of council.

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 that have already hatched and they are very vulnerable at this time. The Fairy Terns arrived, left and have now returned. The latest nest count by BirdLife Tasmania observed estimated 26 adults were in view, in the colony and feeding chicks. Thus, on 13 Feb 2020, a total of 60 Fairy Terns were observed (26 adults and 34 chicks and juveniles). This is the most successful this colony has been for more than a decade.

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.

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

Profit and Loss

Glamorgan Spring Bay Council

For the 7 months ended 31 January 2020

Department is NRM.

Account	YTD Actual	YTD Budget	Budget Var	Var %	2019/20 Budget	Notes
Trading Income						
Rate Revenue	396,010	396,010	0	0%	396,010	
User Charges	24,755	4,669	20,086	430%	8,000	1
Grants	1,000	0	1,000	0%	0	
Other Revenue	1,090	875	215	25%	1,500	
Total Trading Income	422,855	401,554	21,301	5%	405,510	
Gross Profit	422,855	401,554	21,301	5%	405,510	
Operating Expenses						
Employee Costs	163,193	193,977	(30,784)	-16%	332,534	2
Materials & Services	44,423	33,593	10,830	32%	59,600	3
Depreciation	7,000	7,000	0	0%	12,000	
Interest	0	805	(805)	-	1,376	
Total Operating Expenses	214,615	235,375	(20,760)	-9%	405,510	
Net Profit	208,240	166,179	42,061	25%	0	

Notes

1. User charges are up \$20k on the budget YTD, due to private works.
2. Employee costs are down for the YTD due to lower grant funded activities 1 staff members is performing more work in parks & rec.
3. Materials and services are up \$11k on budget for the YTD due to increased private works.

Recommendation:

That the Management Reports be received and noted.

6. Section 24 Committees

6.1 Statement of Expectations Committee - Terms of Reference

Terms of Reference

Statement of Expectations Special Committee of Glamorgan Spring Bay Council

Introduction

This Special Committee (henceforth the SoE Committee) is established by Glamorgan Spring Bay Council (the Council) in accordance with section 24 of the *Local Government Act 1993* (the Act).

Functions

The function of the SoE Committee is to provide a draft Statement of Expectations (SoE) to Council for approval, prior to submission of the SoE to the Director of Local Government. The SoE is to deal with roles and relationships between the Mayor and Councillors, Mayor and General Manager, Councillors and General Manager, and Mayor and Councillors with staff. The Special Committee can make recommendations to Council, which can be accepted or rejected as Council determines.

Membership

In accordance with Council resolutions 66/19 and 2/20, membership of the Committee comprises:

- The Mayor
- The Deputy Mayor
- Cr Rob Churchill
- The General Manager
- Mr Greg Preece (Adviser)
- Ms Lynn Mason (Adviser)

Ms Lynn Mason is the Chair of the Committee.

If the Chairperson is absent for a meeting, those members present may elect one of their number to chair that meeting.

A quorum is any four members of the committee in attendance.

Resources

The General Manager is the Executive Officer of the Committee. As Executive Officer, the General Manager will

- develop the agenda for SoE meetings in conjunction with the Advisers;
- draft papers and reports for the SoE Committee as required;
- take minutes of meetings and circulate draft minutes to the Committee within five working days of Committee meetings. With the permission of the Committee, the General Manager may delegate the tasks of taking and circulating the Minutes of the Committee to his Executive Officer;
- after comment from Committee members, circulate the draft minutes to councillors;
- ensure that the monthly Advisers' Report is placed on the Council agenda for ordinary council meetings, and placed on the Council website within five working days of the council meeting at which it is tabled;
- where relevant, progress actions agreed by the Committee.

Meetings

The Committee will meet at least monthly.

The committee will meet on these approximate dates:

- 17th February
- 16th March
- 20th April
- 18th May

to allow the committee's reports to be provided to Council in time for its Ordinary Council Meetings.

The Chairperson can call a meeting at any time, or three or more members of the Committee can require the Chairperson to convene a meeting.

Meetings may be attended by telephone or teleconference, as well as in person.

The Committee may invite people or groups to attend meetings as required, e.g. LGAT, the Integrity Commission, the Australian Services Union, or other appropriate body.

Glamorgan Spring Bay Councillors may attend meetings as observers.

The main item on meeting agendas will be monthly reports presented by the two independent Advisers.

Signed:

Chairperson, Statement of Expectations Special Committee

Date:

Version #: 1

6.2 Statement of Expectations Committee - Advisers' Reports

GLAMORGAN SPRING BAY COUNCIL – STATEMENT OF EXPECTATIONS PROJECT – MR GREG PREECE

JANUARY – FEBRUARY REPORT

I would like to commence my monthly report by advising that due to my roles as a Commissioner on the State Grants Commission, I was unavailable for two weeks due to the Commission holding hearings and visits in the south and north west.

In undertaking this project Lynn and I agreed that Lynn would deal with matters relating to the elected members while I would deal with the General Manager and staff.

Although I was unavailable for this period I was still able to respond to emails and phone calls from the Mayor, Councillors and the General Manager.

Last week over a three day period I held meetings with the General Manager and twelve staff members, plus a phone meeting with the previous Acting General Manager Ian Pearce and mentor Andrew Paul.

These meetings proved very useful and identified a number of matters that need to be addressed immediately by the General Manager with the support of Council. I have listed these matters in the following recommendations.

RECOMMENDATIONS

Council is currently noncompliant with the Local Government Act (Act) in the following matters:

While work has begun on updating the Strategic Plan this is yet to be completed and approved by Council and needs to be finalised as a priority.

Council does not have a Long Term Financial Plan (LTFP) and should not be entering a new budget phase without such a document. This document needs to be kept current and should be updated annually as part of the budget process. Given Council's limited resources outside assistance from an experienced local government finance specialist is required.

Council does not have a current Asset Management Plan (AMP) and there appears to be a limited knowledge and recording of the extent of Council's assets. To inform this document there needs to be information gathered on the condition of assets, the value of the assets and the remaining life of the assets. Again the document needs to be updated annually and is important as it supplies information for the LTFP and more importantly the budget process. Given the lack of understanding of the process and how to develop an AMP outside assistance from an appropriately qualified practitioner is required.

An Asset Management Strategy (AMS) is a requirement of Council and is needed develop the AMP as it details Council's approach and commitment to asset management. The person assisting Council with the AMP can assist with this task.

Council does not have a current Annual Plan which makes it noncompliant with the Act but given the balance of the financial year is short then it is recommended that no further action be taken. While Council remains noncompliant in this matter it should formally write to the Director of Local Government advising him of this fact and the reason for such actions.

There are two other areas that require urgent attention and these are:

Following the appointment of the General Manager, the Mayor, Council and the General Manager were to jointly agree on a performance review process, a performance review committee and KPIs for the General Manager. This should be undertaken immediately for the

benefit of Council and the General Manager, as it is difficult to hold the General Manager accountable if the process and KPIs does not exist.

Council does not have a Risk Management system, plan or process in place which leave the Council and General Manager extremely vulnerable to litigation and damage claims. Without such a system in place Council's insurer will walk away from any claims and leave Council with the expense and blame for incidents. While Council's Audit Panel can manage some risk matters, it cannot be expected to audit a process if one doesn't exist. A Risk Management system should cover the day to day use and operations of Council's facilities and properties and involves an inspection and risk assessment of key area of operations such as footpaths, trees, parks, playgrounds and marine facilities. Given the lack of understanding and current skills in the organisation, an experienced risk management resource is required.

FUTURE TASKS

During the next month I will commence drafting the Statement of Expectations (SoE) document for initial comments by the SoE Committee and continue responding to matters raised by the Mayor and The General Manager.

In addition to the above I will commence developing further recommendations to support the SoE.

GLAMORGAN SPRING BAY COUNCIL – STATEMENT OF EXPECTATIONS PROJECT – MS LYNN MASON

JANUARY – FEBRUARY REPORT

During this time I have undertaken the following activities:

- Attended the first SoE committee meeting and subsequently liaised with the Mayor and the General Manager on necessary documents – agendas, minutes, and Terms of Reference;
- Held meetings with all elected members and the General Manager;
- Attended the Ordinary Council Meeting on Tuesday, 28 January;
- Attended the Council Workshop on Tuesday 11 February;
- Provided a debriefing to the Mayor on the conduct of the council meeting;
- Provided a debriefing to the General Manager on the preparation and reports and contribution to the council meeting;
- Provided a report to the General Manager for his senior staff with some suggestions for changes to reports to Council;
- Liaised with the Mayor, some Councillors, and the General Manager on various governance and operational matters;
- Conducted a workshop for councillors to debrief on the conduct of the council meeting.

I have noted in my discussions that there are a number of council documents and policies and procedures which appear to be non-existent or poorly understood. I endorse all the recommendations in Mr Preece's Report, as I also have been made aware of many of these deficiencies.

RECOMMENDATIONS

I urge Council to implement as a matter of urgency an agreed process for reviewing the performance of the General Manager, for the benefit of both Council and the GM.

Council's understanding of the Planning System and the LPS needs urgent attention; more time has to be dedicated to making sure that all elected members fully understand the processes involved and their responsibilities in acting as the Planning Authority.

Council needs greater knowledge of legislated meeting procedures, but in addition, councillors need greater understanding of their responsibilities in achieving good outcomes in council meetings and workshops. I suggest that for at least one more meeting, I attend as an observer and provide a debriefing a few days after the meeting.

Council needs to get a handle on its Special Committees – review Terms of Reference and membership and change as necessary to make sure that committees are useful conduits into the community, and that they are working with council for the benefit of the community.

Council needs an urgent review of its procedures for providing Community Grants – including the organisations to which grants may be made, the monitoring of spending of grants, and the acquittal process. This could be done by a small committee of councillors tasked with this function.

The 2021 FY Budget must be used as an opportunity to fully understand where council is spending money.

Council needs to finalise its review of the 2013 Strategic Plan as soon as possible, and then make sure that its decisions are based on the priorities set in the Plan and acted upon in the Budget and Annual Plan each year.

And finally, all Councillors and senior staff need to realise that this Council is not operating optimally, and that improving it is a shared responsibility. That responsibility is not down to any one person. It is not shared equally, but it is shared.

FUTURE TASKS

- Continue to scrutinise reports to council (both internal and external) to improve the quality of information being provided to elected members prior to decision making;
- Continue to observe the council meeting and provide advice to all elected members;
- Continue to provide advice to the Mayor and General Manager, and other councillors as required, on good governance and legitimate ways to get better outcomes.

6.3 Statement of Expectations Committee Meeting Minutes – 20 January 2020



Statement of Expectations (SoE) First Meeting of Sub-committee

Location: Glamorgan Spring Bay Council Chambers – 9 Melbourne Street, Triabunna, Meeting Room

Attendees: Mayor Debbie Wisby, Deputy Mayor Jenny Woods, Councillor Rob Churchill, General Manager Chris Schroeder, SoE Advisors Lynn Mason & Greg Preece.

Date: Monday 20/1/20 **Time:** 1300 – 1515hrs

General

There was discussion over the type of committee the SoE sub-committee would be, and it was determined it'd be a Section 24, with the authority to establish the Terms of Reference (ToR) delegated to the sub-committee as per Council Resolution 66/19.

Lynn advised she would not be undertaking any Code of Conducts relating to Glamorgan Spring Bay Council whilst being part of this S24 SoE Committee.

Greg Preece has advised he's able to undertake all duties as required, however nothing relating to Rating Policy or Individual Staff members or required Staff numbers.

Greg discussed using mystery shoppers to determine true customer service levels, and measuring a range of performance criteria to assess the Council's effectiveness.

There was general discussion over the operational budget, with extra detail needing to be supplied to build greater trust.

Terms of Reference

This Section 24 Committee has delegated rights as per Council Resolutions 66/19 and 2/20. Mayor Debbie Wisby is the Chair of this S24 Committee.

The Chair can call a meeting at any time, or it can be called by 3 or more members of the SoE S24 Committee.

