

COUNCIL MEETING AGENDA

**Monday 15 March 2021
Council Chambers, St Helens**

John Brown, General Manager
Break O'Day Council
9 March 2021

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NOTICE OF MEETING

Notice is hereby given that the next meeting of the Break O'Day Council will be held at the St Helens Council Chambers on Monday 15 March 2021 commencing at 10.00am.

CERTIFICATION

Pursuant to the provisions of Section 65 of the *Local Government Act 1993*, I hereby certify that the advice, information and recommendations contained within this Agenda have been given by a person who has the qualifications and / or experience necessary to give such advice, information and recommendations or such advice was obtained and taken into account in providing the general advice contained within the Agenda.



JOHN BROWN
GENERAL MANAGER

Date: 9 March 2021

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

As determined by Break O'Day Council in March 2019 all Ordinary, Special and Annual General Meetings of Council are to be audio recorded and a link will be available on the Break O'Day Council website where the public can listen to audio recordings of previous Council Meetings.

In accordance with the Local Government Act 1993 and Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015, these audio files will be retained by Council for at least six (6) months and made available for listening online within seven (7) days of the scheduled meeting. The written minutes of a meeting, once confirmed, prevail over the audio recording of the meeting and a transcript of the recording will not be prepared.

OPENING

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

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Custodians of the land on which we work and live, the Palawa people of this land Tasmania, and recognise their continuing connection to the lands, skies and waters. We pay respects to the Elders Past, present and future.

03/21.1.0 ATTENDANCE

03/21.1.1 Present

Mayor Mick Tucker
Deputy Mayor John McGiveron
Councillor Kristi Chapple
Councillor Janet Drummond
Councillor Barry LeFevre
Councillor Glenn McGuinness
Councillor Margaret Osborne OAM
Councillor Lesa Whittaker
Councillor Kylie Wright

03/21.1.2 Apologies

Nil

03/21.1.3 Leave of Absence

Nil

03/21.1.4 Staff in Attendance

General Manager, John Brown
Executive Assistant, Angela Matthews

03/21.2.0 PUBLIC QUESTION TIME

03/21.3.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 48 or 55 of the Local Government Act 1993 requires that a Councillor or Officer who has an interest in any matter to be discussed at a Council Meeting that will be attended by the Councillor or Officer must disclose the nature of the interest in a written notice given to the General Manager before the meeting; or at the meeting before the matter is discussed.

A Councillor or Officer who makes a disclosure under Section 48 or 55 must not preside at the part of the meeting relating to the matter; or participate in; or be present during any discussion or decision making procedure relating to the matter, unless allowed by the Council.

03/21.4.0 CONFIRMATION OF MINUTES

03/21.4.1 Confirmation of Minutes – Council Meeting 15 February 2021

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 15 February 2021 be confirmed.

03/21.5.0 COUNCIL WORKSHOPS HELD SINCE 15 FEBRUARY 2021 COUNCIL MEETING

There was a Workshop held on Monday 1 March 2021 – the following items were listed for discussion.

- 2020 / 2021 Annual Plan – December 2020 Quarterly Review
- Reduced Facility Hire Fees
- Animal Control Report
- Maintenance of Terrys Hill Road
- Charter for the Break O’Day Community Stadium – Special Committee of Council
- Applications for Break O’Day Drought Weeds Grants
- Binalong Bay Foreshore Weed Management
- Cat Management Program – Implementation of Regional Strategy
- Local Government Association of Tasmania (LGAT) – General Meeting 12 March 2021 - Motions Received from Councils to be Tabled

Pursuant to Section 25 of the Local Government (Meeting Procedures) Regulations 2015 the Mayor informed the Council that it was now acting as a Planning Authority under the Land Use Planning and Approvals Act 1993.

DA 194-2020 – Outbuilding with Amenities – 44 Legge Street, Falmouth

ACTION	DECISION
PROPONENT	J Binns
OFFICER	Deb Szekely, Senior Planning Officer
FILE REFERENCE	DA 194-2020
ASSOCIATED REPORTS AND DOCUMENTS	Proposal Plans Stormwater Retention and Management RO Completed Planning Scheme Assessment

OFFICER'S RECOMMENDATION:

After due consideration of the application received and Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **OUTBUILDING WITH AMENITIES** on land situated at **44 LEGGE STREET, FALMOUTH** described in Certificate of Title 146516/1 be **APPROVED** subject to the following conditions:

1. Development must be carried out in accordance with the approved plans and documents listed as follows, except as varied by conditions on this Planning Permit.

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Title Page	-	Jennifer Binns Design	-
Site Plan	A03	Jennifer Binns Design	17/02/2021
Proposed Floor Plan	A04	Jennifer Binns Design	17/02/2021
Elevations	A05	Jennifer Binns Design	17/02/2021
Shadow Diagrams	A06	Jennifer Binns Design	17/02/2021
Shadow Diagrams	A07	Jennifer Binns Design	17/02/2021
Stormwater retention and management	44 Legge St., Falmouth	Geo-Environmental Solutions	19/10/2020

2. The outbuilding is approved for non-habitable residential use only and may not be changed without written consent from Council.
3. The areas shown to be set aside for vehicle access and car parking must be:
 - a. completed before the use of the development;
 - b. provided with space for access turning and manoeuvring of vehicles on-site to enable them to enter and leave the site in a forward direction;
 - c. surfaced with a pervious dust free surface and drained in a manner that will not cause stormwater nuisance.
4. Use of the development must not create a nuisance as defined by the *Environmental Management and Pollution Control Act 1994*.

5. Works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.
6. All runoff from the proposed buildings must be disposed of within the confines of the property by means that will not result in soil erosion or other stormwater nuisance. Soakage drains must be of sufficient size to absorb stormwater runoff.
7. The driveway must be constructed in a manner that ensures sediment is neither tracked nor eroded across the property boundary.

ADVICE

- Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.
- Activities associated with construction works are not to be performed outside the permissible time frames listed:

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

INTRODUCTION:

The applicant is seeking approval for an Outbuilding with amenities. The applicant has advised that the intended use of the Outbuilding is to provide for car accommodation and also to act as an Art Studio for the private use of the owner.

PREVIOUS COUNCIL CONSIDERATION:

Not applicable.

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for an Outbuilding with amenities. The structure is a custom designed outbuilding that includes a double carport for housing vehicles and an art studio, store rooms and bathroom facilities. The proposed outbuilding has a roofed area of approximately 132.24 m² (including 600mm eaves).

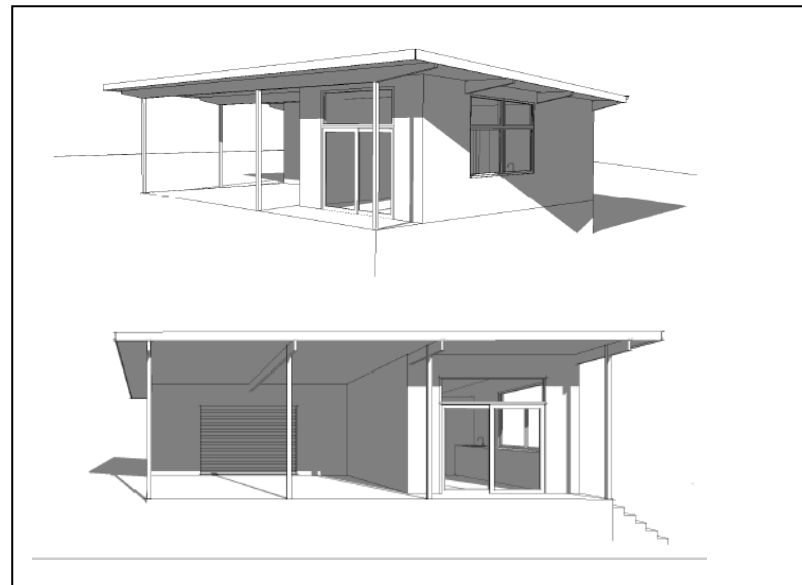
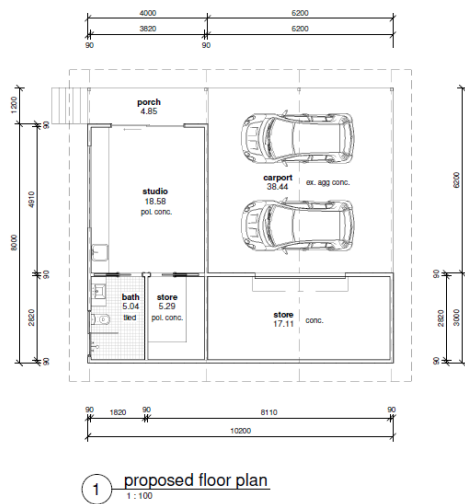


Figure 1 Floor Plan

Figure 2 Visuals

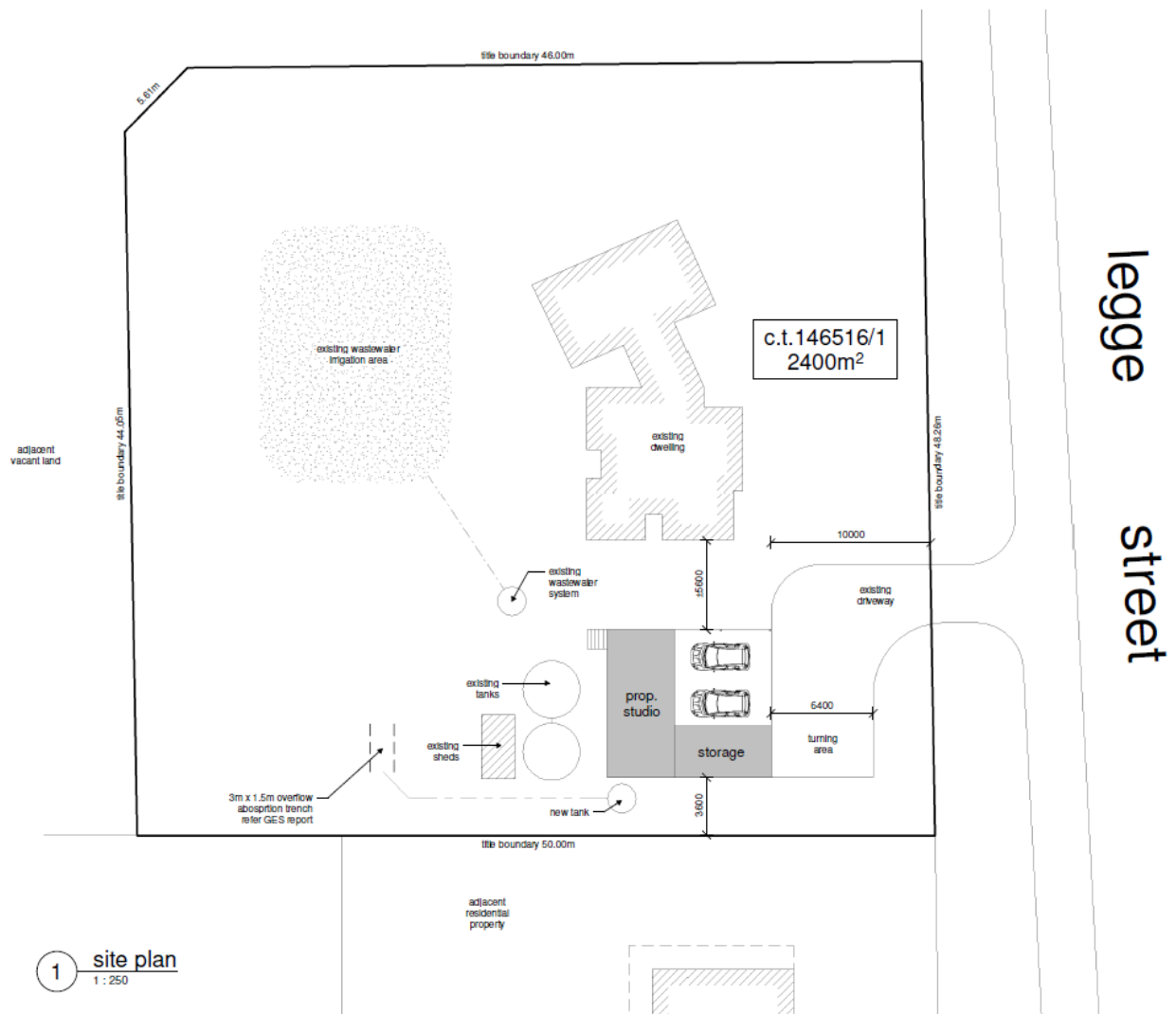


Figure 3 Site Plan

2. Applicable Planning Assessment

Part 12 Low Density Residential Zone;
E6 Car Parking and Sustainable Transport Code;
E16 On-site Wastewater Management Code.

3. Referrals

Break O'Day Council Environmental Health Officer.

4. Assessment

The application met the acceptable solutions for all issues except for reliance upon the performance criteria detailed below:

12.4.1.6 Location of Car Parking P1;

12.4.1.7 Outbuildings and Ancillary Structures P1;

12.4.4.2 Stormwater Disposal P1.

Detailed assessment against the provision of the Break O'Day Interim Planning Scheme 2013, where the proposal was reliant on satisfying the performance criteria, is provided below. **The proposal is deemed to comply with the performance criteria applicable.**

12 Low Density Residential Zone

12.4 Development Standards

12.4.1.6 Location of Car Parking

Acceptable Solutions	Performance Criteria
A1 A garage or carport must be located: a) within 20 metres of the dwelling it serves; and b) with a setback equal to or greater than the setback of the dwelling from the primary road frontage.	P1 Car parking facilities must be: a) close and convenient to dwellings and residential buildings; and b) located to minimise visual impact to the streetscape; and c) provided in a form that is appropriate to the area and development.
Performance Criteria Assessment <i>a) The proposed outbuilding is within 20m of the dwelling it serves and satisfies the acceptable solution (5600mm). b) the proposed outbuilding is setback 10m from the primary frontage, with the dwelling setback approximately 11m (DA217-2006) and is therefore relying on satisfying the performance criteria. The proposed outbuilding is slightly forward of the existing dwelling by approximately 1m. The existing dwelling is designed to present as varying in angles presenting to the street and so the slight forward position of the outbuilding is not expected to impact the streetscape. The slope of the land also positions the structures at a lower level and thereby lessening any possible impact. The proposed development is considered to be close and convenient to the residential building and the development responds to the slope of the site. Existing vegetation within the road reserve, the slope of the site and the existing fencing to the frontage, minimises the visual impact to the streetscape. The building bulk and form is considered appropriate to the area and in particular the site. Examples of outbuildings of similar bulk are below. The applicant has provided the following response: "The proposed outbuilding has a front setback of 10m and is sited marginally in front of the existing dwelling line. The carport is within 20m of the dwelling and is sited over the existing car parking area of the site, formalising the existing parking provisions between the dwelling and the street. The development site is set below the road level and the proposed single story structure will not present a significant visual bulk in the streetscape. The part of the structure adjacent to the road is open car port and the access to the carport is from the eastern side within the property boundary, no alteration is proposed to the existing front fencing which forms the primary visual element in the streetscape. The development is a custom designed outbuilding which visually compliments the existing dwelling". The proposed development is considered to satisfy the performance criteria in this instance.</i>	



Photo 1 - 25 Legge St Falmouth – 5m off the primary frontage boundary / Photo 2 - 37 Legge St Falmouth side boundary setback 1.5m



Photo 3 demonstrating site slope and vegetation within the road reserve.

12.4.7 Outbuildings and Ancillary Structures

Acceptable Solutions	Performance Criteria
<p>A1 Outbuildings must not have a:</p> <ul style="list-style-type: none"> a) combined gross floor area of greater than 81m² and b) maximum wall height of greater than 4m; and c) maximum building height greater than 5m. 	<p>P1 Outbuildings must be designed and located having regard to:</p> <ul style="list-style-type: none"> a) visual impact on the streetscape; and b) any adverse impacts on native vegetation; and c) overshadow adjoining properties; and d) compatibility with the size and location of outbuildings in the neighbourhood.

Performance Criteria Assessment

The proposed outbuilding is able to satisfy A1 c) but is unable to satisfy A1 a) and b).

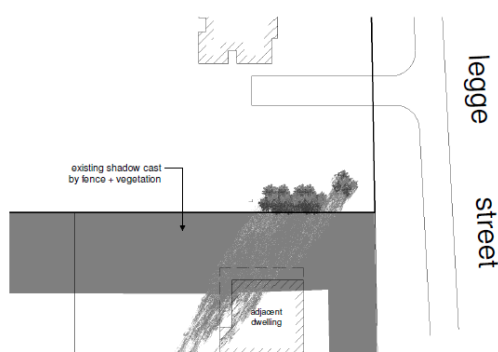
The proposed outbuilding has a GFA of approximately 132.24 m² (600mm eaves). The maximum wall height is 4100m (discretionary) with the maximum building height being 4.5m (compliant with acceptable solution) above natural ground level. The greater GFA provides for the applicant to be able to use the proposed outbuilding for the purposes of a private art studio in addition to providing storage and housing vehicles.

a) The visual impact is reduced by the slope of the site and the existing vegetation within the road reserve. Additionally, the proposed development is setback 10m from the primary frontage boundary (Acceptable Solution 5m);

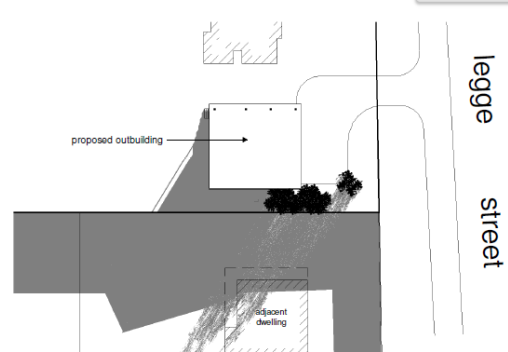
b) Any native vegetation that may require removal along the southern side boundary was planted by the resident and as such is not defined as 'native vegetation' within the meaning of the planning scheme. Recent amendments increasing the side boundary setback, may negate any requirement to remove vegetation.

c) The proposed development will impact the adjoining dwelling marginally above the existing situation (fencing and vegetation) as a result of overshadowing as identified in the provided shadow diagrams. Whilst the acceptable solution is primarily concerned with building design relating to height and bulk, the performance criteria requires the consideration of the location of the outbuilding i.e. 'outbuildings must be designed and located...'. The design and location of the outbuilding must be considered having regard to overshadowing of adjoining properties. The objective provides context by ensuring outbuildings do not detract from the amenity or established neighbourhood character. Additionally they must ensure they are not the dominant built form within an area. Amended plans have been provided to ensure the proposed development satisfies the acceptable solution for side boundary setbacks. The shadow diagrams demonstrate that at 9am on 21 June the adjacent dwelling will be slightly more affected by overshadowing than is the existing case (see below diagram). The height of the outbuilding is compliant and the wall height of the outbuilding at the closest point to the side boundary is also compliant. It is the height of the wall of the outbuilding on the NW side (furthest from the adjacent southern dwelling) that causes the discretion as the building responds to the slope of the land. To this end, the proposed outbuilding is not considered to detract from the amenity of the neighbouring property as it is seeking a discretion on 100mm in wall height that has become necessary due to the slope of the land. A reduction in wall height by 100mm rendering the proposal compliant with the acceptable solution, will not alter the shadow diagrams to any great degree.

d) Compatibility with the size and location of outbuildings in the neighbourhood. Examples of outbuildings within Falmouth that are of a comparable size and bulk can be found, however the criteria also requires the location of the outbuilding to also be considered. It is noted that the proposed outbuilding satisfies the acceptable solution for the southern side boundary setback and is considerably greater than the acceptable solution for front boundary setback. The outbuilding is considered to be in keeping with the area with respect to bulk and form with photographs provided (Photos 1 and 2 above and Photos 4 and 5 below).



1 shadow cast 9am June 21 EXISTING
1 : 500



2 shadow cast 9am June 21 PROPOSED
1 : 500

The proposed development is considered to satisfy the performance criteria in this instance.



Photo 4 37 Legge St – across road



Photo 5

12.4.4.2 Stormwater Disposal

Acceptable Solutions	Performance Criteria
A1 All run off from buildings must be directed into on-site water storage tanks and the overflow from the tanks disposed of into the Council maintained roadside drain or the reticulated stormwater system.	P1 Run off must be managed through integrated stormwater management techniques by means that will not cause soil erosion or flooding nuisance to adjoining lots.
Performance Criteria Assessment <i>The proposed development relies on onsite stormwater overflow disposal. The applicant has provided a report prepared by a suitably qualified person that demonstrates the onsite stormwater design is appropriate for the site. The proposed stormwater trench will require construction in order for the development to proceed. The report states the proposed stormwater retention area will be sufficient. The proposed development satisfies the performance criteria.</i>	

E6 Car Parking and Sustainable Transport Code

The proposed use and development has been determined to satisfy all relevant Acceptable Solutions of the Use Standards and Development Standards of the Car Parking and Sustainable Transport Code.

E16 On-site Wastewater Management

The proposed development has an existing approval for Residential Use (Dwelling – DA217-2006). The onsite wastewater infrastructure was assessed and approved as part of that approval process. There are no additional bedrooms proposed and therefore no increase in occupancy of the dwelling. The application has been considered by Council's EHO and there are no further requirements. As there are no proposed changes to the existing approved on-site wastewater infrastructure, further assessment against the Code is not required.

5. Representations

The application was advertised 7 November to 20 November, 2020 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. One (1) representation was received prior to the closing date and time. The representation was made on plans submitted for which after careful assessment, a report recommending the application be refused, was prepared for Council consideration. The applicant was notified of the recommendations of the report and requested the application be placed on hold pending revised plans.

Revised plans were received by Council on 12 February 2021 demonstrating side boundary setbacks that satisfied the acceptable solution (12.4.1.5 Rear and Side Setbacks A2) and re-orientation of the building. The Representor was advised of amended plans received and provided with an opportunity to view and consider the same on 17 February 2021.

