



GLAMORGAN SPRING BAY COUNCIL

ORDINARY COUNCIL MEETING 26 MAY 2020

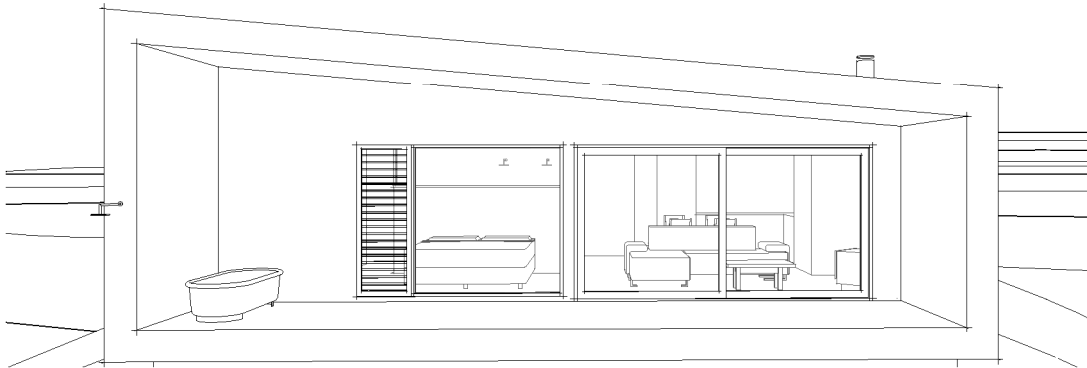
ATTACHMENTS

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Agenda Item 3.1 - Attachment A

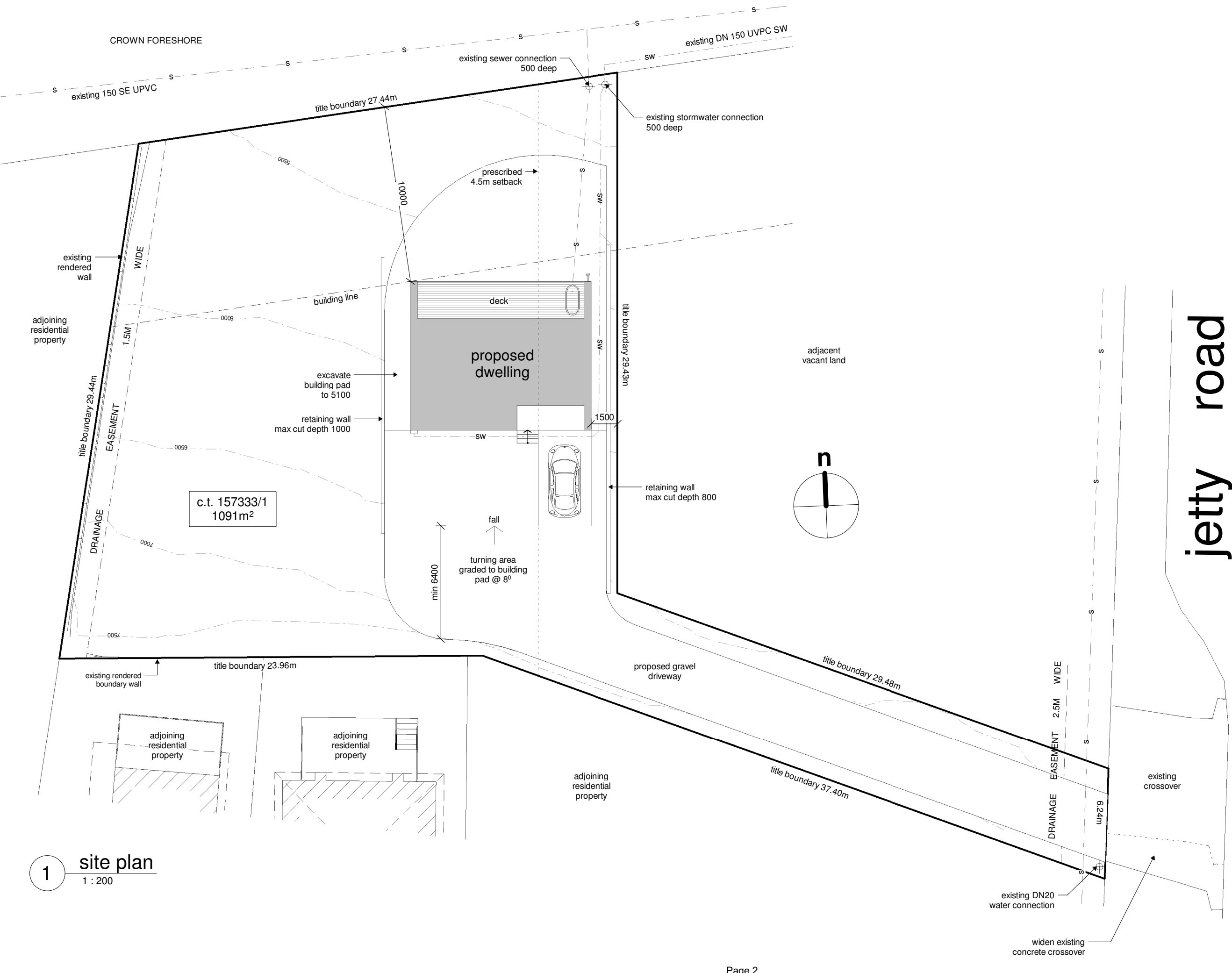
proposed dwelling

carl + tabitha noonan
10 jetty road bicheno tasmania 7215





planning application

| Building Areas | |
|----------------|-------|
| floor area | 57.88 |
| deck | 19.91 |
| porch | 5.76 |
| | 83.55 |

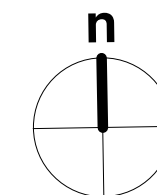
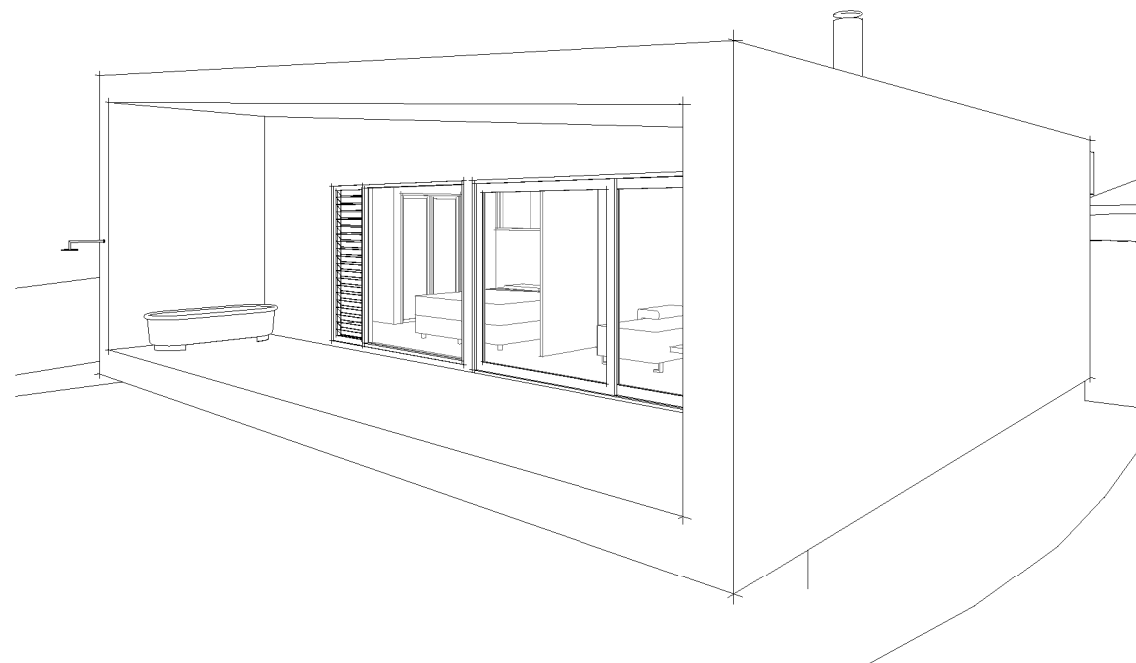
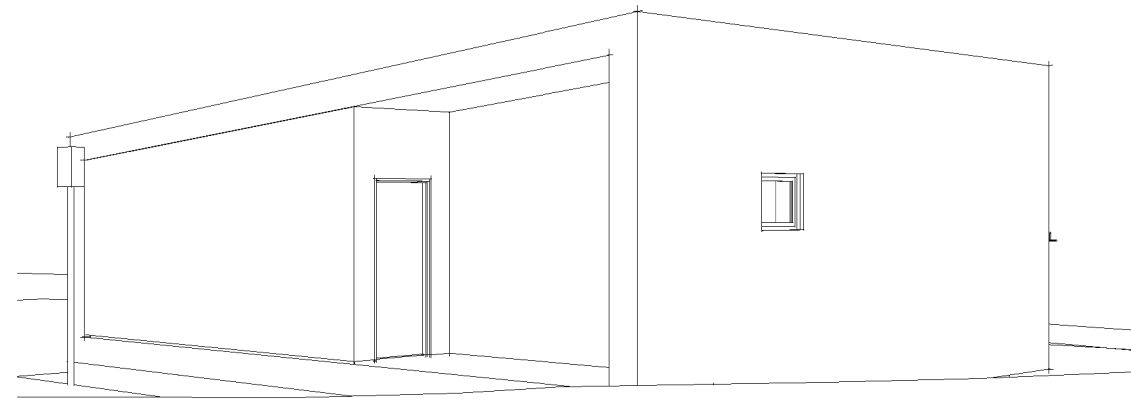




jetty road

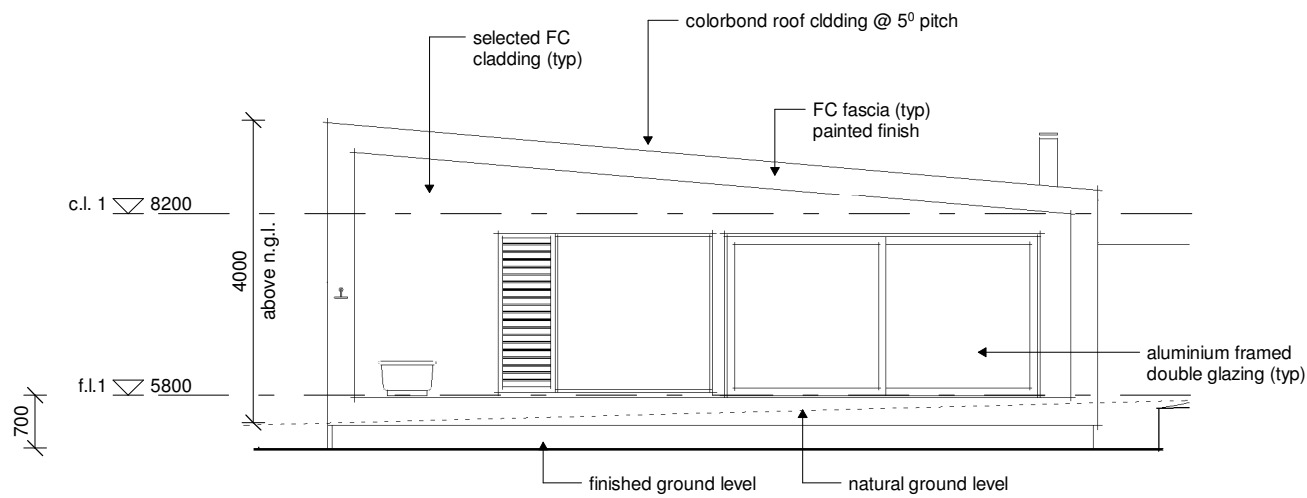
| | | |
|--|-----------------|-------------------------------|
| | | |
| REV: | DESCRIPTION: | DATE: |
| PROJECT: proposed dwelling | | |
| FOR: c + t noonan 10 jetty road bicheno tasmania 7215 | | |
| DRAWING TITLE: site plan | | |
| DRAWING NO: a03 | DRAWN BY: JB | |
| | DATE: 18.03.20 | |
| SCALE: 1 : 200 | PROJECT: 0319NO | |
| <div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au</div> <div>(03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com</div> <div>suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div> | | |
| <div> BUILDING DESIGNERS AUSTRALIA</div> | | ACCREDITATION NO: CC 1269L |



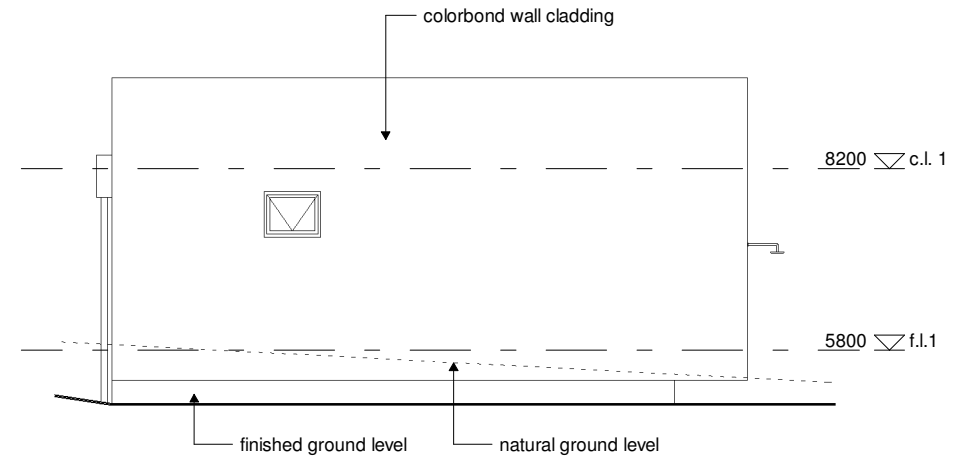
1 proposed dwelling
1 : 100



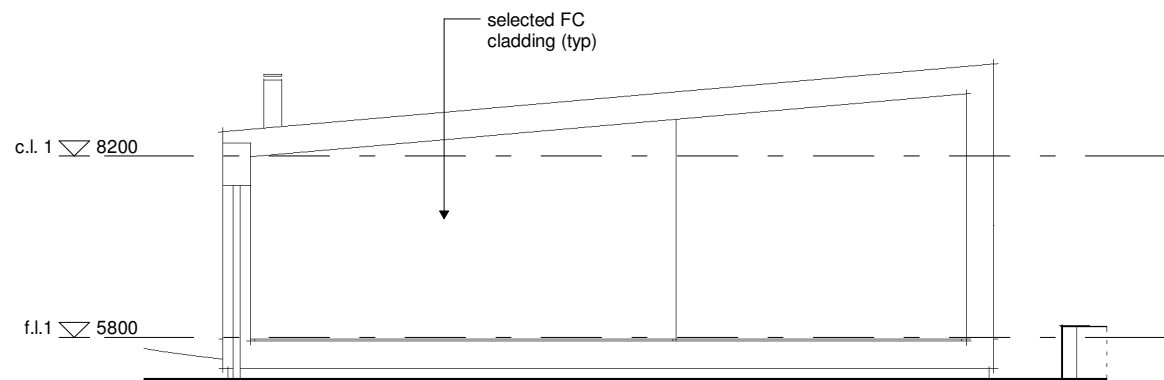
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|---|-----------------|-------|
| | | |
| REV: | DESCRIPTION: | DATE: |
| PROJECT: proposed dwelling | | |
| FOR: c + t noonan 10 jetty road bicheno tasmania 7215 | | |
| DRAWING TITLE: proposed floor plan | | |
| DRAWING NO: a04 | DRAWN BY: JB | |
| | DATE: 18.03.20 | |
| SCALE: 1 : 100 | PROJECT: 0319NO | |
|  jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216 | | |
|  BUILDING DESIGNERS AUSTRALIA | | |
| ACCREDITATION NO: CC 1269L | | |



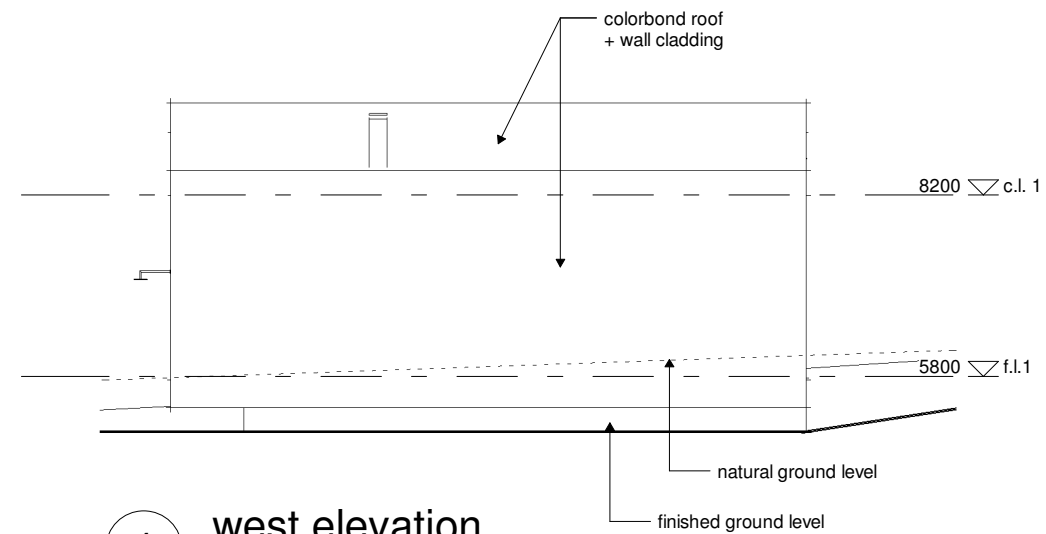
1 north elevation
1 : 100





2 east elevation
1 : 100

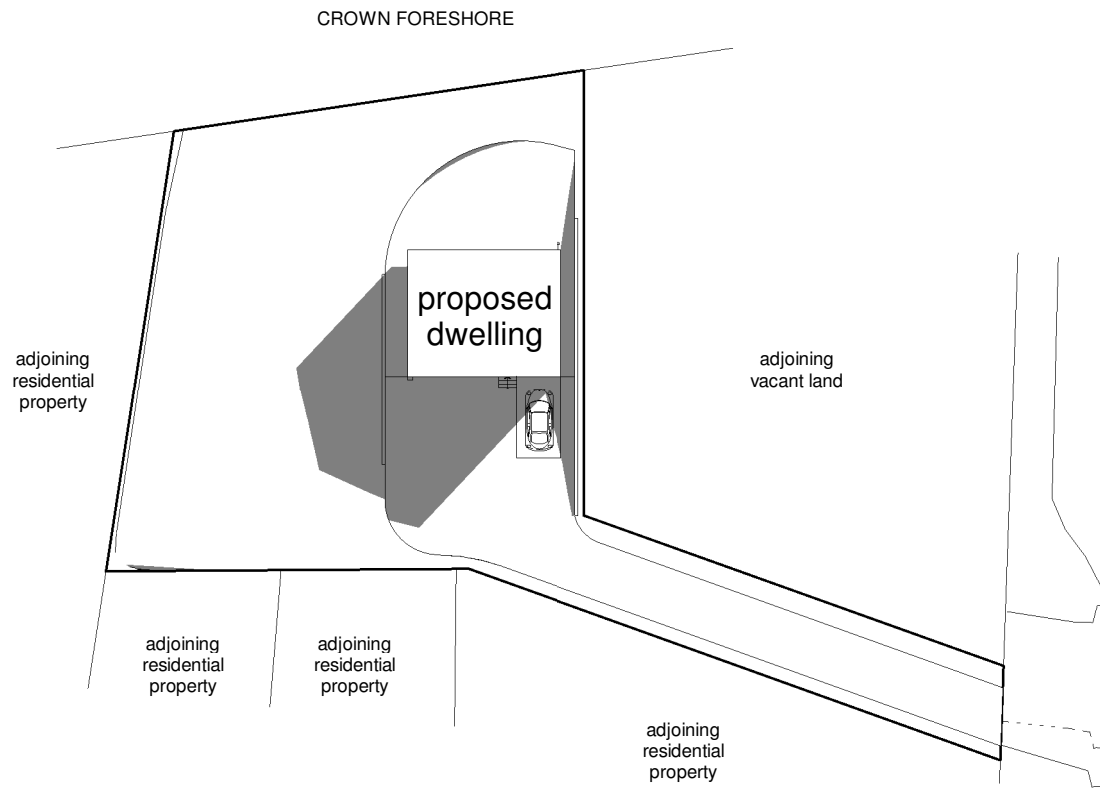


3 south elevation
1 : 100

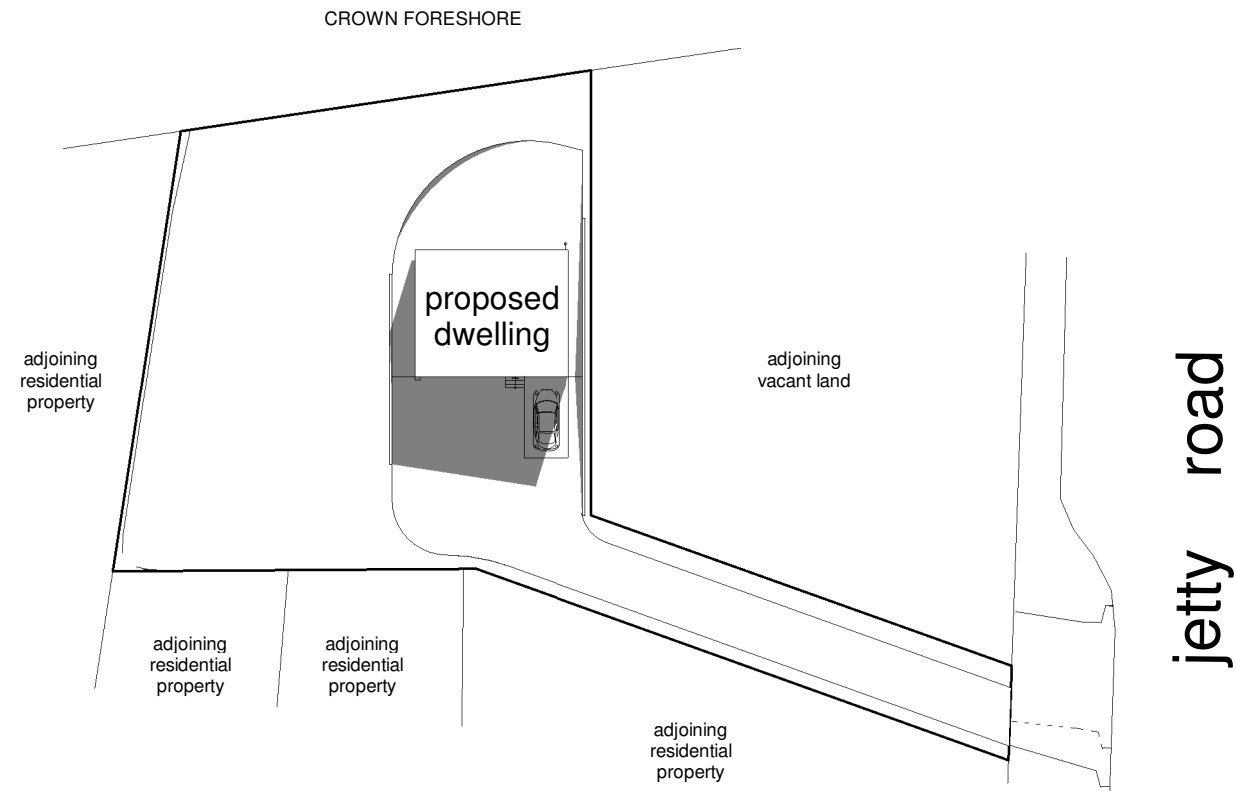


4 west elevation
1 : 100

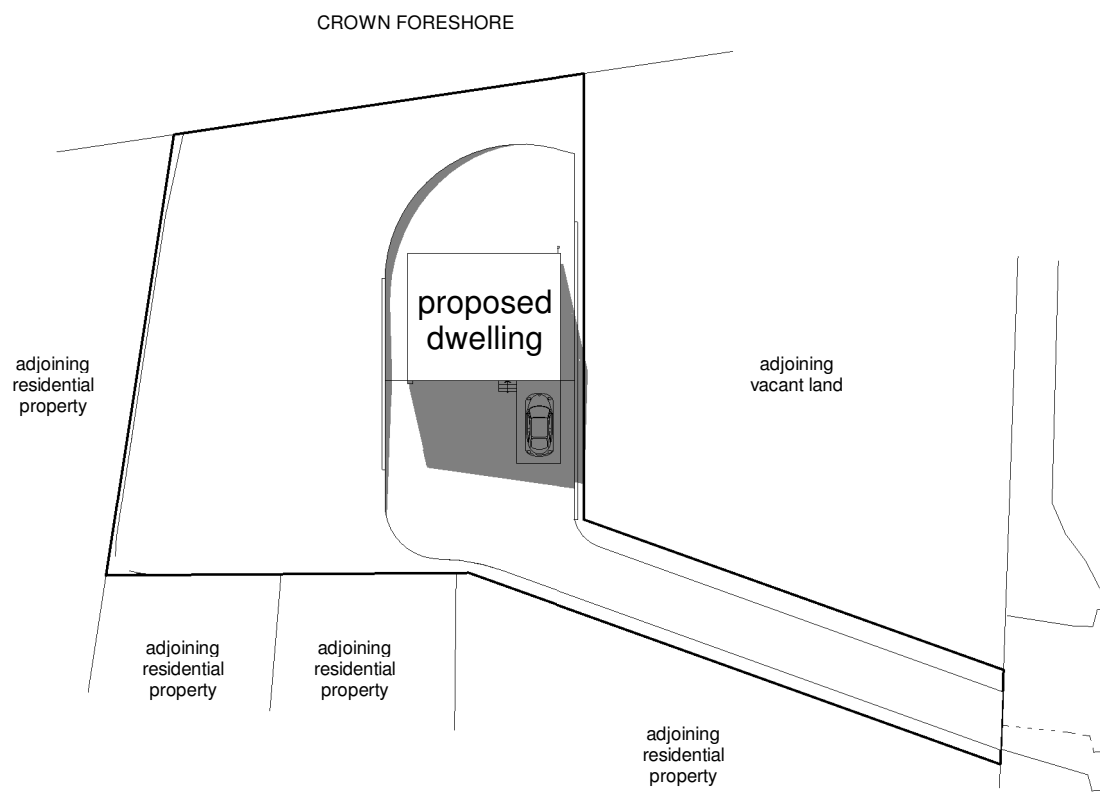
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|---|-----------------|---------------------------------------|
| | | |
| REV: | DESCRIPTION: | DATE: |
| PROJECT: proposed dwelling | | |
| FOR: c + t noonan 10 jetty road bicheno tasmania 7215 | | |
| DRAWING TITLE: elevations | | |
| DRAWING NO: a05 | DRAWN BY: JB | |
| | DATE: 18.03.20 | |
| SCALE: 1 : 100 | PROJECT: 0319NO | |
| <div> jennifer binns</div> <div>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</div> | | |
|  BUILDING DESIGNERS AUSTRALIA | | ACCREDITATION NO: CC 1269L |