Quorum is by majority, being 4 if all 6 members are in attendance and are eligible to vote. The Committee can choose to invite people or groups to attend sessions as required, eg. LGAT, Integrity Commission, etc.

Elected members may attend as they see fit, however will not have voting rights.

The Agenda will be open, however with the main item being monthly reports presented by the two SoE Advisors who are independent and without prior bias.

This S24 Committee can make recommendations to Council, which can be accepted or rejected as Council sees fit.

It's acceptable to 'dial in' to attend the meeting in a digital sense, via Zoom or equivalent.

The committee will meet on these approximate dates:

- 17th February
- 16th March
- 20th April
- 18th May

Addressing the Media

The Committee created a media release written under Lynn's name, predominantly completed in session.

All future media issues pertaining to the S24 mandate will be brought to the Committee to discuss and action.

Actions

Committee members to agree upon Media Release, and then issued to the media by the General Manager. Item also to be placed on GSBC website – Done.

Lynn and Greg to book in times to meet with the Deputy Mayor (0930hrs), General Manager (1100hrs), Mayor (1215hrs), Councillor Churchill (1330hrs) – Done.

General Manager to supply a Letter of Engagement to both Lynn Mason and Greg Preece.
General Manager to supply Greg Preece with GSBC's Code of Conduct Policy and also arrange for it to be publicly accessible on the Council website, as it dovetails in with our Volunteer Policy.

The Mayor is to take any legal bills to Council to gain agreement for them to be paid.
The Mayor to issue a letter back to the Australian Services Union in regards to the \$25 Vouchers advising that those Council employees who did not receive the original \$25 Voucher, will receive an equivalent to be fair and equitable.

Greg Preece to consider induction requirements for new Councillors as part of this undertaking.

6.4 Triabunna Community Hall Meeting Minutes – 2 October 2019



GLAMORGAN SPRING BAY COUNCIL

Section 24 Advisory Committee Meeting
Triabunna Recreation Ground

MINUTES

MEETING HELD – *Wednesday 2nd October - Recreation Room*

MEETING OPENED: 5.35 pm

PRESENT: Phil Giffard, Councillor Keith Pyke, Councillor Jenny Woods, Jim Walters, Jan Sweet

APOLOGIES: Neil Edwards, Steve Davies

ABSENT: Nerissa Alomes

CONFIRMATION OF LAST MINUTES: (17th July, 2019)

Moved: Jim Walters Seconded: Councillor Keith Pyke Carried

CORRESPONDENCE IN:

- Letter from Brian Mitchell re: Stronger Communities Program

CORRESPONDENCE OUT:

- Nil

MATTERS ARISING FROM PREVIOUS MINUTES

- Councillor Jenny Woods to propose to Council that for security and possible vandalism risks both netball and tennis courts be locked. Keys to both facilities be available for collection from an available venue accessible by the general public.
- Jim Walters advised that Tennis Club had chosen plexicushion surface for new courts

TREASURERS REPORT

Upgrades Financial

Opening Balance	\$ 10,875.08
Income	\$ 0.00
Expenditure	\$ 2,659.51
Closing Balance	\$ 8,215.57

Working Financial

Opening Balance	\$ 13,196.03
Income	\$ 0.00
Expenditure	\$ 1,347.70
Closing Balance	\$ 11,848.93

**Total Closing
Balance:** \$ 20,064.50

Moved P. Giffard Seconded: Councillor: Jenny Woods Carried

NEW BUSINESS

- Food vendors to contact S24 committee to seek approval to operate at Recreation Ground
- An inventory of items purchased by S24 committee to be created.
- Phil Giffard proposed that \$10,500 payment for FY 19/20 from Council be used towards landscaping around tennis courts as per plan submitted to Council and any balance of funds to be used for landscaping around recreation ground as per Council recommendation. Moved P.Giffard Seconded J. Walters Carried

- **NEXT MEETING**

Wednesday 19th February, 2020 at 5.30pm - **Recreation Ground.**

There being no further business, the meeting was declared closed at 6.30 pm.

Confirmed **Date**

Chairperson

Recommendation:

That the Section 24 Committee minutes and associated reports/documents be received and noted.

7. Officers' Reports Requiring a Decision

7.1 Prosser Plains Raw Water Scheme

Responsible Officer – General Manager

This report item was deferred at the ordinary meeting of Council held on the 28 January 2020 due to a lack of a quorum

Background / Overview

An agenda item (8.10) discussing the need for an additional \$600,000 to complete the Prosser Plains Raw Water Scheme (PPRWS) project was supplied for the Ordinary Meeting of Council dated 17th December 2019. For reference only, the bulk of that agenda item is set out below in italics, as supplied previously:

8.10 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 \$600,000 from Tasmanian Public Finance Corporation (TASCORP) is being sought.

8.10 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.*

8.10 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).

During the time agenda item 8.10 was being created, the project management and superintendent functions of the PPRWS project were in the process of being transferred from Burt's Engineered Solutions & Testing to Macquarie Franklin.

Subsequently the cost to complete the PPRWS project was re-assessed in detail by Macquarie Franklin, and found to be an estimated \$761,000, rather than the previously supplied \$600,000. This price variation was forwarded on to Council once verified on Tuesday 7/1/20.

This cost includes the completion of the PPRWS pumping station and the commissioning of the pipeline, with the pipeline itself already having been constructed.

It is still expected that the PPRWS pumping station will be completed by the end of February 2020, with pipeline commissioning more difficult to predict due to water availability, but most likely being by the end of March 2020.

Statutory Implications

Nil

Budget Implications

Loan repayments relating to an additional \$161,000 over 30 years.

Recommendation

1. Referencing Council Decision: 252/19, Council agrees to expend up to an additional \$161,000 to complete Stage 1 of the Prosser Plains Raw Water Scheme (e.g. completion of the pumping station and commissioning of the pipeline), which in turn will allow Council to meet its obligations under the Water Supply Agreement dated 8 February 2019.
2. The General Manager is authorised to take all reasonable and necessary steps to secure the loan of the additional monies referred in recommendation 1 set out above, including gaining approval from the Treasurer, 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).



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20th February 2020

Dear Chris,

Re: PPRWS - Construction Update February 2020

1. General Update

- Altered steelwork has been galvanised and was delivered to site on 28th January
- All structural steelwork has been installed (stairs and stair pipework), wet well pipework, pumps and intake screen have all been installed.
- Outstanding major construction activities include the final pipework to the header tank, electrical and control installation.
- Crane work is now complete, and crane is off site.
- Tassal R.O (Reverse Osmosis water processing unit) water discussion are underway with TasWater and progressing.
- Macquarie Franklin recommend that the R.O water option be kept as a "backup" plan, given the current risk profile, and increased likelihood of a spill event in the Prosser at this time.
- Geotechnical Engineers have been to site to assess the cliff face close to the wet well. Currently awaiting report and recommendations

2. Time

- All major construction activities will be complete by the End of February.
- The current timeline driver is the availability of water for commissioning. A Temporary Water Allocation to take from the Lower Prosser Dam in the case of a spill has been approved and issued by DPIPWE.

3. Budget

- The variation relating to additional steelwork has been received this month, and potential upcoming minor variations relating to modifications to fencing.
- The recommended total project forecast figure of circa \$761K includes an allowance for the above variations, and other variations that Macquarie Franklin consider potential.

4. Scope/upcoming activity

- Complete remaining pipework between the top of the stair structure and the header tank,
- Finalise electrical and control installation,
- Finalise fencing plan,
- Pre-commissioning (site acceptance tests only with no pump starts),
- Ongoing discussions with TasWater regarding flood take from the Lower Prosser Dam.

Please feel free to contact me should you have any questions.

Yours sincerely,



Brock Nadler – Project Manager - PPRWS
MACQUARIE FRANKLIN

7.2 Draft 2019 – 2020 Annual Plan

Responsible Officer – General Manager

Background/Overview

The Annual Plan is one of Council's main reporting documents and provides specific information about the services and projects Council will undertake during the financial year in order to achieve the objectives and goals outlined in the Glamorgan Spring Bay Community Strategic Plan, July 2013 (Vision to 2020). The Budget Estimates provide information about how Council will fund those services and projects during the financial year.

Whilst it is considered best practice that an Annual Plan is developed and adopted by Council early in the financial year, this has not occurred due to a number of contributing factors such as the change-over in senior staff in recent months.

Statutory Implications

Section 71 of the Local Government Act 1993 requires:

- (1) A council is to prepare an annual plan for the municipal area for each financial year.
- (2) An annual plan is to –
 - (a) be consistent with the strategic plan; and
 - (b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and
 - (c) include a summary of the estimates adopted under section 82; and
 - (d) include a summary of the major strategies to be used in relation to Council's public health goals and objectives.
- (3) As soon as practicable after a council adopts an annual plan, the general manager is to –
 - (a) Make a copy of the annual plan available for public inspection at the public office during ordinary business hours; and
 - (b) Provide the Director and the Director of Public Health with a copy of the annual plan.

Comments

It is anticipated that a report against the actions of the 2019 – 2020 Annual Plan will be submitted to Council in July 2020. This report will then be incorporated into the 2019 – 2020 Annual Report.

In coming months, the Management Team will also commence the development of the 2020 – 2021 Annual Plan which will be workshopped and presented to Council in July/August 2020 for adoption.

Budget Implications

The actions contained within the Annual Plan are consistent with the summary of estimates previously adopted by Council under section 82 of the Local Government Act.

Risk Considerations

Risk associated with the adoption of the 2019 – 2020 Annual Plan is considered minimal as the initiatives identified within the Annual Plan are consistent with Council's Community Strategic Plan and Council's adopted 2019 – 2020 budget.

<h4>Recommendation</h4>

That Council adopts the 2019 – 2020 Annual Plan as presented.

7.3 Sale of Public Land, 2A Davidson Place, Triabunna

Responsible Officer – General Manager

Background / Overview

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

CEH have presented to Council on a number of 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.

An open community discussion about this matter was held on the evening of Wednesday 8/1/20, with the Mayor, General Manager, Council Graduate Planner, CEH staff, and 40+ residents in attendance. CEH outlined their plans and took questions from the floor, with the Mayor facilitating the discussion.

CEH's presentation discussed the proposal to develop 21 units on lots 30, 31 & 94 Spencer Street Triabunna, with a completion date expected to be 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.

In the Ordinary Meeting of Council dated 17th of December 2019, the following motion was passed:

Decision: 254/19

Moved Cllr Arnol, seconded Cllr Symons that:

In accordance with s178 of the Local Government Act 1993 that Council intends to transfer land as per the proposed Centacare Evolve Housing 21 unit development on Lots 30, 31 and 94 Spencer Street, Triabunna.

Centacare Evolve Housing are to provide Council with four serviced residential blocks on Council land

Centacare Evolve Housing will be obliged to pay Council's rates on the unit development

A Community Meeting will be held in January 2020 to answer questions and obtain feedback from community members.

The motion was put and carried

(7 Votes to 0)

Please refer to attached table, which details the content of each objection to the transfer of this property to CEH, and also offers a Council response.

Statutory Implications

Advertising has been undertaken as per s178 4(a)(b)

A community meeting was held on 8/1/20

Council will consider objections at the Ordinary Meeting of Council on 25/2/20.

As objections have been received, 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.

Legal Implications

Below is a summary of the legal advice received from Page Seager in relation to the proposed transfer of 2A Davidson Place in Triabunna to CatholicCare / Centacare Evolve Housing:

Having considered the relevant provisions in the Local Government (Building and Miscellaneous Provisions) Act 1993 and the historical Local Government Act 1962 (repealed), in Page Seager's opinion the notation "SET APART FOR PUBLIC RECREATION SPACE" on the folio plan of 2A Davidson Place has no tangible legal effect on 2A Davidson Place under those statutes, i.e. it does not:

- (a) have the effect of dedicating the land for public use (e.g. common law dedication);
- (b) prevent the land from being sold to a third party;
- (c) prevent the land from being used for purposes other than public recreational space; or
- (d) grant any other forms of private or public rights (noting for the sake of completeness the right given to councils in s.83(1)(a) of the LGBMP which is not relevant under the circumstances).