The original representation is as follows:

Issue	Response
The proposed development does not meet the definition of an outbuilding and should be described as a dwelling.	The application is seeking approval for an Outbuilding with amenities (a Class 10a building). Any conditions imposed would ensure the proposed outbuilding was not approved as a habitable building.
The proposed development does not meet the Development standards 12.4.1.5 and has an inappropriate impact on the amenity and privacy of habitable rooms and private open space as well as solar access of habitable rooms.	An assessment of the original proposal was undertaken and determined to fail to satisfy the performance criteria of Clause 12.4.1.5. Amended plans received on 12 February 2021 demonstrates the proposed development is now able to satisfy the Acceptable Solutions.
The proposed development does not meet the requirements of Outbuildings and Ancillary Structures and causes excessive overshadowing of the adjoining property and the size is incompatible with outbuildings in the neighbourhood.	The proposed outbuilding meets the acceptable solution in terms of overall height but is reliant on satisfying the performance criteria in terms of gross floor area and wall height (4100mm in lieu of the acceptable solution 4000mm). Further examples of large outbuildings were found within the Falmouth area with an example located at 25 Legge Street. The proposed outbuilding is considered to be compatible with the size of outbuildings in the neighbourhood. An assessment of the proposed (amended) development determined the same to satisfy the performance criteria (12.4.1.7).
Does not meet the requirements for Non-Residential Buildings (12.4.2.1).	Section 12.4.2.1 applies to development other than the Residential Use Class. The proposed development is for the Residential Use Class and as such this provision of the planning scheme is not applicable.

Due consideration of the representation made has been undertaken with the response to each concern detailed above.

The development application has been recommended for approval.

6. Mediation

Formal mediation has not been entered into.

LEGISLATION & POLICIES:

Break O'Day Interim Planning Scheme 2013;
Land Use Planning and Approvals Act 1993;
Local Government (Building and Miscellaneous Provisions) Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	East Coast Surveying obo P. & S. Werner
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 301-2020
ASSOCIATED REPORTS AND DOCUMENTS	Subdivision Plan (Original) subdivision plan (V5.0) Scheme Submission Representation (1) Applicants Response to Representations – including updated Bushfire Report General Managers consent to application lodgement General Managers permission to provide cash in lieu TasWater SPAN

OFFICER'S RECOMMENDATION:

Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **2 LOT SUBDIVISION + ROAD + WALKWAY** on land situated at **3 FYSH PLACE, STIEGLITZ** described in Certificate of Title 152051/7 & CT 128314/6 (Walkway) be **APPROVED** subject to the following conditions:

1. Development must be carried out in accordance with the approved plans and documents listed as follows, except as varied by conditions on this Planning Permit.

Approved Plans / Documents					
Plan / Document Name		Reference Number	Prepared By	Dated	
Proposed Two Lot Subdivision and Boundary Adjustment		Job No. 200408 Version: 5.0	East Coast Surveying	03 February 2021	
Planning Supporting Report		-	Woolcott Surveys/ East Coast Surveying	November 2020	
Bushfire Hazard Report		Version 1.0	James Stewart BFP-157	20 November 2020	

2. All works must be in accordance with the conditions of the Submission to Planning Authority Notice by TasWater, **TWDA 2021/02030-BODC** as attached to this permit.
3. The developer shall be required to contribute an amount in cash equivalent to 5% of the unimproved valuation of the land in lieu of the provision of open space, prior to the sealing of the Final Plan.
4. The new stormwater connection for Lot 2 to the main must be completed by a licenced plumber in accordance with standard drawings TSD-SW26-v3 & TSD-SW27-v3 (both attached). Stormwater must not be allowed to discharge to the foreshore.
5. No works are to be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering and stormwater connections, until a permit to undertake works in the road reservation has been issued by Council's Manager Infrastructure and Development Services for the works.

6. Public access to the foreshore must be retained for the duration of the works. If work requires the closure of the walkway for any reason it must be reopened each day for pedestrian access ensuring safe access is provided. The bollard must be reinstated in the walkway at the boundary of the road easement / walkway immediately at completion of the work – all costs to be borne by the developer.
7. The owner of number 10 Fysh Place must be advised of the work and access to their property must not be obstructed.
8. Unless otherwise specified within a condition, all works must comply with the Municipal Standards including property access, specifications and standard drawings. Any design must be completed in accordance with Council's subdivision design guidelines to the satisfaction of Council's Manager Infrastructure and Development Services. Any construction, including maintenance periods, must also be completed to the approval of Council's Manager Infrastructure and Development Services.
9. Prior to the commencement of any development authorised by this permit the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. Material or debris must not be transported onto the road reserve (including the nature strip, footpath and road pavement). Any material that is deposited on the road reserve must be removed by the developer/property owner. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site, the cost of these works may be charged to the developer/property owner.
10. Any new nature strips, or areas of nature strip that are disturbed during construction, must be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.
11. Any restrictive covenants created by this subdivision are not to preclude the use/development of this land for State, Commonwealth or Local Government purposes.
12. A copy of the final plan of survey and schedule of easements is to be submitted to Council for assessment of sealing. The plan will not be sealed until such time as all conditions on this permit have been complied with. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

ADVICE

- All new road reservation and/or drainage reserve areas shall be transferred to Council prior to takeover of the subdivision works as council assets at no cost to Council.
- All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works. Any works to be undertaken within two (2) metres of any Council owned infrastructure must be done in consultation with Council's Manager Infrastructure and Development Services.
- Activities associated with construction works are not to be performed outside the permissible time frames listed:

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

PROPOSAL SUMMARY:

Application is made for a two (2) lot subdivision, and road and walkway at 3 Fysh Place, Stieglitz and CT 128314/6 (walkway). One lot presently exists and is developed residential land. The site is located on the southwestern end of the Fysh Place cul-de-sac and includes part of the road reserve and walkway.







PREVIOUS COUNCIL CONSIDERATION:

Nil.

OFFICER'S REPORT:

1. The Proposal

Break O'Day Council received a valid application on 7 December 2020 from East Coast Surveying on behalf of Peter and Sandra Werner, the owners of the subject land, for a 2 Lot Subdivision at 3 Fysh Place, St Helens. The subdivision also includes a small "Road" lot and consent from Council's General Manager to the lodgement of the application was provided.

The 6533m² sloping site, contains an existing single dwelling and outbuildings in the south-eastern section of the site. The proposal is to create one additional new vacant residential lot (Lot 2). Each lot will have a 4m wide frontage to Fysh Place as a result of this proposal.

The walkway/public open space strip lot (CT 128314/6) to the north of the subject site is also included within the application to create the proposed road reserve, which will be included as part of Fysh Place in the future but no road construction is proposed, the existing sealed edge of Fysh Place will remain with a new shared crossover/access to the lot frontages. The proposal will convert an area of 14m² fronting Fysh Place to a road reserve, along with a 19m² section of the public open space strip. Lot 1 is proposed to be 2650m², Lot 2 will be 3867m², the walkway lot will be reduced to 305m², and the new proposed road reserve will be 33m² (19m² from the walkway and 14m² from the subject site).

Lot 1 is connected to reticulated water in Fysh Place and sewer along the public open space lot. New connections to water and sewer will be provided for Lot 2. Each lot will have new stormwater connection to the stormwater main in the public open space lot.

Further to receipt of the representation, the proponent has provided an amended subdivision plan (Version 5.0) detailing works and layout of the “road” lot and walkway works. It is this amended plan which will form the basis of the assessment.

Following receipt of the representation and to complete the assessment of the application, Council requested and received an extension of time to 22 March 2021.

2. Applicable Planning Scheme Provisions

Part 10 General Residential Zone

E4 Road and Railway Assets Code

E5 Flood Prone Areas Code

E6 Car Parking and Sustainable Transport Code

E10 Open Space & Recreation Code

3. Referrals

The application was referred to Council’s Works Support Officer for comment. The following comments were provided after consultation with Council’s Manager Infrastructure and Development Services on 18th December 2020:

The proposal made to extend the road reserve and road is plausible. Such a change would require the Council’s approval.

Consideration needs to be given by the developer to the following:

- *Sewer and Water Infrastructure and consultation with TasWater and other utility providers as necessary.*
- *Stormwater management. I notice on page 1 of the “Planning Support Report” prepared by Woolcott Surveys; section 1.1 details “Stormwater – Retained on site or discharge to foreshore”. Further in the report and details on the plans show an existing connection for Lot 1 to the main in the walkway and a proposed connection for Lot 2 to the main in the walkway. Under no circumstances is stormwater allowed to discharge to the foreshore. The new stormwater connection for Lot 2 to the main must be completed by a licenced plumber in accordance with standard drawings TSD-SW26-v3 & TSD-SW27-v3 (both attached). They will require a Works Permit (application form attached) prior to commencing any work in the walkway and road reservation.*
- *Maintenance of public access to the foreshore including the reinstatement location of existing bollards. Public access to the foreshore must be retained for the duration of the works. If work requires the closure of the walkway for any reason it must be reopened each day for pedestrian access ensuring safe access is provided. The bollard must be reinstated in the walkway at the boundary of the road easement / walkway immediately at completion of the work – all costs borne by the developer.*
- *The immediate neighbour. The owner of number 10 Fysh Place must be advised of the work and access to their property must not be obstructed.*

- *The legal costs associated in changing road reserve – all costs to be borne by the developer and absolutely no cost to the Council.*
- *The costs associated with all infrastructure construction – all costs to be borne by the developer and fully completed before a property is developed or sold.*

Further to receipt of the representation, the proponent has submitted an updated subdivision plan (version 5.0), which was reviewed for comment by Council's Manager Infrastructure and Development Services on 15 February 2021:

Makes logical sense to me.

No objection to the proposed amendments:

- *A shared crossover is proposed for Lot 1 and 2*
- *Grass verge to be reinstated (in orange colour)*
- *Existing and new bollards to be proposed subject to Council's satisfaction*
- *Current edge of bitumen/road surface remain unchanged*
- *The walkway strip remain unchanged*

The application was referred to TasWater for assessment. TasWater provided a SPAN (Submission to Planning Authority Notice), dated 05 March 2021 providing conditions of approval for the subdivision.

4. Assessment

The advertised application relied upon the following five (5) performance criteria as detailed below;

- 1) 10.4.15.3 Solar Orientation of Lots P1
- 2) 10.4.15.5 Integrated Urban Landscape P1
- 3) 10.4.15.6 Walking and Cycling Network P1
- 4) 10.4.15.7 Neighbourhood Road Network P1
- 5) E5.6.1 Flooding and Coastal Inundation P1.1

Detailed assessment against the provisions of the *Break O'Day Interim Planning Scheme 2013* is provided below. **The proposal is deemed to comply with the performance criteria applicable.**

10 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours, traffic generation and movement or other off site impacts.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

Definitions

Subdivide as defined by the Scheme means:

“means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by:

- (a) A lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building;
- (b) A lease of airspaces around or above a building;
- (c) A lease of a term not exceeding 10 years or for a term no capable of exceeding 10 years;
- (d) The creation of a lot on a strata scheme or a staged development scheme under the *Strata Titles Act 1998*; or
- (e) Order adhering existing parcels of land.”

Subdivision as defined by the Scheme means:

“means the act of subdividing or the lot subject to an act of subdividing.”

10 General Residential Zone

10.3.1 – 10.4.14 – Not applicable.

10.4.15 Subdivision

10.4.15.1 Lot Area, Building Envelopes and Frontage

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 Lots must: <ul style="list-style-type: none">a) Have a minimum area of at least 600m² which:<ul style="list-style-type: none">i) Is capable of containing rectangle measuring 10m by 15m; andii) Has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; orb) Required for public use by the Crown, an agency, or a corporation all the shares of which are held by Councils or a municipality; orc) For the provision of utilities; ord) For the consolidation of a lot with another lot with no additional titles created; ore) To align existing titles with zone boundaries and no additional lots are created.	A1 The proposed development proposes 2 lots. Each lot is at least 2600m ² which meet the acceptable solution. Each lot is capable of containing a rectangle measuring 10m by 15m. The existing dwelling within Lot 1 will have approximately 7m setback to the proposed northern boundary and greater than 60m setback to the proposed frontage, with the remaining boundaries unchanged. The proposal complies with the Acceptable Solution.
A2 Each lot must have a frontage of at least 4m.	A2 Each lot proposed will have a frontage of at least 4m (as a result of the creation of the road reserve lot on Fysh Place). The proposal complies with the Acceptable Solution.

10.4.15.2 Provision of Services

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 Each lot must be connected to a reticulated: a) Water supply; and b) Sewerage system.	A1 Lot 1 is connected to reticulated water along Fysh Place, and reticulated sewer in the public open space trip through Lot 2. A drainage and sewer easement in favour of Lot 1 with Lot 2 is proposed. Lot 2 will be connected to reticulated water in Fysh Place. The existing cap-off sewer connection can be used for future connection for Lot 2. The proposal complies with the Acceptable Solution.
A2 Each lot must be connected to a reticulated stormwater system.	A2 Lot 1 will be connected to the stormwater main within the public open space lot via the proposed drainage and sewer easement. Lot 2 will be provided a direct stormwater connection near the 3m contour line. The proposal complies with the Acceptable Solution.
A3 For subdivision of 3 or more lots power connections are to be provided underground.	A3 Not applicable.

10.4.15.3 Solar Orientation of Lots

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 At least 50% of lots must have a long axis within the range of: a) North 20 degree west to north 30 degrees east; or b) East 20 degrees north to east 30 degrees south. P1 Dimensions of lots must provide adequate solar access, having regard to the likely dwelling size and the relationship of each lot to the road.	P1 Although each lot will be an irregular shape, given the generous size of the new lot, which is larger than the permitted minimum lot size in the zone, sufficient solar access can easily be achieved. Lot 1 contains an existing single dwelling. The proposal is consistent with the performance criteria.
A2 The long axis of residential lots less than 500m ² , must be within 30 degrees east and 20 degrees west of north.	A2 Not applicable.
A3 Any new lot which adjoins a lot which has buildings on it must have no more than one third of its area covered by the shadow of existing development on June 21.	A3 The proposed subdivision will not result in more than one third of its area being covered by shading from existing development on June 21. The proposal complies with the Acceptable Solution.

10.4.15.4 Interaction, Safety and Security

Acceptable Solutions	Proposed Solutions
A1 Subdivision must not create any internal lots.	A1 No internal lots are created by the proposed subdivision. The proposal complies with the Acceptable Solution.
A2 Internal lots must be: a) For subdivisions of 10 lots or more; and b) Less than 10% of the total lots created by the whole subdivision.	A2 Not applicable.

10.4.15.5 Integrated Urban Landscape

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 The subdivision must not create any new road, public open space or other reserves.</p> <p>P1 For subdivision that creates roads, public open space or other reserves, the design must demonstrate that:</p> <ol style="list-style-type: none"> It has regard to existing, significant features; and Accessibility and mobility through public spaces and roads are protected or enhanced; and Connectivity through the urban environment is protected or enhanced; and The visual amenity and attractiveness of the urban environment is enhanced; and It furthers the local area objectives, if any. 	<p>P1 The proposed road reserve is to improve the access for the new lot at the end of Fysh Place and provide minimum lot frontage to each lot.</p> <p>The proposal is consistent with the performance criteria.</p>

10.4.15.6 Walking and Cycling Network

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 The subdivision must not create any new road, footpath or public open space.</p> <p>P1 Subdivision that creates new roads, footpaths, or public open spaces must demonstrate that the walking and cycling network is designed to:</p> <ol style="list-style-type: none"> Link to any existing pedestrian and cycling networks; and Provide the most practicable direct access for cycling and walking to activity centres, community facilities, public transport stops and public open spaces; and Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood roads and regional public open spaces; and Promote surveillance along roads and from abutting dwellings. 	<p>P1 The proposed road reserve is to improve the access for the new lot at the end of Fysh Place and provide minimum lot frontage to each lot.</p> <p>The proposal is consistent with the performance criteria.</p>

10.4.15.7 Neighbourhood Road Network

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 The subdivision must not create any new road.</p> <p>P1 The neighbourhood road network must:</p> <ol style="list-style-type: none"> Take account of the existing mobility network of arterial roads, neighbourhood roads, cycle paths, shared paths, footpaths and public transport routes; and Provide clear hierarchy of roads and physical distinctions between arterial road and neighbourhood road types; and Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport; and Provide safe and efficient access to activity centres for commercial and freight vehicles; and Ensure connector roads align between neighbourhoods for safe, direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles; and Provide an interconnected and continuous network of roads within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles and minimise the provision of cul-de-sacs; and Provide for service and emergency vehicles to safely turn at the end of a dead-end road; and Take into account of any identified significant features. 	<p>P1 The proposed road reserve is to improve the access for the new lot at the end of Fysh Place and provide minimum lot frontage to each lot. There will be no practical change of the road network, the current edge of the bitumen/road surface will remain unchanged. The walkway strip will remain unchanged.</p> <p>The proposal is consistent with the performance criteria.</p>

Part E Codes

E1 Bushfire-Prone Areas Code

E1.6.1 Subdivision: Provision of Hazard Management Areas

Acceptable Solutions	Proposed Solutions
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</p> <p>(b) The proposed plan of subdivision:</p> <p>(i) Shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision;</p> <p>(ii) Shows the building area for each lot;</p> <p>(iii) Shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) Is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas; and</p> <p>(c) If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>A1 A bushfire assessment report, bushfire management plan and certificate were provided by accredited practitioner-James Stewart (BFP 157), demonstrating compliance.</p> <p>The proposal complies with the Acceptable Solution.</p>

E1.6.2 Subdivision: Public and fire fighting access

Acceptable Solutions	Proposed Solutions
<p>A1</p> <p>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</p> <p>(i) Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and</p> <p>(ii) Is certified by the TFS or accredited person.</p>	<p>A1 A bushfire assessment report, bushfire management plan and certificate were provided by accredited practitioner-James Stewart (BFP 157), demonstrating compliance.</p> <p>The proposal complies with the Acceptable Solution.</p>

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes

Acceptable Solutions	Proposed Solutions
<p>A1 In areas serviced with reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>A1 A bushfire assessment report, bushfire management plan and certificate were provided by accredited practitioner- James Stewart (BFP 157), demonstrating compliance.</p> <p>The proposal complies with the Acceptable Solution.</p>
<p>A2 In areas that are not serviced by reticulated water by the water corporation:</p> <ul style="list-style-type: none"> (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. 	<p>A2 Not applicable.</p>

E2 Potentially Contaminated Land Code – Not applicable

E3 Landslip Code – Not applicable

E4 Road and Railway Assets Code

E4.6 Use Standards

E4.6.1 Use and Road or Rail Infrastructure

Acceptable Solutions	Proposed Solutions
<p>A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</p>	<p>A1 Not applicable.</p>
<p>A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.</p>	<p>A2 The proposal is not likely to generate more than 40 vpd for a two lot subdivision.</p> <p>The proposal complies with the Acceptable Solution.</p>
<p>A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</p>	<p>A3 Not applicable.</p>
<p>A4 Use serviced by a side road from a deficient junction (refer E4 Table 2) is not to create an increase to the annual average daily traffic (AADT) movements on the side road at the deficient junction by more than 10%.</p>	<p>A4 Not applicable.</p>

E4.7 Development Standards

E4.7.1 Development on and Adjacent to Existing and Future Arterial Roads and Railways.

Acceptable Solutions	Proposed Solutions
A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h: a) New road works, buildings, additions and extensions, earthworks and landscaping works; and b) Building envelopes on new lots; and c) Outdoor sitting, entertainment and children's play areas.	A1 Not applicable.

E4.7.2 Management of Road Accesses and Junctions

Acceptable Solutions	Proposed Solutions
A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	A1 The subdivision will result in driveways that allow for one access providing for both entry and exit. The proposal complies with the Acceptable Solution.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	A2 Not applicable.
A3 Accesses must not be located closer than 6m from an intersection, nor within 6m of a break in a median strip.	A3 The accesses meet the acceptable solution. The proposal complies with the Acceptable Solution.

E4.7.3 Management of Rail Level Crossings – Not applicable.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Acceptable Solutions	Proposed Solutions
A1 Sight distances at a) An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) Rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority have been obtained.	A1 The shared access complies with the SISD for the speed limit, sight distances will be sufficient with no change practically. The proposal complies with the Acceptable Solution.

E5 Flood Prone Areas Code

E5.5.1 Use and flooding

Acceptable Solutions	Proposed Solutions
A1 The use must not include habitable rooms.	A1 No habitable rooms are proposed within the flood prone areas overlay. The proposal complies with the Acceptable Solution.
A2 Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.	A2 Not applicable.

E5.6.1 Flooding and Coastal Inundation

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 No acceptable solution.</p> <p>P1.1 It must be demonstrated that development:</p> <ol style="list-style-type: none"> Where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or Where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7. <p>P1.2 Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.</p> <p>P1.3 Where mitigation of flood impacts is proposed or required, the application must demonstrate that:</p> <ol style="list-style-type: none"> The works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and The works will not result in an increase in the extent of flooding on other land or increase the risk to other structures; Inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and Where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed. 	<p>P1.1 a) Low risk criteria satisfied, future building area is proposed outside the flood prone area overlay. b) not applicable.</p> <p>P1.2 Not applicable.</p> <p>P1.3 Not applicable.</p> <p>The proposal is consistent with the performance criteria.</p>

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions	Proposed Solutions
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <ol style="list-style-type: none"> Table E6.1; or A parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone). 	<p>A1 Table E6.1 requires: <i>Residential use in any other zone or any other residential use in the General Residential zone – 1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings.</i></p> <p>The planning scheme requires 2 spaces for a 2+ single dwelling. The proposed lot sizes provide for an area to accommodate at least 2 spaces for any future single dwelling on Lot 2. Existing car parking on Lot 1 will not be altered and is compliant. The proposal complies with the Acceptable Solution.</p>

6.7 Development Standards – not applicable.

E7 Scenic Management Code – not applicable

E8 Biodiversity Code – not applicable

E9 Water Quality Code – not applicable

E10 Recreation and Open Space Code

E10.6.1 Provision of Public Open Space

Acceptable Solutions	Proposed Solutions
A1 The application must: a) Include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.	A1 Public open space will not be provided as part of the proposal. A cash in lieu contribution will be a requirement of the development. Council's General Manager consented in writing that there be a cash payment in lieu and with appropriate conditioning upon any approval, the acceptable solution can be satisfied. The proposal complies with the Acceptable Solution.