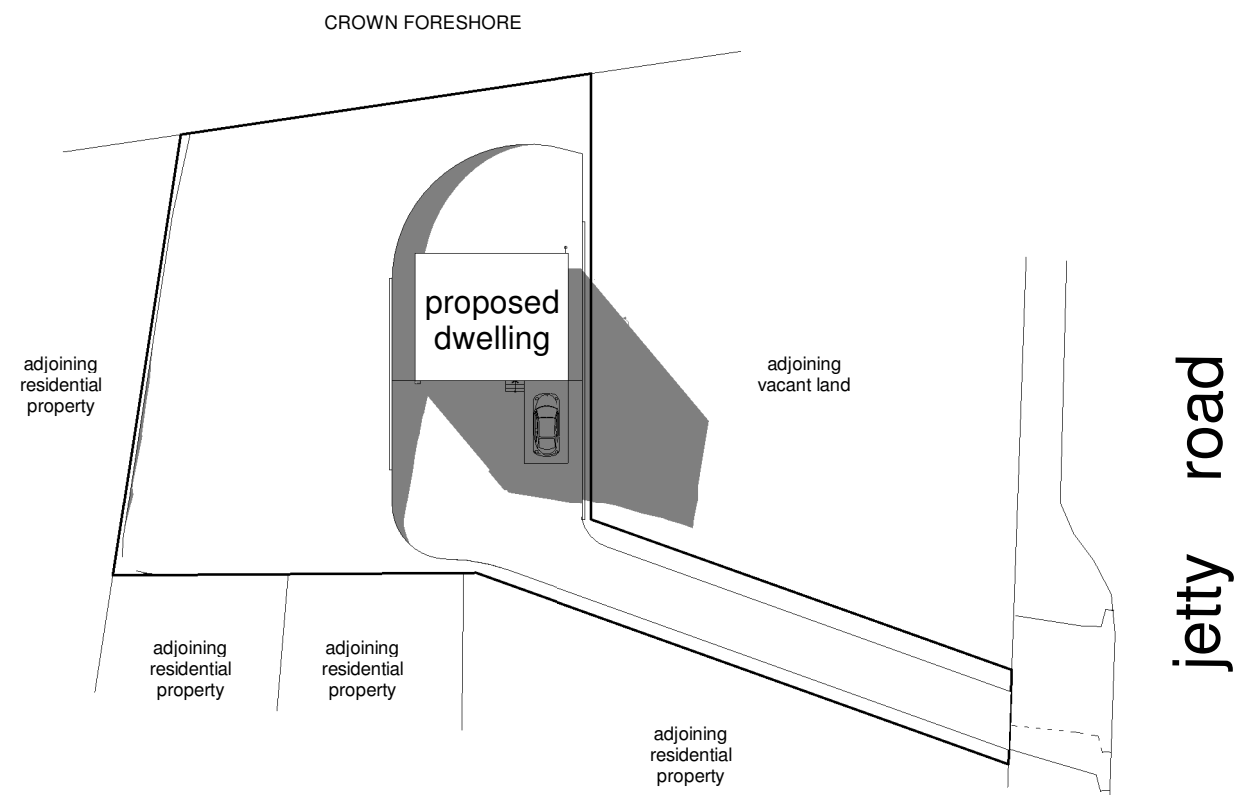
1 shadow cast 9am June 21
1 : 500





2 shadow cast 11am June 21
1 : 500



3 shadow cast 1pm June 21
1 : 500



4 shadow cast 3pm June 21
1 : 500

| | | |
|---|-----------------|-------------------------------|
| | | |
| REV: | DESCRIPTION: | DATE: |
| PROJECT: proposed dwelling | | |
| FOR: c + t noonan 10 jetty road bicheno tasmania 7215 | | |
| DRAWING TITLE: shadow diagrams | | |
| DRAWING NO: a06 | DRAWN BY: JB | |
| | DATE: 18.03.20 | |
| SCALE: 1 : 500 | PROJECT: 0319NO | |
| <div><h1>jennifer binns</h1><p>www.jenniferbinnsdesign.com.au (03) 6376 2588 : 0439 765 452 : jenniferbinns@bigpond.com suite 8 level 1 avery house, 48 cecilia street, st helens 7216</p></div> | | |
| <div><p>BUILDING DESIGNERS AUSTRALIA</p></div> | | ACCREDITATION NO: CC 1269L |

Proposed Dwelling

10 Jetty Road Bicheno Tasmania 7215

Planning Response 18.03.20

The proposed dwelling is a Permitted use within the General Residential Zone.

General Residential Zone

10.4.2 P1

The proposed dwelling is sited within the prescribed 4.5m frontage applicable to internal lots with a proposed setback of 1.5m. There is no established pattern of development for internal lots in the vicinity of the site and the typical pattern of development of internal lots is not applicable to this development site as the aspect of the sites is oriented to the Crown foreshore.

10.4.2 P3

The scale of the proposed dwelling is such that there will be no adverse impact on the solar amenity of the adjacent properties to the south of the development site and ample scope is maintained for solar access for development of the vacant land to the east. Likewise the small scale of the development means that there is not a significant visual bulk when viewed from adjoining lots. The proposed 1.5m shared boundary setback is compatible with the pattern of residential development in the area.

Planning Directive No. 6

P1

Visitor accommodation use is proposed for the dwelling when it is not being occupied by the owners. The proposed dwelling does not adversely impact on the privacy of adjoining properties and the development is not anticipated to generate noise impact exceeding that of standard residential use. The small scale of the development and the proposed use are compatible with existing residential and accommodation uses in the vicinity of the site. There will be no adverse impact of the safety or efficiency of Jetty Road and no impact on the use of a right of way.



Application for Planning Approval

| OFFICE USE ONLY | |
|-----------------|----------------|
| DATE RECEIVED: | PID: |
| FEE | RECEIPT No: |
| DA: | PROPERTY FILE: |

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including subdivision, planning scheme amendment & minor amendments to permits.

For visitor accommodation in the General Residential, Low Density Residential, Rural Living, Environmental Living or Village Zone use the sharing economy form available on the Council website.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme provides details of what other information may be required at clause 8.1 and in each applicable Code.

Please provide the relevant details in each applicable section by providing the information or circling Yes or No as appropriate. If relevant details are provided on plans or documents please refer to the drawing number or other documents in this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the application form or what information is required please contact the office.

Details of Applicant & Owner

| | | | | | |
|--|---------------------------------|------|--|---|-----------------------------|
| Applicant: | Jennifer Binns | | | | |
| Contact person: (if different from applicant) | | | | | |
| Address: | Level 1 48 Cecilia Street | | | Phone | |
| | St Helens | 7216 | | Fax: | |
| Email: | mail@jenniferbinnsdesign.com.au | | | Mobile: | 0439765452 |
| Do you wish for all correspondence to be sent solely by email? | | | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

| | | | | | |
|---|-----------------------|--|--|--|--|
| Owner: (if different from applicant) | Carl + Tabitha Noonan | | | | |
| Address: | | | | | |
| Email: | | | | | |

Application for Planning Approval

Details of Site and Application

Please note, if your application is discretionary the following will be placed on public exhibition.

Site Details

| | | | |
|---|---------------------|----|----|
| Address / Location of Proposal: 10 Jetty Road | | | |
| Suburb Bicheno Post Code 7215 | | | |
| Size of site | 1091 m ² | or | Ha |
| Certificate of Title(s): | 157333/1 | | |
| Current use of site: | Vacant | | |

General Application Details

Proposed dwelling + visitor accommodation

Complete for All Applications

| | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | New Dwelling | <input type="checkbox"/> | Change of use |
| <input type="checkbox"/> | Additions / Alterations to Dwelling | <input type="checkbox"/> | Intensification or modification of use |
| <input type="checkbox"/> | New Outbuilding or Addition | <input type="checkbox"/> | Subdivision or boundary adjustment |
| <input type="checkbox"/> | New Agricultural Building | <input type="checkbox"/> | Minor amendment to existing permit DA / |
| <input type="checkbox"/> | Commercial / Industrial Building | <input type="checkbox"/> | Planning Scheme Amendment |

| | |
|--|------------|
| Estimated value of works (design & construction) | \$ 160,000 |
|--|------------|

| | |
|--|------------|
| Describe the order and timing of any staged works: | N/A or N/A |
|--|------------|

General Background Information

| | | |
|---|---|--|
| Please state the name of any Council officers that you have discussed this proposal with: | Officer's name : Robyn Bevilacqua or N/A | |
| Is the site listed on the Tasmanian Heritage Register? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Have any potentially contaminating activities ever occurred on the site? <i>If yes, please provide a separate written description of those activities.</i> | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Is the proposal consistent with any restrictive covenants or Part 5 agreements that apply to the site? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

Application for Planning Approval

| Does the proposal involve any of the following? | | |
|---|--|--|
| Type of development | | Brief written description if not clearly shown on the plans: |
| Partial or full demolition | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Fencing | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| New or upgraded vehicle / pedestrian access | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| New or modified water, sewer, electrical or telecommunications connection | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Retaining walls | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Cut or fill | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Signage | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| New car parking | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Vegetation removal | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | |
|--------------------------------------|---|
| Existing floor area . m ² | Proposed floor area 83.6.m ² |
|--------------------------------------|---|

| | |
|--|--|
| Number of existing car parking on site | Number of proposed car parking on site 1 |
|--|--|

| | |
|--|---|
| Describe the width & surfacing of vehicular access (existing or proposed) and how drainage/runoff is collected and discharged: | existing concrete crossover to be widened |
| If vehicular access is from a road sign-posted at more than 60 km/hr, please state the sight distance in both directions: | n/a or N/A |

| | |
|--|--|
| Please note, if a gravel driveway is proposed from a sealed public road please address the following clause (E6.7.6 P1): | |
| <i>Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:</i> | |
| <i>(i) the suitability of the surface treatment;</i> <i>(ii) the characteristics of the use or development;</i> <i>(iii) measures to mitigate mud or dust generation or sediment transport.</i> | |

| | | |
|---|---------------------------------------|--|
| Will stormwater from buildings and hardstand areas be managed by: (details should be clearly shown / noted on plans) | Discharge to a main: | Yes / <input checked="" type="checkbox"/> N/A <input type="checkbox"/> |
| | Discharge to kerb & gutter: | Yes <input type="checkbox"/> / N/A <input type="checkbox"/> |
| | Discharge to roadside table drain:... | Yes <input type="checkbox"/> / N/A <input type="checkbox"/> |
| | Discharge to natural watercourse: .. | Yes <input type="checkbox"/> / N/A <input type="checkbox"/> |

Application for Planning Approval

| | | | | |
|----------------------------|-------------------------|---|--------------------|-----------|
| | Retained on site: | Yes <input type="checkbox"/> / N/A <input type="checkbox"/> | | |
| Materials | | | | |
| External building material | Walls: | Colorbond + FC | Roof: | Colorbond |
| External building colours | Walls: | Monument + unpainted FC | Roof: | Monument |
| Fencing materials: | n/a | Retailing wall materials: | rendered blockwork | |

For all outbuildings

| | |
|--|--|
| Describe for what purpose the building is to be used: | |
| Describe any intended toilet, shower, cooking or heating to be installed: | |
| If the building is to be used wholly or partly as a domestic workshop, what type of tools and machines will be used? | |

For all non-residential applications

| | | | | | | |
|---|-------------------|--|--------------------------|--|---------------------------|--|
| Hours of Operation | | | | | | |
| Current hours of operation | Monday to Friday: | | Saturday: | | Sunday & Public holidays: | |
| Proposed hours of operation | Monday to Friday: | | Saturday: | | Sunday & Public holidays: | |
| Number of Employees | | | | | | |
| Current Employees Total: | | | Maximum at any one time: | | | |
| Proposed Employees Total: | | | Maximum at any one time: | | | |
| Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency: | | | or N/A | | | |
| Describe current traffic movements into the site, including the type & timing of heavy vehicle movements & any proposed change: | | | or N/A | | | |
| Describe any hazardous materials to be used or stored on site: | | | or N/A | | | |
| Describe the type & location of any large plant or machinery used (refrigeration, generators) | | | or N/A | | | |
| Describe any retail and/or storage of goods or equipment in outdoor areas: | | | or N/A | | | |

Application for Planning Approval

| | |
|--|--------|
| Describe any external lighting proposed: | or N/A |
|--|--------|

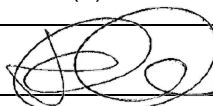
Personal Information Protection Statement:

The personal information that Council is collecting from you is deemed personal information for the purposes of the *Personal Information Protection Act 2004*. The intended recipients of personal information collected by Council may include its officers, agents or contractors or data service providers. The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Council may be unable to process your application. Council is collecting this personal information from you for the purposes of managing, addressing, advising upon and determining the application and other related Council matters.

Declaration:

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that: -

- The information in this application is true and correct.
- In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
- I/we confirm that I/we are the copyright holder or have the authority to sign on behalf of any person with copyright for documents to this application and authorities Council to provide a copy of this application to any person for assessment or statutory consultation.
- I/we authorise Council to provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.
- I acknowledge that if the application is discretionary that the application will be exhibited in the Council offices and on the Council website.
- I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

| | | | |
|------------|---|-------|----------|
| Signature: |  | Date: | 18.03.20 |
|------------|---|-------|----------|

If application is not the owner

If the applicant is not the owner, please list all persons who were notified of this application pursuant to section 52 of the *Land Use Planning and Approvals Act 1993*.

| | | |
|-----------------------|-------------------------|-----------------------|
| Name: | Method of notification: | Date of notification: |
| Carl + Tabitha Noonan | Email | 18.03.20 |
| | | |

If application is on or affect Council or Crown owned or administered land

If land affected by this application is owned or administered by the Crown or Council then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided and that person must also sign this application form below:

I, _____, being responsible for the administration of land at _____ declare that I have given permission for the making of this application by _____ for use and/or development involving _____

Signature: _____ Date: _____

It is the applicant's responsibility to obtain any such consent prior to lodgement. Written requests for consent of the Council must be sent to General Manager. Request for Ministerial consent should be directed to the relevant department.

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 157333 | FOLIO 1 |
| EDITION 4 | DATE OF ISSUE 20-Mar-2019 |

SEARCH DATE : 30-May-2019

SEARCH TIME : 12.35 PM

DESCRIPTION OF LAND

Town of BICHENO

Lot 1 on Sealed Plan 157333

Derivation : Part of 2A-0R-33P (Section J) Gtd. to George
Fisher

Prior CT 142397/1

SCHEDULE 1M741743 TRANSFER to CARL NOONAN and TABITHA EVELYN NOONAN
Registered 20-Mar-2019 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP157333 EASEMENTS in Schedule of Easements

SP157333 COVENANTS in Schedule of Easements

SP157333 FENCING PROVISION in Schedule of Easements

SP142397 FENCING COVENANT in Schedule of Easements

C544420 FENCING CONDITION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

| | | | | | |
|--|-----------------------------------|---|--|---|--|
| <p>OWNER DAVID CLARK ROWNTREE AND ELIZABETH ANNE ROWNTREE</p> <p>FOLIO REFERENCE CT 142397-1</p> <p>GRANTEE PART OF 2-0-33, SECN J GTD TO GEORGE FISHER</p> | | <p>PLAN OF SURVEY</p> <p>BY SURVEYOR A. S. HAMILTON</p> <p>LOCATION TOWN OF BICHENO</p> <p>SCALE 1: 500 LENGTHS IN METRES</p> | | <p>REGISTERED NUMBER SP157333</p> <p>APPROVED EFFECTIVE FROM 12 JUN 2009</p> <p><i>Alice Kawa</i> Recorder of Titles</p> | |
| <p>MAPSHEET MUNICIPAL CODE No. 112 (6036-42)</p> | <p>LAST UPI No. FDD 22</p> | <p>LAST PLAN No. SP142397 SP142397</p> | <p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p> | | |

LOT 21 IS COMPILED FROM CT 142397-1 AND THIS SURVEY.

[Signature] 3/6/09

COUNCIL DELEGATE DATE

| | |
|--|---------------------------------------|
| SCHEDULE OF EASEMENTS NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | Registered Number SP 157333 |
|--|---------------------------------------|

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Covenants

1. The owners of lots 1 & 2 on the plan covenant with Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Glamorgan Spring Bay Council to observe the following stipulations-

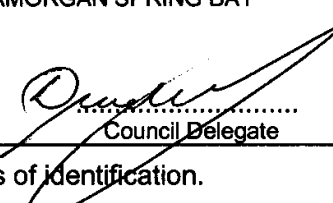
1. Not to erect a building or structure on such lot north of the line marked "E-F" on the plan if such building or structure requires approval under a planning scheme governing the land at the time such building or structure may be erected (a building or structure that includes a roof or a wall will require planning scheme approval)

2. The owner of lot 1 on the plan covenants with Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Glamorgan Spring Bay Council to observe the following stipulations-

1. Not to erect a building or structure on the lot south of the line marked "E-F" on the plan with a height of more than 4.00 metres above natural ground level

3. The owner of lot 2 on the plan covenants with Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Glamorgan Spring Bay Council to observe the following stipulations-

(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|---|
| SUBDIVIDER: D C & E A ROWNTREE FOLIO REF: 142397/1 SOLICITOR & REFERENCE: RAE & PARTNERS | PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: 3/6/09 SU06029 REF NO.  Council Delegate |
| NOTE: The Council Delegate must sign the Certificate for the purposes of identification. | |

**ANNEXURE TO
SCHEDULE OF EASEMENTS**

PAGE 2 OF 3 PAGES

Registered Number

SP 157333

SUBDIVIDER: D C & E A ROWNTREE
FOLIO REFERENCE: 142397/1

1. Not to erect a building or structure on the lot between the lines marked "E-F" and "G-H" on the plan with a height of more than 4.00 metres above natural ground level
2. Not to erect a building or structure on the lot south of the line marked "G-H" on the plan with a height of more than 5.00 metres above natural ground level
4. The owners of lots 1 & 2 on the plan covenant with Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantors lot and every part thereof and that the benefit thereof may devolve with Glamorgan Spring Bay Council to observe the following stipulations-
 1. Not to erect a building or structure on such lot unless the building or structure-
 - (a) minimises overlooking the adjacent public foreshore area to the north; and
 - (b) minimises visual impact from the adjacent public foreshore area to the north; and
 - (c) is constructed with materials coloured in muted tones that blend with the surrounding environment

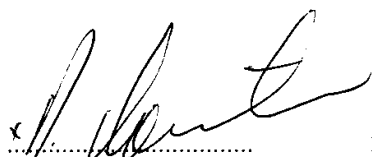
Fencing provision

In respect to the lots on the plan the vendor (David Clark Rowntree and Elizabeth Anne Rowntree) shall not be required to fence

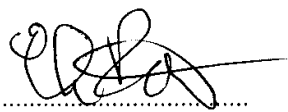
~~Fencing covenant~~

~~The owners of lots 1 & 21 are subject to the fencing covenant created by and set forth in Sealed Plan 142397~~

D C Rowntree:



E A Rowntree:



NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

| | |
|---|---------------------------------------|
| ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES | Registered Number SP 157333 |
| SUBDIVIDER: D C & E A ROWNTREE FOLIO REFERENCE: 142397/1 | |

Signed by the said DAVID CLARK ROWNTREE and)

ELIZABETH ANNE ROWNTREE being the registered)

proprietors of folio of the Register volume 142397 folio 1)

in the presence of)

Witness: ✓ *R. Evans*)

name: ✓ Robert Evans

address: ✓ 16 Tasman Highway Bicheno 7615

occupation: ✓ Real Estate Agent.

[Handwritten signatures of David Clark Rowntree and Elizabeth Anne Rowntree]

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Maree Tyrrell

From: [REDACTED]
Sent: Thursday, 16 April 2020 11:28 AM
To: Planning
Cc: [REDACTED]
Subject: General manager

[REDACTED]

I wish to strongly object to the proposed dwelling at 10 Jetty rd Bicheno ,

(1) the proposed building is still outside the bounds of the covernet

(2) this is a part of a very different long range add on plan ,,,

(3) this has to be the councils responsibility to stop this happening now and in the future as with the blantant disregard for exsisting regulations that are being done in Chadwin ave Bicheno ,, a property that shadows two other properties with no regard for others its disputed if it is 1mtr OR 2 mtrs over height ,, it is also by eye site alone at least a mtr to far onto the dunes ,

This property is a disgrace ,,,, and should be stopped ,,

For over a year now we have been asking the council to help us get Wilson homes to fix the flooding in our back yard ,, which has occured since they completed 6 Jetty rd ,,,, Another council FAIL ,,

As for 10 Jetty rd this person just wont take no for an answer he MUST stay inside the rules ,,, he has come from a 4 bed 2 bath home with two air bnb units at each end 50sq monster,, to a 1 bed unit which sits on one corner of the block outside the bounds ,,,

If this property owner will build inside his boundries a normal property we have no objection.. providing its one Plan not to be added to , in stages ,,

[REDACTED]

Maree Tyrrell

From: [REDACTED]
Sent: Monday, 27 April 2020 2:26 PM
To: Planning
Subject: 10 Jetty Road Bicheno development application

[REDACTED]

[REDACTED]

Date: 27 April 2020 at 2:23:13 pm AEST

[REDACTED]

Subject: 10 Jetty Road Bicheno development application

Planning ref: DA 2020/45
DA 2020/45

[REDACTED]

27th April 2020

General Manager
PO Box 6
Triabunna

Dear General Manager and Councillors,

Re: development application J.Binns

We wish to oppose the above application.

We refer to drawing a03 and note the breaking of the 4.5 meter eastern boundary set back. The proposed building breaks this set back by 3 meters. We believe this set back will lead to severe over development of the property and the area. We appreciate that the council has implemented an adequate building envelope for this property and as such allows for a dwelling to be built. Any breaking of the set backs or building envelope leading to over development will be detrimental to both neighbouring properties and the public using the foreshore.

Yours Sincerely,

[REDACTED]



28 April 2020

Glamorgan Spring Bay Council
PO Box 6
TRIABUNNA TAS 7190

planning@freycient.tas.gov.au

Dear Sirs

Development Application No. DA/2020/45 – 10 Jetty Road, Bicheno

The proposed dwelling is a one bedroom unit that, according to the development application is for visitor accommodation use when it is not being occupied by the owners. For the reasons that will now be articulated the development should be refused.

Planning Directive (PD) No. 6 provides for the standards for visitor accommodation and as can be seen from clause 3 its provisions are mandatory.

Clause 3.1(a) of the PD No. 6 provides that visitor accommodation must be for the use of land for short or medium term accommodation for persons away from their normal place of residence, on a commercial basis or otherwise available to the general public at no cost. Examples are then provided, none of which the proposed development falls into. It is clear from the development application that the development is for use by the applicants and when they are not using it, it will be available for accommodation for others. Thus, it is clear that it does not meet the criteria for clause 3.1(a) in that it is not intended for use for persons away from their normal place of residence.

It is clearly not exempt from the requirements of PD No. 6. It is not said by the applicants that it will be their main place of residence and clearly it is not a dwelling used by the owner or occupier as their main place of residence, or alternatively there are not 4 bedrooms as provided for by clause 3(1)(b)(ii). What is proposed is a one bedroom unit clearly aimed at short stay accommodation.

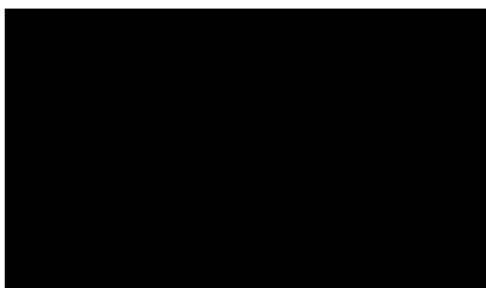
Alternatively, if the proposal is exempt from the PD because of clause 3.1(b) then the standards set out in 3.1(e) apply.

The proposed development does not comply with clause 3.1(e) P1 in that it is not compatible with the character and use of the area. It is clear because of its size and its location that it is part of a proposed staged development where it will be used for short-term accommodation. There is nothing comparable in the area to what is proposed. The proposal is not compatible with existing dwellings in the area given that it is proposed to have a 1.5 metre setback from

its frontage onto Jetty Road. The setback for an internal lot is 4.5 metres, thus what is being sought is a reduction of two thirds of the required setback. Significantly no reasons are given for the setback and as we have said above it can only be concluded that it is to allow for other, and much more significant development on the remainder of the lot. It is also not compatible with other uses in the area, that is a single bedroom unit designed for short stay accommodation. As a standalone development it is completely out of character with other development in the area.

The development does not comply with the building envelope and the setbacks.

A good indication of the fact that it is a proposal that is part of a staged development of the land is the building's position on the block and the need for there to be only a 1.5 metre setback from the front boundary. There are no reasons advanced as to why the setback provision should be relaxed with the only obvious reason being to allow room for a much more significant development on the rest of the land. If the development is to be approved it should be on the basis that there be no further development permitted on the balance of the land. It is clear from the development application that was proposed and refused at the January meeting of the Glamorgan and Spring Bay Council, that this is either the first stage of the type of development that was originally proposed for this allotment or its part of a staged development for visitor accommodation, either of which should not be permitted. If the development is permitted with the area that remains, with the 1.5 metre setback then it allows for a significant overdevelopment of the land.





MEMORANDUM OF UNDERSTANDING

For the

SOUTHERN TASMANIAN WASTE MANAGEMENT GROUP

Between the

Twelve Southern Tasmania Councils

as Listed in the Schedule

**An arrangement for the parties
to work co-operatively on waste management and resource recovery issues
and projects for the southern Tasmanian region.**

RECITALS

1. All parties are established under section 18(1) of the *Local Government Act 1993*.
2. All parties are responsible for waste management within their municipal areas.
3. The Tasmanian Government has released a draft Waste Action Plan for the state and all parties wish to collaboratively respond to the strategy.
4. All parties are committed to working together on waste management and agree on the following goals:
 - 4.1. Manage regional waste streams in a co-ordinated professional manner including, but not limited to, landfill, recycling and green waste/FOGO;
 - 4.2. Promote the development of a circular economy for waste streams;
 - 4.3. Co-ordinate regional collection systems for waste streams efficiently and effectively when appropriate via shared procurement and other appropriate processes;
 - 4.4. Support efficient, sustainable and suitably scaled end of collection facilities for processing of waste streams;
 - 4.5. Work towards greater commonality of service standards for ratepayers and customers;
 - 4.6. Advocate to or partner with other regions, governments and industry to promote resource recovery futures;
 - 4.7. Co-operate on marketing and education activities to support waste minimisation and to maximise effective service utilisation; and
 - 4.8. To appropriately resource this arrangement.
5. In light of the historic co-operation between the parties and the efficiencies that can be achieved through co-operating further, the parties have agreed to enter into this Memorandum of Understanding in order to continue this co-operation and provide mutually beneficial outcomes for all parties and their ratepayers.