Searches of Council's records did not identify any documents which suggest that the notation was part of a specific qualification or condition on the transfer of 2A Davidson Place to the Council. It is understood that at the time (i.e. 1982) the transfer of property from Housing Tasmania to councils was a largely administrative process and application of the public open space notation was an accepted practice on open space titles that would continue to be made available for public use.

In light of the TPC proceedings in 2014 that changed the zoning of the land from 'Open Space' to 'Residential' and resulted in a permit to subdivide the land into residential lots, I consider it unlikely that the State government imposed any conditions on the transfer of the Land to Council.

For the sake of completeness, consideration has been given to whether the land is, or ever was, reserved for public use by order made under section 8 of the Crown Lands Act 1979. There is no evidence of any such order being made with respect to 2A Davidson Place.

Put simply, the existence of the notation does not prevent Council from going through the legislative process of selling the Land, which I note Council has already resolved to commence.

Budget Implications

Centacare Evolve Housing are to provide Glamorgan Spring Bay Council with four serviced residential blocks located on the southern side of Selwyn Street. Centacare Evolve Housing will be obliged to pay Council's rates on the unit development for a minimum period of 30 years.

Recommendation

Council notes the attached 24 objections received in regards to the CatholicCare / Centacare Evolve Housing proposal, and resolves to either:

- a) Proceed with the land transfer of public land located at 2a Davidson Place, and Lots 30 and 31 off Spencer Street, Triabunna to CatholicCare / Centacare Evolve Housing to allow for the construction of 21 affordable units.

OR

- b) Undertake to find an alternative site for the construction of 21 affordable units to be built on public land within Triabunna.

Agenda Item 7.3 – Attachment A

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
1	- Steepness of site for 55+ yo - Wheelchair access	Council to be commended for addressing housing crisis	Building Surveyor will ensure it complies with the National Construction Code
	- Emergency Vehicle access - Collection point for 42 wheelie bins - Existing residents' privacy		Once a Development Application (DA) is submitted, the Planning Scheme will assess the access width, bin issues, privacy, etc
	- Insufficient water pressure		Part of the DA involves consultation with TasWater
	- Land not under-utilised, as often used by young children, families, dog exercising		under-utilised is a relative term. Some use does not mean the land is at its best and most productive use for the immediate area or Triabunna as a township.
	- Green parrots in eucalyptus amygdalina		Noted.
2	- Swings removed from land in 2014/15		Noted.
	- Council failed to optimise the space as a park, resulting in reduced use		Noted.
	- Other space is available to develop		Noted.

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
	- Only other open recreational space is Triabunna Football Club Sports Ground, which is too far away for small children		Public open space is available between Howells and Ryan Place and an un-named cul de sac, to the south of Selwyn Street. This is closer than the Football Ground.
	- Purchased property believing the park would remain, getting rid of park likely to reduce property values		Noted.
	- 21 unit development to place undue hardship on services		Capacity of services will be assessed as part of any planning application for units on the land.
	- Consider social isolation issues		The CatholicCare development will ensure social dynamics are considered.
	- Believes there are already low cost private dwellings in Triabunna		The State and proponents consider otherwise.
3	- Concern over sealed covenant on land to remain as reserve	- Housing for older persons a valuable thing if well located	Extensively researched legal advice indicates no issue in selling and building upon this land
4	- Concern over density of dwellings and resident demographics		Dwelling density is assessed under the Standard Housing Provisions enacted by State through the planning scheme.
5	- Steepness of driveways		Noted.
6	- Land used by children playing, dog walking, access route		Noted, refer to previous response.

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
7	- Increase in traffic in cul de sacs		Capacity of road infrastructure will be assessed in any future planning application.
8	- Is there sufficient room for 42 Wheelie bins		This will be assessed in any future planning application.
9	- Insufficient health care services		Noted. Medical centre in the area provides for immediate needs.
10	- Proposed location not well suited		Noted.
11	- Concern over sealed covenant and due process being observed		Extensively researched legal advice indicates no issue in selling and building upon this land
12	- Concern over density of dwellings and resident demographics		Refer to previous response
13	- Steepness of driveways		Refer to previous response
14	- Land used by children playing, dog walking, access route		Refer to previous response
15	- Increase in traffic in cul de sacs		Refer to previous response
16	- Is there sufficient room for 42 Wheelie bins		Refer to previous response
17	- Concern over impact on medical health services		Refer to previous response
18	- Concern over sealed covenant and due process being observed		Extensively researched legal advice indicates no issue in selling and building upon this land

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
	- Concern over density of dwellings and resident demographics		Refer to previous response
	- Steepness of driveways		Refer to previous response
	- Land used by children playing, dog walking, access route		Refer to previous response
	- Increase in traffic in cul de sacs		Refer to previous response
	- Is there sufficient room for 42 Wheelie bins		Refer to previous response
	- Concern over impact on medical health services		Refer to previous response
	- Concern over water flows and soil erosion		This is managed through the regulatory planning and building processes.
	- Concern over reduced trees		Do you want to propose a budget to improve the quality of the nearby open space?
	- No safe access from one cul de sac to another		The area has footpaths, which while not as convenient, provide safe pedestrian access throughout the area.
	- Concern over dog barking with people being closer		Noted.
	- Reduced recreational area to use close by		Refer to previous response

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
	- Youths will misbehave in cars in new area		This is a police matter.
	- Reduced privacy		Refer to previous response
	- Minimal car parking already		Noted.
	- Cul de sacs currently provide thoroughfare		This will still be possible.
	- Council constructed bike track in area to be removed?		Noted.
	- Concern over too many wheelie bins and garbage collection		Refer to previous response
19	- Loss of recreational parkland for local resident use		Refer to previous response
	- Council need to provide a safe place for children		Refer to previous response
	- Concern over sealed covenant on land to remain as reserve		Extensively researched legal advice indicates no issue in selling and building upon this land
	- Concern over impact on medical health services		Refer to previous response
20	- Concern over sealed covenant and due process being observed		Extensively researched legal advice indicates no issue in selling and building upon this land
	- Land used by children playing, dog walking, access route		Refer to previous response

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
	- No alternative park has been advised of		Refer to previous response
	- Concern over impact on medical health services		Refer to previous response
	- Is there sufficient room for 42 Wheelie bins		Refer to previous response
21	- Concern over legality to sell public land, sealed covenant	Council to be commended for addressing housing crisis	Extensively researched legal advice indicates no issue in selling and building upon this land
	- Concern that 9 lots under 4 pine trees, Faith, Hope, Charity & Kathleen, was gifted for a look out.		This matter was researched and determined to be untrue.
	- 21 unit proposal creates higher density into General Residential zone		
	- The land doesn't have good walkability access to transport		Noted.
	- Young families live next to the land and won't mix well with 55+yo		There is as much evidence to suggest this claim is untrue as it is true.
	- Closeness of proposed units to existing homes an issue		Proximity issues are assessed under the Standard Housing Provisions under the planning scheme.

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
	- Pressure on existing health services due to age of new residents		Noted.
	- Consider advertising online, not antiquated print media options		The notification process is defined in the Local Government Act 1993.
22	- Not happy about advice on community information session		Noted.
	- Plans displayed for 21 units vary, and road width not to scale, eg. 2.5m / 5m		Indicative only, to show what the development may look like
	- Steepness of block not suitable for 55+yo		Refer to previous response
	- Legal ability to sell land		Refer to previous response
	- Land not under-utilised, as often used by residents		Refer to previous response
	- Concern over who the residents may be		Refer to previous response
	- Increased load on essential services, especially health		Refer to previous response
	- No provision to replace eucalypts in area		Refer to previous response

Sale of Public Land – 2A Davidson Place, Triabunna			
Summary of Objections			
Respondent	Summary of Objections	Any Positives	Officer's Comments
23	- Land is well utilised in its current form		Refer to previous response
24	- Concern over legality to sell public land, sealed covenant		Refer to previous response
	- Open space is needed to safely exercise		Refer to previous response
	- This land is well utilised for riding bikes, playing football, walking		Refer to previous response

Agenda Item 7.3 – Attachment B



29 January 2020

Mr C Schroeder
General Manager
Glamorgan Spring Bay Council

Dear Mr Schroeder,

Re: Sale of public land at 2a Davidson Place (CT55156/94), Lot 30 off Spencer Street (CT55156/30) and Lot 31 off Spencer Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government Act 1993.

We wish to register our **OBJECTION** to the sale of public land at 2a Davidson Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT 55156/30 and CT 55156/31 respectively) which is being sold for the purpose of building 21 units by Centacare Evolve Housing.

Our attendance at the public information session of 8 January 2020 raised a number of concerns to us.

- As a requirement of subdividing, these lots were set aside as open space in the subdivision for the recreational use of residents. Actions to change this covenant may not be valid or even appropriate. The legality of moves to change the purpose of the land needs to be fully investigated and any findings made open to residents and ratepayers.
- Removing open space in this area would not permit safe exercise and recreational space for current residents or future aging residents who may have mobility issues particularly given the steep access to shops and businesses in Triabunna.
- At the meeting it was stated that this open space is under-utilised. Our frequent visits to this area of Triabunna for over 40 years (for family and professional reasons) have generally found people to be riding bikes, playing football/cricket or other games, or simply walking in this area. This current open recreation park is the safest place for these activities.

We object to selling this land under any circumstances as this is public recreation area valued by our community.



28th January 2020

28 JAN 2020

BY:

**Re: Sale of public land at 2a Davidson Place
(CT55156/94), Lot 30 off Spencer Street (CT55156/30) and Lot 31 off Spencer
Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government
Act 1993.**

Dear Mr Schroeder,

I **OBJECT** to the sale of public land at 2a Davidson
Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT
55156/30 and CT 55156/31 respectively) for the building of 21 units by
CatholicCare and Centacare Evolve Housing.

There remain concerns among community members as
to the previous moves to change the sealed covenant on this area of land, which
ensured that this land was to remain open space for the recreational use of
residents. It must be fully investigated
whether due process was followed then and that this proposed sale is, in fact,
valid.

The land proposed for sale has been said to be
"under utilised" as an adjoining resident I can confirm this area is used
multiple times daily. By children
playing, people walking their dogs and as an access route to walk between areas.

There has been no proposed safe, alternative Recreational
Parkland for our children and community members to use.

The proposed development by Centacare Evolve
Housing presents its own set of genuine concerns. Currently local infrastructure will be unable
to cope with the demand of occupants of the proposed 21 new dwellings. For example, our
health services which are
already stretched thin. A more suitable
location for this development needs to be found that can responsibly
accommodate the needs of their residents.

An additional 42 wheelie bins to be collected
from which location? The current adjoining culdesacs, Tapner Court, Morley
Parade and Davidson Place are already at capacity and simply cannot fit anymore.

These are just a few of the serious, genuine
concerns expressed by myself and community members. I urge you to reconsider this proposed
sale
of open area Recreational Parkland, that is still very much used by our children
and community members daily.



General Manager
Glamorgan Spring Bay Council

RECEIVED
15 JAN 2020
BY:

Regarding sale of public land as advertised 11/01/20

[Spencer St/Davidson Pl]

I wish to make the following submission-

The council is to be commended for taking an active role in addressing the housing crisis in Tasmania.

However there are some issues that must be addressed before an informed decision can be made regarding the suitability of the proposed site.

These are as follows-

I note that the council handout is at variance with the master plan pd19173.- e.g road layout, placement of units, etc. so I will confine my remarks to PD 19173 !

Unfortunately PD19173 does not give any indication of the physical aspects of the site and would appear as if the site is quite flat which is not the case – it is quite steep!

Given that the targeted residents are to be 55 years and over, access to the units from road level must necessitate steps or steep ramps and is this going to create "duty of care" issues?

Has any provision been made for wheelchair access ?

The access road according to Mr Ben Wilson of Centrecare is to be 5m wide but the plan shows it to be in fact 2.5 m

Will emergency vehicles be able to access all units?

Where is the collection point for forty two [42] wheelie bins?

What consideration has been given to existing residents regarding privacy?