E11 Environmental Impacts and Attenuation Code – not applicable

E12 Airports Impact Management Code – not applicable

E13 Local Historic Heritage Code – not applicable

E14 Coastal Code – not applicable

E15 Signs Code – not applicable

E16 On-Site Wastewater Management Code – not applicable

5. Representations

The application was advertised 12 December 2020 to 5 January 2021 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. One representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 1	Response
Concerns in relation to the road design	It would appear that the appellant was of the belief that the road reserve to be created as a result of the subdivision would involve the road bitumen edge being changed. This is not the case, the road reserve lot is just that no changes are proposed to the edge of the Fysh Place road surface, a shared access crossover is proposed from the current edge to the new lot boundaries. The proponents have submitted an amended subdivision plan clarifying the intentions to address the concerns. The property at 10 Fysh Place will see no changes or impact, their pedestrian will remain, as well as the unfences area allocated for letter box and parcel delivery.

The recommendation for approval has been made following due consideration of the representation and comments.

6. Mediation

Nil.

7. Conclusion

In accordance with 8.10 of the *Break O' Day Interim Planning Scheme 2013*, the application has been assessed against the objectives of the Scheme, in particular the General Residential Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and five (5) Performance Criterion; the received representation has been considered. It is recommended for approval with conditions normally set to this type of development.

LEGISLATION / STRATEGIC PLAN & POLICIES:

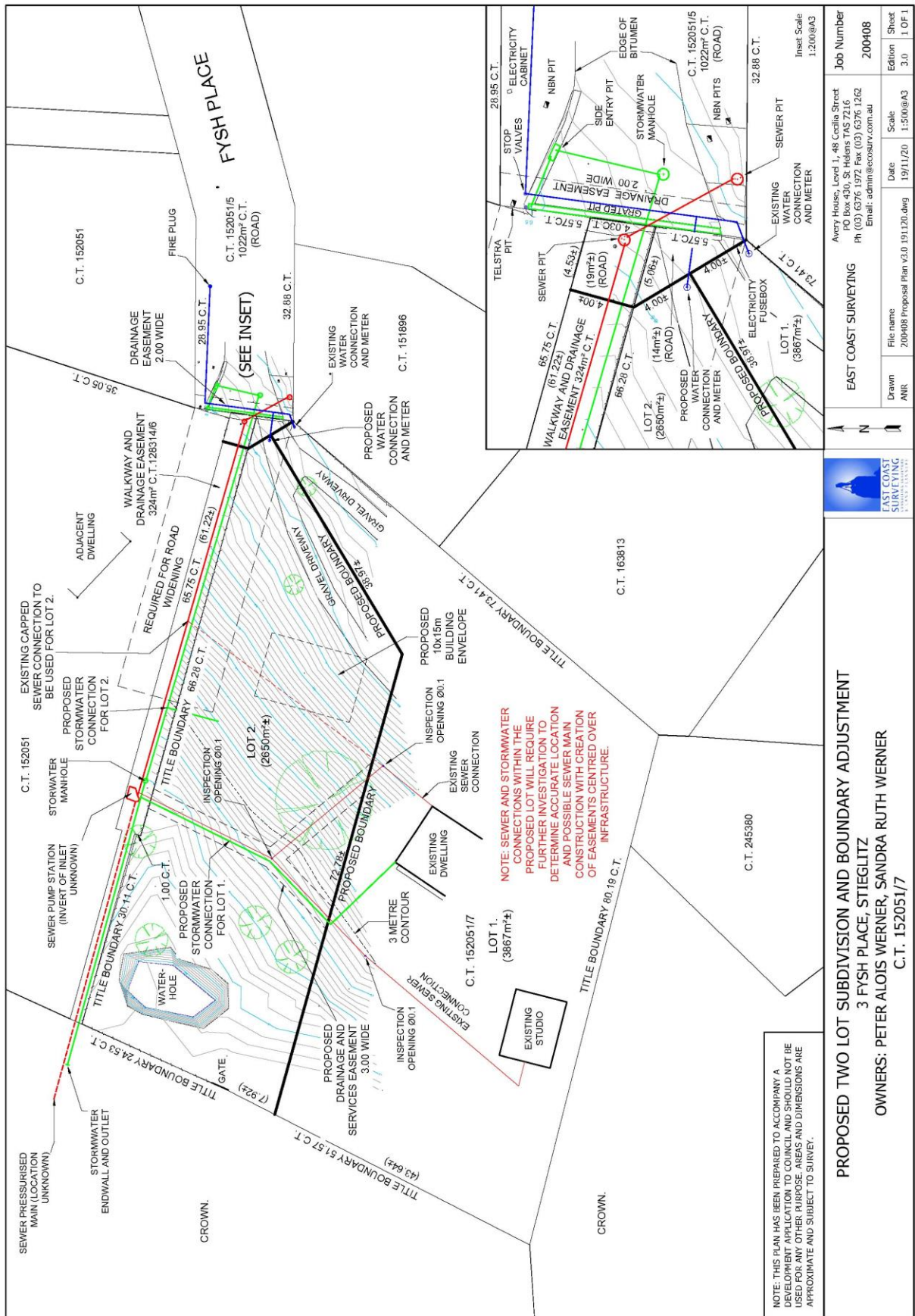
Break O' Day Interim Planning Scheme 2013;
Land Use Planning and Approvals Act 1993;
Local Government (Building and Miscellaneous Provisions) Act 1993.

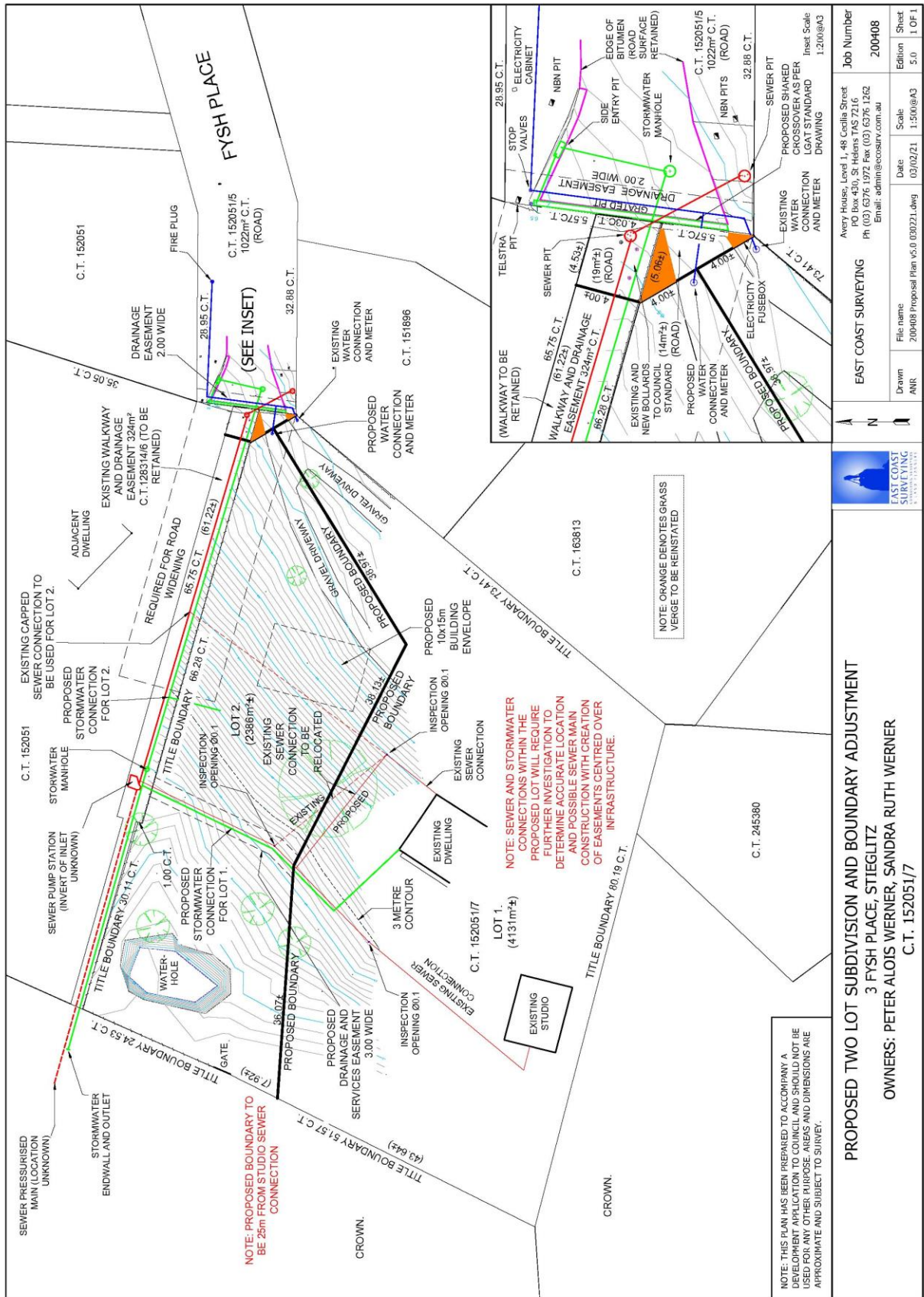
BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable, all costs of the development are the responsibility of the developer.

VOTING REQUIREMENTS:

Simple Majority.





ACTION	DECISION
PROPONENT	K.F Clausen
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 337-2020
ASSOCIATED REPORTS AND DOCUMENTS	Existing Site Plan Proposed Site Plan Shed Plans Additional Information Photographs Representation (1)

OFFICER'S RECOMMENDATION:

After due consideration of the representations received pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **DEMOLITION & NEW SHED** on land situated at **93 CECILIA STREET, ST HELENS** described in Certificate of Title 220432/1 be **APPROVED** subject to the following conditions:

1. Development must be carried out in accordance with the approved plans and documents listed as follows, except as varied by conditions on this Planning Permit.

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Existing Site Plan	0519CL	Jennifer Binns	25 June 2019
Proposed Site Plan	-	Hand drawn by proponent	-
Shed Plans and Elevations	Amswv01_256295	Aussie Made Sheds	08 Dec 2020

2. All stormwater runoff from the proposed shed must be detained by on-site water storage systems and overflow disposed of by means to Council's reticulated network via one point of discharge only for the subject land that will not result in soil erosion or other stormwater nuisance.
3. All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.
4. Any damage that may occur to any Council infrastructure during the construction of the proposed shed must be reinstated to the satisfaction of Council and at the cost of the developer.

ADVICE

- All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works. Any works to be undertaken within 2 metres of any Council owned infrastructure must be done in consultation with Council's Works Manager.
- Activities associated with works are not to be performed outside the permissible time frames listed:

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

PROPOSAL SUMMARY:

Application is made for the demolition and construction of a new shed at 93 Cecilia Street, St Helens. The proposal includes the demolition of a number of outbuildings constructed of weatherboard and galvanized iron. The total floor area of the three outbuildings (shed/carport, and 2 separate sheds) will be 211m². A new proposed 16.032m x 7.032m x 3.612m (total floor area of outbuilding 112m²) will be constructed to partially utilise the existing shed slab whilst no change in existing ground level is proposed. 2 x 23,000l water storage tanks are proposed to the rear of the new shed.









PREVIOUS COUNCIL CONSIDERATION:

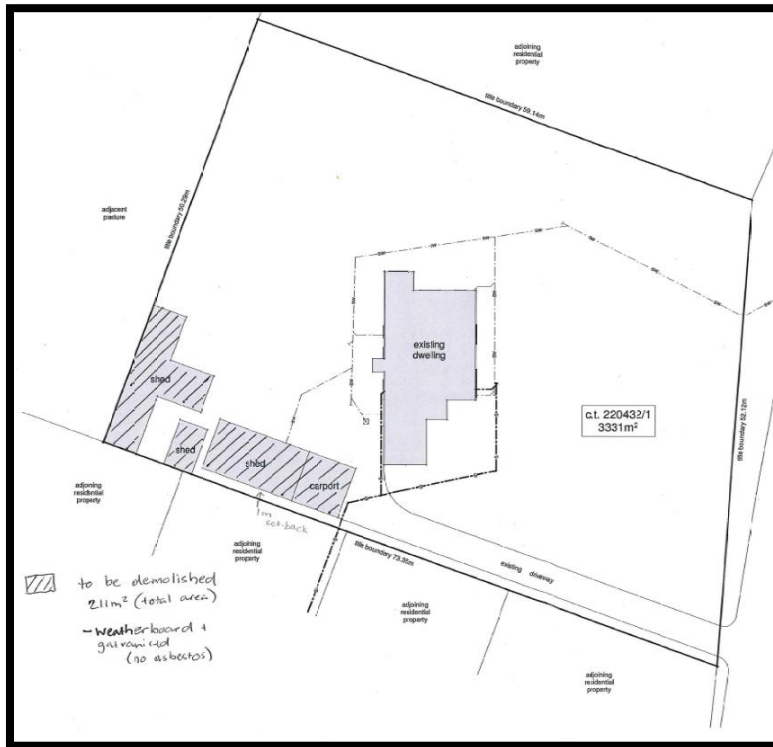
No previous applicable application.

OFFICER'S REPORT:

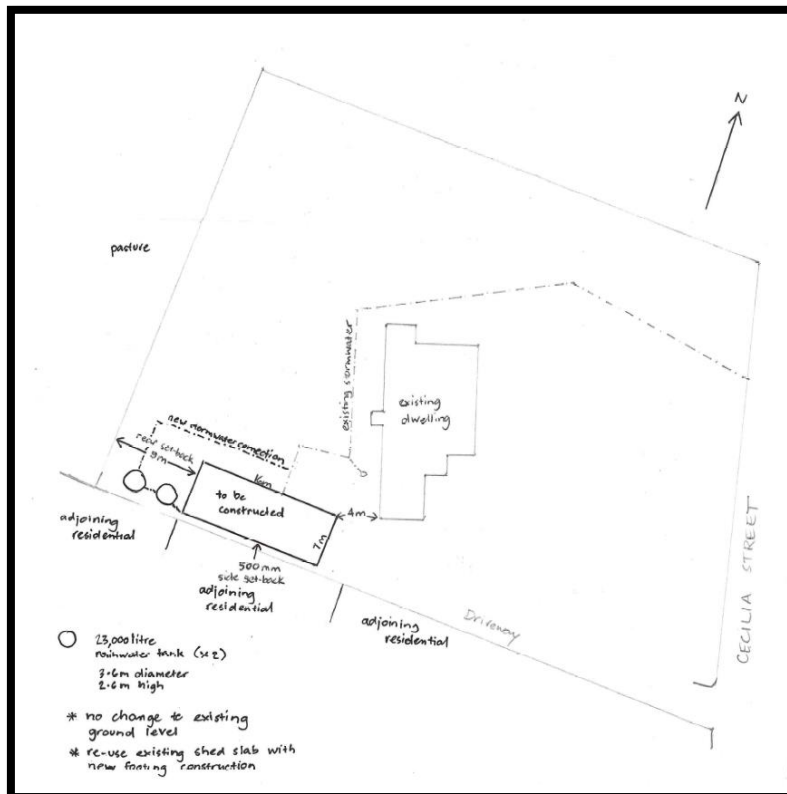
1. The Proposal

Break O'Day Council received an application on 15 December 2020 (fees paid 21 December 2020) from K.F. Clausen for the demolition of all existing outbuildings and the use and construction of one new shed on the site at 93 Cecilia Street, St Helens.

The subject site is a residential fully serviced lot comprising an area of 3331m². An existing single dwelling and three outbuilding are located on the subject site. No change to the existing driveway and access is proposed and the new shed is to utilise the majority of an existing slab of the shed/carport structure which is to be removed. No vegetation clearance is proposed.



^Existing Site Plan



^Proposed Site Plan

A new proposed 16.032m x 7.032m x 3.612m (total floor area of outbuilding 112m²) shed is proposed to the southern side of the property.

An extension of time to assess the development application was requested to 22 March 2021.

2. Applicable Planning Scheme Provisions

Part 10 General Residential Zone

E6 Car Parking and Sustainable Transport Code

3. Referrals

Council's Works and Infrastructure Department considered the application on 14th January 2021 and provided the following comment:

"We do not consider this development as intensifying use of the property and therefore there is no requirement for the crossover to be upgraded."

Stormwater discharge via the existing connection to the grated pit in the nature strip is acceptable and will not require any work in the road reserve."

4. Assessment

The application has met the acceptable solutions for all issues, except for reliance upon one (1) performance criteria originally as detailed below;

- 1) 10.4.2 Setbacks and Building Envelope for all Dwellings P3

Detailed assessment against the provisions of the *Break O'Day Interim Planning Scheme 2013* is provided below. **The proposal is deemed to comply with the performance criteria applicable.**

Planning Assessment

10 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1 To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.

10.1.1.4 To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.

10.2 Use Table

The proposed use fits the use class of Residential, being subservient to a single dwelling, which is a No Permit Required use within the General Residential Zone.

Residential as defined by the Scheme means:

“use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.”

10.3.1 Amenity

Acceptable Solutions	Proposed Solutions
A1 If for permitted or no permit required uses.	A1 The proposed is a No Permit Required Use. Acceptable solution met.
A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	A2 Not applicable. The proposed is a No Permit Required Use. Acceptable solution met.
A3 If for permitted or no permit required uses.	A3 The proposed is a No Permit Required Use. Acceptable solution met.

10.3.2 Residential Character – Discretionary Uses

Not applicable. The application is for a No Permit Required Residential Use (Single Dwelling).
Acceptable solution met.

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

Not applicable. The proposed is for a single dwelling only.

10.4.2 Setbacks and building envelope for all dwellings

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) If the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) If the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) If for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) If the development is on land that abuts a road specified in Tables 10.4.2, at least that specified for the road. 	<p>A1 The proposed shed is to be located behind the existing single dwelling, and at least 4.5m from the primary frontage. Acceptable solution met.</p>
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the façade of the dwelling; or (b) The same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>A2 The proposal complies. The proposed shed is to be located behind the existing single dwelling, and at least 5.5m from the primary frontage. The Acceptable solution met.</p>

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) Be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) A distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) Projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) Only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) Does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) Does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser). <p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) Not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> (i) Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) Overshadowing the private open space of a dwelling on an adjoining lot; or (iii) Overshadowing of an adjoining vacant lot; or (iv) Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and (b) Provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area. 	<p>P3 The shed is to be located 0.5m from the southern boundary and has a wall parallel to the boundary greater than 9.0m (16.032m) and therefore relies upon the performance criteria.</p> <p>The proposed shed is to replace an existing number of outbuildings on site, one of which is in a similar location as the proposed at 1.0m from the southern side boundary, which has an existing length of 16.2m parallel to this southern boundary.</p> <p>The proponent wishes to re-use the existing concrete slab with only minor alterations to accommodate the required new footing and to provide a small new section of slab at the rear. The retain the existing 1.0m would mean that there is a need to significantly alter the existing slab, increasing costs. The additional 400mm height of the proposed shed from the existing is so that there is enough head room for vehicle entry and exit through the roller doors.</p> <ul style="list-style-type: none"> a) The proposed shed will not overshadow any habitable rooms windows of adjacent properties taking into account the physical distances between structures, existing fencing and vegetation on adjacent properties and the existing impact of the existing outbuildings. The proposed shed will not significantly alter the current overshadowing of the adjoining private open space. There will be no overshadowing an adjoining vacant allotment. <p>The variation sought is minor (0.53m) and given the orientation and physical separation to the eastern adjoining dwelling and private open space and the location of the adjacent shed in between, the proposed shed is compatible in size and scale prevailing in the surrounding area including other outbuildings.</p> <p>The proposed shed will replace existing structures of a similar bulk and scale and by providing a single outbuilding rather than a number of outbuildings will provide visual relief from the existing situation from a visual impact perspective.</p> <ul style="list-style-type: none"> b) The separation between dwellings will be compatible with that prevailing in the surrounding area with a number of outbuildings located adjacent to side and rear boundaries or close to these boundaries in the area. <p>The proposal is considered to be consistent to the performance criteria.</p>

10.4.3 Site coverage and private open space for all dwellings

Acceptable Solutions		Proposed Solutions	
A1	<p>Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces. 	A1	<p>The proposed shed and existing dwelling will have a site coverage of less than 50 per cent and will provide an area greater than 25 per cent that is free of impervious surfaces. The site cover will decrease by this proposal. No change to existing private open space is proposed. Acceptable solution met.</p>
A2	<p>A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking. 	A2	Not applicable.

10.4.4 Sunlight and overshadowing for all dwellings

Acceptable Solutions		Proposed Solutions	
A1	<p>A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	A1	Not applicable.