OPERATIVE PART

Term of this Agreement

1. This Memorandum of Understanding commences on the date shown below.
2. The arrangement shall continue for a period of three (3) years from the date shown below and will be reviewed by the parties at that date.

Secretariat Support

3. The parties agree to fund a secretariat service to support this arrangement. Unless and until agreed by a majority of the Parties this secretariat support will be provided by the Local Government Association of Tasmania.
4. The secretariat support will perform the following functions:

- 4.1 Arrange meetings, prepare agendas and take minutes for steering committee meetings;
 - 4.2 Prepare reports and policy initiatives for consideration by the steering committee;
 - 4.3 Liaise with government and industry on policy initiatives and projects; and
 - 4.4 Such other functions that the steering committee may reasonably direct.
5. The funding formula for the secretariat will be determined on a proportion of total waste generated basis.

Governance

6. The parties agree to establish a steering committee to oversee the operation of this arrangement.
7. Each party will nominate one employee to be a member of the steering committee, to be determined by the General Manager of each participating council.
8. The steering committee will meet regularly and individual members shall be responsible for keeping their respective councils informed.

The parties agree to work collaboratively between themselves, other regions of the state, LGAT and the State Government and industry to determine the best long term structural arrangements for addressing the waste management issues in the region and the state as a whole.

Intention to Bind

9. The parties desire that this Memorandum of Understanding will foster the spirit of co-operation which exists between them in respect to working co-operatively on waste management issues and all councils acknowledge that it is not legally binding and is not intended to be an agreement enforceable in a Court of Law.

The Schedule

| | |
|------------------------------|---------------------------|
| Brighton Council | Glenorchy City Council |
| Central Highlands Councils | Huon Valley Council |
| City of Hobart | Kingborough Council |
| Clarence City Council | Sorell Council |
| Derwent Valley Council | Southern Midlands Council |
| Glamorgan Spring Bay Council | Tasman Council |

EXECUTION PAGE

Executed as a Memorandum of Understanding:

Brighton Council

Name:
Position:

Derwent Valley Council

Name:
Position:

Central Highlands Council

Name:
Position:

Glamorgan Spring Bay Council

Name:
Position:

City of Hobart Council

Name:
Position:

Glenorchy City Council

Name:
Position:

Clarence City Council

Name:
Position:

Huon Valley Council

Name:
Position:

Kingborough Council

Name:

Position:

Sorell Council

Name:

Position:

Southern Midlands Council

Name:

Position:

Tasman Council

Name:

Position:



**GLAMORGAN
SPRING BAY**
COUNCIL

**Glamorgan Spring Bay Council's
10-year Strategic Plan
2020–2029**

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| Our long-term vision of success for Glamorgan Spring Bay..... | Page 10 |
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| Key foundations of future success | Page 12 |
| Council's mission-critical priorities for 2020..... | Page 17 |

Introductory message from the Mayor and Councillors

Why we need a strategic plan

Our 10-year strategic plan provides a clear reference for Council and our communities in setting out our long-term agenda and intention for Glamorgan Spring Bay.

By being clear about where we're heading and what's most important we can navigate more clearly and make the right decisions about where and how to use our finite money, time and energy for greatest benefit.

The strategic plan will inform and guide our annual Operating Plan and Budgets that are set and scrutinised by Council – and which provide our residents, ratepayers and businesses with a clear sense of what we're doing and why. And our Annual Report will highlight how we're performing and where we've invested ratepayers' money for the benefit of the municipality in pursuing our key objectives in each financial year.



Mayor – Debbie Wisby



Deputy Mayor – Jenny Woods



Councillor – Cheryl Arnol



Councillor – Keith Breheny



Councillor – Annie Browning



Councillor – Rob Churchill



Councillor – Grant Robinson



Councillor – Michael Symons

What the plan addresses

This plan includes:

- Our core Purpose and future Vision which are expected to remain largely unchanged for 10 years.
- Five core Foundations of success which we will address and progress over the next 3 years, updating our measures and strategies annually.
- A cluster of mission-critical, 12-month strategic priorities that we will revisit and republish each year.

How the plan was developed

This plan has been significantly shaped and influenced by the community members who participated in workshops hosted by Council at Bicheno, Swansea, Orford and Coles Bay in October 2019. Council reviewed and considered these insights and recommendations in setting our focus and priorities and Council's Management then prepared plans to address our key 'Foundations' and to deliver on our 12-month Priorities.

Consultation and feedback on draft plan

We've provided this draft to residents and other stakeholders in April 2020 for comment and feedback to Council, giving us the opportunity to consider any potential improvements or changes before issuing the final plan.

Thank-you...

...to all those who gave up half a day of their weekends to join us at the community workshops and provide your invaluable insights and ideas as to how we can best develop Glamorgan Spring Bay. We share a love of this extraordinary place and we have a shared responsibility to leave it in even better shape by 2030. Council very much looks forward to working alongside you in implementing the plan and seeing the results over the coming months and years.

Councillor Debbie Wisby
Mayor
Glamorgan Spring Bay Council

Glamorgan Spring Bay today

Glamorgan Spring Bay is an extraordinary place to live, visit and work. It has some of the most spectacular landscapes and coastlines in Tasmania and strong, independent communities that know what they like and value about living here – as well as what they don't!

Bounded by the Denison River in the north and the start of Bust Me Gall Hill 160 kilometres to the south, our municipality covers an area of over 2,500 square kilometres, including the remarkable National Parks of Freycinet and Maria Island. The western boundary follows the ridgeline of the Eastern Tiers – and the eastern boundary is set by the low-tide mark of Great Oyster Bay and the Tasman Sea.

Our population is small at 4,400 with a low growth rate of just 5% between 2011 and 2016, representing less than 1% of Tasmania's population. 79% of our community members were born in Australia and 4% are Indigenous people. Our main townships are Bicheno, Coles Bay, Swansea, Triabunna and Orford, each with their own personality and character and all close to the sea. Other characterful but smaller villages and hamlets are spread across a rural, agricultural landscape.

The population profile continues to grow older, with the median age now at 56 compared to the Tasmanian equivalent of 42, reflecting the attractions of the region to empty-nesters and retirees. The average number of people per household has remained steady at 2.1 and the average number of children per family has risen slightly to 2.0. There is a high percentage of couples without children.

The census data for 2016 states that 947 people attend an educational institution – 25% in primary school, 15% in secondary schools and 14% taking technical or tertiary studies. Only 3% are studying at University, primarily a consequence of age profile and geographical location.

At the 2016 census, 1648 people were in the labour

force of which 50% worked full time and 41% part-time – with 28% working less than 24 hours/week. 2% were unemployed which compared with 7% for Tasmania and Australia at the same date. Employment is spread across a number of sectors although tourism has now overtaken the established agricultural sector as the largest single source of jobs. Specific sectors include agriculture, forestry, farming and fishing (24%), building and construction (13%), accommodation and food services (15%) and a wide range of occupations connected with visitors to the region.

During the busy holiday period the population more than doubles, placing significant demands on infrastructure, water and other services. 30% of Tasmania's interstate visitors come to Glamorgan Spring Bay. Local Tasmanians also visit in large numbers and more than half the dwellings across the municipality are holiday homes with the highest numbers in Coles Bay and Orford. Tourism numbers have risen significantly in the last few years on the back of Tasmania's overall growth as well as investment from local businesses in developing attractive visitor products and experiences. Managing these opportunities and challenges to make sure we retain and reinforce the 'extraordinary' nature of Glamorgan Spring Bay is a priority for all of us over the next decade.

The community workshops at Bicheno, Swansea, Coles Bay and Orford highlighted some consistent themes for what people value most about Glamorgan Spring Bay and particularly the:

- Protection of the natural environment, scenic beauty, wildlife and coastlines
- Vibrant, inclusive and resourceful communities
- Relaxed lifestyle and pace of life where people feel safe and secure
- Rich history and heritage of the region – including our Aboriginal history



Glamorgan Spring Bay today continued...

Participants identified a range of opportunities and challenges including:

- Developing and maintaining infrastructure and services (e.g. roads, bridges, water and health) for high visitor numbers on a low ratepayer base
- Managing tourism and visitation so that it enhances and celebrates the fundamental values of our region – including encouraging longer stays and extending the tourism season
- Encouraging meaningful employment around the year to attract and keep young families
- Celebrating, valuing and protecting the unique, precious qualities of Glamorgan Spring Bay
- Maintaining vibrant, flourishing residential communities including families and young people
- Council working closely with communities in identifying and addressing what matters locally
- Anticipating and managing the impact of climate change and the impact on agriculture, water supply and coastlines.

The strategic plan takes account of these and other views expressed by residents and businesses, and Council is addressing many of the key themes in our priorities and plans. The challenge is to remain focused on what is most important to the region and our ratepayers and to invest our limited resources where they will have the greatest possible positive impact.



Wineglass Bay by L Hope

Our core purpose

Our stated Purpose is designed to capture the fundamental reason we exist as the Glamorgan Spring Bay Council (GSBC). We believe that our central role is to:

Help and support our communities to develop and thrive

Our region already has strong communities, each with their own unique character, priorities, opportunities and challenges. Council's role is to work in partnership with these communities – whether villages or towns, networks or family groupings – to fulfil their potential on their own terms and in their own way.

There is much to celebrate in the skills, knowledge, experience and energy that exists across the municipality and Council is committed to enabling communities to make positive progress by building on these strengths and capabilities with our help and encouragement.

Council's primary functions and activities

In fulfilling our Purpose, Council performs a range of core functions and services which we've summarised as:

- 1. Providing direct, essential council services in accordance with local government legislation¹.** *Examples include maintaining and developing local roads, pavements and other vital infrastructure and managing waste and rubbish.*
- 2. Making and enforcing by-laws for the benefit of the overall community.** *So that we all know what's expected of each of us as neighbours – and can expect to be held accountable.*
- 3. Raising revenue to enable Council to perform its key functions.** *By collecting rates, fees, charges and levies from ratepayers, residents and business and winning grants from state and federal government.*
- 4. Planning and creating recreational spaces and facilities.** *Making it easier for us to live active, healthy lives both physically and mentally.*
- 5. Encouraging the local community to make the most of its own strengths, resources and skills.** *We can achieve so much more by working together in genuine partnership.*
- 6. Advocating for the region with State and Federal Government and other key stakeholders in pursuing our plans and priorities and fulfilling our role.** *Council will actively influence and lobby other tiers of government to perform their roles.*
- 7. Encouraging investment from individuals and businesses in development that fits with the values and character of our region.** *The region's success depends on the initiative and energy of individuals and businesses who want to make the experience of visiting and living in Glamorgan Spring Bay even better.*
- 8. Protecting the environmental values and amenity of the east coast.** *Our extraordinary natural values are precious and fragile and we will protect them for our own and future generations.*

¹ As defined in Section 20 of the *Tasmanian Local Government Act (1993)*

Our ultimate vision of long-term success

We want Glamorgan Spring Bay to be:

Prosperous, vibrant and inclusive. A place where people want to live, work and visit.

This means looking after the distinctive characteristics and qualities of our region and community that already make this place special – as well as encouraging positive and appropriate change and development.

By delivering on our Purpose and in working towards our future Vision, Council expects to see tangible and measurable progress in the next three years. We have identified a set of key descriptors for what we want this to look and be like by the end of 2022.

1. The region's precious visual values (including our magnificent landscapes and seascapes) will be maintained and enhanced.
2. Our economy will be robust and diverse, providing local employment throughout the year.
3. We will see steady growth in the permanent population and residential housing.
4. Infrastructure for which we are responsible will be provided and maintained to high, safe standards.
5. The east coast will continue to be an attractive destination for visitors from inside and outside Tasmania.
6. Council will be trusted and valued by our local community for what we do and how we operate.



Bicheno Sunrise by R Richards

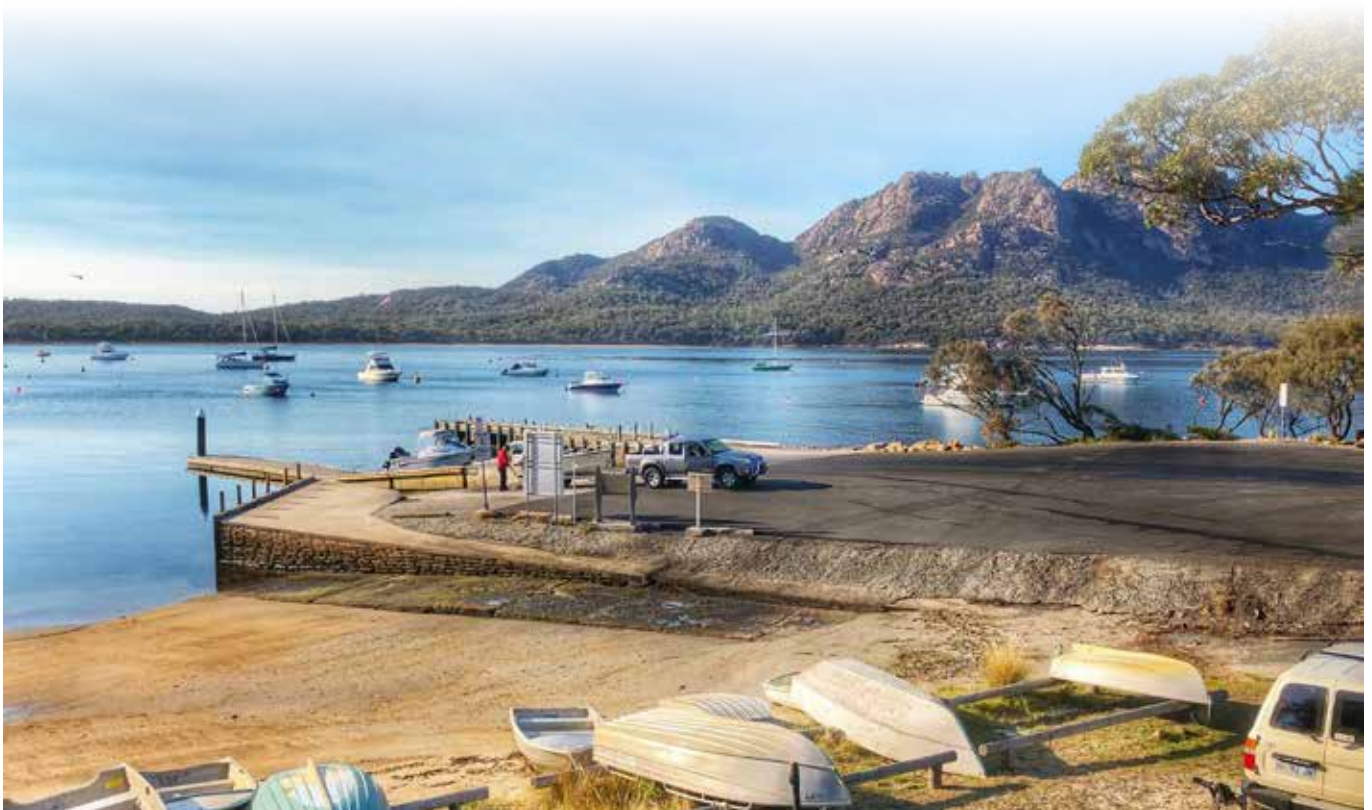
Our guiding principles

In planning and creating the future we want to see for Glamorgan Spring Bay Council, Council has adopted some key guiding principles that will guide our thinking, decision-making and actions.

We will seek to:

1. Balance economic and tourism growth with preserving our lifestyle, celebrating our rich history and protecting the region's unique and precious characteristics.
2. Reinforce and draw on the strengths of our communities at both a local and regional level.
3. Attract and welcome people of all backgrounds, cultures and ages to live in our region.
4. Take an East Coast perspective but also acknowledge the differing needs and priorities of each town or area.
5. Ensure that our current expenditure and ongoing commitments fall within our means so that rates can be maintained at a manageable and affordable level.
6. Draw on the knowledge and expertise of local people and communities in shaping and delivering our initiatives and plans - listening to and taking account of ideas and feedback from residents, businesses and ratepayers.
7. Communicate and explain Council's decisions and reasons in an open and timely manner.

We invite and encourage all our residents, ratepayers and other stakeholders to give us constructive feedback on our performance against these principles – both where you feel we're doing well and where you think we could do better.



Coles Bay Boat Ramp Jetty by C Gledhill

The key foundations underpinning GSBC's future success

Council has identified five foundations that will underpin GSBC's success over the next 3-5 years. For each Foundation we've listed some key measures of success for the end of 2022 when the next Council elections are scheduled. And we've also highlighted some of the main actions, initiatives or strategies Council will pursue to deliver positive change and outcomes.

Council will develop and update detailed plans for each Foundation and build these into our Annual Plans.

We will report twice yearly to the community on our progress against each of the Foundations and the corresponding measures so you can see what we're doing and how we're tracking.

1. OUR GOVERNANCE AND FINANCE

Sound governance and financial management that shows Council is using ratepayer funds to deliver best value and impact for the GSBC community.

What we plan to do to achieve results

- Planned asset renewal expenditure based on agreed asset management plans.
- Implement a dedicated process to ensure rates & other fees are collected in a timely manner.
- Manage cash flow tightly to ensure current liabilities can be paid from unrestricted (available) cash.
- Set realistic budgets and monitor income and expenditure closely.
- Advocate and lobby effectively on behalf of the community.
- Develop and foster a strong, supportive and respectful organisational culture.

How we'll measure success (by end of 2022)

- Asset sustainability ratio of 100%, capital spending on asset replacement & renewal of existing assets/ annual depreciation.
- Reduction in rates & charges outstanding at 30 June from 2.88% to 2.50%.
- Net debt to revenue ratio of less than 40%.
- Achieve annual profit/loss position within 2% of budget.
- Current ratio (current assets: current liabilities) increased to >1.5.
- 99% Council bills paid within agreed Credit Terms.
- Accountable and good governance.
- Strong stewardship and leadership.
- Ensure policies, procedures and practices are effective.



2. OUR COMMUNITY'S HEALTH & WELLBEING

Cohesive, inclusive and resilient communities that work together across the region to make the most of our collective talents, skills and resources and help and support each other.

What we plan to do to achieve results

- Support and facilitate social and community events that promote community health and wellbeing.
- Work with health professionals to enhance the physical and mental health of ageing people.
- Advocate for reasonable access to primary, secondary and tertiary education.
- Advocate for adequate healthcare professionals/providers.
- Advocate for access and coordination of reasonable transport services.
- Encourage and support the arts, cultural activities, programs and events.
- Create an informed and involved community by developing relevant and accessible communication channels.

How we'll measure success (by end of 2022)

- 75% of available spaces taken up by community members for Council organised events (based on venue/hall/bus capacity).
- 15% participation by community members attending events in towns other than the town in which they reside.
- 5% increase in number of volunteers actively participating in community programmes / year, and:
- > 75% of participants would recommend these programmes to others.
- Maintained existing levels of school enrolments.
- Continued lobbying the State Government and key stakeholders to retain a reasonable transport service.





3. OUR PEOPLE

Creating a positive working environment where Elected Members, staff and volunteers can give of their best in performing their roles for Council and community.

What we plan to do to achieve results

- Show personal appreciation for good performance and/or positive behaviours.
- Define and embed a clear set of organisational Values and Behaviours.
- Create a psychologically safe environment where people feel they can share ideas and raise and resolve issues or concerns.
- Invest in relevant training or professional development to equip managers and staff to perform their roles.
- Ensure that regular performance reviews and plans are in place for all staff and that managers are supported to conduct them.
- Carry out annual staff engagement survey and address key findings.

How we'll measure success (by end of 2022)

- All staff have agreed professional development plans.
- Staff have a positive attitude about their work and towards GSBC as an organisation.
- Each person is clear about what's expected of them in their role to contribute to GSBC.
- People strongly recommend GSBC as a place to work to friends and/or family.
- Leaders equipped to develop and lead high-performing teams.
- Reduce levels of absenteeism and workplace compensation claims by >50%.

4. INFRASTRUCTURE AND SERVICES

Delivering high quality, cost-effective infrastructure and services that meet the needs of our communities, residents and visitors.

What we plan to do to achieve results

- Complete all asset management plans and policies for Council infrastructure (including assessment of condition) in 2020.
- Sustain a safe and well-maintained road network across the municipality.
- Maintain public amenities and recreational facilities.
- Advocate for improved access and speeds of telecommunications services.
- Address and update complaints management system in 2020.
- Set clear annual budget priorities to meet needs and community expectations in consultation with the community.
- Apply for relevant grant applications and aim to achieve at least 50% success rate.
- Inspect all Council owned buildings annually.
- Develop plans, policies and guidelines for built assets

How we'll measure success (by end of 2022)

- 100% of customer work requests assessed and prioritised with appropriate action plans within 2 weeks of receipt.
- 100 km of unsealed roads within the municipal area graded annually.
- Entire municipal area's road network assessed annually - to ensure a municipal standard is achieved.
- All customer complaints related to infrastructure and services actively monitored and addressed.
- A reduction in the number of customer complaints received.
- Satisfaction with Council's infrastructure and services.
- Continued to lobby the State Government and other key stakeholders for improved access to and speeds of telecommunications services throughout the municipality.
- 10% reduction in maintenance costs on Council buildings through regular proactive inspections.



Tasman Highway near Riversdale by G Price



5. OUR ENVIRONMENT

Collaborating with our communities to value, manage and improve our natural resources

What we plan to do to achieve results

- Review and update existing Council strategies and plans.
- Involve, engage and equip groups and individuals in Natural Resource Management.
- Invest in external expertise and capacity to complement GSBC resources.

How we'll measure success (by end of 2022)

- Annual reports issued that summarise achievements under existing strategies and plans.
- Development and review of weed management plans for Council owned/leased land.
- The number of effective waste reduction, energy efficiency or climate change programmes initiated (or supported) each year.
- 100% of (relevant) planning enquiries address impact on, or preservation of, natural values and cultural heritage.

Council's mission-critical priorities for 2020/2021

In addition to carrying out our statutory functions and responsibilities and delivering our services to a high standard, Council has identified six critically important Priorities for 2020/2021. Addressing this list is essential in laying the foundations of future success for GSBC and our community.

1. **Refresh and update Council policies, strategies and plans**
This will include a 10-year Financial Management Plan, Risk Management Plan and Asset Management Plan for GSBC.
2. **Conduct an audit and assessment of all Council assets**
Focusing particularly on roads and infrastructure. Assessing the current status of all assets. Developing a maintenance plan and budget.
3. **Facilitate the development of a Town/Community Plan for Coles Bay² (including Swanwick)**
Identifying and prioritising core infrastructure needs.
4. **Identify current activities that are non-core to Council and develop plans to manage, exit or outsource them.**
5. **Develop and implement Council communication strategy and plan**
Including regular updates from the Mayor on behalf of Council.
6. **Commence the development of an Economic Development Plan for the Glamorgan Spring Bay region**
In consultation with the State Government, key stakeholders, and the community.



² Council anticipates developing a plan for Bicheno along similar lines in 2021.



Little Swanport by J Goddick



Nine Mile Beach by J McKenna



Prosser River by E Shankley



Diving with a weedy sea dragon by J Smith



Blowhole, Bicheno by C Van Riet



Glamorgan Spring Bay Council

9 Melbourne Street (PO Box 6),
Triabunna, Tasmania 7190

Phone: (03) 6256 4777

Fax: (03) 6256 4774

Email: admin@freycinet.tas.gov.au

Website: www.gsbc.tas.gov.au

From: [REDACTED]
To: [Josie Higgins](#)
Subject: Re: Draft GSBC Strategic Plan
Date: Friday, 1 May 2020 4:01:49 PM

From: [REDACTED]
Sent: Monday, 27 April 2020 2:03 PM
To: GSBC Admin <admin@freycinet.tas.gov.au>
Subject: Draft GSBC Strategic Plan

Hi Marissa

Hope you are well.

Great to see the draft strategic plan.

I have some high level observations that I would like to share and happy to discuss further if you wish.

Tourism & Hospitality has been identified as the largest single source of jobs in Glamorgan Spring Bay Council LGA.

A close partnership with East Coast Tasmania Tourism to achieve the following:

Marketing/Events - How do we grow visitation all year round? Growing all year round visitation will ensure ongoing full-time employment, security for long term rentals and local community services e.g. schools. It will also encourage growth in managed investment.

Industry Development - How do we build on the tourism/hospitality skills shortage on the East Coast? Training opportunities for our local community/industry to grow their businesses and to ensure our young people do have options to remain on the East Coast.

Product Development and Advocacy for East Coast to ensure that we are a regional destination leader with a voice and to provide pathways to secure State & Federal grants/loans for tourism/hospitality products/services.

Visitor Information Services - work in close partnership to ensure the services to both visitor and community, remains relevant.

I only attended the Bicheno workshop but there appears to be a lot of content contributed at this meeting that is not referenced and I have heard the same from participants to the other forums. Maybe a circulation of the notes from each meeting may be helpful.

Take care and look forward to catching up soon.

Kind regards

[REDACTED]

[REDACTED]

RECEIVED
22 APR 2020
BY:

TAS 7005

Wed 22/4/20

Re: Draft Strategic Plan
GSBC

The Planning Officer GSBC

Please find re-drafted sections of the Draft Plan plus additions that were missing as a basis for discussion and /or further work.

Kind Regards,

PLANNING LADDER





**GLAMORGAN
SPRING BAY
COUNCIL**

**Glamorgan Spring Bay Council's
10-year Strategic Plan
2020–2029**

**DRAFT FOR CONSULTATION AND FEEDBACK
WITH OUR COMMUNITY**

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Introductory message from the Mayor and Councillors

Why we need a strategic plan

Our 10-year strategic plan provides a clear reference for Council and our communities in setting out our long-term agenda and intention for Glamorgan Spring Bay.

By being clear about where we're heading and what's most important we can navigate more clearly and make the right decisions about where and how to use our finite money, time and energy for greatest benefit.