I live on the same level as the proposed units and can state that the water pressure is very poor, and despite approaches to council ,have been told that

there is nothing that can be done about it – has the council taken that into account and what do they propose , specifically, to do about it?

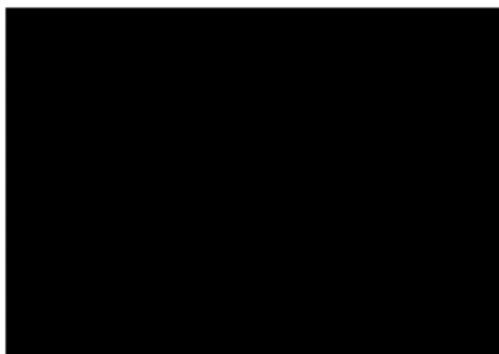
Now the council states that the land is under-utilised [info sheet]

My observations are that the opposite is the case – it is in regular use by young children , as well as families playing footy, dog exercising etc. As well, there are some fine eucalypts [eucalyptus amygdalina] -supporting a variety of birdlife – esp. green parrots. Would our environmental officer care to comment?

Given that Premier Hodgman has stated that crown land would be made available to alleviate the housing crisis [Hobart Mercury 11/01/20] , has the council investigated this option?

The timing of this proposal, at the height of the holiday season, as well as the undue haste, has not gone unnoticed.

Out of consideration to your ratepayers, the above issues need to be resolved before a decision to sell is voted on.



Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council

24 JAN 2020
RY: [illegible]

Re Sale of public land at 2a Davidson Place, lot30,& lot 32 off Spencer St Triabunna as per section 178{4} of Local Government Act 1993.

Dear Mr Schroeder,

I strongly object to the proposed sale for public housing. Both Federal& State Governments & health professionals are constantly urging people to be more active for better health. The land in question adjoins my property & I can assure you that it is is very well used by a variety of people of all ages. Describing it as underutilized is not a good a true description] .If the change as proposed by the council goes ahead the community will be deprived of an asset that was set aside for their use & enjoyment.& will show exactly how ratepayers are thought of by this council!.

Signed





RECEIVED
28 JAN 2020

BY: [REDACTED]

Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

Re: sale of public land at 2a Davidson Place (CT 55156/94), Lot 30 off Spencer Street (CT 55156/30) and Lot 31 off Spencer Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government Act 1993.

Dear Mr Schroeder,

I OBJECT to the sale of public land at 2a Davidson Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT 55156/30 and CT 55156/31 respectively) for the building of 21 units by CatholicCare and Centacare Evolve Housing.

- There remain concerns among community members as to the previous moves to change the sealed covenant on this area of land, which ensured that said land was to remain open space for the recreational use of residents. It must be fully investigated whether due process was followed then and that this proposed sale is, in fact, valid.
- Should this sale be valid, there are concerns about the location of the proposed development and the suitability for the density of dwellings and intended demographic of residents - for example, the slope of the site and the steepness of driveways and access roads.
- The land proposed for sale is characterised as "under utilised", but adjoining residents can attest that it is used on a daily basis by children playing and people walking their dogs, as an access route through from one section of the area to another.
- Should an additional 21 homes be built in this location, the volume of traffic accessing the area via Boyle, Selwyn and Inkerman Streets will increase, and the volume accessing Davidson Place and Tapner Court, currently both quiet cul de sacs, will see a massive increase.
- An additional 21 homes means an additional 42 wheelie bins, which would seem quite awkward to access from the plans currently available for consideration. There is certainly not enough room for them to be collected from Tapner Court and Davidson Place - even less when access roads are put in.
- The units are proposed for members of the local community, over 55, who wish to downsize, freeing up other properties for the rental or sale markets. One way or another, that will bring people into a community which has health care services which are already stretched thin. Existing residents have expressed concerns about this aspect of the proposal.




- the Current water build up yard Flooding & mud Slidding threw yard when it rains. We have had to build retaining walls threw out the yard to stop previous mud Slides from demolishing the backyard, and with extra buildings & yards there will be more stress on the ground and worse land erosion.
- No trees will be left in the proposed Area and with no trees there will be less structure to hold the ground together, the tree that is currently next to my side fence has roots under my fence & Shed. So upon them being taken it will ~~more~~ destroy my fence and Shed.
- ~~no~~ Safe Public walking access to the Coldsacs ~~from~~ each other
- People whom have dogs that currently cause No hassel will be under Constant Pressure to try and stop there dogs from barking due to the houses being so close and more people and traffic. Which will then put strain on Peoples Current Situations.
- No Area for recreational use for the Current Residents to use.
- When it rains young people currently do wheelies/burnouts on the Streets so there will be nothing to stop them doing it in the new proposed building Area. which then becomes a Public danger
- No Privacy from Neighbours in a currently well spaced Area
- We currently have minimal Parking for Visitors and more houses means more people and less Parking

P.t.O.



- Kids Currently walk threw and around the Coldesac's and Park Area and with more houses/People & traffic that would not be possible.
- the kids also Currently have a Council built bike track in the proposed building Area that will be demolished. leading to even less things for the children to do leading to kids possibly doing other things that are not appropriate & getting them self's in trouble. upon having that taken from them there is no indication in the Proposed Plans to replace it with any thing else or to even move it.
- Wheelie bin Collection is Currently a hard enough time. as with the Current Placement of bins the garbage Collection truck has to collect my bins at 3 Davidson Place then "to Correctly Pick up the bins at 231 Trege Need to back in to my drive way to make the turn and collect the bins, and with another Road & more bins it simply would not be possible.

thank you From the Residents at
3 Davidson Place.

I also have Photo & Video evidence
of last Flood if required please Contact
me on 

[REDACTED]

Objection to sale of public lands, Triabunna

Wed, Jan 29 4:53 PM

[REDACTED]

29, 1.2020

Re: Sale of public land at 2a Davidson Place
(CT55156/94), Lot 30 off Spencer Street (CT55156/30) and Lot 31 off Spencer
Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government
Act 1993.

Dear Mr Chris Schroeder, (General Manager, Glamorgan Spring bay Council)

We wish to **OBJECT** to the sale of public land at 2a Davidson
Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT
55156/30 and CT 55156/31 respectively) for the building of 21 units by
Catholic Care and Centacare Evolve Housing.

Our concern is the loss of our recreational parkland that we believe was to remain open space for
local resident's use,

We are concerned about the impact this sale will have on local children and the danger of the
only nearby open space available to them will be at waters edge, council has a duty of care and
should continue to provide a safe recreational area within walking distance of local families

We have concerns to the previous moves to change the sealed covenant on this area of land, which
ensured that this land was to remain open space for the recreational use of
residents. It must be fully investigated before whether due process was followed then, and that this
proposed sale is, in fact, valid,

There has been no proposed safe, alternative Recreational Parkland for our children and community
members to use. and as stated by Ms Wisby "that there is no other land available in either
Triabunna or Orford" therefor the loss of this open space to proposed housing will be devastating
to both community and wildlife now and in the future,

we also have fears of the impact this housing estate proposal will have on our already strained
medical and community health services including existing infrastructure and utilities and local
employment,

We urge you and elected councillors to reconsider this proposed sale of the said Recreational Parkland, surely your existing rate payers and voters have priority and can continue to live in an environment that has the open spaces, good medical services and Infrastructure, my hope is that you as caretakers will look to the future and save our parkland

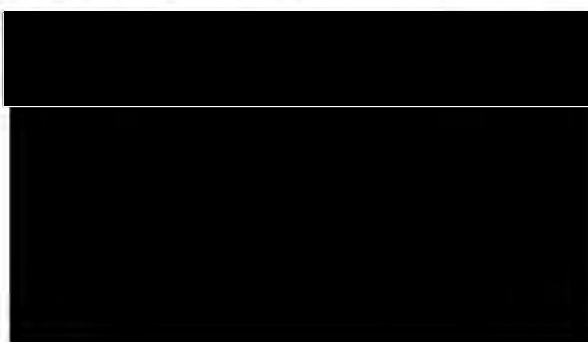
Regards,



Josie Higgins

From: Chris Schroeder
Sent: Thursday, 13 February 2020 4:42 PM
To: Josie Higgins
Subject: FW: Objection to sale of public lands, Triabunna

From: Planning <planning@freycinet.tas.gov.au>
Sent: Wednesday, 29 January 2020 8:07 PM
To: Josie Higgins <Josie.Higgins@freycinet.tas.gov.au>
Cc: Chris Schroeder <Chris.Schroeder@freycinet.tas.gov.au>
Subject: FW: Objection to sale of public lands, Triabunna



29. 1.2020

**Re: Sale of public land at 2a Davidson Place
(CT55156/94), Lot 30 off Spencer Street (CT55156/30) and Lot 31 off Spencer
Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government
Act 1993.**

Dear Mr Chris Schroeder, (General Manager, Glamorgan Spring bay Council)

**We wish to OBJECT to the sale of public land at 2a Davidson
Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT
55156/30 and CT 55156/31 respectively) for the building of 21 units by
Catholic Care and Centacare Evolve Housing.**

Our concern is the loss of our recreational parkland that we believe was to remain open space for local
resident's use,

We are concerned about the impact this sale will have on local children and the danger of the only nearby
open space available to them will be at waters edge, council has a duty of care and should continue
to provide a safe recreational area within walking distance of local families

We have concerns to the previous moves to change the sealed covenant on this area of land, which
ensured that this land was to remain open space for the recreational use of

residents. It must be fully investigated before whether due process was followed then, and that this proposed sale is, in fact, valid,

There has been no proposed safe, alternative Recreational Parkland for our children and community members to use. and as stated by Ms Wisby "that there is no other land available in either Triabunna or Orford" therefor the loss of this open space to proposed housing will be devastating to both community and wildlife now and in the future,

we also have fears of the impact this housing estate proposal will have on our already strained medical and community health services including existing infrastructure and utilities and local employment,

We urge you and elected councillors to reconsider this proposed sale of the said Recreational Parkland, surely your existing rate payers and voters have priority and can continue to live in an environment that has the open spaces, good medical services and Infrastructure, my hope is that you as caretakers will look to the future and save our parkland

Regards,



Sent from Windows Mail



SCANNED

30/1/2020
30 JAN 2020

BY: [Signature]

TO: GENERAL MANAGER, Mr Chris Schroeder
GLAMORGAN SPRING BAY COUNCIL

Revised Submission.30/1/2020

RE: OBJECTION TO SALE OF LANDS To CENTACARE EVOLVE HOUSING

Marina Views Estate in Whole or Part for the development of Twenty One 2 Room 2 Car Accommodation Units on Recreational Reserve the lapsed Modified Planning Permit SA14006 and the 9 Lots atop Howell's Hill below the 4 Pine Trees & unformed Spenser Street between Selwyn & Robert Streets "HELD IN TRUST" by Council for Spring Bay Rotary, Spring Bay Education Group & Community of Triabunna. Lot72, Lot71, Lot 70, Lot 69, Lot 68, Lot 67, Lot 66, Lot 65, Lot 64 Lot 94, Lot 30, Lot 31 (CT55156/94), (CT55156/30) (CT55156/31)

Dear Sir/Chris, I Believe Council has & is breaching Permit Conditions by offering for sale land whose Conditional Modified Permit has Lapsed and I believe subject to Suspected Contravention, as per Land Use Planning Approvals Act 1993.

In Case for the purpose of process and to ensure the protection of 9 Lots not belonging to Council but "Held in Trust" I truly believe this matter is not compliant to the intent & purpose of Sections 65, 178, 178A & 181 of the Local Government Act 1993, Land Use & Planning Approval Act 1993 Breaching a Condition or Restriction & Planning Provisions. Undue Hardship.

I most strongly object to the proposed sale of lands & development as proposed by Centacare Evolve Housing though I commend the organisation's effort to assist in providing affordable housing needs within Tasmania. The financial mismanagement of successive State Governments, throwing monies at non core commercial activities has caused severe budget constraints in public housing, education and health services.