Acceptable Solutions	Proposed Solutions
<p>A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B):</p> <p>(i) at a distance of 3 m from the window; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>	<p>A2 Not applicable. This application does not propose multiple dwellings.</p>
<p>A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <p>(a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C):</p> <p>(i) at a distance of 3 m from the northern edge of the private open space; and</p> <p>(ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal.</p> <p>(b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June.</p> <p>(c) That part, of a multiple dwelling, consisting of:</p> <p>(i) an outbuilding with a building height no more than 2.4 m; or</p> <p>(ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling.</p>	<p>A3 Not applicable. This application does not involve multiple dwellings.</p>

10.4.5 Width of openings for garages and carports for all dwellings

Acceptable Solutions	Proposed Solution
<p>A1 A garage or carport within 12 m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6 m or half the width of the frontage (whichever is the lesser).</p>	<p>A1 The proposed shed is not located within 12m of the primary frontage. Acceptable solution met.</p>

10.4.6 Privacy for all dwellings

Acceptable Solutions	Proposed Solutions
<p>A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	<p>A1 Not applicable.</p>
<p>A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. (b) The window or glazed door: <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%. 	<p>A2 Not applicable.</p>

Acceptable Solutions	Proposed Solutions
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5 m; or (b) 1 m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level. 	<p>A3 Not applicable.</p>

10.4.7 Frontage fences for all dwellings

Acceptable Solutions	Proposed Solution
<p>A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<p>A1 Not applicable.</p>

10.4.8 – 10.4.14– Not applicable.

10.4.15 Subdivision

Not applicable. This application does not propose a subdivision.

10.4.16.1 Stormwater Disposal

Acceptable Solutions	Proposed Solutions
<p>A1 All run off from buildings must be directed into on-site water storage tanks and the overflow from the tanks disposed of into the Council maintained roadside drain or the reticulated stormwater system.</p>	<p>A1 Stormwater from the buildings will be directed to 2 x 23,000l new storage tanks with the overflow connected to the reticulated stormwater system via the existing connection to the site. Acceptable solution met.</p>

10.4.16.2 Filling of sites

Acceptable Solutions	Proposed Solution
<p>A1 Fill must be;</p> <ul style="list-style-type: none"> a) No more than 50m³, and b) Clean fill, and c) Located more than 2m from any boundary. 	<p>A1 Not applicable. This application does not propose any site fill.</p>

Codes

E6 Car Parking and Sustainable Transport Code - The existing Residential use requires the provision of 2 car parking space within the subject site. The proposed development will not alter the required number of parking spaces on-site.

5. Representations

The application was advertised 23 January 2021 to 8 February 2021 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. One (1) representation was received prior to the closing date and time. The representation is as follows:-

Issues	Response
Our preference is for the new shed to be constructed 1m from our boundary, not 500mm. A 1 metre distance from our boundary allows better access to maintain the new structure.	The author of this representation is not an adjoining land owner to the south, but rather the adjoining land owner to the west, where a 9m setback to the rear boundary is proposed. The variation to the setback is therefore not adjacent to the representor's property. The proposal has been considered against the Performance Criteria P3 of Clause 10.4.2 above and is deemed to be compliant. Access needs to the structure for maintenance will be minimal given the proposed new structure and materials proposed (steel and colorbond), which require minimal upkeep. No further consideration of this concern is necessary.

The recommendation for approval has been made following due consideration of the representation and comments.

6. Mediation

Nil.

7. Conclusion

In accordance with 8.10 of the *Break O' Day Interim Planning Scheme 2013*, the application has been assessed against the objectives of the Scheme, in particular the General Residential Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and one (1) Performance Criterion; the received representation has been considered. It is recommended for approval with conditions normally set to this type of development.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Break O' Day Interim Planning Scheme 2013;
Land Use Planning and Approvals Act 1993;
Local Government (Building and Miscellaneous Provisions) Act 1993.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable, all costs of the development are the responsibility of the developer.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	Chris Triebe & Associates Town Planning Services Limited
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 345-2020
ASSOCIATED REPORTS AND DOCUMENTS	Plans – Richard Hall Architect Written Submission – 19 December 2020 Representation (1) On-site Wastewater Management Report - Rare Scheme Response – Wastewater – Rare Traffic Impact Assessment incl. access information – Andrew Howell

OFFICER'S RECOMMENDATION:

Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **ALTERATIONS & ADDITIONS TO EXISTING NON CONFORMING USE & NEW 2ND ACCESS** on land situated at **28 FOUR MILE CREEK ROAD, FOUR MILE CREEK** described in Certificate of Title 56391/14 be **APPROVED** subject to the following conditions:

1. Development must be carried out in accordance with the approved plans and documents listed as follows, except as varied by conditions on this Planning Permit.

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Plans, Rev: A	Project No. 19406 Drawing No: A00-A25	Richard Hall Architect	6 October 2020
Submission		Chris Triebe & Associates Town Planning Services Limited	19 December 2020
On-site Wastewater Management Report Rev: C	19.406 OWMR – 001	Rare	16 December 2020
Response to Planning Criteria		Rare	16 December 2020
Traffic Comment Rev: A		Andrew Howell	May 2020

2. The proposed new crossover off Emma Drive must be constructed in accordance with standard drawing TSD-R09-v3 (attached).
The relocated/upgraded crossover off Four Mile Creek Road must be constructed in accordance with standard drawing TSD-R04-v3 (attached), adopting the shallow dish crossing alternative (i.e. culvert pipe and endwalls not required).
An application must be made to obtain a Works Permit prior to work commencing on either crossover. (application form attached).

3. All stormwater runoff from the proposed development must be detained by on-site water storage systems and overflow disposed of by means that will not result in soil erosion or other stormwater nuisance in accordance with Part 14.4.1 A9 of the *Break O'Day Interim Planning Scheme 2013*.
4. Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's *Plumbing Permit Authority*.
5. All car parking, access strips, manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
6. All new planting must be undertaken with seeds or rootstock derived from provenance taken within the boundaries of the site, or the vicinity of the site.
7. Plants listed in Appendix 3 of the *Break O'Day Interim Planning Scheme 2013* must not be used in landscaping.
8. Reflective materials must not be used as visible external elements in the building and the colours of external surfaces must be the same shades and tones of the surrounding landscape and vegetation elements in accordance with Part 14.4.1 A7 of the *Break O'Day Interim Planning Scheme 2013*.
9. All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site
10. Any damage that may occur to any Council infrastructure during the construction of the proposed development must be reinstated to the satisfaction of Council and at the cost of the developer.
11. All conditions of this permit must be completed to the satisfaction of the responsible authority, prior to the certification of a strata plan for the subject site.

ADVICE

- Use or development which may impact on Aboriginal cultural heritage is subject to the Aboriginal Relics Act 1975. Works should be carried out strictly under the guidance of the Unanticipated Discovery Plan. If at any point during the proposed works Aboriginal heritage is suspected, works must cease immediately, and AHT must be contacted for advice. The Unanticipated Discovery Plan should be kept on site during the works to aid the proponent and their works personnel in meeting their obligations under the Aboriginal Relics Act 1975 (the Act) in the event that Aboriginal heritage is identified.
- The introduction of non-native plant species and plant species not of local provenance should be avoided and environmental weeds regularly monitored and targeted for removal.
- All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and/or construction works. Any works to be undertaken within 2 metres of any Council owned infrastructure must be done in consultation with Council's Manager Works and Infrastructure.
- Activities associated with construction works are not to be performed outside the permissible time frame listed:
 - Monday-Friday 7am to 6pm*
 - Saturday 9am to 6pm*
 - Sunday and public holidays 10am to 6pm*

PROPOSAL SUMMARY:

Application is made for the construction of alterations and additions to two (2) existing shacks constructed in 1983 at 28 Four Mile Creek Road, Four Mile Creek.

A second access is also proposed to Shack 'B' off Emma Drive. The works include minor building additions and construction of an uncovered entertaining deck area.





PREVIOUS COUNCIL CONSIDERATION:

Nil.

OFFICER'S REPORT:

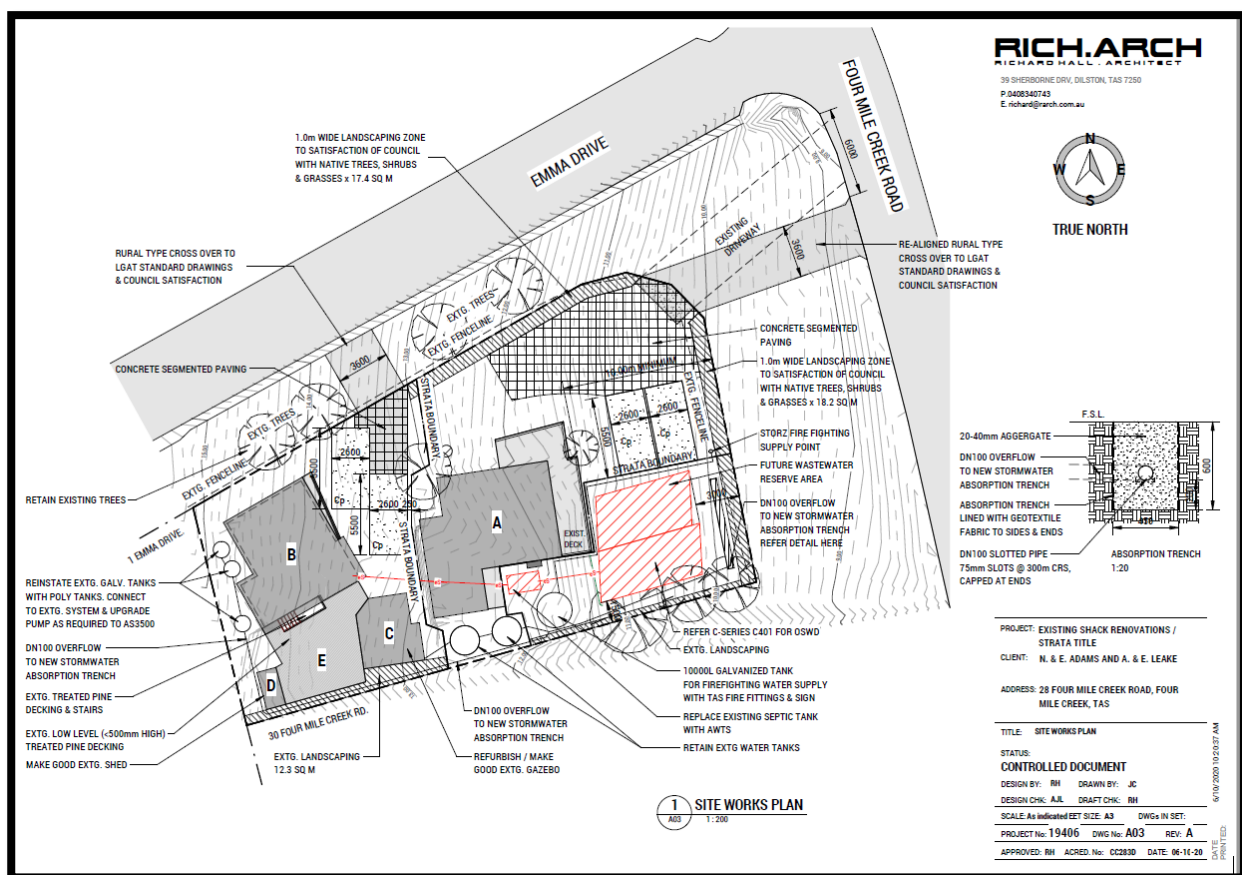
1. The Proposal

Break O'Day Council received an application on 22 December 2020 from Chris Triebe & Associates Town Planning Services Limited on behalf of A.J. Leake and E.C. Leake and N.J. Adams and E.E. Adams, the owners of the subject land, for construction of minor additions and deck and second access at 28 Four Mile Creek Road, Four Mile Creek.

The 713m² site is almost rectangular in shape, sloping and fully fenced, and located on the south-western corner of the intersection of Emma Drive and Four Mile Creek Road. An existing vehicular access is provided to Four Mile Creek Road. Existing on-site vegetation consists of ornamental shrubs.

The property contains the existing habitable buildings and outbuildings. Shack 'A' of 67m², Shack 'B' of 56.8m², an 18.16m² gazebo, a 4m² shed and a low level deck of 34.55m². Property information details that the shacks were constructed in 1983.

As both dwellings have been owned by separate families it is the intention to continue to use them as separate dwellings and create two strata titles.



^ Site Plan

Following receipt of a representation and to complete the assessment of the application, Council requested and received an extension of time to 22 March 2021.

2. Applicable Planning Scheme Provisions

Part 14 Environmental Living Zone

E4 Road and Railway Assets Code

E6 Car Parking and Sustainable Transport Code

E16 Onsite Wastewater Management Code

3. Referrals

The initial application was referred to Council's Works Department who provided the following advice on 14 January 2021:

The proposed new crossover off Emma Drive must be constructed in accordance with standard drawing TSD-R09-v3 (attached).

The relocated/upgraded crossover off Four Mile Creek Road must be constructed in accordance with standard drawing TSD-R04-v3 (attached), adopting the shallow dish crossing alternative (i.e. culvert pipe and endwalls not required).

An application must be made to obtain a Works Permit prior to work commencing on either crossover. (application form attached).

4. Assessment

The advertised application relied upon the following 19 performance criteria as detailed below;

- 6) 9.1 Changes to an Existing Non-conforming use
- 7) 14.3.1 Amenity P1
- 3), 4), 5) & 6) 14.4.1 Building Design and Siting P1, P3 P4 & P13
- 7) E4.7.2 Management of Road Access and Junctions P1
- 8) E4.7.4 Sight Distance at Accesses, Junction and Level Crossings P1
- 9) E6.7.1 Construction of Car Parking Spaces and Access Strips P1
- 10) & 11) E6.7.2 Design and Layout of Car Parking P1 & P2
- 12) E16.6.1 Use and Lot Size P1
- 13), 14), 15), 16) & 17) E16.7.1 Onsite Wastewater Management P1.1, P1.2, P1.3, P2, P4
- 18) & 19) E16.7.2 Surface and Ground Water Impacts P1 & P4

Detailed assessment against the provisions of the *Break O'Day Interim Planning Scheme 2013* is provided below. **The proposal is deemed to comply with the performance criteria applicable.**

9.1 Changes to an Existing Non-conforming Use

9.1.1 Notwithstanding any other provision of this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:

(a) to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or

(b) to extend or transfer a non-conforming use and any associated development, from one part of the site to another part of that site; or

(c) for a minor development to a non-conforming use,

Where there is –

- (a) No detrimental impact on adjoining uses; or
- (b) The amenity of the locality; and
- (c) No substantial intensification of the use of any land, building or work,

In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

Comment:

Multiple dwellings (2 or more dwellings on a site) are a prohibited use within Table 14.2 within the Environmental Living Zone of the *Break O'Day Interim Planning Scheme 2013*. As both dwellings were constructed in 1983 and exist at the time of implementation of the Planning Scheme, Clause 9.1.1, Part C is applicable. The proposal does not cause a detrimental impact on adjoining uses, the amenity of the locality and is not considered to be substantial intensification of the use of any land, building or work. The proposal therefore meets the definition of 9.1.

14 Environmental Living Zone

14.1 Zone Purpose

14.1.1 Zone Purpose Statements

14.1.1.1 To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.

14.1.1.2 To provide for a mix of low impact activities that is sensitive to the natural environment.

14 Environmental Living Zone

14.3 Use Standards

14.3.1 Amenity

Acceptable Solutions/ Performance Criteria	Proposed Solutions
A1 Development must be for permitted or no permit required uses. P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise, smoke, odour, dust and illumination.	P1 The existing use is treated as discretionary in accordance with Clause 9.1. The shacks have been constructed since 1983. As the use has existed for a long time, the use has demonstrated that it has not and will not cause an environmental nuisance through emissions including noise, smoke, odour, dust and illumination. The use is not changing or substantially intensifying on the site. The proposal is considered to be compliant with the performance criteria.
A2 Operating hours for commercial vehicles for discretionary uses must be between 6.00am and 10.00pm.	A2 Not applicable. This application does not include commercial vehicles.

14.3.2 Environmental Living Character

Acceptable Solutions	Proposed Solutions
A1 Discretionary uses must not exceed a combined gross floor area of 200m ² of the site.	A1 The combined gross floor area of the use will be 180.5m ² . The proposal complies with the Acceptable Solution.
A2 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	A2 Not applicable.

Acceptable Solutions	Proposed Solutions
A3 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	A3 Not applicable, no goods or material storage is proposed in outside locations visible from adjacent properties, the road or public land.
<p>A4 Waste material storage for discretionary uses must:</p> <ul style="list-style-type: none"> a) Not be visible from the road to which the lot has frontage; and b) Use self-contained receptacles designed to ensure waste does not escape to the environment. 	<p>A4 The on-site storage for all residential waste material will be within self-contained storage receptacles behind each shack to ensure such material is not visible from either road and will ensure that waste does not escape to the environment.</p> <p>The proposal complies with the Acceptable Solution.</p>

14.4 Development Standards

14.4.1 Building Design and Siting

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 No more than 4 hectares or 20% of the site, whichever is the lesser, is used for development.</p> <p>P1 Site coverage and the proportion of the site used for development has regard to:</p> <ul style="list-style-type: none"> a) The size of the site; and b) The need for driveways; and c) The management of natural hazards or environmental qualities of the site; and d) Any constraints imposed by existing development or the features of the site; and e) The site coverage of adjacent properties; and f) The effect of the visual bulk of the building and whether it respects the landscape character; and g) The capacity of the site to absorb runoff; and h) The landscape character of the area and the need to remove vegetation to accommodate development; and i) Consistency with the local area objectives, if any. 	<p>P1 The proposal will have a site coverage of 25.31% of the 713m² site. This site coverage is only slightly above the acceptable solution 20%, with some of the development at ground level and/or behind existing structures and screening vegetation. The visual bulk of the existing development on site will not alter when viewed from outside the site.</p> <ul style="list-style-type: none"> a) The structures are located in close proximity to on another. b) Both shacks will continue the existing use for the separate families. The driveways will be constructed to standard to ensure the use of the property creates minimal disturbance to the environmental and adjacent properties. c) Records indicate that the property has been in the same family ownership since 1975 with the residential use since 1983. Both shacks are located above the 2.35m coastal inundation height reference. d) There are no known constraints. e) The site coverage of the subject site is similar to adjacent properties. f) The site is located within the township of Four Mile Creek. The buildings are single storey and located to the rear of the site, retaining the existing open space to the eastern section of the site. g) The site coverage of 25.3% provides for grassed area that has adequate capacity to absorb the runoff, as it has some so for quite some time. h) The landscape character of the area will not be altered by the proposal, there is no need for vegetation to be removed for the development and a landscaping zone is to be established inside the eastern and north-eastern boundaries. i) Not applicable. <p>The proposal is considered to be compliant with the performance criteria.</p>

Acceptable Solutions/ Performance Criteria	Proposed Solutions
A2 Building height must not exceed 7m.	A2 The maximum building height does not exceed 7 metres. The proposal complies with the Acceptable Solution.
<p>A3 Buildings must be set back a minimum distance of 10m from a frontage.</p> <p>P3 Building frontage setbacks must have regard to:</p> <ul style="list-style-type: none"> a) The prevailing setbacks of existing buildings on nearby lots and pattern of development in the surrounding area; and b) The visual impact of the building when viewed from the road; and c) Retention of vegetation within the front setback; and d) Consistency with the local area objectives, if any. 	<p>P3 The existing shacks are located at least 10m from the primary frontage, however the shacks are located 6.5m (Shack A) and 1.9m (Shack B) off the secondary frontage with Emma Drive</p> <ul style="list-style-type: none"> a) At least 4 of the 8 properties off Emma Drive have similar setbacks. b) The re-clad, single storey shacks have been on site for approximately 37 years. The impact has been minimised over time with the external cladding colours and implementation of gardens. As existing, the visual impact will be negligible beyond the existing situation, c) Only 2 shrubs (not native) will be removed with one relocated to allow for the proposed vehicular access. d) Not applicable. <p>The proposal is considered to be compliant with the performance criteria.</p>
<p>A4 Buildings must be set back a minimum of:</p> <ul style="list-style-type: none"> a) 10m to side and rear boundaries; and b) 200m to the Rural Resource Zone where a sensitive use is proposed. <p>P4 Buildings must be set back adequately to protect:</p> <ul style="list-style-type: none"> a) The amenity of adjoining dwellings by providing separation that is consistent with the character of the surrounding area having regard to: <ul style="list-style-type: none"> i) the impact on the amenity and privacy of habitable room windows and private open space; and ii) the impact on the solar access of habitable room windows and private open space; and iii) the locations of existing buildings and private open space area; and iv) the size and proportions of the lot; and v) the extent to which the slope, retaining walls, fences or existing vegetation screening reduce or increase the impact of the proposed variation; and vi) local area objectives, if any; and b) Agricultural uses on adjoining lots from likely constraint; and c) The impact of the proposal on environmental qualities of the site. 	<p>P4 The existing 1.9m side boundary setback and 1.6m rear boundary setbacks are less than the acceptable solution.</p> <ul style="list-style-type: none"> a) The dwelling on the western boundary has been renovated and the southern neighbouring dwelling is of a similar age of the subject buildings. The amenity of the adjoining dwellings will not be altered beyond the existing situation. The view of the occupants from the Shack 'A' deck will be directed to the water. Shack 'B' outdoor deck is located between the shack and the existing southern boundary with an approximate profile of the natural slope. The existing established gardens ensures the reduced setbacks do not impact on the existing amenity or privacy of habitable rooms windows or private open space. This proposal is not altering the locations of the existing buildings and private open space area on the site. A small kitchen extension (Shack B) will be screened by the existing gazebo. <p>The proposal is considered to be compliant with the performance criteria.</p>

Acceptable Solutions/ Performance Criteria	Proposed Solutions
A5 The combined gross floor area of all outbuildings on a lot must not exceed 81m ² and a maximum height of 5m.	A5 The maximum gross floor area of all outbuildings is approximately 56.71m ² , with all of these structures less than 5m in height. The proposal complies with the Acceptable Solution.
A6 The colours of external surfaces must be the same shades and tones of the surrounding landscape and vegetation elements.	A6 The proponent has advised that the external surfaces are Colorbond dark blue and light grey, both of which are similar shades and tones of surrounding landscape and vegetation landscape. The proposal complies with the Acceptable Solution.
A7 Reflective materials, excluding windows, must not be used as visible external elements in buildings.	A7 The plans and documents submitted do not propose any highly reflective elements. The proposal complies with the Acceptable Solution.
A8 On sites with a slope greater than 1:10, site benching through cut and fill must be less than 20% of the site coverage of the proposed building(s).	A8 No cut and fill works are proposed or required. The proposal complies with the Acceptable Solution.
A9 Rainwater runoff from roofs must be collected by means of roof guttering, downpipes and rainwater tanks.	A9 It is proposed that the roof runoff will be directed to stormwater collection tanks via guttering and downpipes. Overflow is to be directed towards absorption drains on the site. The proposal complies with the Acceptable Solution.
A10 Exterior building lighting is limited to that necessary to allow safe and secure movement of pedestrians and to allow movement around the building at night. Lighting must not be used as a means of displaying the presence of buildings to be visible from outside the site.	A10 External lighting will be limited to allow for safe and secure movement of pedestrians only, limited to lighting entry doorways and minor up lighting inset into the external decks. The proposal complies with the Acceptable Solution.
A11 Where a development is part of a larger complex, each component of the development must be connected by walking tracks.	A11 Not applicable.
A12 Single unbroken walls are not to exceed 15m in length.	A12 No single wall length is to exceed 15m. The proposal complies with the Acceptable Solution.
A13 Roofs must be: a) Pitched at an angle of less than 30 degrees and can be either hipped or gabled, or b) Curved at radius no greater than 12.5m. P13 Rooves pitched at angles greater than 30 degrees or curved at a radius greater than 12.5m must have a roof form that is appropriate to the features of the site and surrounding landscape and is compatible with the overall design concept of the development.	P13 Three of the four buildings on the site have skillion rooves while the fourth has a saltbox roof. The skillion rooves are pitched at between 1 and 5.2 degrees while the saltbox roof on Shack 'B' is pitched at between 4 and 10 degrees. The rooves are existing and are compatible with the overall design concept of the development and site. The proposal is considered to be compliant with the performance criteria.