The strategic plan will inform and guide our annual Operating Plan and Budgets that are set and scrutinised by Council – and which provide our residents, ratepayers and businesses with a clear sense of what we're doing and why. And our Annual Report will highlight how we're performing and where we've invested ratepayers' money for the benefit of the municipality in pursuing our key objectives in each financial year.

Group photo of current Council to be inserted

What the plan addresses

This plan includes:

- Our core Purpose and future Vision which are expected to remain largely unchanged for 10 years.
- Five core Foundations of success which we will address and progress over the next 3 years, updating our measures and strategies annually.
- A cluster of mission-critical, 12-month strategic priorities that we will revisit and republish each year.

How the plan was developed

This plan has been significantly shaped and influenced by the community members who participated in workshops hosted by Council at Bicheno, Swansea, Orford/Triabunna and Coles Bay in October 2019. Council reviewed and considered these insights and recommendations in setting our focus and priorities and Council's Management then prepared plans to address our key 'Foundations' and to deliver on our 12-month Priorities.

Consultation and feedback on draft plan

We've provided this draft to residents and other stakeholders in April 2020 for comment and feedback to Council, giving us the opportunity to consider any potential improvements or changes before issuing the final plan.

Thank-you...

...to all those who gave up half a day of their weekends to join us at the community workshops and provide your invaluable insights and ideas as to how we can best develop Glamorgan Spring Bay. We share a love of this extraordinary place and we have a shared responsibility to leave it in even better shape by 2030. Council very much looks forward to working alongside you in implementing the plan and seeing the results over the coming months and years.

Debbie Wisby
Mayor,
Glamorgan Spring Bay Council

Glamorgan Spring Bay today

Glamorgan Spring Bay is an extraordinary place to live, visit and work. It has some of the most spectacular landscapes and coastlines in Tasmania and strong, independent communities that know what they like and value about living here – as well as what they don't!

Bounded by the Denison River in the north and the start of Bust Me Gall Hill 160 kilometres to the south, our municipality covers an area of over 2,500 square kilometres, including the remarkable National Parks of Freycinet and Maria Island. The western boundary follows the ridgeline of the Eastern Tiers – and the eastern boundary is set by the low-tide mark of Great Oyster Bay and the Tasman Sea.

Our population is small at 4,400 with a low growth rate of just 5% between 2011 and 2016, representing less than 1% of Tasmania's population. 79% of our community members were born in Australia and 4% are Indigenous people. Our main townships are Bicheno, Coles Bay, Swansea, Triabunna and Orford, each with their own personality and character and all close to the sea. Other characterful but smaller villages and hamlets are spread across a rural, agricultural landscape.

The population profile continues to grow older, with the median age now at 56 compared to the Tasmanian equivalent of 42, reflecting the attractions of the region to empty-nesters and retirees. The average number of people per household has remained steady at 2.1 and the average number of children per family has risen slightly to 2.0. There is a high percentage of couples without children.

The census data for 2016 states that 947 people attend an educational institution – 25% in primary school, 15% in secondary schools and 14% taking technical or tertiary studies. Only 3% are studying at University, primarily a consequence of age profile and geographical location.

At the 2016 census, 1648 people were in the labour

force of which 50% worked full time and 41% part-time – with 28% working less than 24 hours/week. 2% were unemployed which compared with 7% for Tasmania and Australia at the same date. Employment is spread across a number of sectors although tourism has now overtaken the established agricultural sector as the largest single source of jobs. Specific sectors include agriculture, forestry, farming and fishing (24%), building and construction (13%), accommodation and food services (15%) and a wide range of occupations connected with visitors to the region.

During the busy holiday period the population more than doubles, placing significant demands on infrastructure, water and other services. 30% of Tasmania's interstate visitors come to Glamorgan Spring Bay and particularly to Bicheno and Swansea. Local Tasmanians also visit in large numbers and more than half the dwellings across the municipality are holiday homes with the highest numbers in Coles Bay and Orford. Tourism numbers have risen significantly in the last few years on the back of Tasmania's overall growth as well as investment from local businesses in developing attractive visitor products and experiences. Managing these opportunities and challenges to make sure we retain and reinforce the 'extraordinary' nature of Glamorgan Spring Bay is a priority for all of us over the next decade.

The community workshops at Bicheno, Swansea, Coles Bay and Triabunna highlighted some consistent themes for what people value most about Glamorgan Spring Bay and particularly the:

- Natural environment, scenic beauty, wildlife and coastlines
- Vibrant, inclusive and resourceful communities
- Relaxed lifestyle and pace of life where people feel safe and secure
- Rich history and heritage of the region – including our Aboriginal history

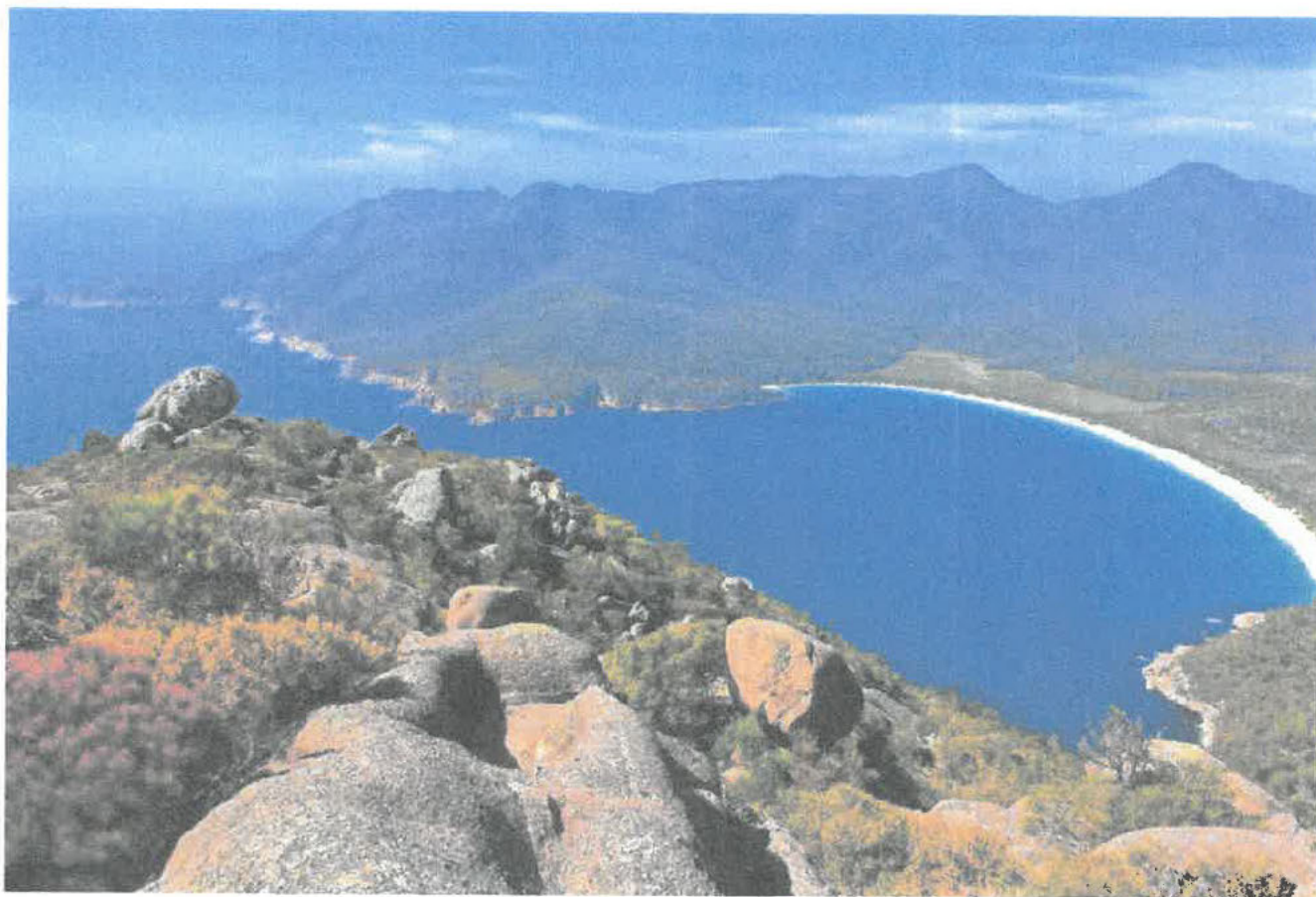


Glamorgan Spring Bay today continued...

Participants identified a range of opportunities and challenges including:

- ♦ Developing and maintaining infrastructure and services (e.g. roads, bridges, water and health) for high visitor numbers on a low ratepayer base
- ♦ Managing tourism and visitation so that it enhances and celebrates the fundamental values of our region – including encouraging longer stays and extending the tourism season
- ♦ Encouraging meaningful employment around the year to attract and keep young families
- ♦ Celebrating, valuing and protecting the unique, precious qualities of Glamorgan Spring Bay
- ♦ Maintaining vibrant, flourishing residential communities including families and young people
- ♦ Council working closely with communities in identifying and addressing what matters locally
- ♦ Anticipating and managing the impact of climate change and the impact on agriculture, water supply and coastlines.

The strategic plan takes account of these and other views expressed by residents and businesses, and Council is addressing many of the key themes in our priorities and plans. The challenge is to remain focused on what is most important to the region and our ratepayers and to invest our limited resources where they will have the greatest possible positive impact.



Wineglass Bay by L Hope

Our core purpose

Our stated Purpose is designed to capture the fundamental reason we exist as the Glamorgan Spring Bay Council (GSBC). We believe that our central role is to:

Help and support our communities to develop and thrive

Our region already has strong communities, each with their own unique character, priorities, opportunities and challenges. Council's role is to work in partnership with these communities – whether villages or towns, networks or family groupings – to fulfil their potential on their own terms and in their own way.

There is much to celebrate in the skills, knowledge, experience and energy that exists across the municipality and Council is committed to enabling communities to make positive progress by building on these strengths and capabilities with our help and encouragement.

Council's primary functions and activities

In fulfilling our Purpose, Council performs a range of core functions and services which we've summarised as:

1. **Providing direct, essential council services in accordance with local government legislation¹.**
Examples include maintaining and developing local roads, pavements and other vital infrastructure and managing waste and rubbish.
2. **Making and enforcing by-laws for the benefit of the overall community.**
So that we all know what's expected of each of us as neighbours – and can expect to be held accountable.
3. **Raising revenue to enable Council to perform its key functions.**
By collecting rates from residents and business and winning grants from state and federal government.
4. **Planning and creating recreational spaces and facilities.**
Making it easier for us to live active, healthy lives both physically and mentally.
5. **Encouraging the local community to make the most of its own strengths, resources and skills.**
–We can achieve so much more by working together in genuine partnership.
6. **Advocating for the region with State and Federal Government and other key stakeholders in pursuing our plans and priorities and fulfilling our responsibilities.**
Council will actively influence and lobby other tiers of government to play their roles.
7. **Encouraging investment from individuals and businesses in development that fits with the values and character of our region.**
The region's success depends on the initiative and energy of individuals and businesses who want to make the experience of visiting and living in Glamorgan Spring Bay even better.
8. **Protecting the environmental values and amenity of the east coast.**
Our extraordinary natural values are precious and fragile and we will protect them for our own and future generations.

¹ As defined in Section 20 of the Tasmanian Local Government Act (1993)

Our ultimate vision of long-term success

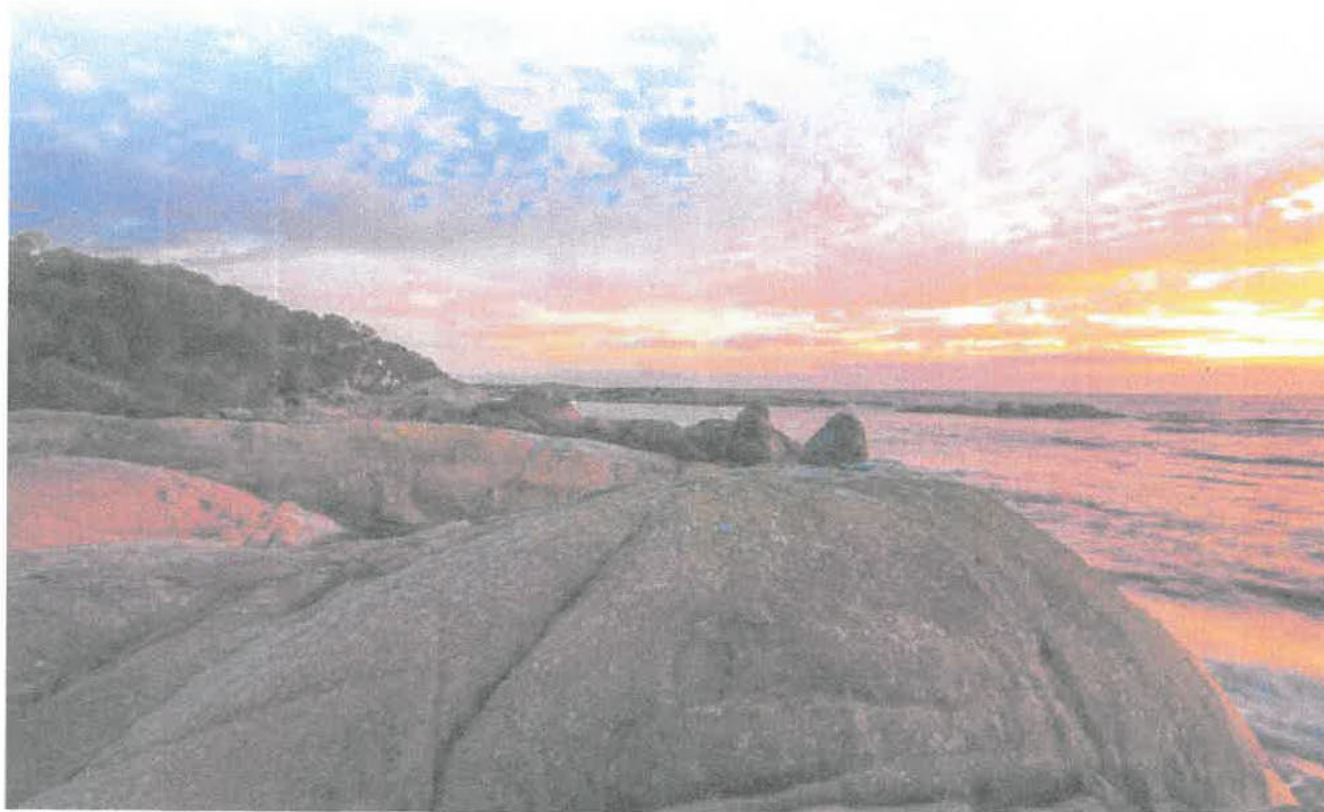
We want Glamorgan Spring Bay to be:

Prosperous, vibrant and inclusive. A place where people want to live, work and visit.

This means looking after the distinctive characteristics and qualities of our region and community that already make this place special – as well as encouraging positive and appropriate change and development.

By delivering on our Purpose and in working towards our future Vision, Council expects to see tangible and measurable progress in the next three years. We have identified a set of key descriptors for what we want this to look and be like by the end of 2022.

- ✓ 1. The region's precious visual values (including our magnificent landscapes and seascapes) will be maintained and enhanced.
- ✓ 2. Our economy will be robust and diverse, providing local employment throughout the year.
- ✓ 3. We will see steady growth in the permanent population and residential housing.
4. Infrastructure for which we are responsible will be provided and maintained to high, safe standards.
- ✓ 5. The east coast will continue to be an attractive destination for visitors from inside and outside Tasmania.
- ✓ 6. Council will be trusted and valued by our local community for what we do and how we operate.



Bicheno Sunrise by R Richards

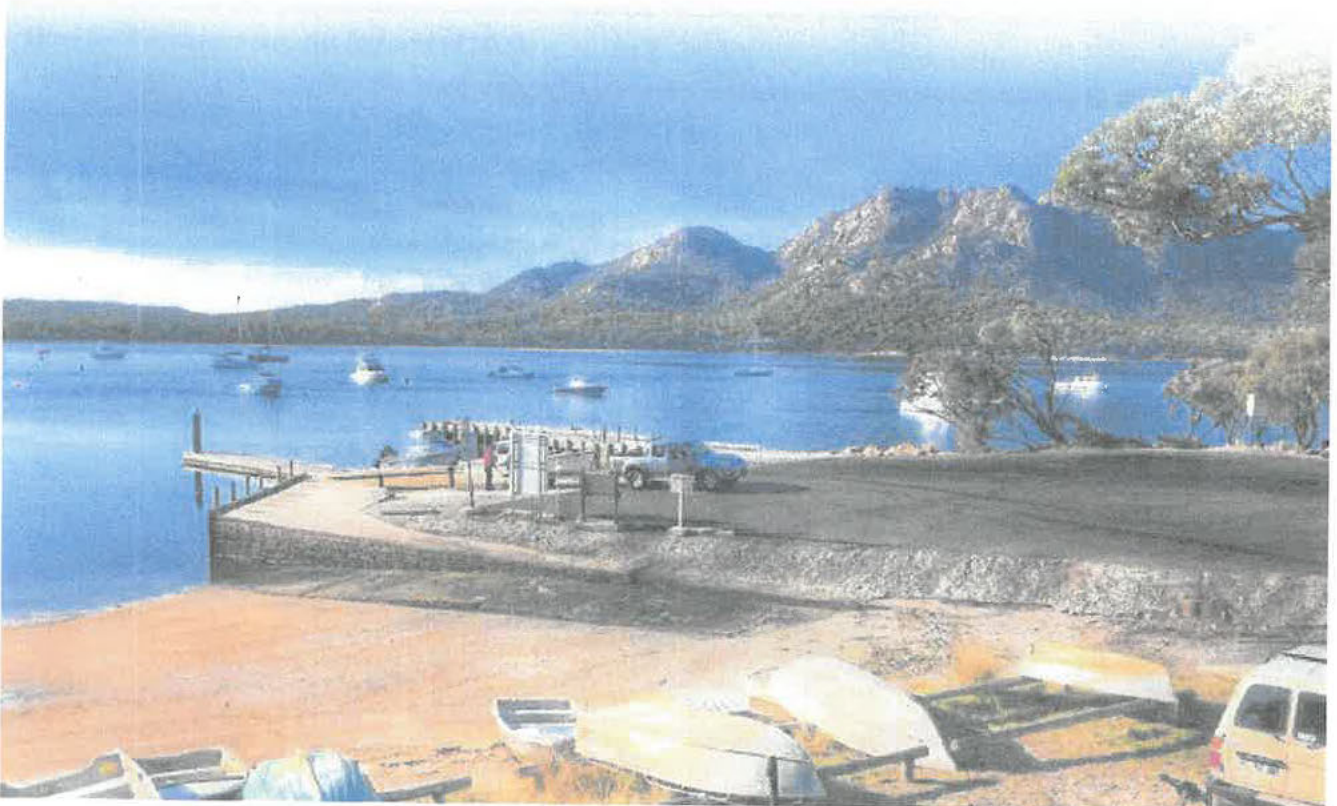
Our guiding principles

In planning and creating the future we want to see for Glamorgan Spring Bay Council, Council has adopted some key guiding principles that will guide our thinking, decision-making and actions.

We will seek to:

1. Balance economic and tourism growth with preserving our lifestyle, celebrating our rich history and protecting the region's unique and precious characteristics.
2. Reinforce and draw on the strengths of our communities at both a local and regional level.
3. Attract and welcome people of all backgrounds, cultures and ages to live in our region.
4. Take an East Coast perspective but also acknowledge the differing needs and priorities of each town or area.
5. Ensure that our current expenditure and ongoing commitments fall within our means so that rates can be maintained at a manageable and affordable level.
6. Draw on the knowledge and expertise of local people and communities in shaping and delivering our initiatives and plans - listening to and taking account of ideas and feedback from residents, businesses and ratepayers.
7. Communicate and explain Council's decisions and reasons in an open and timely manner.

We invite and encourage all our residents and other stakeholders to give us constructive feedback on our performance against these principles – both where you feel we're doing well and where you think we could do better.



Coles Bay Boat Ramp Jetty by C Gledhill

The key foundations underpinning GSBC's future success

Council has identified five foundations that will underpin GSBC's success over the next 3-5 years. For each Foundation we've listed some key measures of success for the end of 2022 when the next Council elections are scheduled. And we've also highlighted some of the main actions, initiatives or strategies Council will pursue to deliver positive change and outcomes.

Council will develop and update detailed plans for each Foundation and build these into our Annual Plans.

We will report regularly to the community on our progress against each of the Foundations and the corresponding measures so you can see what we're doing and how we're tracking.

1. OUR GOVERNANCE AND FINANCE

Sound governance and financial management that shows Council is using ratepayer funds to deliver best value and impact for the GSBC community.

What we plan to do to achieve results

- Planned asset renewal expenditure based on agreed asset management plans.
- Implement a dedicated process to ensure rates & other fees are collected in a timely manner.
- Manage cash flow tightly to ensure current liabilities can be paid from unrestricted cash.
- Set realistic budgets and monitor income and expenditure closely.
- Advocate and lobby effectively on behalf of the community.
- Develop and foster a strong, supportive and respectful organisational culture.

How we'll measure success (by end of 2022)

- Asset sustainability ratio of 100%, capital spending on asset replacement & renewal of existing assets/ annual depreciation.
- Reduction in rates & charges outstanding at 30 June from 2.88% to 2.50%.
- Net debt to revenue ratio of less than 40%.
- Achieve annual profit/loss position within 2% of budget.
- Current ratio (current assets: current liabilities) increased to >1.5.
- 99% Council bills paid within agreed Credit Terms.
- Accountable and good governance.
- Strong stewardship and leadership.
- Ensure policies, procedures and practices are effective.



2. OUR COMMUNITY'S HEALTH & WELLBEING

Cohesive, inclusive and resilient communities that work together across the region to make the most of our collective talents, skills and resources and help each other some challenging times.

What we plan to do to achieve results

- Support and facilitate social and community events that promote the health and wellbeing of the community.
- Work with health professionals to increase opportunities for older people to enhance their physical wellbeing.
- Encourage and support the arts, cultural activities, programs and events.
- Create an informed and involved community by developing relevant and accessible communication channels.
- Advocate for adequate healthcare professionals/providers.

How we'll measure success (by end of 2022)

- 75% of available spaces taken up by community members for Council organised events (based on venue/hall/bus capacity).
- 15% participation by community members attending events in towns other than the town in which they reside.
- 5% increase in number of volunteers actively participating in community programmes / year, and:
- > 75% of participants would recommend these programmes to others.

Our Community Health and Wellbeing

Cohesive, inclusive and resilient communities that work together across the region to make the most of our collective talents, skills and resources, and support each other in challenging times.

What we plan to do to achieve results

- Support and facilitate social and community events that community health and wellbeing ✓
- Advocate for adequate health care professionals and providers ✓
- Work with health professionals to enhance the physical and mental health of ageing people
- Advocate for reasonable access to primary, secondary and tertiary education
- Encourage and support the arts, cultural activities, programs, and events
- Provide infrastructure such as tracks and trails that facilitate healthy lifestyles
- Advocate for access and coordination of reasonable transport services
- Prepare a Community Emergency Plan/Business Continuity plan

How we will measure success by the end of 2022



Bicheno Food & Wine Festival by G Price

3. OUR PEOPLE

Creating a positive working environment where Elected Members, staff and volunteers can give their best in playing their roles for Council and community.

What we plan to do to achieve results

- Show personal appreciation for good performance and/or positive behaviours.
- Define and embed a clear set of organisational Values and Behaviours.
- Create a psychologically safe environment where people feel they can share ideas and raise and resolve issues or concerns.
- Invest in relevant training or professional development to equip managers and staff to perform their roles.
- Ensure that regular performance reviews and plans are in place for all staff and that managers are supported to conduct them.
- Carry out annual staff engagement survey and address key findings.

How we'll measure success (by end of 2022)

- All staff have agreed professional development plans.
- Staff have a positive attitude about their work and towards GSBC as an organisation.
- Each person is clear about what's expected of them in their role to contribute to GSBC.
- People strongly recommend GSBC as a place to work to friends and/or family.
- Leaders equipped to develop and lead high-performing teams.
- Reduce levels of absenteeism and workplace compensation claims by >50%.

4. INFRASTRUCTURE AND SERVICES

Delivering high quality, cost-effective infrastructure and services that meet the needs of our communities, residents and visitors.

What we plan to do to achieve results

- Complete all asset management plans and policies for Council infrastructure (including assessment of condition) in 2020.
- Address and update complaints management system in 2020.
- Set clear annual budget priorities to meet needs and community expectations.
- Apply for relevant grant applications and aim to achieve at least 50% success rate.
- Inspect all Council owned buildings annually.
- Develop plans, policies and guidelines for built assets

How we'll measure success (by end of 2022)

- 100% of customer work requests assessed and prioritised with appropriate action plans within 2 weeks of receipt.
- 100 km of unsealed roads within the municipal area graded annually.
- Entire municipal area's road network assessed annually - to ensure a municipal standard is achieved.
- All customer complaints related to infrastructure and services actively monitored and addressed.
- 10% reduction in maintenance costs on Council buildings through regular proactive inspections.

Infrastructure and Services

Deliver high quality, cost effective infrastructure and Services that meet the needs of our community, residents, and visitors.

What we plan to do to achieve results

- Sustain a safe and well-maintained road network across the municipality
- Continue to develop a network of cycle and walking tracks linking communities
- Maintain public amenities, parklands and recreational facilities
- Advocate for improved access and speeds of telecommunications services.
- Inspect Council assets and update asset management plans annually
- Identify storm risks and develop a storm mitigation plan
- Set clear annual budget priorities to meet community needs and expectations
- Update the complaints management system
- Develop plans, policies, and guidelines for Council built assets

How we will measure success by the end of 2020

Natural Environment and Cultural Heritage

Collaborating with our Communities to value, manage, and sustain our natural and cultural heritage

What we plan to do to achieve results

- Review and update existing strategies and plans
- Involve, engage and equip groups and individuals in Natural Resource Management (NRM)
- Apply Southern Tasmanian NRM strategy to the Prosser, Little Swanport and Swan/Apsley Catchments
- Towns and villages do not grow at the expense of their identity and character
- Ensure development does not compromise our natural beauty and cultural heritage
- Glamorgan Spring Bay is a leader in resource efficiencies (water, waste, and energy)
- Invest in external expertise and capacity to complement GSBC resource

How we will measure success (by the end of 2022)

- Actively involve, engage and equip community groups and individuals in Natural Resource Management (NRM).
- Apply existing strategies (e.g. *NRM Strategy for Southern Tasmania, Catchment Plans for the Prosser, Little Swanport and Swan/Apsley catchments*).
- Invest in external expertise and capacity to complement GSBC resources.