The previous Council Administration and Councillors were applauded as Can Do Achievers for similar stupidity throwing questionable financial &/or in kind support into non core commercial activities, business & developments. Colonial Communism resulting in such debt to threaten the existence of our Municipality and financial future of the Ratepayer. The need to service the debt and the borrowings on future rate income brought about the fire sale of valuable Community Assets, Sporting/Recreation Reserves, Lands set aside for Future Community Use and worse Lands "Held in Trust" not owned by Council.

Past Councillors with a few inappropriately bullied & harassed Exceptions I believe too often just accepted whatever recommendations appeared in Council Agenda being too naive or simply failing to do due diligence ignoring the cries & queries of unsafe &/or biased information within Council Agenda failing their responsibilities to protect the Municipality, Residents and/or Ratepayer.

The land/lots proposed for sale CEH is part or whole of "Marina Views Estate" another of the previous Administration's non core commercial ventures an ongoing sad, most sad saga, I believe a most dishonest Saga. Flawed and very biased/untrue/mistaken information was provided to Councillors and at least one Council Employee in order to take & intend to sell 9 Lots "Held in Trust" awaiting Council's Required/Directed Input. Evidence supplied and more exists within Council Minutes. The 9 Lots below the 4 pine trees, Faith, Hope, Charity & Kathleen along the unformed section of Spencer Street between Selwyn & Roberts Streets were gifted by the then Minister for Housing for the development of a "Look Out", Parking Suited to both Car & Tourist Bus, Sensory Gardens & Walkways following approaches by Mrs Kath Fergusson on behalf of Spring Bay Rotary and John Heck representing Spring Bay Education Group.

I Request the 9 Lots to be removed from inclusion within the "Marina Views Estate" and protected from any future sale or development other than that gifted/intended for, to continue to be "Held in Trust" till the Project can be moved forward still awaiting Council.

The concept/involvement of CEH I can only assume is the result of some incorrect assumption by whom I know not. Council's website wrongly asserts Council voted in Feb 2016 to sell "Marina



Views " subdivision. Council in fact voted to allow a EIO to be advertised. Council's website also wrongly claims Council has permission to subdivide the Recreation Reserve into 6 Lots, not so Conditional Permission was Granted within Modified Planning Permit SA/14006 signed off on the 21 October, 2014 contained within the conditions and time frame on page 7 section N being the same as the original Planning Permit in respect of service supply and allotted set time, page 6 section H. Council's failure to comply means the permit lapsed and as per permit conditions any renewal shall be treated as a new application. The Modified Permit was signed by G.S. ALOMES 21 October 2014 for the Tasmania Planning Commission

The existing proposal introduces unsuitable Higher Density into a General Residential Zone. Twenty One 2room 2car Units upon an area suited to only 6 residential blocks well away from the Main Activity Centre without access to Public Transport, Established Parks and most limited Walkability. The area having already been robbed of Pioneer Park, Skate Park, Recreational Open Space and foreshore walking for the non existent Boatel Development.

The areas demographic has altered considerably since 2014 with considerable increases in Young Families as direct neighbours to the proposed development ,the Recreation Reserve having attracted them. The two, the very young and the not so young over 55s do not go well together. The proposed alteration and increased traffic flow will be a major danger to young ones and the noise that can be heard from young people at play can very easily prove annoying to such close neighbours. The loss of acceptable set backs and residential amenity is an unfair imposition on existing Home Owners, their Cultural and Property values. The rate return on said development is presently around \$23,000 per year, too little to exchange for potential drawbacks such development can have on a community. Mr Davide Walker a major Tour Bus Business Owner has provided information " Triabunna is missing out on a minimum of \$1200 per week not having suitable access to Howell's Hill."

The additional pressure on basic services will be considerable and divisive. GP services are already under pressure, one week waiting time is the norm for other than the most urgent of problems. I am aware at least one of our GP is not taking new clients with whispers of retirement in the not too distant future. The biological, psychological, social health factors for over 55s are of concern as we are already the "Oldest per Capita " population in Australia and if only half of said units are taken up by clients from outside our community I doubt East Coast Health could cope, waiting times would blow out much further.

Please permit me to voice concerns for Council's Advertising Policy to be Updated. The requirement to advertise Matters as per the Local Government Act is rapidly proving inadequate with many if not most residents shunning antiquated printed Media for we are, at least Triabunna is a full fibre NBN serviced community, can matters requiring Public Advertising be included on the Council Web Site.

Respectfully ,





RECEIVED
04 FEB 2020

BY:

4-3400-100

Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

Re: sale of public land at 2a Davidson Place (CT 55156/94), Lot 30 off Spencer Street (CT 55156/30) and Lot 31 off Spencer Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government Act 1993.

Dear Mr Schroeder,

I OBJECT to the sale of public land at 2a Davidson Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT 55156/30 and CT 55156/31 respectively) for the building of 21 units by CatholicCare and Centacare Evolve Housing.

- There remain concerns among community members as to the previous moves to change the sealed covenant on this area of land, which ensured that said land was to remain open space for the recreational use of residents. It must be fully investigated whether due process was followed then and that this proposed sale is, in fact, valid.
- Should this sale be valid, there are concerns about the location of the proposed development and the suitability for the density of dwellings and intended demographic of residents - for example, the slope of the site and the steepness of driveways and access roads.
- The land proposed for sale is characterised as "under utilised", but adjoining residents can attest that it is used on a daily basis by children playing and people walking their dogs, as an access route through from one section of the area to another.
- Should an additional 21 homes be built in this location, the volume of traffic accessing the area via Boyle, Selwyn and Inkerman Streets will increase, and the volume accessing Davidson Place and Tapner Court, currently both quiet cul de sacs, will see a massive increase.
- An additional 21 homes means an additional 42 wheelie bins, which would seem quite awkward to access from the plans currently available for consideration. There is certainly not enough room for them to be collected from Tapner Court and Davidson Place - even less when access roads are put in.
- The units are proposed for members of the local community, over 55, who wish to downsize, freeing up other properties for the rental or sale markets. One way or another, that will bring people into a community which has health care services which are already stretched thin. Existing residents have expressed concerns about this aspect of the proposal.



30 January 2020

To the General Manager
Glamorgan Spring Bay Council
General.Manager@freycinet.tas.gov.au

Dear Sir/Madam

I am writing in objection to the intended sale of public land at 2A Davidson Place (CT55156/94) for the following reasons.

Firstly, regarding the park (open space) itself. Council seems intent on removing this open space from our community, as this is the second attempt to develop it in the last five years. The first in 2014/15 where approval was given for a 6-lot subdivision, but the only substantial progress undertaken was to remove the swings that were well positioned and funded by the federal government to enhance wellbeing. They certainly enhanced mine.

The residents, as I, felt the loss of this amenity with both sadness and despair. There are certain values enshrined within the Glamorgan Spring Bay Interim Planning Scheme which jealously guard public open space including Clause 3.0.10 of Part A which is headed 'R Liveability; Regional Objectives'. That clause provides that a desired outcome of any development is an 'integrated open space and recreation system that responds to existing and emerging needs in the community and contributes to social inclusion, community connectivity, community health and wellbeing, amenity, environmental sustainability and the economy'.

This open space is by no means underutilised by residents. It is simply neglected by successive councils with little or no planting of gardens (ornamental) or any other caring input outside of mowing the grass. Progressive councils know and understand the value of these open spaces into the future.

These places provide a social and communal value way beyond the economic, but the Council must meet halfway with the community for this to happen. Council saying nasty things about the park in order to vilify and degrade this open space is not helpful, and to sell it to developers is a failed method for the preservation of open space.

My view is that Council has lost its sociological perspective and essence of being in favour of the pursuit of the dollar god. Driven by such short-term gain, social amenity is disregarded along with any vision of a sustainable urban environmental future.

There are plenty of other lands available on which to build or develop close by and adjoining the park.

The only other open space for recreational activities is on the other side of town at the Triabunna Football Club Sports Ground which is too far away for young children to safely travel either on foot or bicycle and it is not a dog friendly space.

Triabunna did have "Pioneer Park" on the esplanade's water front which was a great space for all ages of people and a perfect dog friendly zone, but Council, again in its infinite wisdom approved that site for a proposed boatel/marina development which as yet has not gone ahead but substantial progress has been made in making it untraversable for recreational activity. The suburban town block to the south of the proposed sale of lot 94 has an open space set apart for public recreational use in lot 85, but this site has been diminished in size and with ill defined boundaries and no amenities (swings etc), few know of its existence. I can only assume that Council considers this site underutilised too.

This constant erosion and loss of public access to and use of open space does cause the community undue hardship, despite Council's denials.

Prior to purchasing my current residence, I studied the sealed plan covenant over the subdivision I was buying into and understood that the environmental amenity was both to my liking and in perpetuity into the future. Changing the environmental and recreational amenity of this subdivision in which I live serves only to degrade and devalue my residential property. So, I strongly object to the sale of the public land at 2a Davidson Place (CT55156/94). I ask to be heard.

Secondly, I submit that the sale of this open space to Centacare Evolve Housing for a proposed 21-unit development would cause the community undue hardship. The pressure on existing services already makes them inadequate for the current population such as Triabunna's East Coast Medical Centre where the only two local doctors are based, they already refer patients to Swansea for consultation as their own books are full.

Specialist practitioners such as hearing and dental services are infrequent. There are no Meals on Wheels anymore, transportation is poor so if these new social and affordable housing residents obtain or have a job outside of walking distance it may be problematic for them. I refer again to the Glamorgan Spring Bay Interim Planning Scheme clause 3.0.8 parts (A) and (B) which is headed "R Healthy Communities" where part (A) states 'High quality social and community facilities are provided to meet the educational, health and care needs of the community and facilitate healthy, happy and productive lives', and part (B) states 'a broad

distribution and variety of social housing is provided in areas with good public transport, accessibility or in proximity to employment, education and other community services’.

Whilst it is not incumbent for Council to comply with its own objectives, as its corporate history shows, I warn against repeating the lessons of the past in placing people into social isolation, away from friends, family or other social support networks, services and employment just because the state government must be seen to be doing something about the housing crisis in respect to public housing.

There are vacant private rental residential dwellings at low cost already in Triabunna waiting to be tenanted, maybe the state could help place some of those on the public housing waiting list there. Again, I ask to be heard.

Yours sincerely



Josie Higgins

From: Chris Schroeder
Sent: Thursday, 13 February 2020 4:42 PM
To: Josie Higgins
Subject: FW: Objection to Sale of Public Land in Triabunna

[REDACTED]
Sent: Tuesday, 28 January 2020 12:06 PM
To: General Manager <general.manager@freycinet.tas.gov.au>
Subject: Objection to Sale of Public Land in Triabunna

Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

Re: sale of public land at 2a Davidson Place (CT 55156/94), Lot 30 off Spencer Street (CT 55156/30) and Lot 31 off Spencer Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government Act 1993.

Dear Mr. Schroeder,

I OBJECT to the sale of public land at 2a Davidson Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT 55156/30 and CT 55156/31 respectively) for the building of 21 units by CatholicCare and Centacare Evolve Housing. I wish to raise the following points of concern:

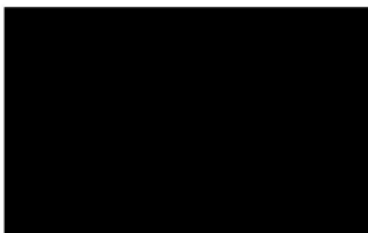
- Concerns have been raised regarding the previous moves to change the sealed covenant on this area of land, which ensured that said land was to remain open space for the recreational use of residents. A full investigation into whether due process was followed then must be undertaken to determine whether this proposed sale is, in fact, valid.
- Should this sale be valid, concerns to be addressed include the location of the proposed development and the suitability for the density of dwellings and intended demographic of residents - for example, the slope of the site and the steepness of driveways and access roads.
- The land proposed for sale is characterised as "under utilised", but adjoining residents can attest that it is used on a daily basis by children playing and people walking their dogs, as an access route through from one section of the area to another.
- Should an additional 21 homes be built in this location, the volume of traffic accessing the area via Boyle, Selwyn and Inkerman Streets will increase, and the volume accessing Davidson Place and Tapner Court, currently both quiet cul de sacs, will see a massive increase.
- An additional 21 homes means an additional 42 wheelie bins, which would seem quite awkward to access from the plans currently available for consideration. There is certainly not enough room for them to be collected from Tapner Court and Davidson Place - even less when access roads are put in.
- The units are proposed for members of the local community, over 55, who wish to downsize, freeing up other properties for the rental or sale markets. One way or another, that will bring people into a community which has health care services which are already stretched thin. Existing residents have expressed concerns about this aspect of the proposal.