14.4.2 Landscaping

Acceptable Solutions	Proposed Solutions
A1 Development must be located on land where the native vegetation cover has been removed or significantly disturbed.	A1 No native vegetation is to be removed or significantly disturbed. The proposal complies with the Acceptable Solution.
A2 All new planting must be undertaken with seeds or rootstock derived from provenance taken within the boundaries of the site, or the vicinity of the site.	A2 All new planting will need to be undertaken with seeds or rootstock derived from provenance taken within the boundaries of the site, or the vicinity of the site. Conditions can be placed upon any approval ensuring compliance. The proposal complies with the Acceptable Solution.
A3 Plants listed in Appendix 3 must not be used in landscaping.	A3 Plants listed in Appendix 3 will not be allowed to be used in landscaping. Conditions can be placed upon any approval ensuring compliance. The proposal complies with the Acceptable Solution.

14.4.3 Subdivision – Not applicable to this proposal.

14.4.4 Tourist Operations – Not applicable to this proposal.

E4 Road and Railway Assets Code

E4.6 Use Standards

E4.6.1 Use and Road or Rail Infrastructure

Acceptable Solutions	Proposed Solutions
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	A1 Not applicable.
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	A2 The existing residential use (multiple dwellings) will not increase the total vehicle entry and exit movement greater than 40 per day (12 VPD). The new access is likely to have approximately 6 VPD, although possibly even less given the proximity to the beach and recreation reserves. The proposal complies with the Acceptable Solution.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	A3 Not applicable.
A4 Use serviced by a side road from a deficient junction (refer E4 Table 2) is not to create an increase to the annual average daily traffic (AADT) movements on the side road at the deficient junction by more than 10%.	A4 Not applicable.

E4.7 Development Standards

E4.7.1 Development on and Adjacent to Existing and Future Arterial Roads and Railways.

Acceptable Solutions	Proposed Solutions
<p>A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> d) New road works, buildings, additions and extensions, earthworks and landscaping works; and e) Building envelopes on new lots; and f) Outdoor sitting, entertainment and children's play areas. 	<p>A1 Not applicable.</p>

E4.7.2 Management of Road Accesses and Junctions

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p> <p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>	<p>P1 Two separate driveways are proposed within the signed 40km/h speed zone, each providing both entry and exit. The TIA submitted confirms that both accesses will maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>A2 Not applicable.</p>
<p>A3 Accesses must not be located closer than 6m from an intersection, nor within 6m of a break in a median strip.</p>	<p>A3 The existing and new access meets the acceptable solution.</p> <p>The proposal complies with the Acceptable Solution.</p>

E4.7.3 Management of Rail Level Crossings – Not applicable.

E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 Sight distances at</p> <ul style="list-style-type: none"> d) An access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and e) Rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices – Railway crossings, Standards Association of Australia; or f) If the access is a temporary access, the written consent of the relevant authority have been obtained. <p>P1 The design, layout and location of an access junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>	<p>P1 The TIA has assessed both the existing and proposed vehicular access points for vehicles travelling at 40km/h. The existing access will reduce in terms of current vehicle movements and Shack 'B' will utilise the proposed access onto Emma Drive. The existing vehicular access will be moved approximately 6m further to the south and provide a minimum 10m setback from the intersection. At this point, the SISD is more than 80m in either direction.</p> <p>The new access onto Emma Drive will be located 35m west of the Emma Drive intersection with Four Mile Creek Road, and approximately 50m from the Charlotte Court intersection with Emma Drive. The TIA states that there are no issues identified for sight distance for this proposal. The road authority has accepted the recommendations of the TIA.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions	Proposed Solutions
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <ul style="list-style-type: none"> a) Table E6.1; or b) A parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone). 	<p>A1 The site will provide a minimum 4 car parking spaces as required for the two dwellings with a total of 5 bedrooms.</p> <p>The proposal complies with the Acceptable Solution.</p>

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 All car parking, access strips, manoeuvring and circulation spaces must be:</p> <ul style="list-style-type: none"> a) Formed to an adequate level and drained; and b) Except for a single dwelling, provided with an impervious all weather seal; ad c) Except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces. <p>P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.</p>	<p>P1 While the existing property access, parking and manoeuvring spaces are unformed, these areas for both shacks will be constructed of the permeable concrete segmented paving. As the paving is of a contrasting colour and material to the surrounding maintained lawns, the areas will be readily identifiable and constructed to ensure their useability in all weather conditions.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>

E6.7.2 Design and Layout of Car Parking

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for a dwelling in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2 Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p> <p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <ul style="list-style-type: none"> a) The layout of the site and the location of existing buildings; and b) Views into the site from the road and adjoining public spaces; and c) The ability to access the site and the rear of buildings; and d) The layout of car parking in the vicinity; and e) The level of landscaping proposed for the car parking. 	<p>P1 The proposal requires the 4 car parking spaces being located between the shacks and frontages. These locations will not be detrimental to the streetscape or the amenity of the surrounding areas as the shacks are existing and this will formalize the parking on site with the least amount of ground disturbance.</p> <p>Shack 'A' car parking areas will be parallel to and beside the native landscaping to be planted inside the boundary. Shack 'B' car parking areas will be perpendicular to the Emma Drive boundary, behind the existing vegetation screen.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A2.1 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) Have a gradient of 10% or less; and b) Where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) Have a width of vehicular access no less than prescribed in Table E6.2; and d) Have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply: <ul style="list-style-type: none"> i) There are three or more car parking spaces; and ii) Where parking is more than 30m driving distance from the road; or iii) Where the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2 The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p> <p>P2 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) Be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and b) Provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic. 	<p>P2 Reliance upon the performance criteria is sought as the provision of 4 parking spaces is required and the parking off Emma Drive will not have sufficient room to comply with Table E6.3. The parking and manoeuvring spaces are provided though as a convenient, safe and efficient locations to the shacks they serve and have considered matters such as slope, dimensions, layout and the expected number of private vehicles. While unable to provide adequate space for vehicular turning on site, the TIA has confirmed vehicles reversing from the site will not adversely impact the safety or convenience of users or passing traffic as is the current situation.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>

E6.7.3 – E6.8.5 – Not applicable.

E16 On-Site Wastewater Management Code

E16.6 Use Standards

E16.6.1 Use and Lot Size

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 Residential uses that rely on onsite wastewater management must:</p> <ul style="list-style-type: none"> a) Be on a site with minimum area of 2,000m²; and b) Have four bedrooms or less. <p>P1 Residential use on sites less than 2,000m² or with more than four bedrooms that rely on onsite wastewater management must be able to accommodate:</p> <ul style="list-style-type: none"> a) The proposed residence and associated buildings and structures; b) Private open space; c) Vehicle manoeuvring and car parking; d) Hardstand and paved areas; and e) Onsite wastewater management infrastructure. 	<p>P1 The existing 5 bedrooms in total are on a 713m² site. An on-site wastewater management report prepared by Rare accompanied the application. The report states that the use of an AWTS for this development will ensure the potential wastewater load from the residential use will be accommodated within the property boundaries when considering the existing and proposed structures, private open space, vehicle manoeuvring and car parking, hardstand and paved areas and onsite wastewater management infrastructure.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>

Acceptable Solutions/ Performance Criteria	Proposed Solutions
A2 Non-residential uses that rely on onsite wastewater management must be on a site with minimum area of 5,000m ² .	Not applicable.

E16.7 Development Standards

E16.7.1 Onsite Wastewater Management

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and buildings and structures.</p> <p>P1.1 Buildings and structures must not be placed over onsite wastewater infrastructure; and</p> <p>P1.2 Buildings and structures within 3m of onsite wastewater infrastructure must not have a detrimental impact on the operation or integrity of the onsite wastewater management infrastructure; and</p> <p>P1.3 Onsite wastewater management must not have a detrimental impact on the foundations or footings of buildings or structures.</p>	<p>P1.1, P1.2 & P1.3</p> <p>No structures are proposed over the on-site wastewater infrastructure.</p> <p>The wastewater absorption area is not expected to have a detrimental impact on the foundations or footing of the existing buildings due to being located downslope, having sufficient fall (25%) away from the building and having high permeability sandy soils dispersing moisture away from footings.</p> <p>The existing buildings will also not expect to have a detrimental impact on the operation of the downslope wastewater infrastructure.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>
<p>A2 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and the following:</p> <ol style="list-style-type: none"> Hardstand and paved areas; Car parking and vehicle manoeuvring areas; and Title or lot boundaries. <p>P2 Hardstand, paves areas car parking and vehicle manoeuvring areas must:</p> <ol style="list-style-type: none"> Not be located above or below each other; and Have no detrimental impact on the operation or integrity of the onsite waste water management infrastructure. 	<p>P2 The minimum recommended horizontal setback to a property boundary specified in AS/NZS 1547 is 1.5m based on subsurface application, site slope and treated effluent quality. In accordance with this recommendation and due to the existing fall of the site to the east, it is not expected that the wastewater absorption area will have a detrimental impact on the adjoining southern property.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>
<p>A3 Private Open Space must not be used for surface irrigation of treated wastewater.</p>	<p>A3 The proposal complies, no private open space is used for surface irrigation of treated wastewater.</p> <p>The proposal complies with the Acceptable Solution.</p>
<p>A4 Onsite wastewater management infrastructure must be on lots with an average slope of 10% or less.</p> <p>P4 Onsite wastewater management infrastructure located on lots with an average slope of more than 10% must have no detrimental impacts:</p> <ol style="list-style-type: none"> Through waste water seepage, or soil erosion; and On the foundations or footings of buildings or structures. 	<p>P4 The absorption area is proposed to be located downslope of the existing building and with an average slope of 25% to the east, which is away from the existing building, no detrimental impact is expected on the existing building's foundations or footings. No detrimental impacts are expected due to wastewater seepage or soil erosion given the downslope setback distance and consistent site slope.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>

E16.7.2 Surface and Ground Water Impacts

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 Onsite wastewater management infrastructure must have a minimum separation distance of 100m from a wetland or watercourse or coastal marine area.</p> <p>P1 Onsite wastewater management infrastructure within 100m of a wetland or watercourse or coastal marine area must have no detrimental impacts on the water quality or integrity of the wetland or watercourse or coastal marine area.</p>	<p>P1</p> <p>The wastewater infrastructure is approximately 95m from the coastal high-water mark.</p> <p>The recommendation of an AWTs will ensure the potential wastewater load will be treated to a higher standard than a septic tank system, ensuring there will be no detrimental impacts on the water quality or integrity of the wetland or watercourse or coastal marine area.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>
<p>A2 Onsite wastewater management infrastructure must have a minimum separation distance of 50m from a downslope bore, well or other artificial water supply.</p>	<p>A2 Onsite wastewater management infrastructure will have a minimum separation distance of 50m from a downslope bore, well or other artificial water supply.</p> <p>The proposal complies with the Acceptable Solution.</p>
<p>A3 Vertical separation between groundwater and the land used to apply effluent, including reserved areas, must be no less than 1.5m.</p>	<p>A3 Vertical separation between groundwater and the land used to apply effluent, including reserved areas, is to be no less than 1.5m.</p> <p>The proposal complies with the Acceptable Solution.</p>
<p>A4 Vertical separation between a limiting layer and the land used to apply effluent, including reserved areas, must be no less than 1.5m.</p> <p>P4 Onsite wastewater management infrastructure separated from the limiting layer by less than 1.5m must have no detrimental impacts on groundwater.</p>	<p>P4 A rock hardpan limiting layer was struck at 1.2m. The Report confirms AS/NZS 1547 requires a minimum 0.5m vertical separation from a limiting layer. As the absorption beds will be constructed to a maximum depth of 0.6m, adequate permeable material will be located between the beds and the layer.</p> <p>The proposal is considered to be compliant with the performance criteria.</p>

5. Representations

The application was advertised 23 January 2021 to 8 February 2021 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One representation has been received during the statutory exhibition period.

The issue raised in the representation was in relation to the existing non-conforming use and confusion that this therefore means the prohibition of the use as multiple dwellings in Table 14.2 are prohibited.

Clause 9.1 Part C is applicable in this case due to the existing residential use of the two dwellings, which causes the use to be discretionary, the use is not substantially intensifying, and with the proposed works and conditions, will bring the proposal into greater conformity with the Planning Scheme, including improved access and car parking and on-site wastewater management infrastructure.

No further comment is required for this matter.

The recommendation for approval has been made following due consideration of the representation and comments.

6. Mediation

Nil.

7. Conclusion

In accordance with 8.10 of the *Break O' Day Interim Planning Scheme 2013*, the application has been assessed against the objectives of the Scheme, in particular the Environmental Living Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and 19 Performance Criterion; the received representation has been considered. It is recommended for approval with conditions normally set to this type of development.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Break O' Day Interim Planning Scheme 2013;
Land Use Planning and Approvals Act 1993;
Local Government (Building and Miscellaneous Provisions) Act 1993.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable, all costs of the development are the responsibility of the developer.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	J Binns
OFFICER	Deb Szekely, Senior Planning Officer
FILE REFERENCE	DA 346-2020
ASSOCIATED REPORTS AND DOCUMENTS	RO Completed Planning Scheme Assessment Approved Plans Geo-Environmental Assessment

OFFICER'S RECOMMENDATION:

After due consideration of the application received and Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **DWELLING** on land situated at **19 SEAVIEW AVENUE, BEAUMARIS** described in Certificate of Title 62292/37 be **APPROVED** subject to the following conditions:

1. Development must be carried out in accordance with the approved plans and documents listed as follows, except as varied by conditions on this Planning Permit.

Approved Plans			
Plan/Document Name	Reference Number	Prepared By	Dated
Title Page	-	Jennifer Binns Designs	-
Site Plan	A03	Jennifer Binns Designs	22/12/2020
Proposed Ground Floor	A04	Jennifer Binns Designs	22/12/2020
Proposed First Floor	A05	Jennifer Binns Designs	22/12/2020
North and East Elevations	A07	Jennifer Binns Designs	22/12/2020
South and West Elevations	A08	Jennifer Binns Designs	22/12/2020
Visuals	A18	Jennifer Binns Designs	22/12/2020
Geo-Environmental Assessment	19 Seaview Avenue Beaumaris	Geo-Environmental Solutions	17/08/2020

2. The areas shown to be set aside for vehicle access and car parking must be:
 - a. completed before the use of the development;
 - b. surfaced with a pervious dust free surface and drained to Council's stormwater drainage system.
3. The vehicle crossover from the carriageway to the property boundary must be **constructed** and maintained in accordance with TSD-R09-V3 (attached). The construction of a standard duty vehicular crossover will provide effective, safe and nuisance-free vehicle access in connection with the proposed development and must be financed by the applicant.
4. Stormwater discharge to the kerb is to be constructed in accordance with Standard Drawing TSD-SW29-V3 (attached) and is to be completed by a licenced plumber. Construction is to include the provision of a **steel** kerb adapter.
5. No works are to commence on the crossover or stormwater connection until a permit to undertake works in the road reservation has been issued by Council's Works Operations Manager for the crossover and Stormwater Connection Point (application form attached).

6. Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's Plumbing Permit Authority.
7. Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.
8. Works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.
9. Site benching through cut and fill must be in keeping with the physical and environmental capabilities of the site.
10. The driveway must be constructed in a manner that ensures sediment is neither tracked nor eroded across the property boundary.
11. All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.

ADVICE

- All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works. Any works to be undertaken within 2 metres of any Council owned infrastructure must be done in consultation with Council's Works Operations Manager.
- Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.
- Activities associated with construction works are not to be performed outside the permissible time frames listed:

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

INTRODUCTION:

The applicant is seeking approval for a Dwelling at 19 Seaview Avenue Beaumaris. The development site has a land area of 807 m² and is zoned Low Density Residential Zone. The site is affected by the Coastal Height Reference Planning Scheme Overlay only.

The site has access from a Council maintained road and is serviced by Council stormwater infrastructure. The site is not serviced by reticulated water and sewerage infrastructure (TasWater).

PREVIOUS COUNCIL CONSIDERATION:

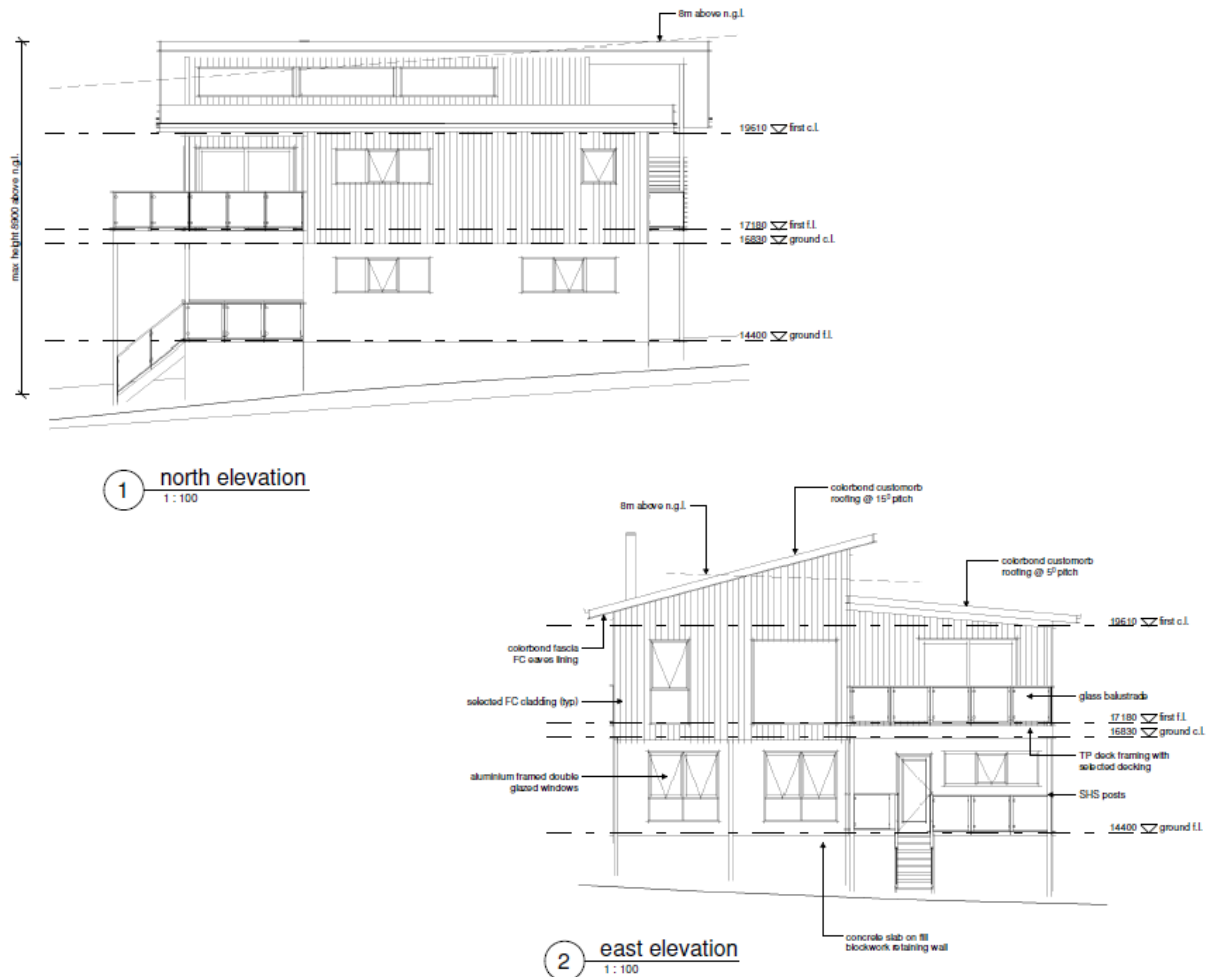
Not applicable.