How we'll measure success (by end of 2022)

- Monthly reports issued that summarise achievements under existing strategies and plans.
- 10 new property Weed Action Plans (WAP) prepared with landowners / year.
- Annual review of 10 existing WAPs completed.
- The number of effective waste reduction, energy efficiency or climate change programmes initiated (or supported) each year.
- 100% of (relevant) planning enquiries address impact on, or preservation of, natural values.
- 10 groups or individuals (either new or existing) supported by Council to manage or address environmental values each year.

Economic and Employment Opportunities

A diverse economic base of sufficient scale, built on our natural and strategic advantages, that provides a range of sustainable employment opportunities, across our communities

What we plan to do to achieve results

- Through collaboration, develop an Economic Plan with a common East Coast identity and brand based on our natural and strategic advantages
- The economy and productivity are supported by skills training and technology
- Tours, trails, events, festivals, cultural activities, and conferences showcase the natural landscapes, fine wine, and fresh produce of the east Coast
- Visitor infrastructure and information is well developed and attracts people all year round
- The East coast is connected to the Tasman Peninsula by a sealed State highway (achieved in stages year by year)
- The Spring Bay Port is established as the premier all-weather port on the East Coast of Tasmania

How we will measure success by the end of 2022

Council's mission-critical priorities for 2020/2021

In addition to carrying out our statutory functions and responsibilities and delivering our services to a high standard, Council has identified five critically important Priorities for 2020/2021. Addressing this list is essential in laying the foundations of future success for GSBC and our community.

✓✓ 1. **Refresh and update Council policies, strategies and plans**

This will include a 10-year Financial Management Plan, Risk Management Plan and Asset Management Plan for GSBC.

✓✓ 2. **Conduct an audit and assessment of all Council assets**

Focusing particularly on roads and infrastructure
Assessing the current status of all assets
Developing a maintenance plan and budget.

✓✓ 3. **Facilitate the development of a Town/Community Plan for Coles Bay² (including Swanwick)**

Identifying and prioritising core infrastructure needs.

✓✓✓ 4. **Identify current activities that are non-core to Council and develop plans to manage, exit or outsource them.**

✓✓✓ 5. **Develop and implement Council communication strategy and plan**

Including regular updates from the Mayor on behalf of Council.

✓✓✓ 6. **Develop and outline Economic Development Plan for the GSBC region**

In concert with State Government and other key stakeholders, with a particular focus on tourism and visitation.

Section 3 (2013)

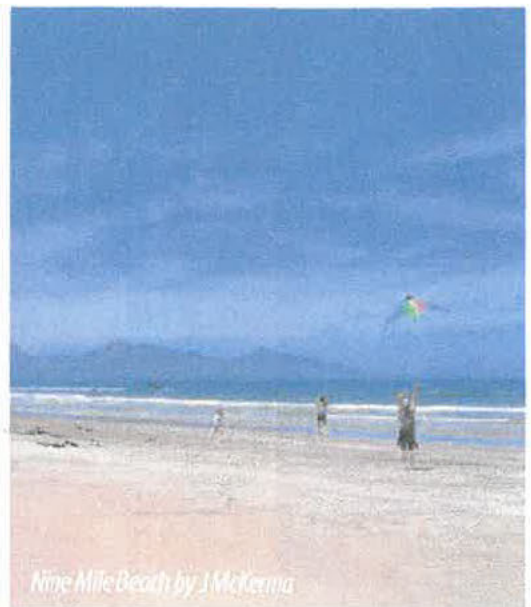
Council will regularly review progress against each of these Priorities during 2020/2021 and update them on a 6-monthly basis, publishing a refreshed list of Priorities for 2021 by the end of 2020.



² Council anticipates developing a plan for Bichenor along similar lines in 2021.



Little Swanport by J Goddick



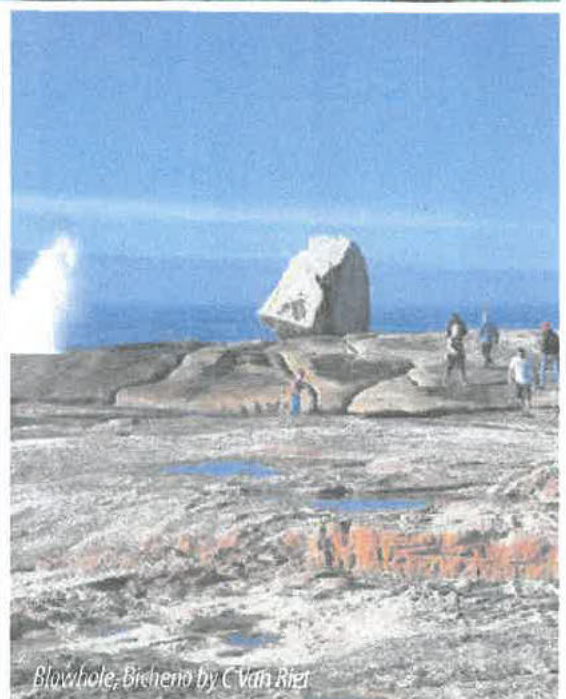
Nine Mile Beach by J McKenna



Prosser River by E Shankley



Diving with a weedy sea dragon by J Smith



Blowhole, Bicheno by C Van Riet



Glamorgan Spring Bay Council

9 Melbourne Street (PO Box 6),
Triabunna, Tasmania 7190

Phone: (03) 6256 4777

Fax: (03) 6256 4774

Email: admin@freycinet.tas.gov.au

Website: www.gsbc.tas.gov.au

From: [Josie Higgins](#)
To: [REDACTED]
Subject: GLAMORGAN SPRING BAY COUNCIL'S 10 YEAR STRATEGIC PLAN
Date: Friday, 1 May 2020 2:08:00 PM

From: [REDACTED]
Sent: Wednesday, 22 April 2020 5:45 PM
To: GSBC Admin <admin@freycinet.tas.gov.au>
Subject: GLAMORGAN SPRING BAY COUNCIL'S 10 YEAR STRATEGIC PLAN

ATTENTION: ACTING GENERAL MANAGER

Dear Mr. Pearce,

Please find contained herein my comments upon and suggestions for the draft plan, most are related to specific page numbers and parts of the document and I will identify those as I go.

Page 6 - GSB today - 2nd Paragraph - after Freycinet and Maria Island add "and Douglas Apsley", and adjust so that it reads Freycinet, Maria Island and Douglas Apsley. This National Park is too frequently overlooked, it is most readily accessible at the Southern margin via Rosedale Rd at Bicheno.
Page 7 - Change colouration on map to show Douglas Apsley National Park in the darker green to the NW of Bicheno.

Page 9 - Our core purpose - no. 3 after rates add "fees and levies".
no, 6 replace the word "responsibilities", It is too broad and pretty meaningless. Over the past decade GSBC have taken on responsibility and or committed to providing many services and funding activities not considered core or primary, such as the Triabunna Marina, Solis, Prosser Raw Water scheme, Primary Health Care (excluding vaccinations), and, it could be argued child care, housing and eldercare. I suggest instead of responsibilities "our primary functions and activities" (as identified in the heading) or "core functions and services". Also under 6, in the italics bit, add "and to meet their specified and agreed obligations". This should not preclude working jointly or cooperatively with other Councils or other tiers of Government or statutory authorities. This improved delineation of which level of Government is doing what could reduce duplication, impose some level of accountability and more clearly define the roles and functions.

Page 12 - The key foundations - Final introductory Paragraph - delete "regularly", best to state a time frame e.g. "6 monthly" or "annually".
Under 1. Our governance and finance - 3rd dot point - a question from me about what is "unrestricted cash" as opposed to "cash" or "available cash". I am not an accountant or trained in this terminology so similarly a question arises at the fifth dot point in the next section about current ratio being increased to >1.5, I don't know if that is a positive or not. There needs to be clear and written in plain terms accounting, with the debts, liabilities and loans taken out over the past 7 to 10 years and the purposes for which they were taken out, shown in full in the annual financial reports. Currently they seem to disappear from the system or are shown as a debt being due in 5 years time.

Page 13 - 2. Our community's health & wellbeing - full stop after help each other. That is, delete "some challenging times." this might not be so in 2 years and is grammatically incorrect, if retained need to add "in". Should apply in good times and bad times.

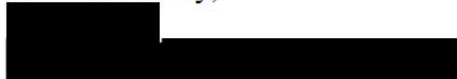
Page 16 - 5. Our environment - What we plan to do - (first box) add 3 additional dot points as follows: * "Explore opportunities for the adoption of microgrid, electric and hydrogen technologies and their application." By this I mean for example, promoting GSBC as a trial site for future roll outs, encouraging the use and uptake of new technologies by Council (electric and hydrogen powered vehicles) and by industry and developers. * "Always consider the impacts of climate change, particularly on water security, coastlines, agriculture and more broadly, environmental and biodiversity sustainability." * "Be carbon neutral by 2030." These 3 dot points provide for measureable and achievable goals.

Page 16 - (second box) How we'll measure success - 1 additional dot point - "Improved Environmental Condition Scores, currently 3.01/10, as measured by the Centre for Water and Landscape Dynamics, A.N.U. "Australia's Environment in 2019." This study provides by municipality, Australia wide data, I would suggest a 2 yearly review of A.N.U. findings.

Page 17 - Council's mission critical Priorities for 2020/21. - No. 4 - non core - What activities are designated as non core? Council should give examples of what is being considered by Council as non core in this fairly immediate period (2020/21) and then consult broadly with the community on this matter as to the relative importance of managing, exiting or outsourcing non core activities.

Thank you for the opportunity to make comment on the draft GSBC 10 year Strategic Plan.

Yours sincerely,

A black rectangular redaction box covering the signature area.

[REDACTED]
[REDACTED]
24 May 2020

**Submission on Glamorgan Spring Bay Council's
10-yr Strategic Plan
2020 – 2029**

Acting General Manager
By email: admin@freycinet.tas.gov.au

Dear Mr Pearce

Thankyou for this opportunity to comment on the GSBC 10 yr Strategic Plan (the Plan).

I consider that most important aspect for strategic planning for any government body or business in 2020 is to acknowledge that the next 10 years will be critical to transitioning to a carbon-neutral economy. To do this I acknowledge that our Council will be part of a statewide and nationwide response plan. However, without such formal plans, our community needs our Council to be providing for climate change at decision-making at all levels.

I would therefore ask that in the preamble as well as in the specific planning to satisfy the 'key foundations underpinning GSBC's future success', the responsibility and strategies to respond to climate change, be clearly stated.

I acknowledge that for the next twelve months to two years, there will be financial constraints due to the impact of Covid 19. However hopefully what cannot be achieved in the near future as monies are allocated to immediate needs in communities, issues of climate change will underpin decision making as necessary.

I have referenced my comments to page number of the document, paragraph number then comment.

Page 6

I generally agree with the summary of the 'today' scenario however make the following comments:

1. Glamorgan Spring Bay municipality is already being impacted by the global changes in climate. eg Coastal waters are warming at an unprecedented rate which has resulted in the invasion of the black long spined sea urchin contributing to the lost of the east coast kelp forests which are the enriched nurseries for our marine life and the basis for economic activity such as fishing and tourism. Other economic activities such as agriculture and forestry are also being impacted. We can see climate change as an opportunity for new business development and innovation in agriculture.
2. Para 2: The omission of the Douglas Apsley National Park as one of the municipality's natural assets. The main local and tourist access point is Rosedale Rd, well within our boundary and the park should be included in the Plan and marked on the map, page 7.
3. Para 7: At the community workshop in Bicheno, emphasis was placed on the protection of the extraordinary natural assets. I would like to have this set as a priority in the Plan which comes foremost. Our beautiful environment and clean air underpin the economy.

Page 8

1. The final dot point should include management of the natural environment which includes not only the coastlines but the forested areas, natural vegetative areas along the coast and in communities, along roadways, on properties. And also include management of the built environment.

Page 9

Council's primary functions and activities:

I would like a statement of values outlined at the beginning of this section. The word 'values' is used twice without definition.

No. 3 – include after 'rates' - fees, charges and levies.

No. 6 – 'responsibilities' is vague. I suggest replacing this with 'primary functions and activities'.

No. 8 – the objective of protection for the 'environmental values and amenity of the east coast' is vital. How is the success of this objective be measured?

Over the 30 years since I came to live on the coast, I have seen continuous devaluing of the natural environment under the implementation of the GSBC Planning Scheme.

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Paragraph 2: I think it is important that reporting is on a regular basis and therefore suggest 'regularly' be replaced with Annually with full disclosure on all aspects of the plan.

1. 'Governance and finance' - My first comment on this key aspect of the Plan is that community has had enormous concern over the governance and finance of the Glamorgan Spring Bay management over the years preceding the current Council. I agree wholeheartedly with the 'measures of success by 2022'.
2. 'Our communities health and wellbeing' – In the general statement of intent, delete 'some challenging times'.
3. 'Our people' – in the general statement of intent, delete 'playing their roles' and replace with 'performing their roles'.
4. 'Infrastructure and services' – I would like more specificity in relation to a fair distribution of monies spent in the various communities. Bicheno has until recently not been the recipient of adequate funding for infrastructure or community facilities. On-going consultation with local representative groups such as the Bicheno Community Development Association will be valuable.
5. 'Our environment' – I think we have been most fortunate to have had an excellent NRM team in Glamorgan Spring Bay for many years who together with community groups have achieved excellent work. There have always been budgetary constraints on staff and I would like to see increase funding as an objective in the Plan. **Specifically:** I would like the additional measures of success added: * exploration of micro-grid technology and * aim to be carbon-neutral by 2029 and 'improved measure of environmental status as measured by the Centre for Water and Landscape Dynamics (ANU).

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'Council's mission-critical priorities for 2020/2021'

My comments:

1. Identifying core activities – this is an interesting area for all communities to explore in the face of the next period's budget constraints. I think Council could consider asking community for input once budget statements are outlined.
2. 'An economic development plan for the GSBC region' – the focus on tourism and visitation must involve community consultation as we have seen the negative impact on all our infrastructure and amenity by the previous several years' escalation in visitor numbers. I am extremely fearful that once the impact of Covid 19 is passed and the tourism industry re-emerges, we will not have the required policies in place to fulfil the values we refer to, often glibly.
3. 'An economic development plan for the GSBC region' – I would like to see a focus on new opportunities for economic activity!

Thankyou





Fees and Charges 2020-2021

Administrative Fees

| Type | Budget 2020-2021 | Budget 2019-2020 |
|-------------------------------------|-------------------|-------------------|
| Right to Information Act | \$40.50 | \$40.50 |
| Photocopying - Black and White A4 | 10 cents per page | 10 cents per page |
| Photocopying - Black and White A3 | 30 cents per page | 30 cents per page |
| Photocopying – Colour A4 | 50 cents per page | 50 cents per page |
| Photocopying – Colour A3 | \$1.00 per page | \$1.00 per page |
| 132 Certificate | \$48.60 | \$48.60 |
| 337 Certificate | \$214.65 | \$214.65 |
| Search and copy of permit and plans | \$50 | \$50 |

Hall Hire (Guidance Only)

| Type | Budget 2020-2021 | Budget 2019-2020 |
|--|------------------|------------------|
| Hall Hire – hourly rate (not for profit) | \$10 - \$30 | \$10 - \$30 |
| Hall Hire – half day rate (not for profit) | \$10 - \$30 | \$10 - \$30 |
| Hall Hire – full day rate (not for profit) | \$35 - \$50 | \$35 - \$50 |
| Hall Hire – evening rate (not for profit) | \$10 - \$30 | \$10 - \$30 |
| Hall Hire – half day rate (Commercial) | \$50 - \$70 | \$50 - \$70 |
| Hall Hire – full day rate (Commercial) | \$100 - \$200 | \$100 - \$200 |
| Hall Hire – evening rate (Commercial) | \$50 - \$70 | \$50 - \$70 |
| Large events – weddings, birthdays etc | \$100 - \$200 | \$100 - \$200 |
| Pre-paid bond related to any large events at Halls | \$200 | \$200 |

Hall - External Hire Items (Guidance Only)

| | | |
|---|------------------------|------------------------|
| Chairs up to 10 – Public | \$10 | \$10 |
| Chairs 11 to 30 – Public | \$15 | \$15 |
| Chairs 31 to 50 – Public | \$20 | \$20 |
| Chairs 51 and over – Public | \$30 | \$30 |
| Chairs up to 10 – Community Group | \$5 or small donation | \$5 or small donation |
| Chairs 11 to 30 – Community Group | \$5 or small donation | \$5 or small donation |
| Chairs 31 to 50 – Community Group | \$10 or small donation | \$10 or small donation |
| Chairs 51 and over – Community Group | \$10 or small donation | \$10 or small donation |
| Hire of Tables (1 to 3) – Public | \$5 | \$5 |
| Hire of Tables (4 to 6) – Public | \$10 | \$10 |
| Hire of Tables (7 to 10) – Public | \$15 | \$15 |
| Hire of Tables (11 to 15) – Public | \$20 | \$20 |
| Hire of Tables (1 to 3) – Community Group | Small donation | Small donation |
| Hire of Tables (4 to 6) – Community Group | Small donation | Small donation |
| Hire of Tables (7 to 10) – Community Group | \$5 | \$5 |
| Hire of Tables (11 to 15) – Community Group | \$10 | \$10 |
| Use of Urn – Public | Discretionary | Discretionary |
| Use of Urn – Community Group | Discretionary | Discretionary |
| Use of Crockery – Public | Discretionary | Discretionary |
| Use of Crockery – Community Group | Discretionary | Discretionary |
| Use of Kitchen – Major Events | \$50 - \$150 | \$50 - \$150 |

Marine Infrastructure Fees (All Figures include GST)

| Type | Budget 2020-2021 | Budget 2019-2020 |
|---|------------------|------------------|
| Marina Berth (Fixed Jetty Access) | \$3260 | \$3260 |
| Marina Berth (Floating Pontoon Access) | \$4100 | \$4100 |
| Marina Berth (Floating 8 Metre Berth) | \$1000 | \$1000 |
| Tourist Berth (Up to 18 metres in Length) | \$4100 | \$4100 |
| Floating Commercial Berth | \$4300 | \$4300 |
| Marina Lease – (Fixed Jetty Access) Five Year Term - Paid up front | \$14,800 | \$14,800 |
| Marina Lease – (Floating Pontoon Access) Five Year Term - Paid upfront | \$19,500 | \$19,500 |
| Marina Berth – Casual Rate (Daily) | \$35 | \$35 |
| Marina Berth – Casual Rate (Monthly) | \$420 | \$420 |
| Marina Berth – Casual Rate (Weekly) | \$125 | \$125 |
| Fisherman's Wharf – Annual Fee (Up to 18 metres in length) | \$1,200 | \$1,200 |
| Fisherman's Wharf – Annual Fee (>18 metres in length) | \$1,800 | \$1,800 |
| Fisherman's Wharf – Casual Rate (Daily) | \$35 | \$35 |
| Fisherman's Wharf – Casual Rate (Weekly) | \$125 | \$125 |
| Fisherman's Wharf – Casual Rate (Monthly) | \$420 | \$420 |
| Fisherman's Wharf – Unloading Fee | \$50 | \$50 |
| Fisherman's Wharf – Cleaning Fee (when required) | \$60 | \$60 |
| Use of single phase power at wharf (per connection 24Hr Period) | \$10 | \$10 |
| Use of three phase power (per connection 24Hr Period) | \$25 | \$25 |

Visitor Centre Fees (All Figures include GST)

| Visitor Centre Fees | | |
|---|------------------|------------------|
| Type | Budget 2020-2021 | Budget 2019-2020 |
| Display space DL brochure – single operator (3 centres Triabunna, Bicheno, Swansea) Business within GSBC | \$130.00 | \$133.00 |
| Display space DL brochure – single operator (3 centres Triabunna, Bicheno, Swansea)- outside areas | \$220.00 | \$222.00 |
| Display space DL brochure - Multi operator (3 centres Triabunna, Bicheno, Swansea) Business within GSBC | \$150.00 | \$155.00 |
| Display space DL brochure - Multi operator (3 centres Triabunna, Bicheno, Swansea) outside areas | \$240.00 | \$244.00 |
| Display space A4/A5 brochure - single operator (3 centres Triabunna, Bicheno, Swansea) Business within GSBC | \$175.00 | \$178.00 |
| Display space A4/A5 brochure - single operator (3 centres Triabunna, Bicheno, Swansea) outside areas | \$265.00 | \$266.00 |
| Display space A4/A5 brochure - Multi operator (3 centres Triabunna, Bicheno, Swansea) Business within GSBC | \$200.00 | \$200.00 |
| Display space A4/A5 brochure - Multi operator (3 centres Triabunna, Bicheno, Swansea) outside areas | \$285.00 | \$289.00 |
| Wall Lit Display - single operator per centre Business within GSBC or outside areas | \$220.00 | \$220.00 |
| *Previously 4 centres (including St Helens) in 2019/20. | | |

Waste Management Transfer Stations

| Type | Budget 2020-2021 | Budget 2019-2020 |
|-------------------------------------|-------------------------|-------------------------|
| Garbage – per cubic metre | \$25 (min \$5) | \$25 (min \$5) |
| Greenwaste – per cubic metre | Free (conditions apply) | Free (conditions apply) |
| Compactor Vehicle – per cubic metre | \$35 | \$35 |
| Tyre – car | \$8 | \$8 |
| Tyre – light truck | \$10 | \$10 |
| Tyre – truck | \$20 | \$20 |
| Recyclable materials | Free | Free |
| Metals / Oils / Batteries | Free | Free |

Bicheno / Triabunna Cemetery Fees

| Type | Budget 2020-2021 | Budget 2019-2020 |
|---|------------------|------------------|
| Reservation Certificates - General | \$160 | \$160 |
| Niche Wall Allocation | \$125 | \$125 |
| Old / Lawn Section burials | \$550 | \$550 |
| Children – max coffin size 1350mm x 450mm | \$200 | \$200 |
| Re-open Fee (Old / Lawn section) | \$450 | \$450 |
| Burials - outside working hours (additional charge) | \$250 | \$250 |

Kerbside Vendor & Stall Fees

| Type | Budget 2020-2021 | Budget 2019-2020 |
|-----------------------|-------------------------------|-------------------------------|
| Kerbside Vending Fees | \$1,000 annual \$100/month | \$1,000 annual \$100/month |
| Stall Holders | \$25/event | \$25/event |

Planning and Development Fees

| No Permit Required Compliance Fee | Budget 2020-2021 | Budget 2019-2020 |
|---|-------------------|-------------------|
| <\$10,000 value of works | \$80 | \$75 |
| >\$10,000 value of works | \$130 | \$127.50 |
| | | |
| | | |
| Base Application Fee (Applicable to All Applications) | | |
| <\$10,000 value of works | \$80 | \$75 |
| > \$10,000 value of works | \$150 | \$130 |
| >\$100,000 value of works | \$750 | n/a |
| >\$500,000 value of works | \$1400 | n/a |
| >\$1,000,000 value of works | \$2 per \$1000 | POA |
| | | |
| Scaled Assessment Fee (Applicable to All Applications) | | |
| For every \$1,000 value of work where value of work is >\$25,000.00 | \$1.80 | \$1.65 |
| | | |
| Discretionary Assessment Fee | | |
| For all discretionary applications | \$170 | \$155 |
| | | |
| Subdivision Assessment Fee | | |
| Minor boundary adjustment | \$150 | \$150 |
| Base fee | \$530 | \$520 |
| New lot assessment fee (per lot) | \$60 | \$53 |
| | | |
| Public Notification Fee | | |
| For all discretionary applications | \$420 | \$400 |
| For planning amendment & scheme level 2 activities | \$1100 | \$1030 |
| | | |
| Minor Amendment Fee | | |
| Permitted Application | \$80 | \$75 |
| Discretionary Application | \$260 | \$255 |
| | | |
| Planning Scheme Amendment (Note: Application assessment fees & TPC fee also payable in addition) | | |
| Assessment Fee | \$13,500 | \$13,000 |
| | | |
| Extensions of time | | |
| Extension of 2-year substantial commencement | \$70 | \$62 |
| | | |
| Developer Contribution Fee | | |
| Cash in lieu of car parking | \$4,200 per space | \$4,100 per space |
| Kerb and channel | n/a | \$115 per lm |
| Footpath | n/a | \$125 per lm |
| Stormwater connection | n/a | \$250 |

| | | |
|--|--|-----|
| | | |
| Part 5 Agreements | | |
| Execution of Part 5 Agreement | \$450 | n/a |
| Or if required by Planning Permit | \$300 | n/a |
| | | |
| Region Land Use Strategy | | |
| Request to amend Regional Land Use Strategy | \$2750 | n/a |
| | | |
| Specialist Assessment of DA Required | | |
| EIA or specialist study to be assessed by suitably qualified person not contained within Council (e.g. archaeologist). Actual amount charged shall be paid by applicant in addition to applicable fee. | Cost of the peer review study + 15% administration fee | n/a |

| Development Engineering | Budget 2020-2021 | Budget 2019-2020 |
|--|--|--|
| | | |
| Plan assessment & inspection | 1% of certified value of work, minimum \$300 | 1% of certified value of work, minimum \$270 |
| Re-inspection fee | \$180 | \$180 |
| | | |
| Strata Title Act 1998 | | |
| Strata scheme assessment | \$460 plus \$60 per lot | \$450 plus \$53 per lot |
| All other Strata Title Act 1998 applications | \$300 | \$300 |
| | | |
| Petitions to Amend Sealed Plan | | |
| With written support of all interested parties | \$320 | \$300 |
| Without written support of all interested parties | \$620 | \$600 |
| Hearing fee | \$520 | \$500 |
| | | |
| Miscellaneous Fee for LUPAA or LGBMP applications | | |
| Miscellaneous | \$220 | \$200 |
| | | |
| For Retrospective Approval due to compliance actions by staff | | |
| For all retrospective applications following planning notices | Plus 50% of the applicable fee | Plus 50% of the applicable fee |

| | | |
|---|------|------|
| Refunds/Remissions – Application Withdrawals | | |
| If requests for additional information have not been made | 75% | 75% |
| If assessment has not yet commenced | 75% | n/a |
| If requests for additional information have been made | 25% | 25% |
| Advertising Fee – Not commenced | 100% | 100% |