I don't deny that housing suitable for older persons who wish to downsize would be a valuable addition to our community, but as a resident who lives on this section of Howell's Hill and has health issues, I believe the

accessibility and density of the proposed development would pose real issues for older residents, especially any who were no longer capable of driving and had mobility issues. A flat location closer to services, and a lower density of residences so as not to over-stress already strained health services, is what I feel would work much better for our community.

I want to make it clear that I am not objecting in a knee-jerk "not in my back yard" reaction to the idea of social housing being constructed close to my residence - I was given the opportunity to purchase my home because I was a Housing Tasmania client, and I have lived in a variety of "Housing Suburbs". I don't believe that social housing equals "turning the place into a ghetto". What I do firmly believe is that the position of this proposed development is wrong for the type of development, and that this open space is very valuable for and much appreciated and used by the residents who are here now.

Thank you for your time.
Sincerely,





RECEIVED
23 JAN 2020
BY: [signature]

Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

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RECEIVED
25 JAN 2020
BY: [signature]

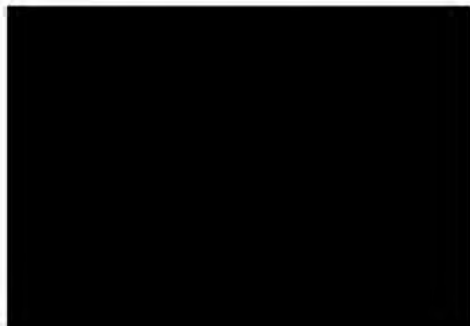
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Glamorgan Spring Bay Council
PO Box 6
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20.03.2020
BY: [Signature]

Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

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General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

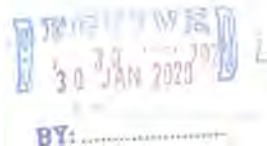
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PO Box 6
Triabunna TAS 7190

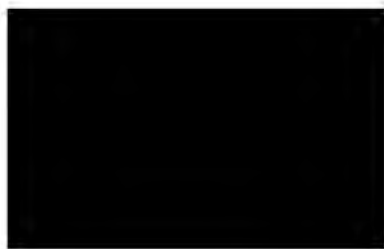
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28 Jan 2020
29 Jan 2020
BY: _____

Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

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24



19 JAN 2020

BY: [signature]

Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

Re: sale of public land at 2a Davidson Place (CT 55156/94), Lot 30 off Spencer Street (CT 55156/30) and Lot 31 off Spencer Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government Act 1993.

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SCANNED
28.01.20

11/11/2019 12:12
28 JAN 2020

24th January 2020

BT:.....

Re: Sale of public land at 2a Davidson Place (CT55156/94), Lot 30 off Spencer Street (CT55156/30) and Lot 31 off Spencer Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government Act 1993.

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- The land proposed for sale has been said to be "under utilised" as an adjoining resident I can confirm this area is used multiple times daily. By children playing, people walking their dogs and as an access route to walk between areas.
- There has been no proposed safe, alternative Recreational Parkland for our children and community members to use.
- The proposed development by Centacare Evolve Housing presents its own set of genuine concerns. Currently local infrastructure will be unable to cope with the demand of occupants of the proposed 21 new dwellings. For example, our health services which are already stretched thin. A more suitable location for this development needs to be found that can responsibly accommodate the needs of their residents.
- An additional 42 wheelie bins to be collected from which location? The current adjoining cul de sacs, Tapner Court, Morley Parade and Davidson Place are already at capacity and simply cannot fit anymore.
- These are just a few of the serious, genuine concerns expressed by myself and community members. I urge you to reconsider this proposed sale of open area Recreational Parkland, that is still very much used by our children and community members daily.

Regards,





Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

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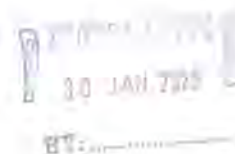
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RECEIVED
30 JAN 2020
BY: [illegible]

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Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

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- Should this sale be valid, there are concerns about the location of the proposed development and the suitability for the density of dwellings and intended demographic of residents - for example, the slope of the site and the steepness of driveways and access roads.
- The land proposed for sale is characterised as "under utilised", but adjoining residents can attest that it is used on a daily basis by children playing and people walking their dogs, as an access route through from one section of the area to another.
- Should an additional 21 homes be built in this location, the volume of traffic accessing the area via Boyle, Selwyn and Inkerman Streets will increase, and the volume accessing Davidson Place and Tapner Court, currently both quiet cul de sacs, will see a massive increase.
- An additional 21 homes means an additional 42 wheelie bins, which would seem quite awkward to access from the plans currently available for consideration. There is certainly not enough room for them to be collected from Tapner Court and Davidson Place - even less when access roads are put in.
- The units are proposed for members of the local community, over 55, who wish to downsize, freeing up other properties for the rental or sale markets. One way or another, that will bring people into a community which has health care services which are already stretched thin. Existing residents have expressed concerns about this aspect of the proposal.





Mr Chris Schroeder
General Manager
Glamorgan Spring Bay Council
PO Box 6
Triabunna TAS 7190

30 JAN 2020

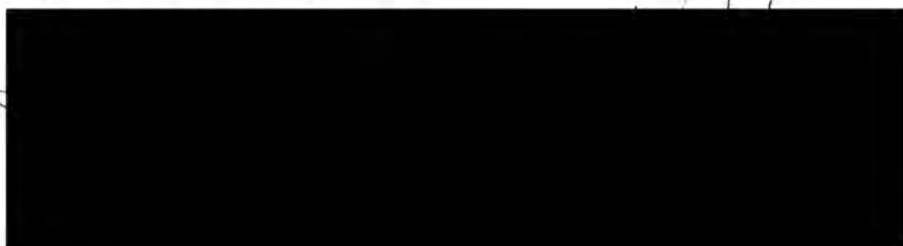
BY: *****

Re: sale of public land at 2a Davidson Place (CT 55156/94), Lot 30 off Spencer Street (CT 55156/30) and Lot 31 off Spencer Street (CT 55156/31) Triabunna as per section 178 (4) of the Local Government Act 1993.

Dear Mr Schroeder,

I OBJECT to the sale of public land at 2a Davidson Place, Lot 30 off Spencer Street and Lot 31 off Spencer Street (CT 55156/94, CT 55156/30 and CT 55156/31 respectively) for the building of 21 units by CatholicCare and Centacare Evolve Housing.

- There remain concerns among community members as to the previous moves to change the sealed covenant on this area of land, which ensured that said land was to remain open space for the recreational use of residents. It must be fully investigated whether due process was followed then and that this proposed sale is, in fact, valid.
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- The land proposed for sale is characterised as "under utilised", but adjoining residents can attest that it is used on a daily basis by children playing and people walking their dogs, as an access route through from one section of the area to another.
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- The units are proposed for members of the local community, over 55, who wish to downsize, freeing up other properties for the rental or sale markets. One way or another, that will bring people into a community which has health care services which are already stretched thin. Existing residents have expressed concerns about this aspect of the proposal.



Chris Schroeder

From: [REDACTED]
Sent: Sunday, 19 January 2020 5:36 PM
To: General Manager
Subject: Centacare Evolve Housing - proposed sale and development lot 2a davidson place, lots 30 & 31 Spencer street Triabunna.

Dear Sir,

We are writing regarding the above proposed sale of public land and subsequent proposed development.

Before this is to proceed there are a number of issues which need to be addressed.

1. The residents and ratepayers were not informed of the Community Information Session, I neither received in my letter box or my post box any notification of same.
Therefore a proper notification should be done to enable all residents and ratepayers to attend.
2. There is a variance in the plans showing roads and units with totally different physical aspects, clarification of same is required.
3. Roads also show variance from 5m to 2.5 m according to Mr B. Wilson (of both Wilson Homes and Centacare.).
4. The land in question is not level and with demographic target of residents being 55 years and over there is much more suitable level land within the township.
5. There is a pending legal problem with land of which you have been informed which needs to be addressed before anything else is addressed.
6. The land is said to be underutilised whereas in fact it is used by residents as walking and play area on a daily basis. This area received federal funding about nine years ago through Primary Health Care and in conjunction with the Council was upgraded for the use of all. This unfortunately for all was not maintained and eventually removed by the Council.
7. The allocation of the residents needs to be clarified as in its present form is discriminatory and the final say on who would reside there will be from the Director of Housings
Social register and not local residents wishing to downsize as stipulated by the Mayor at the information session.
8. The extra load on essential services is not acceptable particularly with East Coast Health.
9. There is no provision for replacing the existing eucalypts in the area and before any further development is considered a report should be forthcoming from the relevant department concerning same.

As previously stated these items need to be addressed and a more transparent information session undertaken not just a power point production off a web site.

We look forward to your acknowledgement of same and your comments.



7.4 Australian Citizenship Ceremonies Code – Requirement for Councils to Adopt a Dress Code

Responsible Officer – Manager Community Development

Background

Following a number of changes to the Australian Citizenship Ceremonies Code, all councils are required to establish a Dress Code for Citizenship Ceremonies to reflect the significance of the occasion and provide a copy of the Dress Code to the Department of Home Affairs.

As an outcome of these changes, the attached draft dress code for citizenship ceremonies is submitted to Council for consideration and adoption prior to submitting to the Department of Home Affairs.

In Council's experience to date, all citizenship conferees and their guests have attended ceremonies in suitably formal and respectful attire reflecting the importance of the occasion.


Budget Implications

Not applicable.

Recommendation

That the attached Australian Citizenship Ceremony Dress Code be adopted and that a copy be sent to the Department of Home Affairs.

Agenda Item 7.4 – Attachment

	POLICY – INSERT NAME Australian Citizenship Ceremony Dress Code	Policy #	
		Version	Date
Minutes Dated	Approved By: Council Decision No.	Review Date	

1. OBJECTIVE

Under the Australian Citizenship Ceremonies Code, all Australian councils are required to provide a Dress Code to the Department of Home Affairs for citizenship Ceremonies.

2. SCOPE

This policy applies to all new conferees who are required to undertake the Australian Citizenship Pledge to become Australia citizens.

3. POLICY STATEMENT

A Citizenship Ceremony is an important event and the attire of attendees at Citizenship Ceremonies should reflect the significance of the occasion.

Citizenship Ceremony attendees are encouraged to wear smart casual attire. Attendees are also welcome to wear their own national/traditional/cultural dress.

4. PROCEDURE

Co-ordinator of Australian Citizenship Ceremonies to provide Policy to all conferees prior to ceremony.

5. DELEGATION

General Manager

6. RESPONSIBILITY

Co-ordinator of Australian Citizenship Ceremonies.

7. REPORTING

Not applicable

8. STATUTORY REQUIREMENTS

The Dress Code is a requirement of the Australian Government's Australian Citizenship Ceremonies Code.

9. ATTACHMENTS

Nil

7.5 Bicheno RSL Sub-Branch

Responsible Officer – Manager Community Development

Background

An application has been received from the Bicheno RSL Sub-Branch, seeking financial assistance of \$1,000 towards the cost of a corten screen for the Bicheno cenotaph. The screen is made of metal with cut-out poppies. (See copy of design below.)

The area around the cenotaph is quite open and the screening will provide a containment area for returned soldiers and others attending services such as ANZAC Day and Remembrance Day.

The total cost of the project is \$2,200 and the RSL will contribute the balance amount of \$1,200.

Statutory Implications

Plans are currently being assessed by the Planning Department.