OFFICER'S REPORT:

1. The Proposal

The application seeks planning consent for a two (2) storey dwelling with associated decking. The proposed three (3) bedroom with single garage has incorporated a skillion roof with clerestory

windows to maximise solar gain to the main living areas. The application is seeking a discretionary assessment with respect to overall building height. The proposed dwelling achieves a compliant building height fronting the road reserve, however, due to the slope of the site and the desire to avoid extensive cut and fill, the dwelling seeks discretionary consideration of overall building height on the eastern end.



Discretionary building height is largely associated with the slope of the site, reducing the requirement for cut and fill as much as practicable and the utilisation of a skillion roof to maximise solar gain. A small portion of the roof is seeking discretionary consideration, as outlined in the north and east elevation above.



Photo 1 – Development Site

2. Applicable Planning Assessment

12 Low Density Residential Zone;
E6 Car Parking and Sustainable Transport Code;
E14 Coastal Code;
E16 Onsite Wastewater Management Code.

3. Referrals

Break O'Day Council Works Department.

4. Assessment

The application met the acceptable solutions for all issues except for reliance upon the performance criteria detailed below:

Break O'Day Interim Planning Scheme 2013

- 12.4.1.3 Building Height P1;
- E16.6.1 Use and Lot Size P1.

Detailed assessment against the provisions of the *Break O'Day Interim Planning Scheme 2013* where the proposal was reliant on satisfying the performance criteria, is provided below. **The proposal is deemed to comply with the performance criteria applicable.**

Planning Assessment

12 Low Density Residential Zone

12.4 Development Standards

12.4.1.3 Building Height

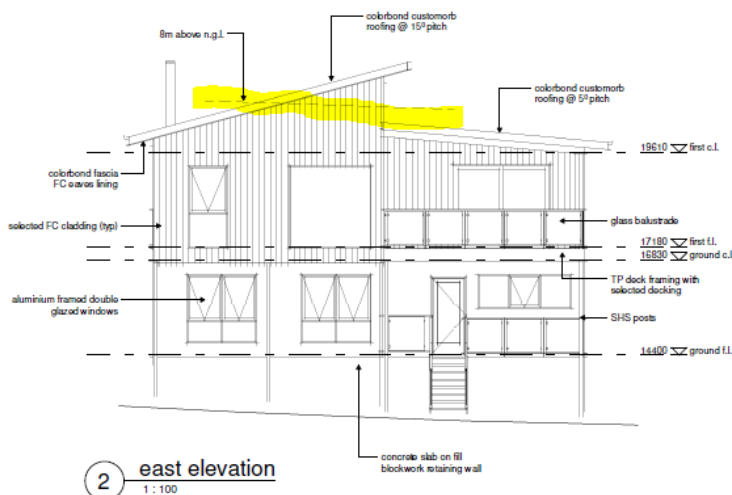
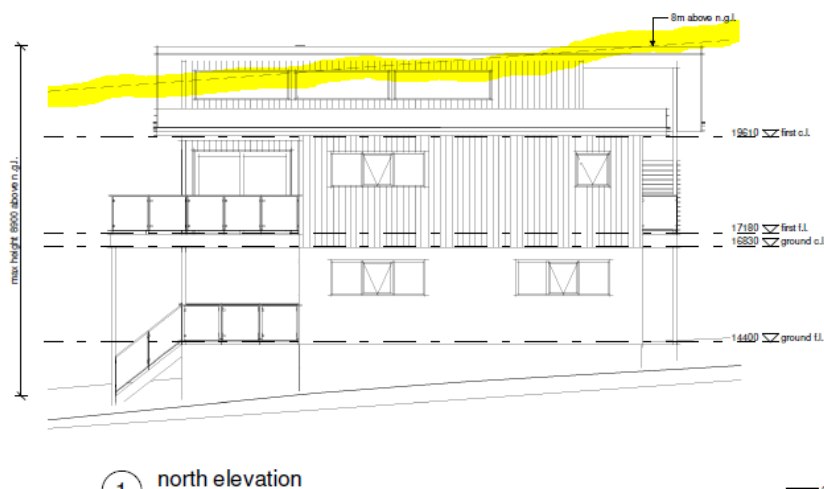
Acceptable Solution	Performance Criteria
A1 Building height must not exceed 8 metres.	P1 Building height must be appropriate to the site and the streetscape having regard to the: a) effect of the slope of the site on the height of the building; and b) relationship between the proposed building height and the height of existing adjacent buildings; and c) visual impact of the building when viewed from a road.
<p><i>Performance Criteria Assessment:</i> <i>The proposed development will achieve a compliant building height at the point the dwelling presents to the street (8m). However the building will exceed the acceptable solution for building height as viewed from the eastern elevation where the natural fall of the ground increases overall building height (8.9m). The dwelling design has incorporated a skillion roof with a 150 pitch. The skillion roof design enables the dwelling to incorporate clerestory windows to achieve solar access and solar energy efficiency to the main living area on the first floor.</i></p> <p><i>The height of the building on the eastern end responds to the slope of the site and minimises the need for 'cut' on site. The skillion roof whilst providing for maximum solar access to internal living areas also presents a design that is well articulated and present with visual interest through the use of angles, and frequent interruption utilising windows. This roof design however, causes a small portion on the eastern end to exceed the acceptable solution for height.</i></p>	

The street and the wider area of Scamander is undergoing transition in dwelling design and vacant lots are progressively developed over time. The street and the wider area presents a mix of low and high rise dwellings, with more recent developments providing for double storey construction. The **photos below** demonstrate the variation in design and scale in close proximity to the development site.

The proposed dwelling is compliant in building height, when viewed from the road.

It is my opinion that the proposed dwelling design responds well to the site slope and is of a design that provides visual interest and maximises solar access to the living area. This is achieved through a small exceedance in building height (acceptable solution) on the eastern elevation only. The Zone Purpose does not provide any desired future character statements to guide development.

The proposed development is considered to satisfy the performance criteria.





E6 Car Parking and Sustainable Transport Code

The proposed use and development has been determined to satisfy all relevant Acceptable Solutions of the Use Standards and Development Standards of the Car Parking and Sustainable Transport Code.

E14 Coastal Code

The Coastal Code applies to use or development of land located at or below the height indicated on the coastal inundation height reference map. The site is affected by the coastal inundation height reference map, however the development site is located between the 10m and 20m contour lines and is outside the coastal inundation height reference of 2.36m. No further assessment against the Coastal Code is required.

E16 Onsite Wastewater Management Code

E16.6 Use Standards

E16.6.1 Use and Lot Size

Acceptable Solutions	Performance Criteria
A1 Residential uses that rely on onsite wastewater management must: a) be on a site with minimum area of 2,000m ² ; and b) have four bedrooms or less.	P1 Residential use on sites less than 2,000m ² or with more than four bedrooms that rely on onsite wastewater management must be able to accommodate: a) the proposed residence and associated buildings and structures; b) private open space; c) vehicle manoeuvring and car parking; d) hardstand and paved areas; and e) onsite wastewater management infrastructure
Performance Criteria Assessment: <i>The proposed development is relying on on-site wastewater management infrastructure and has a land area of 807 m² and is relying on satisfying the performance criteria. The applicant has provided an onsite wastewater management report prepared by a suitably qualified person that has considered the site characteristics and the proposed development (submitted plans) and has determined the site is able to accommodate the infrastructure.</i> <i>The proposed development satisfies the performance criteria.</i>	

5. Representations

The application was advertised 6 February, 2021 to 19 February, 2021 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. One (1) representation was received prior to the closing date and time. The representation is as follows:

Issue	Response
The Representor considers the height and design of the building to be quite imposing and believes it will cause considerable shading during winter over the permanent resident at 21 Seaview Avenue and have an overbearing impact on the streetscape.	It should be noted that a representation has not been received by the resident of 21 Seaview Avenue. The proposed development complies with all relevant boundary setbacks and only seeks discretion regarding building height. It should be noted that the performance criteria for 12.4.1.3 Building Height does not provide for assessment with respect to solar access. An assessment has been concluded regarding the height of the development and is considered to satisfy the performance criteria (contained within the body of the report). The streetscape provides for a mix of development types (photos provided in body of report) and the proposed development is well set back from the primary frontage and road reserve (primary frontage boundary setback 12m in lieu of the acceptable solution 5m).

The recommendation for approval has been made following due consideration of the representations and comments.

6. Mediation

Nil.

7. Conclusion

In accordance with 8.10 of the *Break O'Day Interim Planning Scheme 2013*, the application has been assessed against the objectives of the Scheme, in particular the Low Density Residential Zone and all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and Performance Criterion and the received representation has been considered. It is recommended for approval with conditions normally set to this type of development.

LEGISLATION & POLICIES:

Break O'Day Interim Planning Scheme 2013;
Land Use Planning and Approvals Act 1993;
Local Government (Building and Miscellaneous Provisions) Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable, all costs of the development are the responsibility of the developer.

VOTING REQUIREMENTS:

Simple Majority.

The Mayor advised the Council that it had now concluded its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations.

OFFICER'S RECOMMENDATION:

That the report be received.

OFFICER'S REPORT:

Refer to the report which has been provided.

Nil.

MOTION:

A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:

Council to invite Glen Jacobs from World Trail to do an overview and investigate the existing trails providing any thoughts on lengthening / improving the existing network and the need to investigate new trails to complement what is existing at the Flagstaff Trailhead.

SUBMISSION IN SUPPORT OF MOTION:

We need to be pro-active in making sure we are always looking for improvements, have plans in the system to take advantage of funding opportunities if and when it is available. Our network has created a boom for Break O'Day with the visitation. Our businesses in all of Break O'Day are benefitting from the trail network and we must always keep upgrading to make the network something for everyone. Everyone has seen the massive increase in mountain bikes in our communities and the benefits, but we must not rest on our laurels.

03/21.10.0 COUNCILLOR'S QUESTIONS ON NOTICE

03/21.10.1 Question on Notice -

Nil.

03/21.11.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE

Regulation 29 of the Local Government (Meeting Procedures) Regulations 2005 specifies that in putting a Question Without Notice a Councillor must not offer an argument or opinion, draw any inference or make any imputations except so far as may be necessary to explain the question.

The Chairperson must not permit any debate of a Question without Notice or its answer.

03/21.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

03/21.12.1 Mayor's Communications for Period Ending 15 March 2021

16.02.2021	St Helens	– St Helens Neighbourhood House – Welcome Back – Services Offered
17.02.2021	Hobart	– General Management Committee (GMC) & Local Government Association Tasmania (LGAT) Stakeholder event
19.02.2021	Launceston	– Northern Tasmania Development Corporation (NTDC) meeting
01.03.2021	St Helens	– Council Workshop
09.03.2021	Launceston	– Northern Tasmania Development Corporation (NTDC) Quarterly Mayors meeting
10.03.2021	St Helens	– Parent Matter Project Lunch – Trade Training Centre
15.03.2021	St Helens	– Council Meeting

03/21.12.2 Councillor's Reports for Period Ending 15 March 2021

This is for Councillors to provide a report for any Committees they are Council Representatives on and will be given at the Council Meeting.

- St Helens and Districts Chamber of Commerce and Tourism –Clr Margaret Osborne OAM
- NRM Special Committee – Clr Janet Drummond
- Barway Committee – Clr John McGiveron
- East Coast Tasmania Tourism (ECTT) – Clr Glenn McGuinness
- Mental Health Action Group – Clr Barry LeFevre
- Disability Access Committee – Clr Janet Drummond

03/21.13.0 BUSINESS AND CORPORATE SERVICES

03/21.13.1 Corporate Services Department Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Bob Hoogland, Manager Corporate Services
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which have been dealt with in the Business and Corporate Service Department since the previous Council Meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Corporate Services Staffing and Other Activities:

One (1) reception admin officer is continuing training with building and planning admin staff one day each week. A casual admin officer is ensuring reception services are operating normally.

As Council is aware, full municipal revaluations occur every six (6) years and interim valuation adjustment factors are provided every two (2) years between full revaluations. When we contacted the Office of the Valuer General, we were advised that all Tasmanian interim revaluations have been postponed by one (1) year due to the impact of COVID-19. Break O'Day was due for an interim valuation adjustment so this will not require consideration in the budget process for 2021/2022.

Meetings Attended:

Normal face to face Corporate Services team meetings and manager-team member meetings have resumed.

With General Manager, met with Tasmanian Grants Commission by video conference, providing feedback on discussion papers circulated by the Commission and generally providing the Commissioners with information with respect to Break O'Day Council and the municipality.

Also by video conference attended update sessions:

- by Council's insurers with respect to recent claims, the state of the industry, prospect for premium charges and general issues around local government insurance

Other Issues:

Investments – Term Deposits

BENDIGO:

\$1,000,000.00	0.30%	Maturing 04/03/2021
\$1,001,371.23	0.30%	Maturing 09/03/2021
\$1,009,610.60	0.30%	Maturing 11/03/2021
\$1,009,530.68	0.30%	Maturing 11/03/2021
\$1,004,364.91	0.30%	Maturing 10/05/2021

CBA:

\$1,000,000.00	0.23%	Maturing 17/05/2021
\$1,015,092.62	0.23%	Maturing 25/05/2021
\$2,007,713.72	0.15%	Maturing 25/05/2021

Right to Information (RTI) Requests

An RTI request was received in September 2020 and satisfied in October 2020. There has been since a further request from the applicant to supply more detailed breakdown of this information. This information has now been supplied.

No new requests have been received.

132 and 337 Certificates

	132	337
February 2021	76	35
January 2021	68	38
February 2020	64	31

The municipality is still receiving good sales with an increase from this time last year.

Debtors/Creditors @ 3 March 2021

DEBTORS INFORMATION

Invoices Raised

Current			Previous Year	
Month	Mth Value	YTD 20/21	Month	YTD 19/20
50	\$45,372.00	474	84	603

Creditors operating as normal.

CREDITORS INFORMATION

Payments Made

Current			Previous Year	
Month	Mth Value	YTD 20/21	Month	YTD 19/20
272	\$708,093.00	2871	283	3021

Debtors invoices down as Debtors Officer was on leave at EOM.

Work Health & Safety Coordinator

OFFICER'S REPORT:

The Work Health & Safety Coordinator attended various internal meetings related to risk management and work health and safety (WHS).

Attended to an incident involving an outdoor worker and managed the whole return to work process by liaising with his nominated treating doctor, manager and Council's workers' compensation insurance company.

Completed a comprehensive incident investigation with the Works Operation Manager and Manager Infrastructure & Development Services and reported the findings to WorkSafe Australia (WST) as it was a notifiable incident. Received appreciation from WST for providing an extensive report and information.

Assisted staff with COVID enquires and continuously liaised with the Community Services Department concerning compliance with COVID safety plans and risk assessment plans for events in 2021 and supplied by community groups.

During the period of **15 February to 4 March 2021**, no vandalism reported to the Work Health & Safety Coordinator.

RATES INFORMATION as at 4 March 2021						
This financial Year						
2020/2021	Rates Levied	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	7,388,664.92	66,592.85	7,455,257.77	37,191.99	15,797.36	157,035.27
Waste	1,226,004.00	4,856.08	1,230,860.08			
Wheelie	452,119.20	4,535.27	456,654.47			
Recycling	253,536.00	938.19	254,474.19			
Fire	364,983.85	939.27	365,923.12			
TOTAL	9,685,307.97	77,861.66	9,763,169.63	37,191.99	15,797.36	157,035.27
Last Financial Year						
2019/2020	Rates Levied	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	7,313,018.65	67,557.16	7,380,575.81	38,594.28	24,391.32	61,921.83
Waste	1,186,206.00	5,257.00	1,191,463.00			
Wheelie	429,934.75	4,943.13	434,877.88			
Recycling	242,865.00	1,609.49	244,474.49			
Fire	365,043.55	956.75	366,000.30			
TOTAL	9,537,067.95	80,323.53	9,617,391.48	38,594.28	24,391.32	61,921.83
Instalments						
2020/2021		Instalment \$	Outstanding \$	Outstanding %		
8 September 2020	Instalment 1	2,422,220.97	51,115.31	2.11%		
10 November 2020	Instalment 2	2,421,029.00	65,537.63	2.71%		
2 February 2021	Instalment 3	2,421,029.00	148,817.90	6.15%		
4 May 2021	Instalment 4	2,421,029.00	846,362.10	34.96%		
	TOTAL:	9,685,307.97	1,111,832.94	11.48%		
2019/2020						
		Instalment \$	Outstanding \$	Outstanding %		
10 September 2019	Instalment 1	2,382,877.95	43,303.24	1.82%		
12 November 2019	Instalment 2	2,384,730.00	62,493.92	2.62%		
4 February 2020	Instalment 3	2,384,730.00	141,300.28	5.93%		
5 May 2020	Instalment 4	2,384,730.00	922,196.92	38.67%		
	TOTAL:	9,537,067.95	1,169,294.36	12.26%		
Discount						
	Discount	No. of	Total Ratable	% of total		
2020/2021	157,941.20	3,477	6,476	53.69%		
2019/2020	145,441.53	3,272	6,461	50.64%		

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Services – To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

- Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
- Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Manager Corporate Services, Bob Hoogland
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Reports

OFFICER'S RECOMMENDATION:

That the following reports for the month ending 28 February 2021 be received:

1. Trading Account Summary
2. Income Statement
3. Profit and Loss Statements
4. Financial Position
5. Cash Flow
6. Capital Expenditure

INTRODUCTION:

Presented to Council are the monthly financial statements.

PREVIOUS COUNCIL CONSIDERATION:

Council considers financial reports on a monthly basis.

OFFICER'S REPORT:

The financial statements as shown below show the financial position of Council as at 28 February 2021.

Trading Account Summary

Council's current position for the month ending 28 February is summarised as follows:-

CASH AT BEGINNING OF PERIOD	11,566,613
TOTAL INCOME FOR PERIOD	1,084,228
TOTAL AVAILABLE FUNDS	12,650,841
LESS TOTAL EXPENDITURE	1,434,264
CASH AT END OF PERIOD	11,216,577
OUTSTANDING SUNDRY DEBTORS 60 DAYS & OVER	9,316

N.B. Cashflows in the short term are not equivalent to accounting surplus or deficit and therefore cash flows in the above statement will not necessarily equal figures shown elsewhere in this report.

Income Statement				
2020-2021				
	2019-2020 Actual	Year to Date Actual	Year to Date Budget	2020-2021 Estimate
INCOME				
Rates and Charges	9,850,188	9,725,264	9,643,408	9,730,958
User Charges	1,099,845	615,627	382,476	830,591
Grants	3,078,651	1,136,185	766,926	3,000,411
Other Income	420,306	187,457	82,667	152,000
Investment Income	406,309	124,244	71,500	344,000
Total Income	14,855,299	11,788,777	10,946,976	14,057,960
Capital Income				
Capital grants	5,220,216	3,706,962	767,000	4,091,000
Profit or Loss on Sale of Assets	(318,269)	11,706	-	25,000
Total Income	19,757,246	15,507,445	11,713,976	18,173,960
EXPENSES				
Employee Expenses	4,539,148	3,329,550	2,756,198	5,512,396
Materials and Services	4,215,435	3,089,170	2,402,511	4,561,591
Depreciation and amortisation	3,732,684	2,188,636	1,827,847	3,659,093
Other expenses	1,584,106	545,751	530,856	857,586
Total Expenses	14,071,373	9,153,106	7,517,411	14,590,665
FAGs in advance				
Net Operating Surplus\ (Deficit)	783,926	2,635,671	3,429,565	(532,705)
Net Surplus\ (Deficit)	5,685,873	6,354,339	4,196,565	3,583,295