Building Fees

| Type | Budget 2020-21 | Budget 2019-20 |
|---|------------------------|----------------|
| Notifiable Building Work | \$160 | \$160 |
| Building Permit (Class 10) | \$160 | \$160 |
| Building Permit (Class 1) | \$320 | \$320 |
| Building Permit (Class 2-9) | \$420 | \$420 |
| Demolition Notifiable Work | \$160 | \$160 |
| Demolition Permit (Class 1 - 10) | \$320 | \$320 |
| Notifiable Plumbing Work | | |
| • Without CLC | \$160 | \$160 |
| • With CLC | \$320 | \$320 |
| Plumbing Permit (Class 1 + 10) includes CLC | | |
| • without wastewater | \$320 | \$320 |
| • including wastewater | \$640 | \$640 |
| Plumbing Permit (Class 2-9) | | |
| without wastewater/trade waste | \$425 | \$425 |
| including wastewater/tradewaste | \$850 | \$850 |
| Permit Authority Completion Certificates | | |
| • Building & Demolition | \$105 | \$105 |
| • Plumbing | \$105 | \$105 |
| Temporary Occupancy Permit Admin Fee | \$60 | \$60 |
| Minor Works Notification Form | \$60 | \$55 |
| Site inspection – per ½ hr onsite plus travel | \$106 | \$103 |
| Completion of reports to Council by practitioner/plumber per ½ hour | \$106 | \$103 |
| Plumbing inspections – mandatory (per ½ hour onsite) plus travel | \$106 | \$103 |
| Amended drawings | \$160 | \$155 |
| Extension to building, plumbing & demolition permits | \$105 | \$100 |
| 1 st year | \$105 | \$50 |
| Subsequent years | | |
| Permit of Substantial Compliance | \$490 | \$475 |
| Building Certificate (per building) | \$490 | \$475 |
| Additional inspections (per ½ hour onsite) due to faulty workmanship required to issue completion | Equal to cost incurred | \$160 |
| Site Inspection Travel Fee | \$40 | \$35 |

Environmental Health

| Health and By-Laws | Budget 2020-2021 | Budget 2019-2020 |
|---|------------------------------------|------------------------------------|
| Food Business Registration Fees | | |
| Temporary Food Registration | \$25 | \$22.50 |
| Temporary Food Registration local community non profit organisation) | Free | Free |
| New Application Assessment Fee (prior to registration) | n/a | \$72.50 |
| Classification Priority 1 * | \$265 | \$265 |
| Classification Priority 2 * | \$200 | \$200 |
| Classification Priority 3 * | \$135 | \$135 |
| Classification Priority 3 (notify only) | \$0 | \$0 |
| Classification Priority 4 (notify only) | \$0 | \$0 |
| Not for profit | \$0 | \$0 |
| Food Van | \$150 | \$150 |
| Assessment of Plans for Commercial Kitchen (Form 49) | \$220 | \$220.00 |
| Inspection and Occupancy Report for commercial kitchen (Form 50) | \$220 | \$220.00 |
| *A 50% discount applies for applications for food business registration fees after 31 December. | | |
| Miscellaneous Health Fees | | |
| Place of Assembly Licence – specific event | \$60 | \$57.50 |
| Place of Assembly Licence – specific event (local community non profit organisation) | Free | Free |
| Swimming pools/spas samples (request /non investigative) | \$40 + cost of analysis | \$40+ cost of analysis |
| Water samples (request /non investigative) | \$40 + cost of analysis | \$40+ cost of analysis |
| Commerical Water Carriers Permit (1 year only) | \$50 | \$47.50 |
| Regulated system registration-new | \$100 | \$98.00 |
| Regulated system registration-renewal | \$80 | \$77.50 |
| Food samples (request /non investigative) | \$40.00+ cost of analysis | \$40.00+ cost of analysis |
| Public Health Risk Activities (tattooists, skin penetration)– application and renewal | \$70 | \$67.50 |
| Private Water Supplier Permit | \$25 | \$22.00 |
| Caravan Licence | \$230 | \$230.00 |
| Permit for burial of human remains on private land | \$170 | \$168.00 |
| Environmental Protection Notices – investigation, issuing and management charges | \$145.00/hr or part there of | \$145.00/hr or part there of |
| Fire Abatement Notices | \$60 | \$57.50 |
| Follow up letter | \$215 admin fee + contractor costs | \$215 admin fee + contractor costs |
| Initiate works to be undertaken | | |

Dog Fees

| Type | Budget 2020-2021 | Budget 2019-2020 |
|---|------------------|------------------|
| Non-Desexed Dog (before 31/07/20) | \$35 | \$35 |
| Non-Desexed Dog (after 31/07/20) | \$50 | \$50 |
| Desexed dog (before 31/07/20) | \$20 | \$20 |
| Desexed dog (after 31/07/20) | \$30 | \$30 |
| *Working dogs (before 31/07/20) | \$15 | \$15 |
| *Working dogs (after 31/07/20) | \$30 | \$30 |
| Dog owned by a pensioner (one dog only) (before 31/07/20) | \$8 | \$8 |
| Dog owned by a pensioner (one dog only) (after 31/07/20) | \$20 | \$20 |
| Declared dangerous dog & Restricted Breeds (before 31/07/20) | \$250 | \$250 |
| Declared dangerous dog & Restricted Breeds (after 31/07/20) | \$450 | \$450 |
| Registered guide dog/assistance dog | Free | Free |
| Replacement tag | \$5 | \$5 |
| Release of dog from pound 1 st offence | \$40 | \$40 |
| Release of dog from pound 2 nd and subsequent offences | \$150 | \$150 |
| Daily maintenance charge whilst impounded | \$40 | \$40 per day |
| Kennel License – New >2 dogs | \$70 | \$70 |
| Kennel License – Renewal | \$30 | \$30 |

- **ALL WORKING DOGS MUST BE REGISTERED**
- 1 penalty unit @ 30/6/2020 = \$168

GLAMORGAN SPRING BAY COUNCIL

NOTICE OF RATES AND CHARGES

1. GENERAL RATE & MINIMUM

1.1 Pursuant to Section 90 of the *Local Government Act* 1993 (here referred to as the “Act”), Council hereby makes the following General Rate for all rateable land within the municipal area for the financial year commencing 1 July 2020 and ending 30 June 2021:

(a) Pursuant to Section 90(3)(c) of the Act, a General Rate of 6.870314 cents in the dollar of the assessed annual value (here referred to as “AAV”) of the rateable land.

1.2 Pursuant to Section 107(1) of the Act, Council hereby varies the General Rate of 6.870314 cents in the dollar (as previously made) as follows:

(a) For land within the municipality which is used or predominantly used for commercial purposes, the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 9.2590071 cents in the dollar of AAV;

(b) For land within the municipality which is used or predominantly used for industrial purposes, the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 11.7899575 cents in the dollar of AAV;

(c) For land within the municipality which is used or predominantly used for primary production purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.8487414 cents in the dollar of AAV;

(d) For land within the municipality which is used or predominantly used for sporting or recreation facilities purposes, the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 30.0000000 cents in the dollar of AAV; and

(e) For land within the municipality which is used or predominantly used for commercial purposes and non-use land (i.e. vacant commercial) the General Rate is varied by increasing the amount 6.870314 cents in the dollar of AAV to 15.96 cents in the dollar of AAV.

1.3 Pursuant to Sections 107(2A) and 107(2B) of the Act, Council hereby sets minimum amounts payable in respect of the general rate as varied, as follows:

(a) For land within the municipality which is used or predominantly used for commercial purposes, the minimum amount payable in respect of the General Rate as varied is an amount of \$700.00;

- (b) For land within the municipality which is used or predominantly used for industrial purposes, the minimum amount payable in respect of the General Rate as varied is an amount of \$390.00;
- (c) For land within the municipality which is used or predominantly used for primary production purposes, the minimum amount payable in respect of the General Rate as varied is an amount of \$486.00;
- (d) For land within the municipality which is used or predominantly used for commercial purposes and non-use land (i.e. vacant commercial) the minimum payable in respect of the General Rate as varied is an amount of \$445.00; and
- (e) For land within the municipality which is used or predominantly used for sporting or recreation facilities purposes, the minimum payable in respect of the General Rate as varied is an amount of \$155.00.

2. **AVERAGED AREA RATE**

2.1 Pursuant to Section 109A of the Act and Certificates issued to Council in accordance with Section 109H of the Act, Council hereby make the following averaged area rate (here referred to as “AAR”) for all rateable land within the municipal area for the following categories and localities for the financial year commencing 1 July 2020 and ending 30 June 2021:

- (a) In the locality of Apslawn, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.777851 cents in the dollar of AAV and then an AAR is made in the amount of \$825.00;
- (b) In the locality of Bicheno, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.341409 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (c) In the locality of Buckland, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.792770 cents in the dollar of AAV and then an AAR is made in the amount of \$695.00;
- (d) In the locality of Coles Bay, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 5.369197 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;

- (e) In the locality of Cranbrook, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 7.463186 cents in the dollar of AAV and then an AAR is made in the amount of \$825.00;
- (f) In the locality of Dolphin Sands for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.138212 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (g) In the locality of Douglas River for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.074843 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (h) In the locality of Friendly Beaches for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 5.281250 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (i) In the locality of Lake Leake for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 8.263221 cents in the dollar of AAV and then an AAR is made in the amount of \$825.00;
- (j) In the locality of Levendale for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 7.599484 cents in the dollar of AAV and then an AAR is made in the amount of \$825.00;
- (k) In the locality of Little Swanport for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.406389 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (l) In the locality of Nugent for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 5.456972 cents in the dollar of AAV and then an AAR is made in the amount of \$695.00;
- (m) In the locality of Orford for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 5.994779 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;

- (n) In the locality of Pontypool for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 8.10471 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (o) In the locality of Rheban for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.341017 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (p) In the locality of Rocky Hills for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 3.748768 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (q) In the locality of Spring Beach for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 5.250729 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (r) In the locality of Swansea for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.588124 cents in the dollar of AAV and then an AAR is made in the amount of \$1014.00;
- (s) In the locality of Triabunna for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.869575 cents in the dollar of AAV and then an AAR is made in the amount of \$825.00;
- (t) In the locality of Bicheno, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 7.872861 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (u) In the locality of Buckland, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 18.33363 cents in the dollar of AAV and then an AAR is made in the amount of \$585.00;

- (v) In the locality of Coles Bay, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential] the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 8.758365 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (w) In the locality of Dolphin Sands, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential] the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 9.537908 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (x) In the locality of Little Swanport, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 12.87395 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (y) In the locality of Orford, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 9.186027 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (z) In the locality of Pontypool, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 13.46868 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (aa) In the locality of Rheban, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 16.90239 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (ab) In the locality of Rocky Hills, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by decreasing the amount of 6.870314 cents in the dollar of AAV to 6.651864 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;

- (ac) In the locality of Spring Beach, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 7.682452 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00;
- (ad) In the locality of Swansea, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 9.595957 cents in the dollar of AAV and then an AAR is made in the amount of \$725.00; and
- (ae) In the locality of Triabunna, for rateable land that may be classified as being both used, or predominantly used, for residential purposes **and** non-use land [i.e. vacant residential], the General Rate is varied by increasing the amount of 6.870314 cents in the dollar of AAV to 11.18475 cents in the dollar of AAV and then an AAR is made in the amount of \$650.00.

CAPPING OF RATE INCREASES

LOCAL GOVERNMENT ACT 1993 – SECTION 88A

3. CAPPING OF RATE INCREASES:

COMMERCIAL PURPOSES

For all land within the municipality which is used or predominantly used for **commercial purposes**, a maximum percentage increase of 15% will be applied to the general rate made pursuant to paragraph 1 of this resolution as varied pursuant to paragraph 1.2(a).

INDUSTRIAL PURPOSES

For all land within the municipality which is used or predominantly used for **industrial purposes**, a maximum percentage increase of 5% will be applied to the general rate made pursuant to paragraph 1 of this resolution as varied pursuant to paragraph 1.2(b).

PRIMARY PRODUCTION PURPOSES

For all land within the municipality which is used or predominantly used for **primary production purposes**, a maximum percentage increase of 5% will be applied to the general rate made pursuant to paragraph 1 of this resolution as varied pursuant to paragraph 1.2(c).

SPORTING OR RECREATION PURPOSES

For all land within the municipality which is used or predominantly used for **sport or recreational purposes**, a maximum percentage increase of 3% will be applied to the general rate made pursuant to paragraph 1 of this resolution as varied pursuant to paragraph 1.2(d).

SERVICE RATES AND CHARGES

LOCAL GOVERNMENT ACT 1993 – DIVISION 3

4. WASTE MANAGEMENT SERVICE CHARGE – SECTION 94 OF THE ACT

Pursuant to Section 94 of the Act, the Council by absolute majority hereby makes the following separate service charges for waste management for rateable land within the municipality for the period commencing 1 July 2020 and ending 30 June 2021:

- (a) A general waste management charge of \$90.00 for all rateable land; and
- (b) A charge of \$102.00 for all land that receives residential waste collection services from Council; and
- (c) A charge of \$230.00 for all land that receives commercial waste collection services from Council.

5. FIRE SERVICE RATE – SECTIONS 93(1)(F) AND 93A OF THE ACT

- (a) Pursuant to Section 93 and Section 93A of the Act, Council makes the following fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the *Fire Service Act 1979* for the 2020-2021 financial year as follows:

| District | Rate |
|--|-------------------------------------|
| Urban Volunteer Brigade Rating Districts | 0.284972 cents in the dollar of AAV |
| General Land | 0.475744 cents in the dollar of AAV |

- (b) Pursuant to Section 93(3) of the Act and Section 81C(6) of the *Fire Service Act 1979*, the minimum fire service contribution payable in respect of the fire service contribution is the amount of \$41.00.

6. COMMUNITY MEDICAL SERVICE CHARGE – SECTION 94 OF THE ACT

Pursuant to Section 94 of the Act, and Regulation 32(b) of the *Local Government (General) Regulations 2005*, the Council by absolute majority hereby makes the following separate service charge for community medical services for all rateable land within the municipality for the period commencing 1 July 2020 and ending 30 June 2021;

- For all rateable land, a Medical Charge of \$80.00.

PAYMENT OF RATES AND CHARGES

LOCAL GOVERNMENT ACT 1993 – DIVISION 9

7. Pursuant to Section 124 of the Act, for the period commencing 1 July 2020 and ending 30 June 2021 all rates and charges payable to Council shall be payable by four (4) instalments in accordance with the following payment schedule:
- (a) The first instalment must be made on or before the 31st of August 2020;
 - (b) The second instalment must be made on or before the 30th of November 2020;
 - (c) The third instalment must be made on or before the 28th of February 2020;
and
 - (d) The fourth and final instalment must be made on or before the 30th of April 2020.
8. Pursuant to Section 128(1)(b) of the Act, interest shall accrue on any amount of rates or charges that remain unpaid after the date upon which they are due. The rate of penalty interest for the period commencing 1 July 2020 and ending 30 June 2021 will be the rate of 6% per annum, calculated daily.



GLAMORGAN SPRING BAY
COUNCIL

Glamorgan Spring Bay Council

Commercial Addendum to Financial Hardship Assistance Model Policy

Version **[1.0]**

Adopted:
[Date published]

1. Introduction

1.1 Purpose

The Financial Hardship Assistance Policy ('Hardship Policy') enables Council to assist community members who are suffering financial hardship by providing an appropriate level of relief from Local Government rates.

An Addendum to the Hardship Policy has been provided to achieve a consistent approach to rates assistance for commercial operators across the Glamorgan Spring Bay Council.

This Addendum is intended to be supplementary to any other public benefit concessions policy or any other economic relief measure that Council may implement.

1.2 Scope

This Addendum applies to commercial/business ratepayers within the Commercial Land Use Category who are experiencing hardship due to the loss of operating revenue or reduced disposable income.

It is not intended to be used to maintain financial positions for those who do not need it and are not genuinely impacted by serious financial hardship.

1.3 Principles

The principles, as outlined in the Hardship Policy are:

- (1) Consistent, equitable and respectful treatment of all residents and ratepayers that is sensitive to their specific circumstances.
- (2) Maintaining Council's ability to provide essential services to our community through appropriately applied rating.
- (3) Assisting ratepayers who are suffering serious financial hardship, so that they may overcome these circumstances and return to financial stability and contributing equitably to local services.
- (4) Ensuring that those able to contribute to local services, continue to do so.
- (5) Minimising the opportunity for misuse, exploitation or fraud by ensuring decisions made to provide special relief or assistance are supported by sufficient evidence.
- (6) Maintaining confidentiality and privacy of applicants and ratepayers, their applications and any information provided.

One additional principle applies to this Commercial Addendum. That is, the principle of proportionality – namely, that any agreed arrangements will take into account both individual and community wide circumstances (such as the COVID-19 pandemic) on commercial ratepayers, with specific regard to their revenue, expenses, and profitability.

1.4 Related Policies and Legislation

This Addendum relates to and depends on other Council policies, as well as Tasmanian Government legislation, including:

- *Local Government Act 1993*, Part 9 – Rates and Charges¹, particularly:
 - Section 86A – General principles in relation to making or varying rates
 - Sections 125-127 – Postponement of payment
 - Section 128 – Late payments

¹ See: <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1993-095#HP9@HD9@EN>

- Section 129 – Remission of rates
- *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*²
- *COVID-19 Disease Emergency (Commercial Leases Code) Act 2020*
- Rates and Charges Policy (pursuant to section 86B of the *Local Government Act 1993*).

2. Addendum

2.1 How Council Can Help

The *Local Government Act 1993* provides Council with three methods of rate relief:

- (1) Postponing rate payments (sections 125-127);
- (2) Remission of late payment penalties or interest (section 128); and
- (3) Remission of rates (section 129).

Remission of any rates is reserved only for the most serious and exceptional of financial hardship cases. Even in these cases, deferral of rate payments must be applied for and granted first, before an application for rates remission can be considered – see the Hardship Policy for further information.

2.2 Implementation

The Hardship Policy and Addendum were developed and implemented in response to the 2020 COVID-19 pandemic. The circumstances surrounding the pandemic were unprecedented. However, serious hardship can occur at any time.

2.2.1 Relief by Rates Category

Targeting commercial rates relief to those rate classes which are most in need of support. This addendum applies to non-vacant, Commercial Properties only, vacant Commercial Properties are not eligible to apply.

2.2.2 Hardship Lens to All

Providing assistance to commercial ratepayers who are able to supply evidence of financial hardship.

Evidence may include, for example, one or more of the following:

- Details of closure - including Government enforced closure as a requirement of COVID-19;
- Tenant correspondence requesting relief (if applicable);
- Accountant Statement;
- Statutory Declaration; and
- Other documentation demonstrating that your business is experiencing financial hardship.

All arrangements to support businesses will be proportionate to the evidence of hardship provided.

Businesses eligible for the JobKeeper Program will automatically be treated as experiencing genuine financial hardship.

2.2.3 Scale of Rates Relief

The following sets out an eligibility scale of rates relief measures based on a business's loss of revenue due to COVID-19.

² See: <https://www.legislation.tas.gov.au/view/whole/html/inforce/current/act-2020-011>

Council may apply the following to businesses experiencing loss of revenue (compared to the same period in the previous year):

- Between 75-100% - a rates waiver;
- Between 50-75% - a rates deferral, negotiated payment terms and/or waiver of penalty and interest charges;
- Between 30-50% - negotiated payment terms and/or waiver of penalty and interest charges;
- Between 0-30% - would prima facie receive no benefit unless they show individual cause³.

The value of any waiver will be capped at 50% of the rates or \$1000 whichever is the lesser amount.

3. Applications

To seek financial hardship assistance from Council, an application must be made in writing, addressed to the General Manager, and submitted as follows:

- Emailed to rates@freycinet.tas.gov.au; or
- Mailed to PO Box 9, Triabunna TAS 7190.

Applications must:

- Demonstrate and provide evidence for financial hardship and circumstances;
- Describe the type of assistance sought, being:
 - Postponing rate payments (a deferral arrangement);
 - Remission of late payment penalties or interest; and/or
 - Remission of rates (in the most serious and exceptional of financial hardship cases);
- Address the requirements of the relevant subsections of the Hardship Policy (e.g. How Council Can Help – deferral with the intention of remission).

See the Hardship Policy for information on the assessment of applications.

³ Aligned with the JobKeeper Program

Glamorgan Spring Bay Council - Corporate Plan

| Document / Item | Statutory - Y/N? | LGA Act Reference Or Other as Stipulated | Date When Last Updated | Review History | Review Status/Comments | Responsible Officer / External Resource | Priority | Apr-20 | May-20 | Jun-20 | Jul-20 | Aug-20 | Sep-20 | Oct-20 | Nov-20 | Dec-20 | Jan-21 | Feb-21 | Mar-21 | Apr-21 | May-21 | Jun-21 |
|---|------------------|--|------------------------|--|---|--|----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Code of Conduct | Yes | S28E (2) c | Feb 2019 | Every new term of Council (every 4 years) | GSBC Model Code of Conduct endorsed by new Council 26/02/19 | N/A | DUE 2022 | | | | | | | | | | | | | | | |
| Community Strategic Plan | Yes | S66 | Mar 2020 | Submissions to be reviewed at Council workshop May 2020 with final Plan submitted to May 2020 Council meeting for adoption. | Plan developed, workshopped & submitted to ordinary Council May 2020. | General Manager | HIGH | Start | Finish | | | | | | | | | | | | | |
| Long Term Financial Management Plan | Yes | S70, S70F, S70G | 2017 | GM to work with Accountant and Senior Finance Officer to provide draft to Council. Obtain best practice template. | *10 yr plan - Consistent with Strategic Plan & Long-term Strategic Asset Plan. Consult with DLG and Auditor General. | Contract Accountant | HIGH | Start | | | | | | | | Finish | | | | | | |
| Financial Management Strategy | Yes | S70, S70F, S70G | 2015 | GM to work with Accountant and Senior Finance Officer to provide draft to Council. Obtain best practice template. | *10 yr plan - Consistent with Strategic Plan, refer to the Long-term Strategic Asset Management Plan | Contract Accountant | MEDIUM | Start | | Finish | | | | | | | | | | | | |
| Long Term Strategic Asset Management Plan | Yes | S70B, S70F, S70G | Aug 2014 | Shared service assistance to develop Asset Management Strategy | *10 yr + plan - Relates to all assets under 70F(3), Consistent with the Strategic Plan, refer to the Long-term Financial Management Plan | Contract Accountant/Works Manager/General Manager | HIGH | Start | | | | | | | | Finish | | | | | | |
| Asset Management Strategy | Yes | S70D, S70F, S70G | 2014 | Shared service assistance to develop Asset Management Strategy | *Consistent with Strategic Plan | Works Manager | HIGH | Start | | | | Finish | | | | | | | | | | |
| Audit Charter | Yes | S85, S85A, S85B | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 140/20). | Council's Audit Panel Charter to be reviewed 2024 | Audit Committee | DUE 2024 | | | | | | | | | | | | | | | |
| Annual Plan & Budget Estimates | Yes | S82, S70G | Mar 2020 | Budget estimates endorsed 25/6/19. 2019-2020 Annual Plan produced and adopted by Council 24/3/20 (Dec. 80/20). | Budget Estimates 2020/21 to be produced. 2020/21 Annual Plan to be produced. | General Manager / Contract Accountant | HIGH | Start | | | Finish | | | | | | | | | | | |
| Rates Resolution | Yes | S90 | June 2019 | Commence in April each year | 2020/21 rates resolution to be endorsed by Council. | Contract Accountant | HIGH | Start | | Finish | | | | | | | | | | | | |
| Fees & Charges Register | Yes | s206 | May 2019 | Commence in April each year | 2020/21 fees and charges register to be submitted to ordinary May 2020 Council meeting | Contract Accountant/General Manager/Manager input | HIGH | Start | Finish | | | | | | | | | | | | | |
| Budget - Proposed cap and renewal for 20/21 with rationale including LEOY | Yes | S82 | June 2019 | Commence in Feb/March each year | 2020/21 Budget to be endorsed by Council. | General Manager / Contract Accountant | HIGH | Start | | Finish | | | | | | | | | | | | |
| Generate departmental Budgets with external funding details | No | S82 | Apr 2019 | To be provided by Department Managers with rationale - To Council Workshops | **Appears much of NRM funding no longer exists | Contract Accountant / Managers | HIGH | Start | | Finish | | | | | | | | | | | | |
| S24 Review | No | S24, S70E, S70G | Nov 2019 | Requires review of existing Guidelines | Lynn Mason assisting with review. To go to July 2020 Council meeting. | General Manager / Executive Officer | LOW | | | | Start | Finish | | | | | | | | | | |
| Annual Report | Yes | S72 | Dec 2019 | Developed by GM/Executive Officer with final financial statements provided by TAO and checked by Accountant | 2020 Annual Report to be developed, workshopped and submitted to Council. | General Manager / Managers / Executive Officer | HIGH | | | | | Start | | | Finish | | | | | | | |
| Public Land Register | Yes | S177A (2) | To be developed | Not currently compliant. To be developed 2020. List of Council land is held in asset register, needs to be available for public viewing and in map form. | Whilst developing compliant register, check any land that Council wishes to lease or dispose of does qualify as public land under the LGA and must be disposed of according to process in LGA. To be developed 2020. | Contract Accountant / Infrastructure Manager | HIGH | | | | | | | | Start | | Finish | | | | | |
| Environmental Bylaw | Yes | S145 LGA + Various | Sept 2019 | Reviewed Sept 2019. Signed by Mayor & AGM Apr 2020 | Signed by GM and Mayor. Awaiting certification by Council's solicitor. To be gazetted 2020. | General Manager / Executive Officer | HIGH | | Start | Finish | | | | | | | | | | | | |
| Policy - Private Works | No | S70E, S70G | To be developed | Requires new policy. | Current internal private works procedure sent to Acting GM Harry Galea. GSBC consider if establishment of private works accounts for Council employees is acceptable as per Investigation Weld, Integrity Commission Board Determination. | Contract Accountant | MEDIUM | | | Start | | Finish | | | | | | | | | | |
| Integrity Commission Weld Report | Yes | S58 (Integrity Commission Act) | N/A | Mayor and Auditor General to notify Integrity Commission of any action taken based on determination by February 2019 | Inform Integrity Commissions of policies/procedures put in place RE: Private Works & Uniform Allowance in EA. See above. | General Manager | MEDIUM | | | Start | Finish | | | | | | | | | | | |
| Policy 1.1 - Regulation of Stalls and Kerbside Vendors | No | S70E, S70G | Oct 2019 | Reviewed and adopted by Council October 2019 (Dec. 175/19) | Requires further review. To be workshopped 2020. | Manager Building & Marine Infrastructure / EHO / Planning / Compliance | MEDIUM | | | | Start | Finish | | | | | | | | | | |
| Policy 1.3 - Development Assistance - Parking in Lieu | No | S70E, S70G | July 2016 | Last reviewed 23/08/16 (115/16). Requires review 2020. | To be reviewed 2020, workshopped and submitted to Council. | Works Manager & Contract Planner | LOW | | | | | Start | Finish | | | | | | | | | |
| Policy 1.6 - Council Advertising | No | S70E, S70G | June 2019 | Reviewed & Adopted by Council June 2019 (Dec. 116/19). | To be reviewed 2022. | General Manager / Executive Officer | DUE 2022 | | | | | | | | | | | | | | | |
| Policy 1.7 - Dog Management 2019-2025 | Yes | S7 (Dog Control Act) | Jan 2020 | Re-endorsed by Council Jan 2020 (Dec. 22/20). To be reviewed in accordance with the finalisation of the Dog Control Act 2000 amendments. | To be reviewed in 2020 in conjunction with Dog Control Act amendments, workshopped and submitted to Council prior to calling for public comment. | TBA | HIGH | | | Start | | Finish | | | | | | | | | | |
| Policy 1.8 - Planning & Building Fees | Yes | S70E, S70G, S205, S206 | Aug 2019 | Reviewed & adopted by Council Aug 2019 (Dec. 141/19). | To be reviewed 2023. | TBA | DUE 2023 | | | | | | | | | | | | | | | |
| Policy 2.2 - Waste Management | No | S70E, S70G | July 2016 | Approved 23.08.16 (116/16) Review as required but no later than 2020 | To be reviewed 2020, workshopped and submitted to Council. | Works Manager | LOW | | | | | | Start | | Finish | | | | | | | |
| Policy 2.3 - Tree Management | No | S70E, S70G | Sept 2016 | Approved 27.09.16 (127/1) Review as required but no later than 2020. Em'd to GM 16.08.19 for staff review. | To be reviewed 2020, workshopped and submitted to Council. | Works Manager | LOW | | | | | | Start | | Finish | | | | | | | |