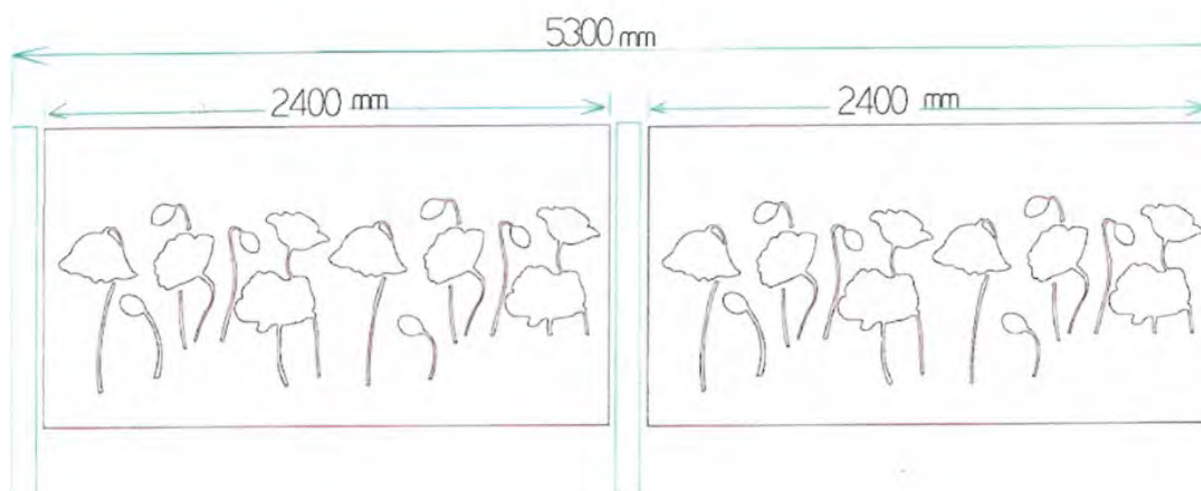
Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program of which \$9,950 remains.

Recommendation

That Council approves a grant of \$1,000 to the Bicheno RSL Sub-Branch towards the cost of a corten screen for the Bicheno cenotaph.

Proposed Design



7.6 Freycinet Volunteer Marine Rescue (VMR) Association Responsible Officer – Manager Community Development

Background

An application has been received from Freycinet Volunteer Marine Rescue (VMR) Association, seeking financial assistance of \$1,000, under the Community Small Grants Programme, towards the cost of purchasing a 16" Macbook Pro laptop computer with 1 TB storage for the development and delivery of essential training resources.

This choice of model is deliberate in that it is a recent development, released in November 2019. VMR Association has decided to buy new rather than second hand to maximise the time before it will need replacement. It has also been decided to opt for the 16" screen, rather than the alternative 13", to ease eye strain when preparing resources. 1TB storage is the larger of the two standard models available in the 16" Macbook Pro. This option should provide cost effective storage sufficient for the volume of training resources required.

Other Comments:

Freycinet VMR is a 100% volunteer community organisation, formed in 2001, based in Swansea and registered as a Charity with the Australian Charities and Not-for-profits Commission. The Association is an affiliate of Surf Life Saving Tasmania (SLST) and operates under a Service Agreement to provide marine search and rescue support for Tasmania Police on the lower east coast of Tasmania.

Members of the Association are required to undertake accredited maritime training to commercial standards. This is an ongoing process as volunteers move through three levels of competency and responsibility in addition to regular refresher first aid and technical training. SLST's policy is that, wherever possible, training should be based on local resources.

The Association is accredited by Marine and Safety Tasmania as a provider of recreational powerboat licence training. This training is provided to east coast residents and visitors from as far as Kingston and the Tamar Valley and even to interstate residents who have holiday homes in Tasmania. The recreational licence training delivered by Freycinet VMR is unique in that it goes beyond basic boating skills to address conditions likely to be experienced by boaters operating from east coast launching areas, particularly those located within the Glamorgan Spring Bay municipality. In 2013, two years after commencing the public training program, the Association was recognised by the Tasmanian Water Safety Council with an award for commitment to community water safety.

Along with a strong focus on training comes a high demand for development and delivery of resources. The Association has been using a (circa) 2012 Macbook Air with an 11.5 inch screen, bought second hand in 2014. When that computer became outdated and support for its software ceased, resources were transferred, temporarily to a privately owned computer until a replacement became available. That is now our top priority.

The Association has received a TasKeno Community Grant of \$1,500 to be directed to the project, as will the proceeds from our own annual summer raffle.

The Great Oyster Bay Community News has made a grant of \$260 towards software. This is not included in the project cost.

The total cost of the project is \$4,399.00. The Federal Group has provided a grant of \$1,500 and the Freycinet VMR will contribute the balance of \$1,899.

Statutory Implications

Not applicable

Budget Implications

A total of \$25,000 has been allocated in the budget for the Community Small Grants Program of which \$9,950 remains.

Recommendation

That Council approves a grant of \$1,000 to the Freycinet Volunteer Marine Rescue (VMR) Association towards the cost of purchasing a 16" Macbook Pro laptop computer with 1 TB storage for the development and delivery of essential training resources.

7.7 Drought Communities Programme – Extension Funding

Responsible Officer – Manager Works

On 7 November 2019 the Australian Government committed to provide an additional \$1 million each to 122 drought-affected councils under the Drought Community Programme – Extension.

This funding is to provide an immediate economic stimulus to drought-affected communities by investing in projects that support jobs and business income.

Glamorgan Spring Bay Council was one of two eligible Councils in Tasmania announced in November for the extension funding and we have up until 31 December 2020 to complete the projects relating to this \$1M additional package.

Types of infrastructure the programme supports:

- bike paths, skate parks, footpaths, streetscapes, recreational facilities, parks, sporting facilities and roads.

Attached is a spreadsheet listing a number of eligible projects for Council to consider. It should be noted that some of the project estimates, marked *, have not been verified by myself due to time constraints.

NOTE:

It is recommended that Council submits priority projects that are greater in value, as the upcoming 2020_21 budget will no doubt again be restricted in funding larger type capital projects, so this is a good opportunity to progress some of those more costly projects in the short-term.

Lower valued projects can be included in the upcoming draft budget which can be realistically addressed during Council budget discussions.

Also the issues relating to the additional workload in planning and managing multiple projects is a drain on existing limited resources.

If multiple smaller projects are approved similar to the first round of 'Drought Relief Funding', then Council should consider engaging a dedicated Project Officer to undertake the submissions, designs (if required), approvals process, project supervision, milestone reporting and final reporting requirements of the Grant Deeds.

Recommendation

Council approves the following projects to the value of \$1,000,000 as per the "Drought Communities Programme – Extension Round 2 Funding" allocation.

DROUGHT COMMUNITIES PROGRAMME - EXTENSION FUNDING

PROJECT OPTIONS - \$1M

Road Name	Town	Type	Section		Length (m)	Width (m)	COST (\$)	Comments
			From	To				
Hazards View Drive	Swanwick	Conc Footpath western side	Coles Bay Rd	Sandbar Place	700	1.5	175,000	Provides safe local pedestrian access along Hazards View Drive to the local recreation ground and bus stop. This proposed path links to the existing footpath network.
Swanwick Road	Swanwick	Conc Footpath southern side	Swanwick Dv	Hazards View Dv	400	1.5	100,000	Provides safe local pedestrian access along Swanwick Road for residents living along Swanwick Drive to safely access the recreation ground and bus stop.
Swanwick Road	Swanwick	Conc Footpath southern side	Hazards View Drive	Golf Club entrance	270	1.5	67,500	Provides safe local pedestrian access along Swanwick Road from Hazards View Drive to the Golf Club entrance.
Wellington Street	Swansea	Conc Footpath southern side	Noyes St	Victoria St	220	1.5	75,000	Provides safe local pedestrian access from Swansea residential area on the western side to MayShaw. Includes 6 pedestrian ramps.
Noyes Street	Swansea	Conc Footpath eastern side	Franklin St	Wellington St	200	Full width	68000*	Provides safe local pedestrian access from Swansea residential area on the western side to MayShaw. Includes 1 pedestrian ramp.
Elizabeth Street	Orford	Conc Footpath northern side	Charles St	Gore St	220	1.5	63,000	Provides safe local pedestrian access from the Charles St footpath network across to the 'Our Park' facilities. Includes 2 pedestrian ramps.
Charles Street	Triabunna	Conc Footpath western side	Vicary St	Rec Ground entrance	400	1.5	110,000	Provides safe local pedestrian access from the Triabunna main street to the recreation ground. Includes 4 pedestrian ramps.
Old Coach Road	Swansea	Road construction (part) and Sealing	Tasman Hwy	chainage	9000	5.5	745,000	Main Collector road servicing 'Waters Meeting' residents, local farmers and general through traffic. Work also involves resheeting a 3 km section to enable the formation to be bitumen sealed. Hierarchy 1 classification

Vicary Street	Triabunna	Triabunna Streetscape stage 1	Tasman Hwy	western boundary of school		475,000	Stage 1 includes reconstruction of Vicary St and the Esplanade intersection providing safer traffic movements and improves the beautification of the town's main entrance. Allows the RSL cenotaph to be formally located.
Vicary Street	Triabunna	part of Streetscape stage 1	Esplanade intersection			56000*	Improve area for new cenotaph
Recreation Ground	Buckland					20000*	Cricket Nets/astroturf and cricket pitch NOTE: This is not Council owned land
Tasman Highway	Cranbrook	Conc kerb & Footpath eastern side	Church entrance	Glen Gala Road		70000*	DSG approval will be required for conc kerb
Tasman Highway	Bicheno	Conc Footpath eastern side	Harvey Farm Rd	Douglas St	1200	408000*	Improve local amenity
TOTAL						1,810,500	

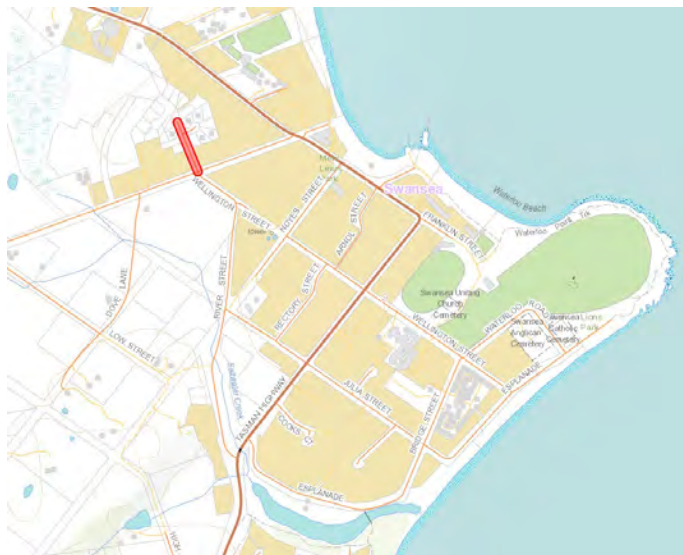
NOTE: * Final cost estimates not verified

 Project recommendations

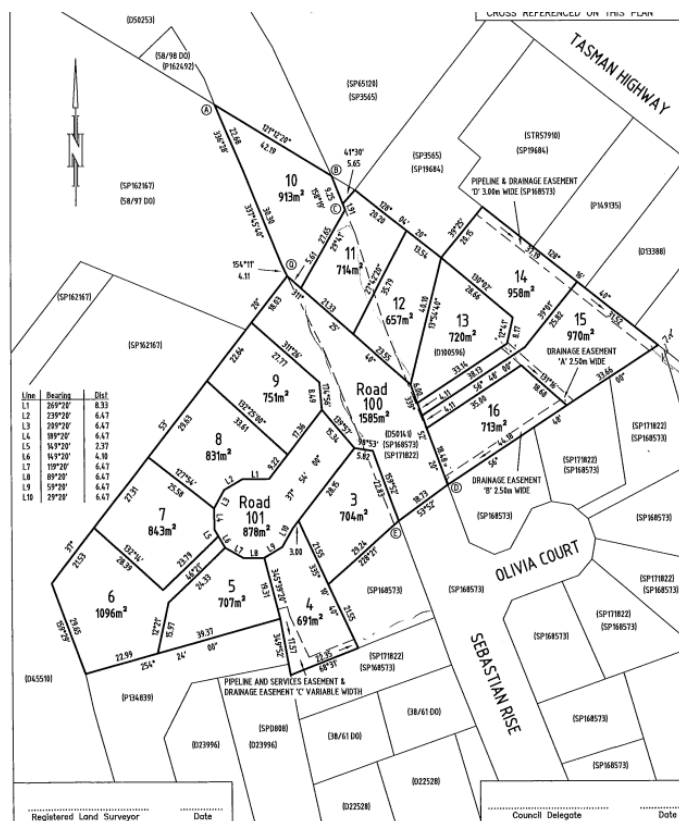
7.8 Consideration of cul-de-sac name: off Sebastian Rise, Swansea Responsible Officer – Manager, Development and Compliance

Background

Under SA 2011 / 17, planning approval was granted for a 28-lot subdivision at 'Sebastian Rise', off Maria Street, Swansea – highlighted in red in the figure below.