Profit & Loss Statement							
2020-2021							
		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1600	Revenues						
1611	General Rate	-	7,455,258	7,389,216	7,389,216	101%	
1612	Waste Charges	-	1,230,860	1,226,004	1,226,004	100%	
1613	Fire Levy	-	365,923	364,927	364,927	100%	
1614	Tips & Transfer Stations	12,713	120,035	87,550	175,100	69%	
1615	Recycling Charges	-	254,474	253,592	253,592	100%	
1616	Early Settlement Discounts	(23)	(157,941)	(130,000)	(130,000)	121%	
1617	Wheelie Bin Charges	15	456,654	452,119	452,119	101%	
	Total Rates	12,704	9,725,264	9,643,408	9,730,958	100%	
	Environmental Health						
1622	Inspection Fees	-	-	3,000	6,000	0%	
1623	Health/Food Licence Fees and Fines	73	1,011	1,000	14,000	7%	
1624	Immunisations	-	-	-	1,000	0%	
	Total Environmental Health	73	1,011	4,000	21,000	5%	
	Municipal Inspector						
1631	Kennel Licences	-	(30)	-	1,200	-3%	
1632	Dog Registrations	171	8,663	7,000	50,100	17%	
1633	Dog Impoundment Fees & Fines	123	614	1,250	2,500	25%	
1634	Dog Replacement Tags	25	135	-	-		
1635	Caravan Fees and Fines	104	64,310	50,000	50,000	129%	
1636	Fire Abatement Charges	-	-	1,000	2,000	0%	
1637	Infringement Notices	243	1,937	8,750	17,500	11%	
	Total Municipal inspector	666	75,629	68,000	123,300	61%	
	Building Control Fees						
1641	Building Fees	681	6,211	15,000	30,000	21%	
1642	Plumbing	2,760	28,560	25,000	50,000	57%	
1643	Building Search Fees	-	60	600	1,200	5%	
1644	Permit Administration	3,150	26,125	17,500	35,000	75%	
1645	Building Inspections	3,545	36,727	20,000	40,000	92%	
1647	Certificates of Likely Compliance	2,436	28,064	11,000	22,000	128%	
1651	Development Application Fees	8,914	66,167	25,000	50,000	132%	
1653	Subdivision Fees	(260)	1,370	1,750	3,500	39%	
1654	Advertising Fee	6,000	62,425	25,000	50,000	125%	
1655	Adhesion Orders	-	-	250	500	0%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1656	Engineering Fees	642	6,848	1,000	2,000	342%	
1657	Public Open Space	23,500	38,500		-		
	Total Planning And Building Control Fees	51,369	301,056	142,100	284,200	106%	
	Government Fees Levies						
1661	B.C.I Training Levy	4,185	28,573	15,000	30,000	95%	
1662	Building Permit Levy	2,093	14,286	8,500	17,000	84%	
1663	132 & 337 Certificates	9,114	86,764	40,000	80,000	108%	
1664	Section 137 Property Sales	-	781	-	-		
1666	Right to Information	-	81	-	-		
	Total Government Fees Levies	15,392	130,484	63,500	127,000	103%	
	Investment Income						
1671	Interest Income	1,738	27,244	71,500	150,000	18%	
1676	Dividends - TasWater	97,000	97,000	-	194,000	50%	
	Total Investment Income	98,738	124,244	71,500	344,000	36%	
	Sales Hire and Commission						
1681	Sales	3,963	25,126	42,108	127,600	20%	
1682	Commission	-	8,124	7,618	16,491	49%	
1683	Equipment Hire	-	155	-	-		
1684	Facilities and Hall Hire	3,386	21,121	18,150	55,000	38%	
1685	Facilities Leases	1,904	52,921	36,500	75,000	71%	
1687	History Room Other Income	-	-	500	1,000	0%	
	Total Sales Hire and Commission	9,253	107,446	104,876	275,091	39%	
	Other Income						
1761	Late Payment Penalties inc Interest	12,897	51,233	56,667	100,000	51%	
1765	Private Works	5,243	80,587	10,000	20,000	403%	Construction of Cunningham St Jetty
1766	Cemetery	-	5,418	12,500	25,000	22%	
1767	Contributions	-	1,177	-	-		
1768	Miscellaneous Income	-	52	-	-		
	Total Other Income	18,140	138,467	79,167	145,000	95%	
	Reimbursements						
1773	Workers Comp. Recoveries	493	493	1,000	2,000	25%	
1775	Roundings	50	(85)	-	-		
1776	Miscellaneous Reimbursements	-	16,242	2,500	5,000	325%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1778	GST free reimbursements	-	32,340	-	-		
	Total Reimbursements	543	48,990	3,500	7,000	700%	
	Gain or Loss on Sale of Assets						
1781	Profit or Loss on Sale of Assets	6,206	11,706	-	25,000	47%	
	Total Gain or Loss on Sale of Assets	6,206	11,706	-	25,000	47%	
	Grant Income						
	Operating Grants			-			
1792	Financial Assistance Grant	355,018	1,065,053	746,926	2,980,411	36%	
1794	State Grants - Other	-	71,132	-	20,000	356%	
	Learner Driver Mentor Grant		-	20,000	-		
	Total Operating Grants	355,018	1,136,185	766,926	3,000,411	38%	
	Capital Grants						
1791	Roads to Recovery	(460,000)	3,548,712	267,000	971,000	365%	
	DCF Round 2 Projects	-	-	500,000	1,000,000	0%	
	CDG Georges Bay Walking Trail	1,260,000	-		2,100,000	0%	
	Turf Mower	-	-	-	20,000	0%	
1793	Skyline Drive Junction	1,500	158,250				
	Total Capital Grants	801,500	3,706,962	767,000	4,091,000	91%	
	Total Revenue	1,369,602	15,507,445	11,713,976	18,173,960	85%	
	Expenses						
	Employee Costs						
1811	Salaries and Wages	280,698	2,295,539	1,895,506	3,791,012	61%	
1812	On Costs	121,224	985,548	841,922	1,683,844	59%	
1813	Overtime Payments	7,617	48,463	18,770	37,540	129%	
	Total Employee Costs	409,539	3,329,550	2,756,198	5,512,396	60%	
	Energy Costs						
1851	Electricity	7,154	83,810	71,742	143,875	58%	
	Total Energy Costs	7,154	83,810	71,742	143,875	58%	
	Materials and Contracts						
1861	Advertising	80	53,302	24,250	48,500	110%	
1863	Bank Charges - GST	2,075	18,848	12,100	24,200	78%	
1864	Books Manuals Publications	-	932	2,045	4,090	23%	
1865	Catering	-	6,341	7,200	14,400	44%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1866	Bank Charges - FREE	34	384	500	1,000	38%	
1867	Computer Hardware Purchase	345	13,489	6,000	12,000	112%	
1869	Computer Internet Charges	-	-	1,000	2,000	0%	
1870	Computer Licence and Maintenance Fees	4,255	149,330	133,650	205,000	73%	
1872	Corporate Membership	-	66,304	115,790	144,790	46%	
1873	Debt Collection	-	10,078	8,000	16,000	63%	
1876	Stock Purchases for Resale	135	7,230	37,500	45,000	16%	
1890	Equipment Hire and Leasing	-	15,045	19,250	38,500	39%	
1891	Equipment Maintenance and Minor Purchases	47	1,686	5,850	11,700	14%	
1893	Internet Billpay Costs	-	5,089	3,500	7,000	73%	
1895	Licensing and Licence Costs	143	30,038	15,000	39,379	76%	
1896	Land and Building Rental or Leasing Costs	3,625	40,204	9,000	9,000	447%	
1897	Materials	11,700	223,273	167,722	335,445	67%	
1898	Phone Calls Rental Fax	2,388	22,752	19,545	39,090	58%	
1899	Postage/Freight	630	19,181	11,505	23,010	83%	
1900	Printing/Laminating	-	-	2,500	5,000	0%	
1901	Property Insurance	-	127,186	100,000	109,300	116%	
1902	Room Hire	-	1,093	625	1,250	87%	
1904	Royalties and Production Licences	-	-	2,500	5,000	0%	
1905	Stationery	526	10,718	8,250	16,500	65%	
1906	Water and Property rates Payable	-	50,710	64,980	105,800	48%	
	Total Materials and Contracts	25,983	873,211	778,262	1,262,954	69%	
	Contractor Costs						
1971	Contractors	65,609	603,995	396,150	792,300	76%	
1972	Cleaning Contractors	2,505	130,589	94,865	189,730	69%	
1973	Waste Management Contractors	45,130	609,510	548,596	1,135,788	54%	
	Total Contractor Costs	113,244	1,344,094	1,039,611	2,117,818	63%	
	Professional Fees						
1992	Audit Fees	-	6,040	22,672	40,000	40%	
1993	Legal Fees	125	36,594	13,000	26,000	141%	
1994	Internal Audit Fees	-	10,753	3,250	6,500	165%	
1995	Revaluation Fees- Municipal only	-	8,850	14,000	28,000	32%	
1997	Professional Fees - Strategic Projects	-	-	-	70,000	0%	
1998	Other Professional Fees	3,374	178,162	127,350	254,700	70%	
	Total Professional Fees	3,499	250,398	180,272	425,200	59%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
	Plant Hire						
2101	Plant Hire - Internal	79,095	526,190	258,150	516,300	102%	
2102	Plant Hire - External	-	2,389	2,750	5,500	43%	
2103	Registration and MAIB	-	40,546	39,672	39,672	102%	
2104	Insurance Premiums	-	25,431	41,773	41,773	61%	
2105	Plant Repairs and Maintenance	17,453	206,006	56,000	112,000	184%	
2140	Plant Hire Recovered	(81,680)	(566,573)	(360,000)	(720,000)	79%	
2141	Fuel	11,000	58,607	82,250	164,500	36%	
2142	Fuel Credit	-	(7,163)	(7,500)	(15,000)	48%	
	Total Plant Hire	25,868	285,434	113,095	144,745	197%	
	Government Fees and Levies						
2255	Fire Levy	-	182,463	182,529	365,186	50%	
2257	Building Permit Levy	-	10,083	7,500	15,000	67%	
2258	Land Tax	871	34,161	14,500	56,813	60%	
2259	Training Levy	-	25,515	15,000	30,000	85%	
	Total Government Fees and Levies	871	252,222	219,529	466,999	54%	
	Depreciation						
2305	Depreciation Buildings	-	99,159	118,161	236,323	42%	
2306	Depreciation Roads and Streets	152,167	1,217,336	913,000	1,826,000	67%	
2307	Depreciation Bridges	38,050	304,400	228,300	456,600	67%	
2308	Depreciation Plant & Equipment	-	178,082	205,434	410,868	43%	
2310	Depreciation Stormwater Infrastructure	27,658	221,264	165,948	331,896	67%	
2311	Depreciation Furniture	725	60,446	78,703	157,405	38%	
2312	Depreciation Land Improvements	1,750	93,548	107,501	215,001	44%	
2313	Amortisation of Municipal Valuation	1,800	14,400	10,800	25,000	58%	
	Total Depreciation	222,150	2,188,636	1,827,847	3,659,093	60%	
	Other Expenses						
2401	Interest Payable	25,811	183,938	181,177	335,328	55%	
2403	Bad & Doubtful Debts	-	249		-		
2404	Grants and Community Support Given	13,300	52,236	100,100	179,100	29%	
2405	Rate Remissions	-	157,035	156,000	156,000	101%	Includes \$99k Covid19 rate relief
2407	Waiver of Fees and Lease etc	816	5,306	-	-		
2408	Refunds/Reimbursements	1,135	25,681	-	-		
2409	Council Member Expenses	-	5,460	9,000	18,000	30%	
2410	Council Member Allowances	14,643	115,846	84,579	169,158	68%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
	Total Other Expenses	55,705	545,751	530,856	857,586	64%	
	Total Expenses	864,013	9,153,106	7,517,411	14,590,665	63%	
	Net Surplus\ (Deficit) before Capital amounts	(302,116)	2,635,671	3,429,565	(532,705)		
	Capital Grants	801,500	3,706,962	767,000	4,091,000		
	Profit or Loss on Sale of Assets	6,206	11,706	-	25,000		
	Net Surplus\ (Deficit)	505,589	6,354,339	4,196,565	3,583,295		

Profit And Loss Statement				
2020-2021				
	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Business and Corporate Services				
Total Government Fees Levies		81	-	
Total Investment Income	98,738	124,244	344,000	
Total Sales Hire and Commission		16	6,000	
Total Other Income	-	1,700	-	
Total Reimbursements		1,700	-	
Total Revenue	98,738	127,742	350,000	
Total Employee Costs	45,755	447,455	817,408	
Total Energy Costs	-	-	5,800	
Total Materials and Contracts	7,388	344,284	497,450	
Total Contractor Costs	488	2,399	7,900	
Total Professional Fees	2,563	13,358	10,500	
Total Plant Hire	90	8,949	13,573	
Total Government Fees and Levies	-	-	180	
Total Depreciation	2,525	58,866	157,064	
Total Other Expenses	1,135	1,480	-	
Total Expenses	59,943	876,791	1,509,875	
Net Surplus\ (Deficit) before Capital Income	38,795	(750,749)	(1,159,875)	
Net Surplus\ (Deficit)	38,795	(749,049)	(1,159,875)	
Development Services				
Total Environmental Health	37	975	21,000	
Total Municipal inspector	104	64,310	59,500	
Total Planning And Building Control Fees	45,215	288,482	282,200	
Total Government Fees Levies	12,524	126,754	127,000	
Total Sales Hire and Commission		793	1,300	
Total Operating Grants		25,000	-	
Total Revenue	57,880	506,315	491,000	
Total Employee Costs	59,613	496,267	841,637	
Total Materials and Contracts	206	30,391	50,910	
Total Contractor Costs		1,042	10,000	
Total Professional Fees	511	113,416	142,700	
Total Plant Hire		6,025	8,807	
Total Government Fees and Levies		35,598	45,000	
Total Depreciation		7,711	19,740	
Total Other Expenses	3,000	14,392	34,500	
Total Expenses	63,331	704,842	1,153,293	
Net Surplus\ (Deficit) before Capital Income	(5,451)	(198,527)	(662,293)	
Net Surplus\ (Deficit)	(5,451)	(198,527)	(662,293)	

	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Community Services				
Total Sales Hire and Commission		64	-	
Total Other Income		1,177	-	
Total Reimbursements		2,008	-	
Total Operating Grants		40,032	20,000	
Total Capital Grants	401,500	241,094	2,100,000	
Total Revenue	401,500	284,374	2,120,000	
Total Employee Costs	18,968	152,791	281,043	
Total Energy Costs		61	-	
Total Materials and Contracts	500	5,203	26,950	
Total Contractor Costs		25,000	30,000	
Total Professional Fees			10,000	
Total Plant Hire	270	11,414	12,744	
Total Depreciation		5,897	16,212	
Total Other Expenses	10,300	65,255	144,600	
Total Expenses	30,038	265,620	521,549	
Net Surplus\ (Deficit) before Capital Income	(30,038)	(222,339)	(501,549)	
Net Surplus\ (Deficit)	371,462	18,755	1,598,451	
Works and Infrastructure				
Total Rates	10,301	2,059,598	2,106,815	
Total Municipal inspector	545	11,301	63,800	
Total Planning And Building Control Fees	428	6,848	2,000	
Total Sales Hire and Commission	5,290	74,828	175,000	
Total Other Income	5,243	86,057	45,000	
Total Reimbursements	493	14,698	2,000	
Total Gain or Loss on Sale of Assets	6,206	11,706	25,000	
Total Operating Grants	205,355	622,164	1,608,892	
Total Capital Grants		2,562,889	1,991,000	
Total Revenue	233,861	5,450,089	6,019,507	
Total Employee Costs	209,962	1,667,302	2,682,349	
Total Energy Costs	7,154	78,970	133,075	
Total Materials and Contracts	16,453	354,888	493,444	
Total Contractor Costs	111,598	1,305,649	2,065,068	
Total Professional Fees		30,178	44,000	
Total Plant Hire	25,052	252,396	99,978	
Total Government Fees and Levies	871	31,865	52,354	
Total Depreciation	219,625	2,101,149	3,442,005	
Total Other Expenses	26,626	189,645	335,328	
Total Expenses	617,341	6,012,042	9,347,600	
Net Surplus\ (Deficit) before Capital Income	(383,481)	(3,124,841)	(5,319,094)	
Net Surplus\ (Deficit)	(383,481)	(561,952)	(3,328,094)	

	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Visitor Information Centre				
Total Sales Hire and Commission	3,945	23,962	79,500	
Total Revenue	3,945	23,962	79,500	
Total Employee Costs	13,175	107,142	138,312	
Total Energy Costs		4,779	5,000	
Total Materials and Contracts	395	27,295	51,700	
Total Contractor Costs	364	7,829	4,850	
Total Professional Fees	300	300	-	
Total Plant Hire	110	585	-	
Total Government Fees and Levies		918	1,600	
Total Depreciation		8,513	8,472	
Total Expenses	14,343	157,363	209,934	
Net Surplus\ (Deficit) before Capital Income	(10,398)	(133,400)	130,434	
Net Surplus\ (Deficit)	(10,398)	(133,400)	130,434	
Governance and Members Expenses				
Total Rates	(23)	7,663,240	7,624,143	
Total Government Fees Levies		781	-	
Total Sales Hire and Commission		7,765	13,291	
Total Other Income	12,872	51,207	100,000	
Total Reimbursements	(0)	30,535	5,000	
Total Operating Grants	149,663	448,989	1,371,520	
Total Capital Grants		502,979	-	
Total Revenue	162,512	8,705,495	9,113,954	
Total Employee Costs	62,066	458,592	751,646	
Total Materials and Contracts	479	110,588	142,500	
Total Contractor Costs	795	2,175	-	
Total Professional Fees	125	93,146	218,000	
Total Plant Hire	346	6,066	9,645	
Total Government Fees and Levies		183,841	367,865	
Total Depreciation		6,500	15,600	
Total Other Expenses	14,643	274,979	343,158	
Total Expenses	78,454	1,135,887	1,848,414	
Net Surplus\ (Deficit) before Capital Income	84,058	7,066,629	7,265,539.19	
Net Surplus\ (Deficit)	84,058	7,569,608	7,265,539	

	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Council Total				
Total Rates	10,278	9,722,838	9,730,958	
Total Environmental Health	37	975	21,000	
Total Municipal inspector	649	75,612	123,300	
Total Planning And Building Control Fees	45,643	295,330	284,200	
Total Government Fees Levies	12,524	127,616	127,000	
Total Investment Income	98,738	124,244	344,000	
Total Sales Hire and Commission	9,235	107,428	275,091	
Total Other Income	18,115	138,442	145,000	
Total Reimbursements	493	48,940	7,000	
Total Gain or Loss on Sale of Assets	6,206	11,706	25,000	
Total Operating Grants	355,018	1,136,185	3,000,411	
Total Capital Grants	401,500	3,306,962	4,091,000	
Total Revenue	958,435	15,096,278	18,173,960	
Total Employee Costs	409,539	3,329,550	5,512,396	
Total Energy Costs	7,154	83,810	143,875	
Total Materials and Contracts	25,421	872,649	1,262,954	
Total Contractor Costs	113,244	1,344,094	2,117,818	
Total Professional Fees	3,499	250,398	425,200	
Total Plant Hire	25,868	285,434	144,745	
Total Government Fees and Levies	871	252,222	466,999	
Total Depreciation	222,150	2,188,636	3,659,093	
Total Other Expenses	55,705	545,751	857,586	
Total Expenses	863,451	9,152,544	14,590,665	
Net Surplus\ (Deficit) before Capital Income	(306,515)	2,636,772	(532,705)	
Capital Income	-	-	4,116,000	
Net Surplus\ (Deficit)	94,985	5,943,734	3,583,295	

Financial Position					
2020-2021					
	2019-2020 Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	Comments
Current Assets					
Cash	10,256,813	10,720,613	8,670,386	3,737,243	
Receivables	1,093,391	2,124,662	2,580,075	750,000	
Inventories	63,905	227,284	120,000	120,000	
Other Current Assets	60,433	97,044	45,000	45,000	
Total Current Assets	11,474,542	13,169,603	11,415,461	4,652,243	
Non Current Assets					
Property Plant and Equipment	154,921,761	158,150,793	158,525,004	148,149,134	
Investment in TasWater	34,537,566	29,582,956	29,582,956	38,672,525	
Other Non Current Assets	176,326	63,800	95,000	95,000	
Total Non -Current Assets	189,635,653	187,797,550	188,202,960	186,916,659	
Total Assets	201,110,195	200,967,153	199,618,422	191,568,902	
Current Liabilities					
Payables	1,548,015	1,370,928	1,284,964	950,000	
Interest Bearing and Other Liabilities	368,056	156,242	156,242	356,256	
Contract Liabilities	344,516	-	-		Grants & Rates in advance
Provisions	829,258	751,946	853,572	853,572	
Total Current Liabilities	3,089,845	2,279,116	2,294,778	2,159,828	
Non Current Liabilities					
Interest Bearing and Other Liabilities	,169,452	8,169,452	8,169,452	8,128,118	
Provisions	549,757	549,756	569,414	569,414	
Total Non Current Liabilities	8,719,209	8,719,208	8,738,866	8,697,532	
Total Liabilities	11,809,054	10,998,324	11,033,644	10,857,360	
Net Assets	189,301,141	189,968,828	188,584,778	180,711,542	
EQUITY					
Accumulated surplus	38,895,988	38,017,806	36,633,755	34,862,149	
Asset revaluation reserve	149,925,764	151,471,634	151,471,634	145,384,764	
Other reserves	479,389	479,389	479,389	464,629	
TOTAL EQUITY	189,301,141	189,968,828	188,584,778	180,711,542	
Other Reserves - detailed separately	479,389	479,389	479,389	464,628	
Employee Provisions	1,379,015	1,301,702	1,422,986	1,422,986	
Unallocated accumulated surplus	8,398,409	8,939,522	6,768,011	1,849,629	
Total cash available	10,256,813	10,720,613	8,670,386	3,737,243	
Note: This reflects the cash position and does not include Payables and Receivables					

Other Reserves				
2020-2021				
	Other Reserves 1/7/20	Reserves new 2020-2021	Reserves used 2020-2021	Remaining 30/6/2021
Public Open Space				
Binalong Bay	3,362			3,362
Ansons Bay	4,907			4,907
Beaumaris	2,229			2,229
Scamander	3,750			3,750
St Helens	26,242			26,242
St Marys	32,509			32,509
Stieglitz	6,752			6,752
Total Public Open Space	79,751	-	-	79,751
General Reserves				
Community Development	12,500			12,500
Fingal Tennis Court	14,500			14,500
137 Trust Seizures	372,638	-		372,638
Total General Reserves	399,638	-	-	399,638
Total Other Reserves	479,389	-	-	479,389

Estimated Cash Flow					
2020-2021					
	2019-2020 Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	Comments
CASH FLOWS FROM OPERATING ACTIVITIES					
RECEIPTS					
Operating Receipts	14,993,252	11,079,812	8,495,848	14,057,960	
PAYMENTS					
Operating payments	(10,478,245)	(8,917,574)	(5,465,786)	(10,931,572)	
NET CASH FROM OPERATING	4,515,007	2,162,238	3,030,062	3,126,388	
CASH FLOWS FROM INVESTING ACTIVITIES					
RECEIPTS					
Proceeds from sale of Plant & Equipment	18,363	11,706	-	25,000	
PAYMENTS					
Payment for property, plant and equipment	(8,021,282)	(5,431,090)	(5,397,473)	(10,794,945)	
Capital Grants	5,405,286	3,706,962	767,000	4,091,000	
Payments for financial assets	-				
NET CASH FROM INVESTING ACTIVITIES	(2,597,633)	(1,712,422)	(4,630,473)	(6,678,945)	
CASH FLOWS FROM FINANCING ACTIVITIES					
RECEIPTS					
Proceeds from borrowings	-	-	-	-	
PAYMENTS					
Repayment of borrowings	(340,941)	-	-	(356,256)	
Repayment of Lease Liabilities	(11,800)				
NET CASH FROM FINANCING ACTIVITIES	(352,741)	-	-	(356,256)	
NET INCREASE (DECREASE) IN CASH HELD	1,564,633	449,816	(1,600,411)	(3,908,813)	
CASH AT BEGINNING OF YEAR	8,692,180	10,270,797	10,270,797	7,646,056	
CASH AT END OF PERIOD	10,256,813	10,720,613	8,670,386	3,737,243	