| Document / Item | Statutory - Y/N? | LGA Act Reference Or Other as Stipulated | Date When Last Updated | Review History | Review Status/Comments | Responsible Officer / External Resource | Priority | Apr-20 | May-20 | Jun-20 | Jul-20 | Aug-20 | Sep-20 | Oct-20 | Nov-20 | Dec-20 | Jan-21 | Feb-21 | Mar-21 | Apr-21 | May-21 | Jun-21 |
|--|------------------|--|------------------------|--|---|--|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Policy 2.7 - Marina and Wharf Precinct | No | S70E, S70G | Oct 2016 | Approved 25.10.16 (143/16) Review as required but no later than 2020 | To be reviewed 2020, workshopped and submitted to Council. | Manager Building & Marine Infrastructure | LOW | | | | | | Start | | Finish | | | | | | | |
| Policy 3.1 - Grants Auspiced by Council | No | S70E, S70G | Oct 2016 | Approved 23.03.09 (064/09) Review required. WorkshoPped 03.09.19 - not progressed. | To be reviewed June 2020, re-workshopped and submitted to June Council meeting. | Contract Accountant | LOW | | | | Start | | Finish | | | | | | | | | |
| Policy 3 2 - Use of Electronic Devices | No | S70E, S70G | Nov 2019 | Reviewed and adopted by Council 26 Nov 2019 (Dec. 217/19) | Due for review 2022. | Executive Officer | DUE 2022 | | | | | | | | | | | | | | | |
| Policy 3.3 - Conservation Covenant Rebate | Yes | S129 | May 2019 | Reviewed and adopted by Council 28 May 2019 (Dec. 104/19) | Due for review 2021. | Contract Accountant | LOW | | | | | | | | | | | | Start | | Finish | |
| Policy 3.7 - Rate Relief for Community Groups | Yes | S129 | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 134/20). | Due for review 2024. | Contract Accountant | DUE 2024 | | | | | | | | | | | | | | | |
| Policy 3 8 - Rate Relief for Religious Organisations | Yes | S129 | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 133/20). | Due for review 2022. | Contract Accountant | DUE 2022 | | | | | | | | | | | | | | | |
| Policy 3.9 - Financial Reserves | Yes | S70E, S70G | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 82/20). | Due for review 2023. | Contract Accountant | DUE 2023 | | | | | | | | | | | | | | | |
| Policy 3.10 - Asset Management | Yes | S70C, S70Em S70G | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec 132/20). | Due for review 2024. | Contract Accountant | DUE 2024 | | | | | | | | | | | | | | | |
| Policy 3.11 - Customer Service Charter | Yes | S339F, S70E, S70G | Sept 2019 | Reviewed and adopted by Council 24 Sept 2019 (Dec. 160/19). | Due for review 2023. | General Manager / Executive Officer | DUE 2023 | | | | | | | | | | | | | | | |
| Policy 3.12 - Fraud Control | Yes | S70E, S70G + Various Legislation | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 131/20). | Due for review April 2022. | Audit Committee | DUE 2022 | | | | | | | | | | | | | | | |
| Policy 3.13 - Investment | Yes | S70E, S70G + Various Legislation | Aug 2015 | Approved 11 08.15 (110/15) Overdue for review. | To be reviewed 2020, workshopped and submitted to Council. | Contract Accountant | MEDIUM | | | | | Start | | | Finish | | | | | | | |
| Policy 3.14 Financial Hardship Assistance Policy | No | Part 9 (Rates & Charges), S70E, S70G | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 1520) | Due for review 2022. | Contract Accountant | DUE 2022 | | | | | | | | | | | | | | | |
| Policy 4.1 - Provision of communication equipment to Councillors | No | S70E, S70G | Mar 2009 | Approved 23 03.09 (064/09) Overdue for review. | To be reviewed 2020, workshopped and submitted to Council. | General Manager / Executive Officer | LOW | | | | Start | Finish | | | | | | | | | | |
| Policy 4 2 - Payment of allowances, expenses and provision of facilities for Councillors | Yes | S70E, S70G & R42 LG(Gen) Regs | Mar 2009 | Approved 23.03 09 (064/09) Review as required - Review overdue | To be reviewed 2020, workshopped and submitted to Council. | Contract Accountant | LOW | | | Start | Finish | | | | | | | | | | | |
| Policy 4.3 - Recognition of continuous years of service - Councillors and Staff | No | S70E, S70G | Sept 2019 | Reviewed and adopted by Council 24 Sept 2019 (Dec. 161/19). | Due for review 2023. | General Manager / Executive Officer | DUE 2023 | | | | | | | | | | | | | | | |
| Media Policy 4.5 - Media statements | No | S70E, S70G | Feb 2019 | Reviewed and adopted by Council 18 Feb 2019 (Dec. 19/19). | Due to review 2023. | General Manager / Executive Officer | DUE 2023 | | | | | | | | | | | | | | | |
| Policy 4.6 - Use of Council logo | No | S70E, S70G | Sept 2019 | Reviewed and adopted by Council 24 Sept 2019 (Dec. 162/19). | Due for review 2023. | General Manager / Executive Officer | DUE 2023 | | | | | | | | | | | | | | | |
| Policy 4.7 - Council owned vehicles | No | S70E, S70G | Sept 2019 | Reviewed and adopted by Council 24 Sept 2019 (Dec. 163/19) | Due for review 2023. | Contract Accountant | DUE 2023 | | | | | | | | | | | | | | | |
| Policy 4 8 - Code for tenders and contracts | Yes | S333B, S70E, S70G | May 2016 | Approved 24.05.16 (73/16) Review Feb 18 Review Overdue | To be reviewed 2020, workshopped and submitted to Council. | Contract Accountant | MEDIUM | | Start | | Finish | | | | | | | | | | | |
| Policy 4.9 - Volunteer Policy | No | S70E, S70G + Various Legislation | Sept 2019 | Reviewed and adopted by Council 24 Sept 2019 (Dec. 164/19) | Due for review 2023. | Manager Community Development | DUE 2023 | | | | | | | | | | | | | | | |
| Policy 5.1 - Community Small Grant Fund | No | S70E, S70G | Sept 2010 | Approved 28 09.10 (173/10) Review Overdue | To be reviewed 2020, workshopped and submitted to Council. | Contract Accountat/Senior Finance Officer | MEDIUM | | | | Start | Finish | | | | | | | | | | |
| Policy 6.1 - Corporate Credit Card | No | S70E, S70G | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 130/20) | Due for review 2024. | Contract Accountant | DUE 2024 | | | | | | | | | | | | | | | |
| Policy 6.2 - Council Meetings - Audio/Visual Recording | Yes | R33 LG(MP) Regs 2015 | Apr 2020 | Updated, reviewed and adopted by Council 28 April to incorporate special provision (COVID-19) (Dec. 138/20) - To be reviewed as required | To be reviewed in accordance with COVID-19 distancing regulations. | General Manager / Executive Officer | AS REQUIRED | | | | | | | | | | | | | | | |
| Policy 6 3 - Personal and private information | Yes | S70E, S70G + Various Legislation | Aug 2018 | Approved 25 09.18. As required - will be reviewed in 2020 | To be reviewed 2020, workshopped and submitted to Council. | Contract Accountant/Senior Finance Officer | LOW | | | | | | | | Start | Finish | | | | | | |
| Policy 6.6 - Recruitment Policy | No | S70E, S70G, Antidiscrimination Act | Apr 2020 | New Policy adopted by Council 28 April 2020 (Dec. 129/20). | Due for review 2022 | General Manager | DUE 2022 | | | | | | | | | | | | | | | |
| Australian Citizenship Ceremony Dress Code | Yes | S70E, S70G, | Feb 2020 | New Code adopted by Council 25 Feb 2020 (Dec. 52/20). | As required | Manager Community Development | LOW | | | | | | | | | | | | | | | |
| Risk Management Policy | Yes | S70E, S70G + Various Legislation | To be developed | Requires development. | To be developed 2020, workshopped and submitted to Council. | General Manager / Executive Officer | HIGH | | | | Start | | | Finish | | | | | | | | |
| Risk Management Strategy | Yes | S70E, S70G + Various Legislation | To be developed | Requires development. | To be developed 2020, workshopped and submitted to Council. | General Manager / Executive Officer | HIGH | | | | Start | | | Finish | | | | | | | | |
| Debt Collection Policy | Yes | S70E, S70G + Various Legislation | To be developed | Requires development. | To be developed 2020, workshopped and submitted to Council. | General Manager / Executive Officer | MEDIUM | | | | | | | | | | | Start | Finish | | | |

| Document / Item | Statutory - Y/N? | LGA Act Reference Or Other as Stipulated | Date When Last Updated | Review History | Review Status/Comments | Responsible Officer / External Resource | Priority | Apr-20 | May-20 | Jun-20 | Jul-20 | Aug-20 | Sep-20 | Oct-20 | Nov-20 | Dec-20 | Jan-21 | Feb-21 | Mar-21 | Apr-21 | May-21 | Jun-21 |
|---|------------------|--|------------------------|--|--|---|----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Corporate Branding Policy | No | S70E, S70G | To be developed | Requires development. | To be developed 2020, workshopped and submitted to Council. | General Manager / Executive Officer | LOW | | | | | | | | | Sart | Finish | | | | | |
| Risk Register | Yes | Various | To be developed | Requires development. | To be developed 2020, workshopped and submitted to Council. | General Manager (JLT assistance) | HIGH | | | | Start | | | Finish | | | | | | | | |
| Gifts & Benefits Policy | Yes | S56A, S56B, 70E, 70G, LG(Gen) Regs 2015 | To be developed | Requires development. | To be developed 2020, workshopped and submitted to Council. | General Manager / Executive Officer | HIGH | | | | Start | Finish | | | | | | | | | | |
| Emergency Management Plan | Yes | Emergency Management Act | 2018 | To be reviewed 2020 by the Emergency Management Committee (EMC) every two years. Review overdue. | Requires review by the EMC then approval by the State EM Controller prior to endorsement by Council. Meeting of the EMC to be coordinated by the Chair of the EMC. | EMC | HIGH | | | | | Start | Finish | | | | | | | | | |
| Employee Code of Conduct Policy - Staff | No | Various | July 2014 | Due for review June 2016 - Requires review 2020. | Internal review (operational Policy) | General Manager / Internal Review Committee | MEDIUM | | | | | Start | Finish | | | | | | | | | |
| Enterprise Agreement | Yes | Various | Feb 2019 | Approved by Fair Work Commissioner February 2019. | Requries Internal for approval by 30 June 2021 (operational) | General Manager / Internal Review Committee | MEDIUM | | | | | | | | | Start | | Finish | | | | |
| Use of Council's Common Seal Policy 6.5 | No | S70E, S70G | Apr 2020 | Reviewed and adopted by Council 28 April 2020 (Dec. 142/20). | Due for review 2023. | General Manager / Executive Officer | DUE 2023 | | | | | | | | | | | | | | | |

BUCKLAND TOWNSHIP

Local Scenic Walking Tracks – Stage One

Construction Review



Prepared for Glamorgan Spring Bay Council

Prepared by Lange Design

Date: 6 May 2020



DISCLAIMER

Lange Design has taken all reasonable steps to ensure the information and advice contained within this report is an accurate reflection of our expertise within the landscape architectural practice. Our expertise for this specific project focuses on the topography and alignment of the walking track and the construction methods employed for the works up until the date of the site visit.

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1 INTRODUCTION

This report has been prepared by Leon Lange, Landscape Architect and Director of Lange Design as requested by the Glamorgan Spring Bay Council.

1.2 PURPOSE

The purpose of the report is to review the current construction works of the Buckland Township Local Scenic Walking Tracks, by conducting a site visit and reviewing the works in relation to the project documents issued to Lange Design by Glamorgan Spring Bay Council on the 28th April 2020.

The specific requests were to assess and provide recommendations on the alignment of the walking track, the preparation of the groundworks and the material and installation methods used.

2 SITE DESCRIPTION

The subject site of the Buckland Township Local Scenic Walk is located within the rural township of Buckland, in the local government body of Glamorgan Spring Bay Council, South East Tasmania. Land Tenure is Public Reserve (Tenure ID – 12960). The topography of the site is a riparian environment consisting of the Prosser River and the Brushy Plains Rivulet with cover consisting of a modified landscape clear of natural vegetation and dominated by abandoned paddock grass, Poa grass and Gorse. The soil profile is classified as 'Brown Soils on Dolerite' (Reconnaissance Soil Map Series of Tasmania, Buckland, DPIWE 2000).

The current excavated alignment of Stage One of the walking track, shown in figure 1 below, commences from a point off Woodsden Road approximately 60m south west of the Prosser River Bridge, and traverses along the Prosser River bank in a south easterly direction for approximately 300m to the confluence of the Prosser River and the Brushy Plains Rivulet. The excavated walking track then makes a 'U' turn and heads west along the northern bank of the Brushy Plains Rivulet for approximately 380m before terminating on Nairn Street approximately 120m south of the Kent Street intersection.

At the time of our site visit, the excavated walking track works finish at this point before commencing again on the southern boundary of Lot 60 Kent Street approximately 100m west of the last point. From here, the excavated alignment traverses west along the southern boundary of Lot 50 Kent street for approximately 145m to Burnett Street, then south along Burnett Street for approximately 65m before turning down and along the Brushy Plains Rivulet riverbank for approximately another 65m before terminating under the Tasman Highway Bridge.

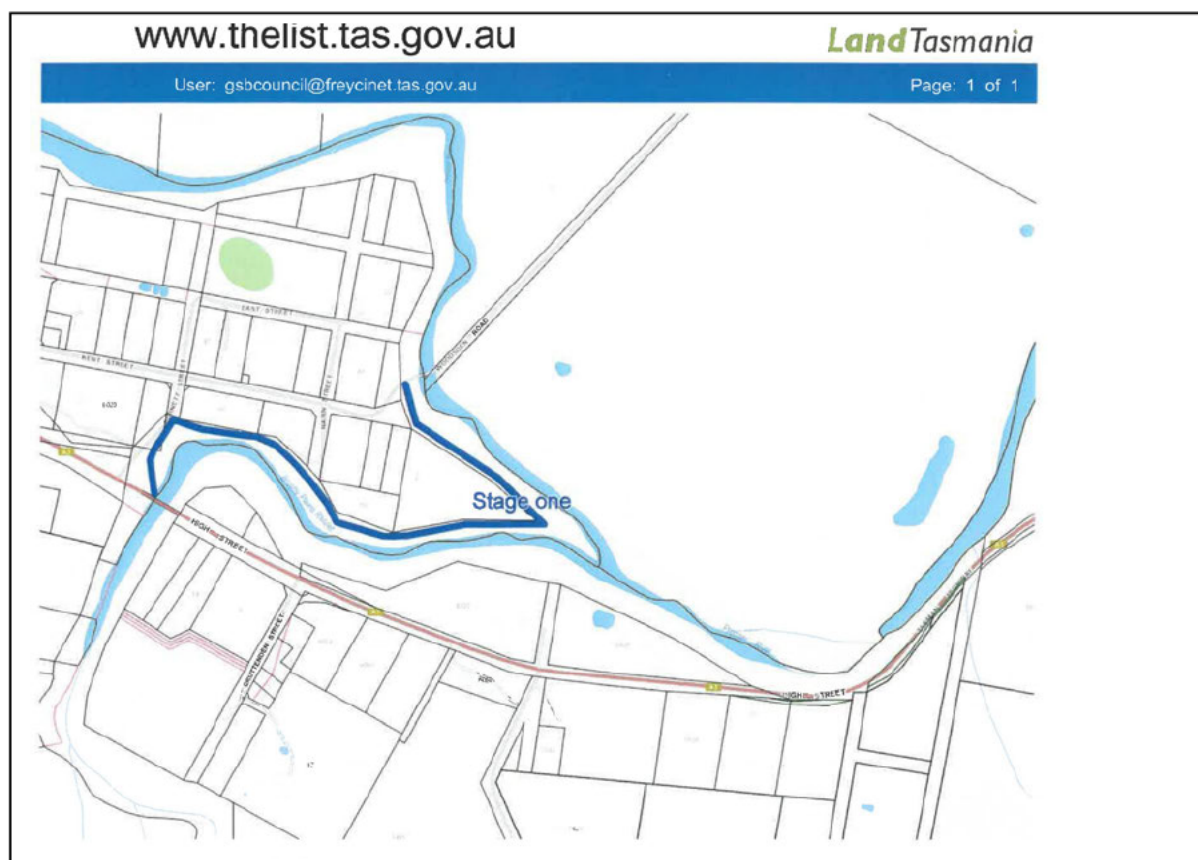


Figure 1: Stage One of the Buckland Township Local Scenic Walking Tracks.

3 BUCKLAND TOWNSHIP LOCAL SCENIC WALKING TRACKS

It is our understanding that the Buckland Township Local Scenic Walking Tracks was a project that evolved from a local community request, with a Grant obtained from the State Government to the sum of \$10,000. It is also our understanding that Council provided another \$20,000 towards to project.

Figure 2 below illustrates the proposed alignment of the River Walk and Historic Church walking tracks, including the estimated construction costs for completion of the works.

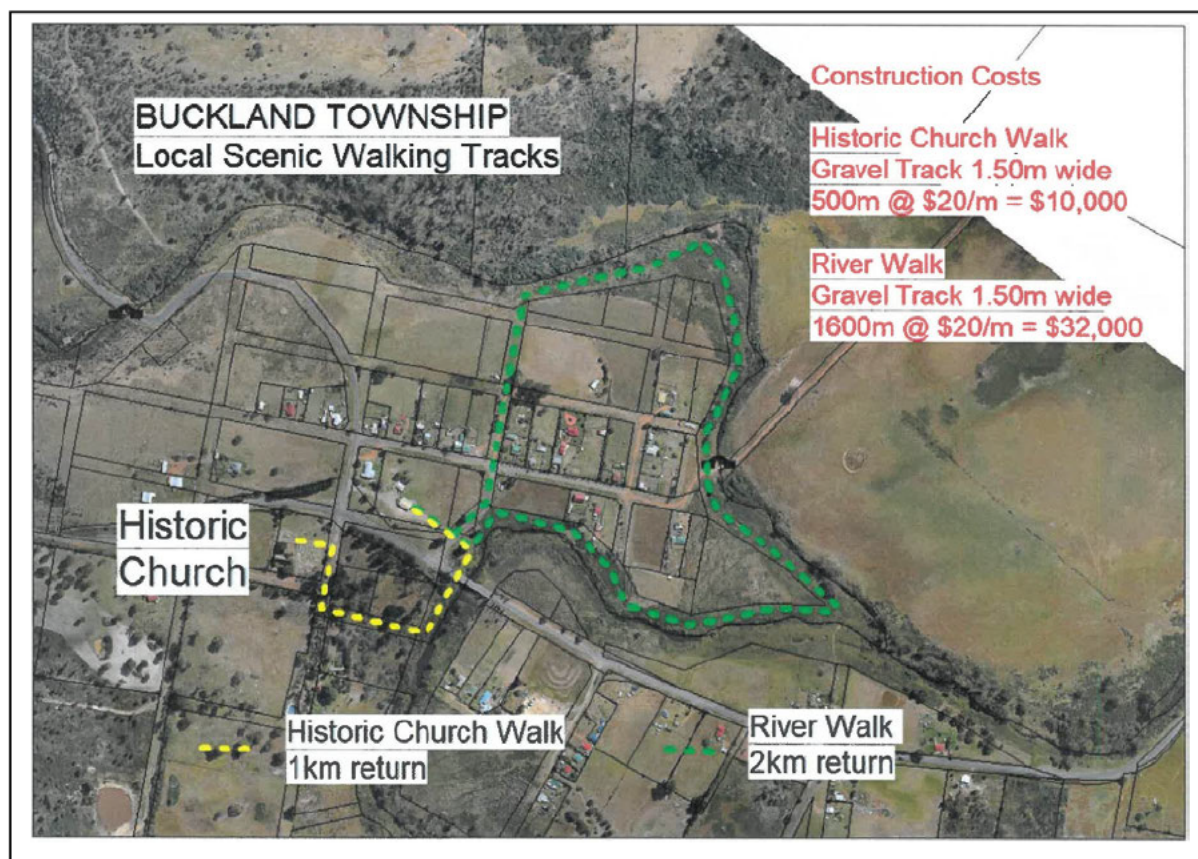


Figure 2: Buckland Township Local Scenic Walking Tracks.

Currently, the construction of the Stage One section of the project consists of cleared and excavated works along the full extent with the exception of a 100m long section between Nairn Street and the southern boundary of Lot 60 Kent Street. The section of the walking track from this point to the termination point under the Tasman Highway Bridge has an approximate 100 – 150mm cover of a gravel road base material which forms the finished surface of the walking track.

The following report sections provide a detailed review of the current constructed works.

4 SITE INVESTIGATION

This section of the report investigates the existing topography and construction methods of the Stage One walking track, through a series of photographs taken during a site visit on the 1st May 2020, between the hours of 10am and 12 noon. The site visit and therefore photo 1, commences from the Woodsden Road end of the walking track.

Figure 3 below is a map that illustrates the current construction works of the walking track alignment, photo location and direction indicators, apparent flooding zone, and potential erosion areas. The map also illustrates the cadastral boundaries as provided by The List website 'layers' category.

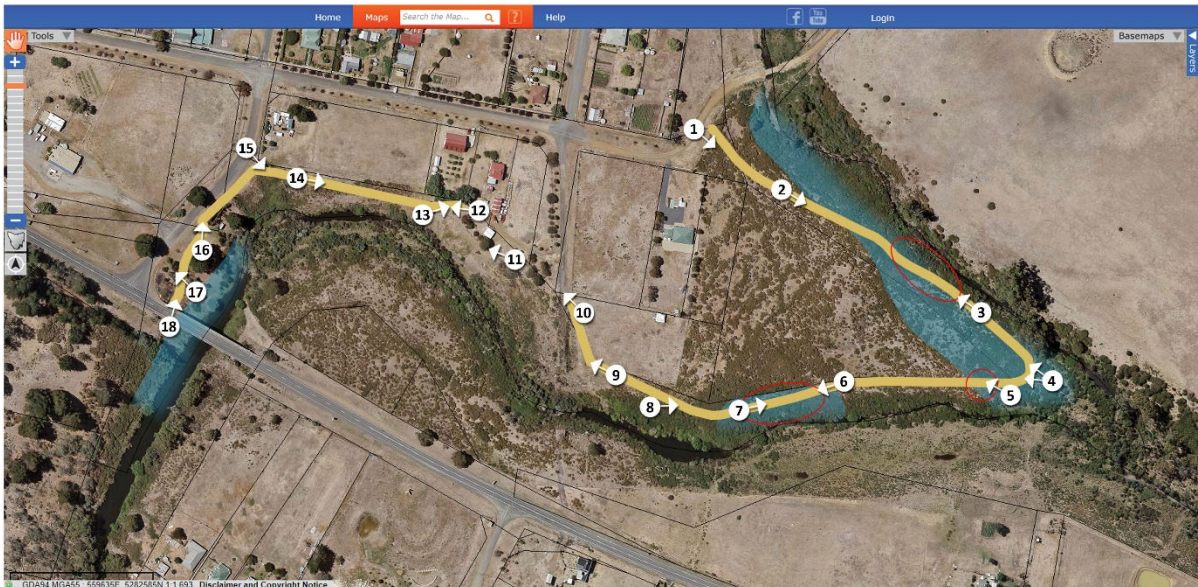


Figure 3: Map of current construction works

4.1 PHOTO 1

Photo 1 illustrates the commencement and alignment of the Stage One works of the walking track. The excavation includes the removal of the existing grass cover and cut (A) and fill (B) of the walking track base course.



Photo 1: View south east along the southern bank of the Prosser River.

4.2 PHOTO 2

Photo 2 illustrates the excavation works including a side drainage swale (A) and an under path stormwater pipe (B), with the base course appearing to be a sandy loam soil (C).