The subdivision created two new cul-de-sacs; one has been named Olivia Court, the other remains as yet un-named and appears as 'Road 101' in the Plan of Survey, below.



Services, including NBN, are ready to be connected but require final address details to complete.

Under the Tasmanian Place Naming Guidelines², proposals for new street names must be directed to the relevant road authority. Council is the road authority for council roads.

Any individual, organisation or authority can propose a place name. In this case, the developer has proposed 'Lola Place' as the name for the new cul-de-sac.

The applicant has chosen the name 'Lola Place' to complement the already-named streets in the subdivision – 'Sebastian Rise' and 'Olivia Court'. These have been selected after the eldest grandchild born to each of his three children. 'Family history' is one of the categories that can be a source of place names, as listed below.

Sources of place names can include, but are not limited to³:

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

The Nomenclature Board

After the Road Authority has approved a name, it is submitted to [Placenames Tasmania](#) and the Nomenclature Board for consideration.

The Nomenclature Board will not approve a place name that already exists anywhere in the state. To this end, Placenames Tasmania provides a public register, which can be searched to ensure proposed place names do not already exist.

Under the *Survey Co-ordination Act 1944*, consultation must occur on proposed place names. The level of consultation depends on the type of feature to be named, the significance to the community, and any impacts on any individual.

The Nomenclature Board meets quarterly and when it has approved a name in principle, it advertises it in the Tasmanian Government Gazette, with an objection period of one month. From submission of a name to council to the end of gazettal, the process can take from four to six months.

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

Purpose

This memo presents the name 'Lola Place' to the road authority for consideration as the name for the subject cul-de-sac in Swansea.

A search of [Placenames Tasmania](#) indicates the name has not already been used.

² [Tasmanian Place Naming Guidelines](#)

³ [Rules for Place Names in Tasmania](#)

Remarks

With regard to consultation requirements, the choosing of a cul-de-sac name is probably not an issue significant enough to warrant large-scale community consultation by Council.

Publication of this agenda paper, and consideration by councillors in the public and video-streamed Ordinary Meeting would be considered adequate initial consultation. The Nomenclature Board will follow on with advertising in the Tasmanian Government Gazette.

As noted above, the process can take from four to six months from submission to the road authority to submission to the Nomenclature Board to final approval.

The next Nomenclature Board meeting is scheduled for 5 March 2020. Names must be submitted a fortnight before that date to get onto the agenda, which is 20 February 2020.

Upon request, the Nomenclature Board has given us to the 26 February to submit the name.

Recommendation

That Council considers the name 'Lola Place' for the cul-de-sac off Sebastian Rise in Swansea and arrives at a decision to submit a name to the Nomenclature Board by 26 February 2020.

8. Notices of Motion

Nil received.

9. Motion Tracking Document

Last updated 21/01/2020

Meeting Date	Item No.	Decision Number	Title	Action Officer	Decision	Status
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.	Report this agenda. Project update this agenda.
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 (Clr Churchill)	GM	Item deferred to a workshop in light of report on staff resourcing in Planning.	Completed.
26th March 2019	7.3	66/19	Renaming of Esplanades	MDC	Council to consult with affected residents	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
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	2.2	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	2.5	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 matters of environment health - Environmental Health By-Law (By-Law No. 1 of 2018).	In Progress

Meeting Date	Item No.	Decision Number	Title	Action Officer	Decision	Status
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>	<p>Complete.</p> <p>Complete.</p> <p>In progress.</p>
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>	<p>In Progress</p> <p>Report this agenda</p>
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
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

Meeting Date	Item No.	Decision Number	Title	Action Officer	Decision	Status
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	Completed.
17 December 2019	8.5	245/19	Building Better Regions – Grand Funding Options	GM	<p>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.</p> <p>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 Kellevie to Orford with Sorrell Council and Glamorgan Spring Bay Council matching those funds equally, both contributing \$12,500 each.</p> <p>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.</p>	Applications submitted.
17 December 2019	8.6	246/19	Training Wall Lease – Prosser River Mouth Advisory Group	GM	Council defers Agenda Item 8.6 to the January 2020 meeting or to a Special Meeting of Council earlier in the month if the matter is deemed too urgent to wait until the 28 th of January 2020.	To be discussed at the next Council workshop.
17 December 2019	8.7	248/19	The Prosser River Mouth (Spit) Fencing & Signage Proposal		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	In progress.

Meeting Date	Item No.	Decision Number	Title	Action Officer	Decision	Status
					feedback and make a decision at an Ordinary Meeting of Council.	
17 December 2019	8.9	251/19	Consent to Lodge a DA: Cricket Practice Nets, Swansea Recreation Ground	MBMI	Council provides owner consent to lodge the Development Application and encourage the Cricket Club to consider and make an application for a Community Small Grant to assist with the project costs.	In progress.
17 December 2019	8.10	252/19	Additional Funding for the Prosser Plains Raw Water Scheme	GM	<p>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.</p> <p>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).</p> <p>3. That Council endorses the General Manager to draw down an additional maximum amount of \$50,000 from Council cash, on receipt of a report to Council in the event that the remaining funds with the \$600,000 additional loan is insufficient to complete the project.</p>	See Report this agenda.
17 December 2019	8.11	254/19	Transfer of Council Land for Catholic Care Affordable Housing	GM	In accordance with s178 of the Local Government Act 1993 that Council intends to transfer land as per the proposed Centacare Evolve Housing 21 unit	Advertised.

Meeting Date	Item No.	Decision Number	Title	Action Officer	Decision	Status
					<p>development on Lots 30, 31 and 94 Spencer Street, Triabunna.</p> <p>Centacare Evolve Housing are to provide Council with four serviced residential blocks on Council land</p> <p>Centacare Evolve Housing will be obliged to pay Council's rates on the unit development</p> <p>A Community Meeting will be held in January 2020 to answer questions and obtain feedback from community members.</p>	<p>Community meeting held.</p> <p>Consultation in progress.</p>
14 January 2020	2.1	1/20	Correction of Assessed Annual Valuation of Rates	GM	Council agrees to waive the levying of rates related to the Assessed Annual Valuation of rates as received from the Valuer General's Office in June 2019 for 2019/2020 financial year. The basis of this decision is due to the negative impact on the administration of Council by delaying this matter any further.	In progress.
28 January 2020	7.1	19/20	Bendigo Bank Opening Hours	GM	<p>That the Bendigo Bank agency located at the Glamorgan Spring Bay office in Triabunna will reduce operating days from five days per week to two days per week to be determined by the General Manager in consultation with the Swansea Bicheno Bank Manager to be effective 3 February 2020.</p> <p>The General Manager is to provide a report to Council within 14 days on the Bendigo Bank agency and its future at the Glamorgan Spring Bay office at Triabunna.</p> <p>This matter is to be placed on the ordinary Council meeting agenda on the 25 February 2020.</p>	<p>Pending response from Bendigo Bank.</p> <p>The General Manager has made contact with the Bendigo Bank a number of times however no further advice has been received at the time of</p>

Meeting Date	Item No.	Decision Number	Title	Action Officer	Decision	Status
						the distribution of this agenda.
28 January 2020	7.3	21/20	Position of the Loo with a View – Swansea	GM	That Council defer to community consultation and for further investigation in conjunction with the boat trailer parking funding at Jetty Road Swansea.	Requires further consideration. To be workshopped.
28 January 2020	7.4	22/20	Re-endorsement of the Dog Management Policy and associated Declared Areas including Dog Exercise Yards	MNRM	That: 1. Council re-endorses the Glamorgan Spring Bay Dog Management Policy and Declared Areas 2014-19 for the next 6 years with a further review to commence as soon as possible in line with Section 7 subsection (3) of the Dog Control Act 2000. 2. In accordance with Section 25 of the Dog Control Act 2000 Council will, by public notice, notify the community of: a) the date on which the Declared areas in the re-endorsed dog policy and the new declared dog exercise areas take effect, and b) the period during which the declaration remains in force.	Completed. Completed. In progress.
28 January 2020	7.5	23/20	Bicheno Community Development Association Inc.	MCD	That Council approves a grant of \$500 to the Bicheno Community Development Association Inc., towards the cost of purchasing three (3) hoop bike racks to be installed outside the Bicheno Newsagency.	Applicant has been advised. Payment in progress.
28 January 2020	7.6	24/20	Coles Bay Half Triathlon	MCD	That Council approves a grant of \$1500 under the Community Small Grants Programme to the Coles Bay Half Triathlon Committee, towards the cost of staging the event, plus the provision of 2 x double portable toilets.	Applicant has been advised. Payment in progress.

Meeting Date	Item No.	Decision Number	Title	Action Officer	Decision	Status
28 January 2020	7.7	25/20	Freycinet Association Inc.	MCD	That Council approves a grant of \$1,000 to the Freycinet Association Inc., towards the cost of purchasing an Automated External Defibrillator (AED) to be installed at the Coles Bay Convenience-General Store and Post Office which is situated at 3 Garnet Avenue.	Applicant has been advised. Payment in progress.
28 January 2020	7.8	26/20	Spring Bay Suicide Prevention Network	MCD	That Council approves a grant of \$2,000 to the Spring Bay Suicide Prevention Network, towards the cost of purchasing forty-five (45) Live Life Medical Alarms which will enable the service to be expanded into Swansea, Bicheno and Coles Bay.	Applicant has been advised. Payment in progress.
28 January 2020	7.10	28/20	Air-conditioning for Bicheno Paramedic Room	MBMI	That Council fund the installation of the air conditioning unit in the Bicheno Paramedic room to the value of \$1900.	Unit has been ordered.
28 January 2020	7.11	29/20	Roads to Recovery Allocation for 2019-2020	MW	That Council approves the bitumen sealing of 6km of Nugent Road from the Tasman Hwy - \$330,000 and the replacement of the Old Coach Road bridge deck \$55,000 as part of Roads to Recovery funding allocation expenditure for 2019-2020 financial year.	Completed.
28 January 2020	8.1	30/20	Notice of Motion – Triabunna District School – School Crossing	MW	1. That Council employs a suitably qualified person to assess both the Melbourne Street and Vicary Street Triabunna school crossings to determine their compliance with the current Australian Standards for School Crossings. 2. That, in the event, that either or both crossings are assessed as deficient Council take steps to immediately rectify the deficiency to ensure the safety of students at Triabunna District School.	Under early investigation.
28 January 2020	8.2	31/20	Notice of Motion – Council Meeting Minutes	GM	That the draft Council Meeting Minutes are provided to Council within ten (10) calendar days of the Council Meeting.	In progress

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

Recommendation:

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

10. Questions Without Notice

11. Confidential Items (Closed Session)

In accordance with the requirements of regulation 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*, the Mayor to declare the meeting closed to the public in order to discuss the following matter:

Item 1: Personnel Matter

Recommendation
That Council moves into closed session (Time:)

The live streaming and recording of meeting will now be switched off.

Mayor to check that the streaming has been terminated and the individual microphones are switched off.

12. Close

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

CONFIRMED as a true and correct record.

Date:

Mayor Debbie Wisby