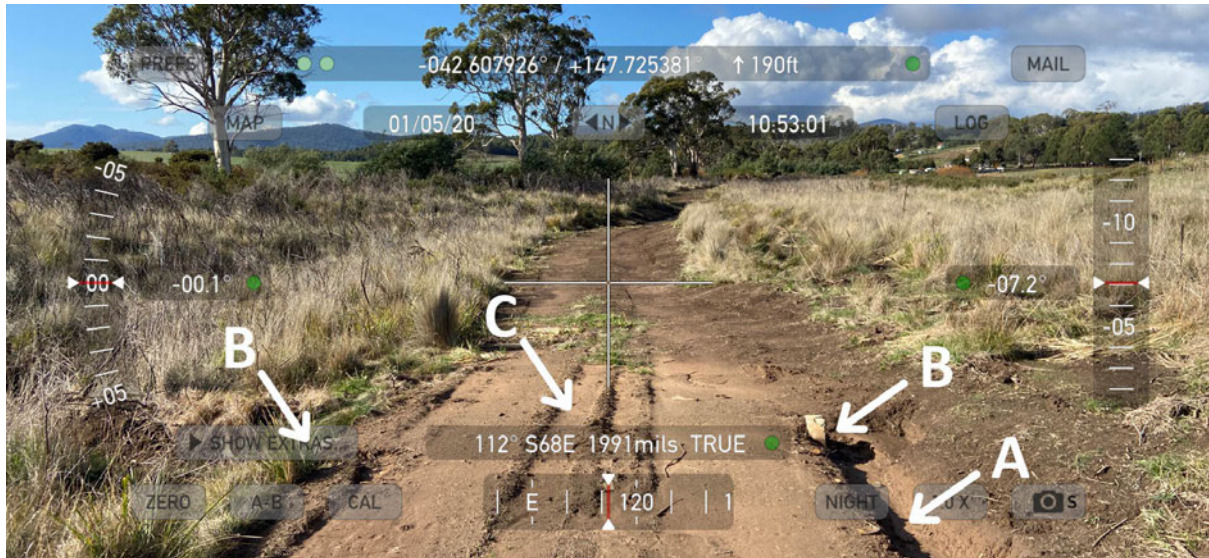


Photo 2: View south east along the southern bank of the Prosser River.

4.3 PHOTO 3

Photo 3 illustrates the clearing works for the walking track through a natural depression within the river bank topography (A). As shown on Figure 3, it is assumed that this area is prone to annual flooding with the depression having a very high potential of erosion, not only of the gravel road base material but the black soil as well.



Photo 3: View north west along the southern bank of the Prosser River towards Woodsden Road.

4.4 PHOTO 4

Photo 4 illustrates the cleared vegetation to make way for the new walking track. As shown on Figure 3, it is assumed that this area of the river bank is prone to annual flooding given the size of the catchment area of Prosser River.

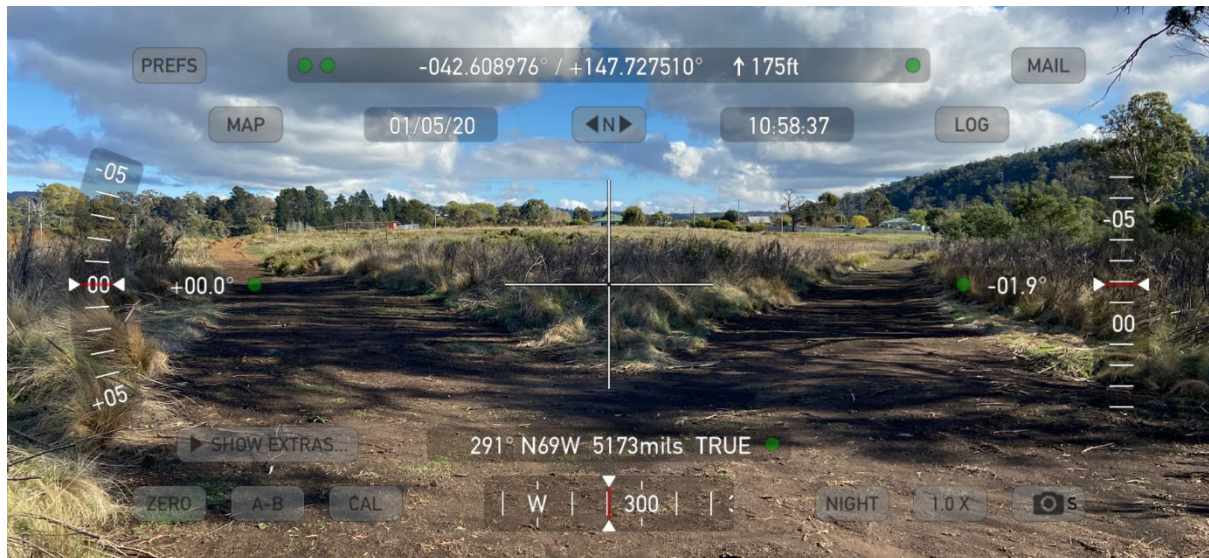


Photo 4: View west along the northern bank of the Bushy Plains Rivulet to the left, and the southern bank of the Prosser River to the right.

4.5 PHOTO 5

Photo 5 illustrates the cleared walking track alignment leading into a natural gully (A), with the apparent initial stages of the gravel road base material being supplied and spread further along (B). It is assumed that this area of the river bank is prone to annual flooding, with a very high possibility of erosion.



Photo 5: View west along the northern bank of the Bushy Plains Rivulet.

4.6 PHOTO 6

Photo 6 illustrates the initial spread of the gravel road base material for the new walking track (A). This area is on relatively high ground compared to the previous section along the Brushy Plains Rivulet. The photo also illustrates the walking track alignment dipping down (B), into another natural depression within the topography.



Photo 6: View west along the northern bank of the Brushy Plains Rivulet.

4.7 PHOTO 7

Photo 7 illustrates the gravel road base material from Photo 6 (A), with the walking track dipping down into another natural depression in the rivulet bank topography (B). As shown on Figure 3, it is assumed that this area is prone to annual flooding with the depression having a very high potential of erosion. The photo also illustrates a stormwater pipe under the walking track (C).



Photo 7: View east along the northern bank of the Brushy Plains Rivulet.

4.8 PHOTO 8

Photo 8 illustrates the cut (A) and fill (B) excavation works for the walking track leading from the rivulet bank up towards Nairn Street.

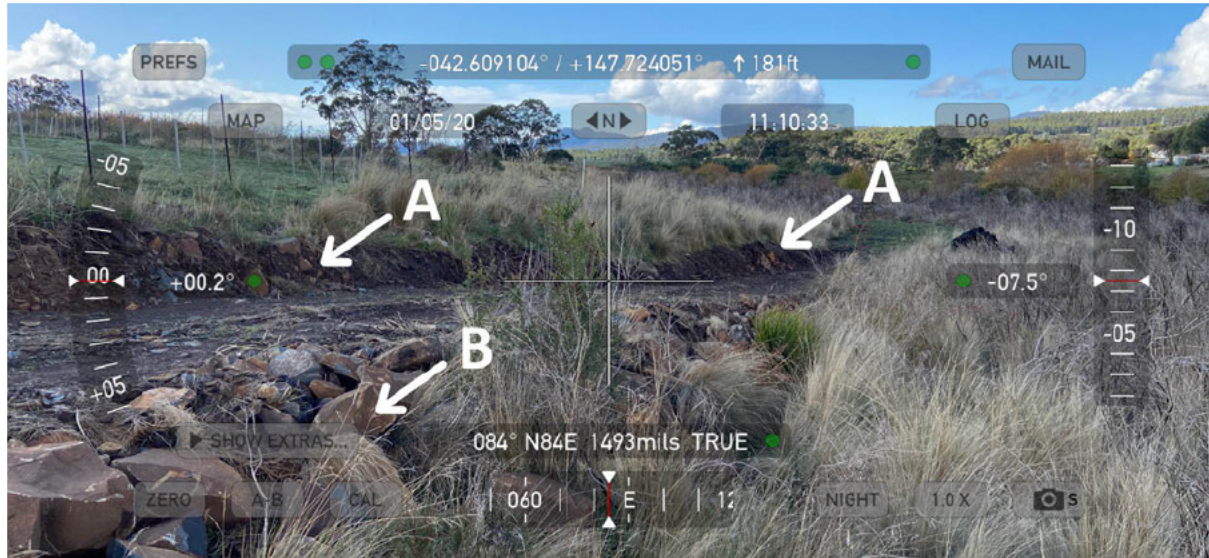


Photo 8: View east along the northern bank of the Bushy Plains Rivulet.

While on site, the property owner of Lot 62 Kent Street, [REDACTED] introduced himself to me and mentioned that the walking track works traverses his property as shown on Figure 4. [REDACTED] further stated that he bought the land between his current fence line (shown in photo 8), and the rivulet from Council approximately 14 years ago.



Figure 4: Land Tenure

[REDACTED] also mentioned that the Bushy Plains Rivulet and Prosser River flood annually with most flood levels coming up to his fence line. If this is correct, the majority of stage one of the Buckland Township Local Scenic Walking Track will be flooded on an annual basis.

The discussion with [REDACTED] raises several questions regarding the ownership of land parcels along the walking track alignment, the exposure that the walking track will have to regular flooding, and what will be the annual maintenance costs associated with rectifying the walking track gravel road base layer and potentially the black soil base course.

4.9 PHOTO 9

Photo 9 illustrates the proximity that the walking track comes to the existing southern fence line of Lot 62 (A) and the extent and proximity that the gravel road base layer stockpiles (B) are to the fence line.



Photo 9: View west along the northern bank of the Bushy Plains Rivulet and Nairn Street road reserve.

4.10 PHOTO 10

Photo 10 illustrates the point where the eastern section of the walking track stage one works terminates (A) at the eastern side of Nairn Street (B). The photo also illustrates the lay of the land west of Nairn Street and the commencement point located on the southern boundary of Lot 60 Kent Street. A shed (C) associated with Lot 60 is shown as reference for the following photos.

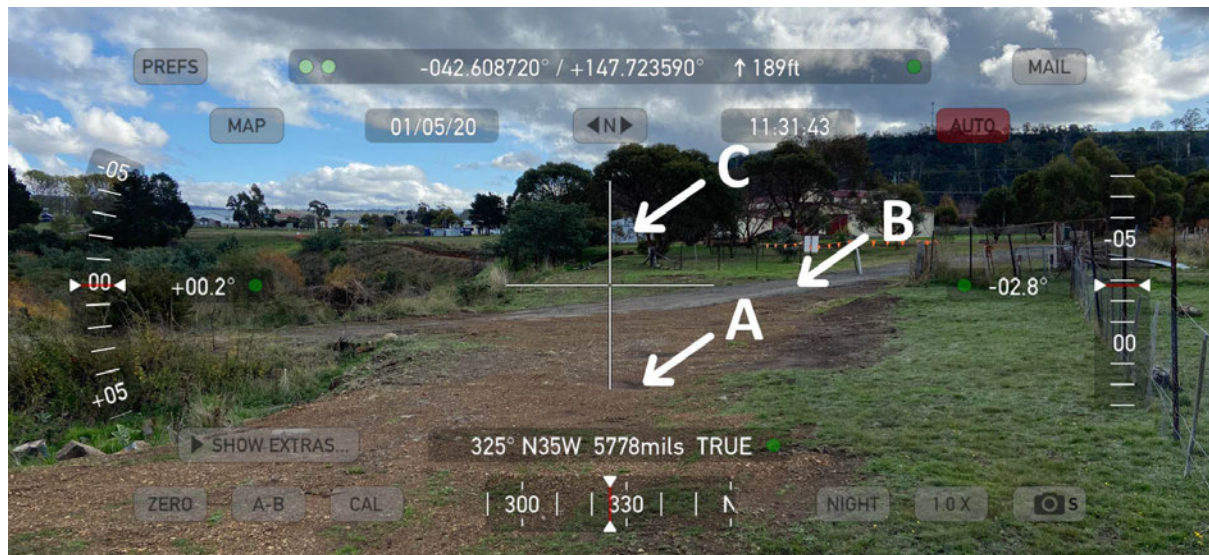


Photo 10: View west across Nairn Street toward Lot 60 Kent Street.

4.11 PHOTO 11

Photo 11 illustrates the area of land that is classified as Public Reserve along the southern boundary of 60 Kent Street as shown on Figure 4. The photo identifies the position of the shed (A), the fence line (B) that assumes the area of land is associated with Lot 60 Kent Street, and the continuation of the walking track along the southern boundary of lot 50 Kent Street (C).



Photo 11: Area of land along the southern boundary of lot 60 Kent Street.

4.12 PHOTO 12

Photo 12 illustrates the point where the eastern section of the walking track stage one works commences (A) on the southern boundary of Lot 60 Kent Street. The photo also shows the apparent maintained yard area associated with Lot 60. Referring to Figure 3 and 4, it is apparent that this area falls within the Public Reserve, however, confirmation of the land title and property boundary should be confirmed and the adjoining land owner formally consulted as to the findings.



Photo 12: View west along the southern boundary of Lot 50 and Lot 60 Kent Street.

4.13 PHOTO 13

Photo 13 illustrates the extent of walking track works along the southern boundary of lot 50 Kent Street, including the continuation point of the walking track (A), a steep graded section of the walking track (B), extent of excessive cut into the bank (C), under path stormwater pipe discharge point (D), and erosion (E) from recent rains.

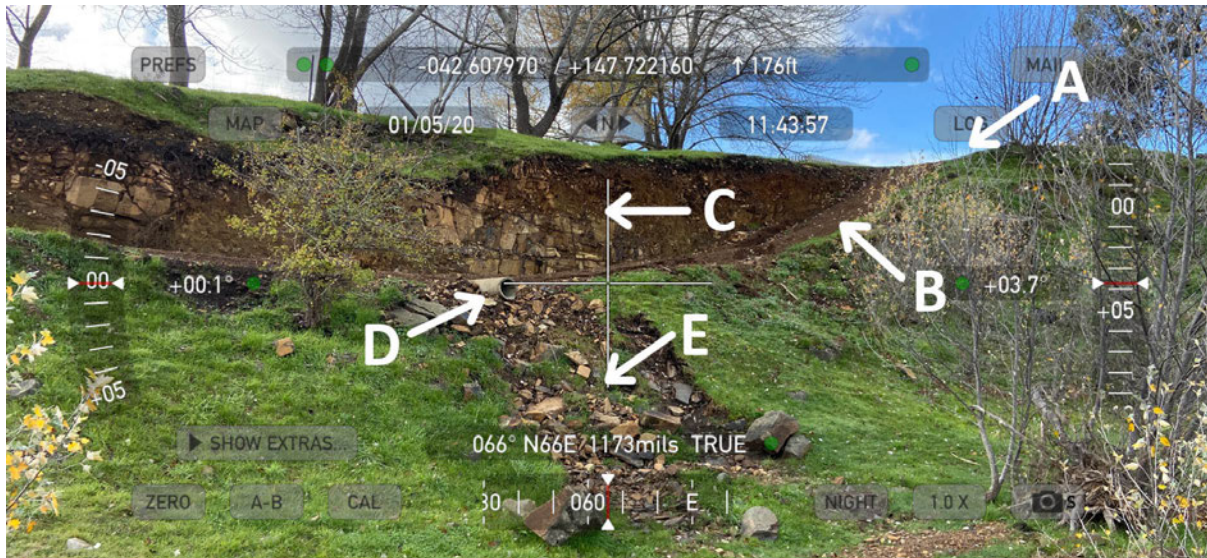


Photo 13: Walking Track works along the southern boundary of lot 60 Kent Street.

4.14 PHOTO 14

Photo 14 illustrates the commencement point (A) of the eastern section of the walking track stage one works along the southern boundary of Lot 50 and Lot 60 Kent Street. The photo shows the area as illustrated in Photo 13 (B), and the extent of excessive cut along the southern boundary of Lot 50.



Photo 14: View east along the southern boundary of Lot 50 and Lot 60 Kent Street.

4.15 PHOTO 15

Photo 15 illustrates the extent of walking track works along the southern boundary of lot 50 Kent Street, up to the edge of Burnett Street. The photo shows the close proximity of the track side drainage swale (B) to the corner of Lot 50 Kent Street, the stormwater pipe under the walking track (A), and the point where the walking track turns 90 degrees left and continues along the southern side of Burnett Street (C).



Photo 15: Walking Track along the southern boundary of Lot 50, leading up to Burnett Street.

4.16 PHOTO 16

Photo 16 illustrates the section of the walking track that extends from the southern side of Burnett Street (A) and back along the Brushy Plains Rivulet Public Reserve. The photo shows the extent of cut (B) and fill (C) for the walking track. The batters do not appear to be compacted to reduce erosion. The photo also shows what may be perceived as a sample of stone pitched walling (D) and the under path stormwater pipe discharge point.

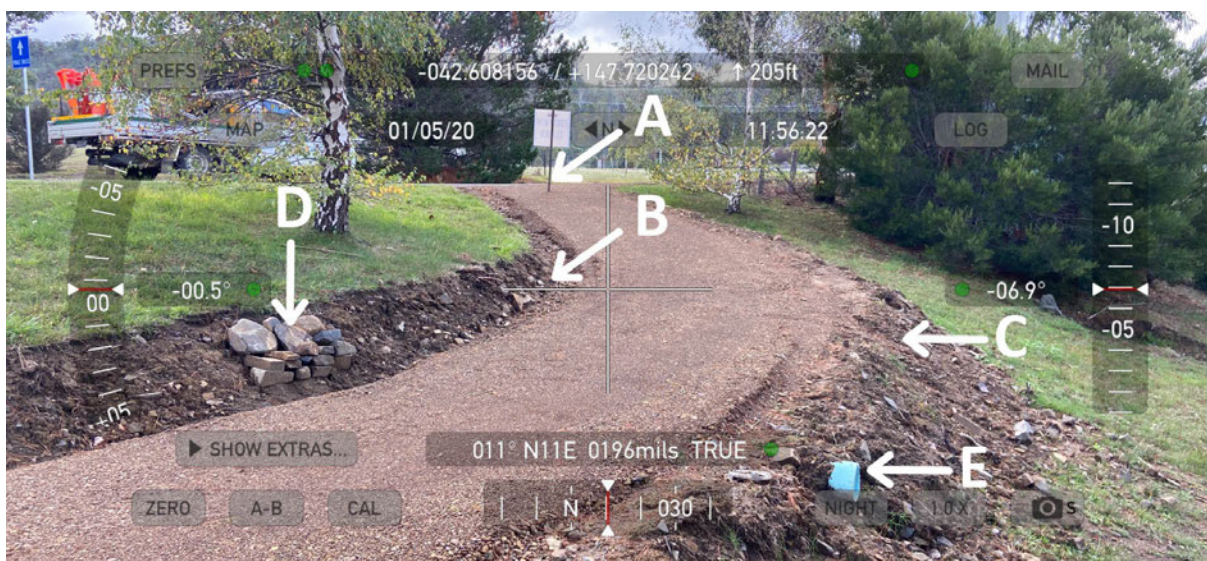


Photo 16: Walking track leading off Burnett Street.

4.17 PHOTO 17

Photo 17 illustrates the extent of walking track works and the stormwater discharge point of pipe work from under Burnett Street (A), rock lined overland flow swale (B) and the inlet point for the stormwater pipe under the walking track (C).



Photo 17: Drainage point and open swale off Burnett Street.

4.18 PHOTO 18

Photo 18 illustrates the section of walking track that leads on from the previous photo (A) and terminates under the bridge where the photo was taken from. The photo shows the erosion along the upper side of the constructed walking track (B) down to a point where the erosion dissects the constructed walking track (C) and discharges over the adjoining area (D).

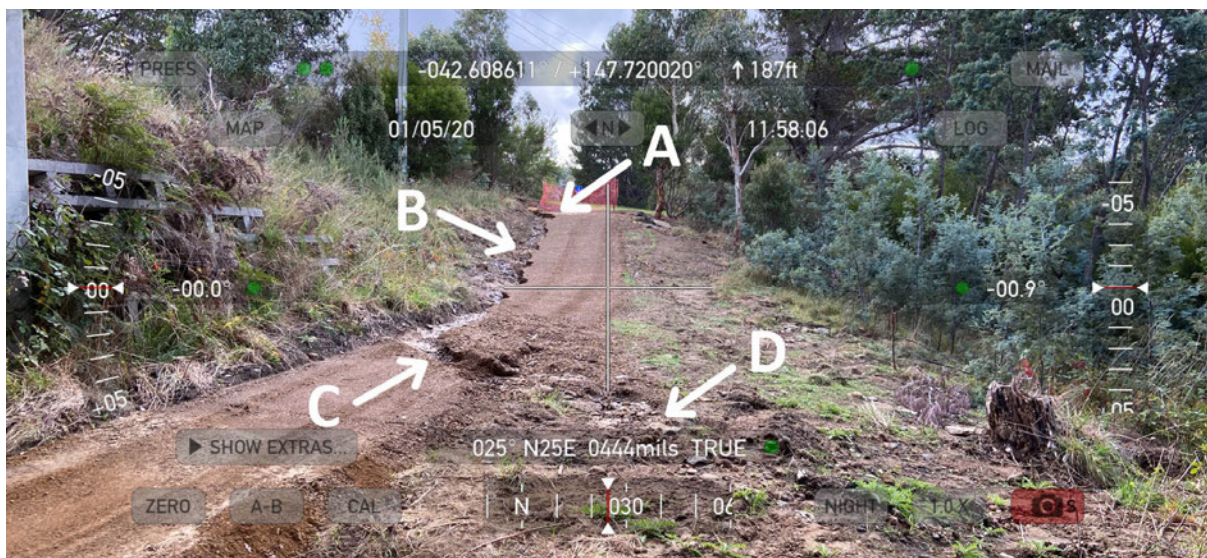


Photo 18: View north from under the Tasman Highway Bridge.

5 ASSESSMENT

The previous section of this report investigated the status of the existing site conditions, walking track alignment, excavations and constructed gravel road base layer walking track. This section will review the topography, the alignment, excavation works, drainage and the walking track surface.

5.1 TOPOGRAPHY

Upon inspecting the topography of the area chosen for the walking track, it is assumed that the area is prone to annual flooding. This assumption is based upon the extensive catchment area of both Prosser River and Brushy Plains Rivulet, the topography within 50m of the river / rivulet, and the proximity of the walking track to the edge of the river / rivulet. The potential for flooding would be increased due to the cover and type of vegetation within and along the banks.

The extent of flooding within a riparian corridor must be mapped and understood prior to determining whether or not a walking track network within such a corridor will be an asset or liability.

5.2 WALKING TRACK ALIGNMENT

Further to the topography of the area chosen for the walking track mentioned above, the alignment of the walking track, which runs parallel to each riparian corridor, increases the potential for continual damage and erosion due to the direction of water flow during flooding events.

The current alignment is very prone to not only erosion of the gravel road base layer, but also the black soil base course. Given that approximately 450m of the 950m long constructed walking track is within an assumed flood prone area, the real cost required for replenishing the eroded gravel road base layer on an annual basis may be between \$5,000 and \$20,000.

5.3 EXCAVATION WORKS

As identified in several of the site photos, there is considerable cut and fill excavation works that have occurred to construct stage one of the walking track. During the site investigation, it appeared that in most cases, the excavations were unnecessary and in one instance extremely excessive.

Photos 1, 6, 8, 12, 13 and 14 illustrate excavation works where cutting into the topography could have been avoided, or could have been minimised. Along the southern boundary of Lot 50 and Lot 60 Kent Street is where the most excessive excavation of an existing embankment has occurred. This work may have created an unstable bank due to the type of geology exposed. The geological profile, as illustrated in Photo 13, reveals two highly erodible materials in the form of surface topsoil and sub grade clay.

It can be assumed that left unattended, this exposed cutting will continue to erode over time with the possibility of large portions of the cutting slipping down on to the walking track. The ongoing maintenance of such excavation works will need to be budgeted for on an annual basis.

5.4 DRAINAGE WORKS

Further to the site topography and walking track alignment, there are several areas where track side drainage swales and under path stormwater pipes have been installed in an attempt to manage perceived drainage issues.

Given the current status of these constructed components, it is safe to assume that most, if not all, of these components will quickly become a high maintenance issue during rain events, as illustrated in Photo 13, 17 and 18.

To prevent or manage erosion of both track side drainage swales and stormwater pipe inlet and discharge points, the amount of rainfall and associated overland flows must be factored into the design and construction of such elements. It is estimated that the current constructed swales and stormwater pipes will continue to be a maintenance issue on an annual basis.

5.3 WALKING TRACK SURFACE

The material selected for the walking track surface appears to be a durable material. Observations of the finished product from the southern boundary of the Lot 60 Kent Street, through to the termination point under the Tasman Highway Bridge, however, appear to be susceptible to erosion.

Upon close inspection, the edges of the walking track gravel road base layer are the weakest point of the surface, and are most exposed to being eroded by overland stormwater flows.

6 RECOMMENDATIONS

Walking tracks provide a valuable community asset for passive and active recreational opportunities, however, they must be thoroughly planned, designed and constructed to ensure they continue to be an asset for the community and not an expensive ongoing liability for Council.

Construction of a walking track network within a riparian corridor will always remain a challenging issue, as even concrete pathways can be damaged and/or washed away during flooding events.

Based upon our site investigation and the evidence of the constructed works, it is our recommendation that the project be immediately reconsidered on the grounds of the actual construction costs versus the ongoing expensive maintenance costs that will no doubt be required on an annual basis.

If the project is to continue, the following actions must be considered:

1. Survey all adjoining property boundaries to establish the true extent of land titles.
2. Utilise current funding allocations to rectify the current works.
3. Salvage existing gravel road base material from flood prone areas for reuse.
4. Engage an experienced consultant to prepare drawings and specifications for the walking track.
5. Revegetate excavated areas within the flood zone with native tussocks and shrubs.
6. Engage a quantity surveyor to provide costings for remaining works.
7. Reconsider the historic church walking track route to avoid the riparian corridor.

The following points should be considered when briefing a consultant for preparing drawings:

- Council to provide documented flooding history of the riparian corridors.
- Walking track to be 1.5m minimum from fence lines and private property.
- Topography and geology must be factored into track design.
- Best practice for the design, preparation and construction of track works.
- Best practice for designing drainage solutions must be employed.

The construction costs provided by Council as shown on Figure 2, appear to be significantly less than current construction costs for a walking track, given the machinery, materials and man hours required to construct such project.

Our estimations for such works, without rectification works suggested above, would be closer to a figure of \$75/lm, with the total cost of the proposed river walk amounting to \$120,000. In addition to this estimated construction cost would be the annual ongoing maintenance costs for replenishing eroded gravel road base material due to flooding which may be between \$5,000 and \$20,000 per year.

The approximate cost of terminating the project and reinstating/rehabilitating the extent of works already constructed would be as follows;

- \$2,500 Removal of gravel road base material stockpiles and walking track.
- \$1,000 Removal of stormwater pipe works.
- \$3,000 Reinstate minor excavated cut and fill profiles.
- \$20,000 Reinstate solid fill along the excavated works adjoining Lot 50 and Lot 60 Kent Street.
- \$3,500 Cultivation of disturbed areas due to construction works.
- \$20,000 Revegetation of cultivated area with tube stock and temporary cover grass.
- **\$50,000 Total.**

Note: Figures shown are approximation based on external Contractor rates for similar works.