Capital Expenditure							
2020-2021							
Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	PLANT & EQUIPMENT						
	Replacement of the following vehicles						
CI010	John Deere Turf Mower		4,873		40,000	40,000	Requires co-funding from SHFC
CH020	Skoda Karoq SL 2.01 TSI		38,866				Purchased Dec 2020 No trade
CH048	Garbage truck	-	-	(370,000)	370,000	-	Purchased June 2020
CH049	2nd hand back up garbage truck		131,735		120,000	120,000	Budget workshop 1/6/20
CI015	1226 Ute 2WD Tipper	-	-		30,000	30,000	
CI020	1316 Maintenance Van - Building Mtce Officer		50,424		45,000	45,000	
CI025	1294 Dual Cab Ute 4WD	-	-		40,000	40,000	
CI005	Small Plant - VARIOUS		41,825		42,000	42,000	
	TOTAL PLANT & EQUIPMENT	-	267,722	(370,000)	687,000	317,000	
	FURNITURE & IT						
CI070	Additional sit down/stand up desks	-	-		2,500	2,500	
CI055	IT - Server Upgrades 2020/21		28,826		25,000	25,000	
CI075	Council Chambers New Furniture	-	-		15,000	15,000	\$8700 to CI065 as advised 12 Aug 2020
CI060	Desktop/Laptops/Monitors 2020/21		12,063		10,000	10,000	
CI065	Printers/Copiers - Main Office		10,485		12,000	12,000	
	History Room acquisition reserve	-	-		1,000	1,000	
CH075	Town Christmas Decorations		4,959			-	
CD730	Hall Furniture Replacement	-	-	3,000		3,000	
CI080	Microwave Tower		16,865			-	
CH065	Audio visual equip	8,890	14,285			-	Chamber
	TOTAL FURNITURE & IT	8,890	87,483	3,000	65,500	68,500	
	BUILDINGS						
CC730 A	Old Tasmanian Hotel - Lift		216,466		213,000	213,000	DCF Round 2 Potential Project
CC730	Old Tasmanian Hotel Upgrades in Accordance with Conservation Mgt Plan		19,220	50,000	25,000	75,000	Annual commitment to Heritage upgrades and renovations

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CI705	St Helens Works Depot		8,778		20,000	20,000	New 6m X 6m store building for Community Services
CI710	St Marys Railway Station Upgrades	-	-		25,000	25,000	Upgrades to Building to be scoped out
CI715	BBQ Shelter - St Marys Community Space	3,170	11,343			-	as requested by JJ & JB
CH730	Portland Hall Upgrades		42,635	34,610	50,000	84,610	Electrical Upgrades, Replace Western Facing Windows & Storage room alterations
CE770	Workspace Renovations - History Rooms	-	-	27,270		27,270	
CF705	Weldborough Amenities	-	-	124,400		124,400	
CH705	Install 1 X Bus Shelter - High St, Mathinna	-	-			-	As per community consultation in April 2018
CH735	Fingal Park Shelter	-	-			-	As per community consultation in April 2018
CH710	St Helens Waste Transfer Station Tip Shop	-	-			-	New Addition to Tip Shop
CH715	Fingal Sports Complex - Toilet Addition	-	-			-	As per community consultation in April 2018
CH720	Four Mile Creek Community Hub	560	560	57,880		57,880	FOFMC
CH725	Break O Day Community Stadium - Upgrades		22,788	30,000		30,000	Roof Replacement to original amenities section
CG725	Scamander Sports Complex Disabled Toilet & Improvements	-	-			-	
	TOTAL BUILDINGS	3,730	321,790	324,160	333,000	657,160	
	PARKS, RESERVES & OTHER						
CX805 *	St Marys Sports Complex (DA 129-20)	133	32,564		45,000	45,000	DCF Funding - New Implement and Buggy Shed exCI805
CX810 *	St Marys Sports Centre (Bowls/Golf Clubhouse)	4168.81	55,494		45,000	45,000	DCF Funding - Internal Alterations
CX815 *	Scamander Surf Life Saving Club		17,273		19,745	19,745	DCF Funding - Fitout of Amenities

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CX820 *	St Marys Football Ground	3,914	105,425		110,020	110,020	DCF Funding - Irrigation System
CX825 *	St Marys Community Space		35,112		35,000	35,000	DCF Round 2 Potential Project
CX830 *	Mathinna Cemetery Master Plan	5,321	23,957		50,000	50,000	DCF Round 2 Potential Project
CX835 *	Fingal Cemetery Master Plan	18,923	27,924		100,000	100,000	DCF Round 2 Potential Project
CX840 *	Fingal Valley Tracks	3,359	43,192		139,500	139,500	DCF Round 2 Potential Project
CX870 *	Wombat Walk - Footpath Upgrade		13,976		-	-	DCF Round 2 Potential Project
CX845 *	Drought Protection Plan	-	-		10,000	10,000	DCF Round 2 Potential Project
CI810	St Helens Sports Complex	-	-		50,000	50,000	Reroof and Repaint & waterproof - Athletics Building
CH870	Shade structure - Flagstaff tail head		24,942		25,000	25,000	TBC
CI815	Shade Structures - Scamander Reserve	-	-		25,000	25,000	TBC
CI805	Street furniture & signage		6,540		20,000	20,000	
CI820	Playground equipment replacement program	-	-		20,000	20,000	St Helens Foreshore - Playground Fence replacement
CI825	Playground equipment replacement program	-	-		50,000	50,000	10 sites at \$5K each
CI845	St Helens rec ground - Carpark Area	-	-		15,000	15,000	
CI830	Re-sheet airport runway	-	-		100,000	100,000	
	Pyengana Rec ground	-	-		40,000	40,000	Cancel. Budgeted twice
CI835	St Helens Boat Ramp Project		20,000			-	\$98308.60 total - Council \$20000 Contribution ex GST
CF135 *	Georges Bay Walking Trail/St Helens Foreshore Path		2,001,195		2,223,510	2,223,510	Community Development Grant Funded \$2.1M
CH865	Swimcart to Binalong Bay - MTB Trail		5,509			-	
CH805	St Marys Cemetery Master Plan	-	-			-	DCP
CH810	St Helens Cemetery Master Plan	-	-	50,000		50,000	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CH815	Dog exercise area St Helens Improvements		8,255	10,000		10,000	
CH820	Medeas Cove & Annie St intersection	-	-			-	Installation of crash barrier
CE715	Break O Day Community Stadium - External Upgrades	-	-			-	as per Council decision 10/19.17.3 Moved \$150k to CH530
CH530	Car Parking & MTB Hub - Cecilia St Carpark	750	233,774			-	as per Council decision 10/19.17.3
CH825	Cornwall Playground Upgrade (Slide Only)		5,690	5,000		5,000	Cornwall - Slide Only
CH830	Binalong Bay Playground site improvements	-	-			-	
CD815	Wrinklers Lagoon Redevelopment Design & Planning - Amenities Building	-	-	89,400		89,400	
CE820	Street furniture & signage	-	-	8,860		8,860	New Code created for 2020/21
	Jetty upgrades - TBA	-	-			-	Grant funded
CD830 B	Jetty Upgrades - Cunningham Street	-	-			-	completed
CH835	St Helens Rec ground - Football Grounds	-	-			-	completed
	Break O Day Community Stadium	-	-			-	completed
CH840	St Helens Croquet Playing Field	-	-	30,000		30,000	
CF810	Fingal Cemetery Master Plan	-	-	40,000		40,000	
CE815	Mathinna Cemetery Master Plan	-	-	20,000		20,000	
CF825	Parnella foreshore protection works		46,247			-	C/f to CF805
CF805	Parnella/Foreshore Walkway		1,500	249,010		249,010	Moved from Footpaths
CG825	Streetlighting - LED Implementation	-	-			-	C/f to CF805
CH845	Street banner pole refurbishment St Helens	-	-			-	completed
CH850	Scamander Sports - Bowls Green Shade Structure	-	-			-	Replacement
CH855	Flood Levee - Groom Street, St Marys Flood Mit.	1,078	174,658				Flood Mitigation Funding
CH860	Flood Warning System - St Marys Flood Mitigation	1,040	11,498				Flood Mitigation Funding
CI850	Bike Racks - Multiple Locations	-	-				Funding AC/810

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CF820 *	Mountain Bike Trails - Poimena to Bay of Fires		45,624			-	
CF820 A*	Mountain Bike Trails - Stacked Loops-St Helens		389,486			-	
CI840	Flagstaff MTB Carpark Sealing		82,637			-	Funding Aust Govt Nov 2020 \$100K
CI855	Shared Pathway - Binalong Bay		137			-	Funding Aust Govt Nov 2020 \$40239
CI860	Shared Pathway - Kirwans Beach	20,942	20,942			-	Funding Aust Govt Nov 2020 \$35K
CI865	Shared Pathway - Scamander	-	-			-	Funding Aust Govt Nov 2020 \$108167
CI870	Shared Pathway - Foreshore to Circassian	1,016	1,016			-	Funding Aust Govt Nov 2020 \$185K
CI875	Pavement Rehabilitation - St Helens Pt Rd	-	-			-	Funding Aust Govt Nov 2020 \$170K
CI880	Tourism Information Signage - Multiple	-	-			-	Funding Aust Govt Nov 2020 \$9K
	TOTAL PARKS, RESERVES & OTHER	60,646	3,434,564	502,270	3,122,775	3,625,045	
						-	
	ROADS					-	
	STREETSCAPES					-	
CX850 *	Mathinna Streetscape Improvements	1,070	137,087		208,035	208,035	DCF Round 2 Project Grant
CE110	Scamander entrance at Wrinklers	-	-	193,500		193,500	
CE105	Cecilia St (Circassian to Esplanade)	-	-			-	completed
CF105	Fingal Streetscape - Stage 2	-	-	40,000		40,000	Outstand Construction in 2020/21 - Can we make a new project code so as to close out the streetscape project?
CI130	Fingal Streetscape - 2020/21	-	-			-	NEW CODE for 2020/21 as requested
CG120	Fingal Streetscape - Stage 3	-	-			-	Completed - part of Drought funding
	TOTAL STREETSCAPES	1,070	137,087	233,500	208,035	441,535	
						-	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	FOOTPATHS					-	
CG115	Annual replacement of damaged footpaths		16,097	30,000	15,000	45,000	Covid 19 restrictions - defer work
CI110	Akaroa - Akaroa Ave	-	-		7,200	7,200	
CI115	Akaroa - Cannell Place	-	-		6,300	6,300	
CI120	Binalong Bay - Coffey Drive	-	-		13,000	13,000	
CI125	Binalong Bay - Barnett Close	-	-		7,000	7,000	
CI105	Scamander - Scamander Ave		34,676		60,000	60,000	
	St Helens - Existing Sub-division	-	-		125,000	125,000	southern side of GF Bridge.
CI135	St Helens Point Road Pavement Remediation		7,727				which will be funded by the \$650,000 bucket from the Local Road Community Infrastructure Program Fund (LRCI). This funding has not been finalized yet as JB has to sign the nomination form.
CH105	Binalong Bay Footpath - Main Road	-	-	30,000		30,000	Covid 19 restrictions - defer work
CF130	Parkside Foreshore Footpath		3,500			-	
CH110	Binalong Bay - Highcrest to Bevan Streets		1,458	3,000		3,000	Covid 19 restrictions - defer work
CH115	Fingal - Talbot Street	-	-	30,000		30,000	completed
CH120	Scamander - Scamander Ave		16,882	41,118		41,118	completed
CH125	Stieglitz - Chimney Heights		2,384	3,000		3,000	completed
CF125	Medea Cove Footpath/Road options		375	70,265		70,265	Covid 19 restrictions - defer work
CG110	Storey St, St Marys		59,723	50,000		50,000	Covid 19 restrictions - defer work
		-	-				
	TOTAL FOOTPATHS	-	142,822	257,383	233,500	90,883	
						-	
	KERB & CHANNEL				-	-	
CI160	St Helens Point Road (Parnella SW Catchment 2)	-	-		150,000	150,000	
CI155	Atlas Drive - Landslip Control	-	-		40,000	40,000	
		-	-			-	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CH155	Byatt Court, Scamander	-	-	46,000		46,000	Covid 19 restrictions - defer work
	Replacements TBA	-	-	22,000		22,000	Covid 19 restrictions - defer work
CI165	Jason Street, St Helens		11,582			-	
CG155	Cameron St, St Helens (south of Quail St intersection) (0.16km)	-	-	20,000		20,000	Covid 19 restrictions - defer work
CG160	Penelope St St Helens	-	-			-	completed
CG165	Helen Grove, St Helens (Northern Side)	-	-			-	completed
CE165	Treloggen Drive, Binalong Bay	-	-	50,360		50,360	Covid 19 restrictions - defer work
CG170	Aerodrome Road, Stieglitz	-	-			-	completed
	TOTAL KERB & CHANNEL	-	11,582	138,360	190,000	328,360	
						-	
	RESHEETING					-	
	2285 - North Ansons Bay Rd	-	-		30,000	30,000	
	2286 - North Ansons Bay Rd	-	-		30,000	30,000	
	40 - Anchor Rd	-	-		10,100	10,100	
	39 - Anchor Rd	-	-		10,800	10,800	
	41 - Anchor Rd	-	-		16,400	16,400	
CI305	906 - Ansons Bay Rd (Priory Rd)		51,743		9,400	9,400	
CI305	903 - Ansons Bay Rd (Priory Rd)		-		44,900	44,900	
CI305	910 - Ansons Bay Rd (Priory Rd)		-		25,800	25,800	
CI305	909 - Ansons Bay Rd (Priory Rd)		-		25,700	25,700	
CI305	908 - Ansons Bay Rd (Priory Rd)		-		18,300	18,300	
CI305	907 - Ansons Bay Rd (Priory Rd)		-		18,100	18,100	
CI305	904 - Ansons Bay Rd (Priory Rd)		-		16,000	16,000	
	46 - Church Hill Rd	-	-		2,800	2,800	
	1081 - Sorell St	-	-		6,700	6,700	
	1024 - Franks St Fingal	-	-		3,400	3,400	
	1187 - Honeymoon Pt Rd	-	-		6,200	6,200	
	1178 - Jeanerret Beach Rd	-	-		800	800	
	47 - Johnston Rd	-	-		8,100	8,100	
	1053 - Louisa St	-	-		2,800	2,800	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	1051 - Louisa St	-	-		3,700	3,700	
CI310	948 - Reids Rd		18,994		23,800	23,800	
CI310	946 - Reids Rd		-		20,400	20,400	
CI310	945 - Reids Rd		-		21,600	21,600	
	704 - U/N 1 Stieglitz	-	-		4,600	4,600	
	999 - Victoria St Part C	-	-		1,400	1,400	
	998 - Victoria St Part C	-	-		360	360	
	997 - Victoria St Part C	-	-		2,100	2,100	
CH325	2054 - Brooks Rd		173			-	
	2138 - Franks St Fingal	-	-	3,795		3,795	
CH305	2161 - Groves Rd	-	-			-	
CH305	2160 - Groves Rd	-	-			-	
CH310	2285 - North Ansons Bay Rd		271			-	
CH310	2286 - North Ansons Bay Rd		-			-	
	2258 - McKerchers Rd	-	-	8,190		8,190	
	2259 - McKerchers Rd	-	-	9,623		9,623	
	2260 - McKerchers Rd	-	-	2,662		2,662	
	2380 - Tims Creek Rd	-	-	6,880		6,880	
	2392 - Tyne Rd	-	-	6,370		6,370	
	2393 - Tyne Rd	-	-	7,262		7,262	
	2394 - Tyne Rd	-	-	6,166		6,166	
	2303 - Old Roses Tier Rd	-	-	6,848		6,848	
CH320	2015 - Ansons Bay Rd (Priory Rd)		2,903			-	
	2016 - Ansons Bay Rd (Priory Rd)	-	-			-	completed
	2008 - Ansons Bay Rd (Priory Rd)	-	-			-	completed
	2011 - Ansons Bay Rd (Priory Rd)	-	-			-	completed
	2012 - Ansons Bay Rd (Priory Rd)	-	-			-	completed
	2013 - Ansons Bay Rd (Priory Rd)	-	-			-	completed
	2014 - Ansons Bay Rd (Priory Rd)	-	-			-	completed
	2017 - Ansons Bay Rd (Priory Rd)	-	-			-	completed
	2176 - Honeymoon Point Rd	-	-	1,401		1,401	
	2331 - Reids Rd	-	-			-	
	2332 - Reids Rd	-	-			-	
	2333 - Reids Rd	-	-			-	
CG310	Reids Rd		3,579	20,000		20,000	Only c/f \$20k
CF355	Lottah Road, Pyengana	-	-			-	Cancel

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CF325	Upper Scamander Road, Scamander	-	-			-	Cancel
	Fingal Streets	-	-	6,500		6,500	
CG345	German Town Road, St Marys	-	-	6,980		6,980	
CG350	Dublin Town Road, St Marys	-	-	15,000		15,000	
	Falmouth Streets	-	-	-		-	
	Mathinna Plains Road	-	-			-	Cancel
CH315	Ansons Bay Road, Ansons Bay		1,082	-		-	
	TOTAL RESHEETING	-	78,745	107,677	364,260	471,937	
						-	
	RESEALS					-	
	Cornwall Alexander and William Streets (North of Lennox)	-	-		12,000	12,000	
CI490	1013 - Stieglitz St S/R Fingal	-	-		5,400	5,400	
CI455	266 - Upper Esk Rd	-	-		33,800	33,800	
CI440	1092 - Legge St Fingal	-	-		13,900	13,900	
	263 - Upper Esk Rd	-	-		47,000	47,000	CI455
	253 - Upper Esk Rd	-	-		22,000	22,000	CI455
	256 - Upper Esk Rd	-	-		34,000	34,000	CI455
	254 - Upper Esk Rd	-	-		20,500	20,500	CI455
	258 - Upper Esk Rd	-	-		36,500	36,500	CI455
	271 - Upper Esk Rd	-	-		7,000	7,000	CI455
	260 - Upper Esk Rd	-	-		4,000	4,000	CI455
CI435	Wrinklers Lagoon Carpark	-	-				
CI460	Giblin Street, Mathinna		4,565			-	
CI480	Barnett Close, Binalong Bay	866	866			-	
CI410	370 - Penelope St	866	866		3,200	3,200	
CI445	1071 - Grant St Fingal	866	866		18,500	18,500	
CI465	635 - Butler St		2,107		1,100	1,100	
CI470	634 - Dunn St		23,526		8,000	8,000	
CI475	615 - High St Mathinna		1,405		4,500	4,500	
CI405	653 - Thomas St Scamander		11,494		5,500	5,500	
CI407	Lawry Heights St Helens	-	-			-	Not in Tender - SEE CI595
CI408	Doric Grove St Helens	-	-			-	Not in Tender - SEE CI595
CI450	303 - Mangana Rd	-	-		50,000	50,000	
CI420	The Gardens Road	6,060	6,060		52,000	52,000	
CH405	799 - Acacia Dve	-	-			-	completed
CH410	731 - Aerodrome Rd	-	-			-	completed
CH415	673 - Akaroa Ave	-	-			-	completed
CH420	683 - Cannell Pl	-	-			-	completed

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CH425	434 - Circassian St	-	-			-	completed
CH425	433 - Circassian St	-	-			-	completed
CH430	788 - Coffey Ct	-	-			-	completed
CH435	379 - Douglas Crt (turning circle only)	-	-			-	TBA
CH440	526 - Fresh Water St	-	-			-	completed
CH440	525 - Fresh Water St	-	-			-	completed
CH445	564 - Hodgman St	-	-			-	completed
CH450	792 - King St Binalong Bay	-	-			-	completed
CH450	791 - King St Binalong Bay	-	-			-	completed
CH453	Talbot Street, Fingal	-	-			-	completed
CH455	58 - Lottah Rd	-	-			-	completed
CH460	760 - Main Rd Binalong Bay	-	-			-	completed
CH460	766 - Main Rd Binalong Bay	-	-				completed
CH460	762 - Main Rd Binalong Bay	-	-			-	completed
CH465	670 - Maori Pl	-	-			-	completed
CH470	389 - Medeas Cove Esp	-	-			-	completed
CH473	Heather Place	-	-			-	completed
CH475	1257 - Melaleuca St	-	-			-	completed
CH480	- Quail St parking	-	-			-	completed
CH485	951 - Reids Rd		6,541	7,290		7,290	Bridge approaches - new seal
CH485	947 - Reids Rd		-	6,210		6,210	Bridge approaches - new seal
CH487	758 - Reserve St	-	-			-	completed
CH488	549 - Rest Area C/P	-	-			-	completed
CH490	541 - Scamander Ave	-	-			-	Cancel
CH490	543 - Scamander Ave	-	-			-	Cancel
CH490	540 - Scamander Ave	-	-			-	Cancel
CH491	512 - Seaview Ave (turning circle only)	-	-			-	completed
CH492	71 - St Columba Falls Rd	-	-			-	completed
CH492	69 - St Columba Falls Rd	-	-			-	Cancel
CH493	Beaumaris Avenue	-	-			-	
CH494	380 - Susan Crt (turning circle only)	-	-			-	Completed
CH495	St Marys - Esk Main Road Storey to Groom Street	-	-	50,000		50,000	Deferred by DSG to coincide with DSG Road Sealing Programme in 2020/2021
CH490	Scamander Ave - Bridge to IGA	-	-	-		-	See R2R 2019/2020 project list
	TOTAL RESEALS	8,658	58,294	63,500	378,900	442,400	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	ROAD RECONSTRUCTION / DIGOUTS					-	
CI505	Walker Street, St Helens		19,183		20,000	20,000	
CI510	Mangana Road		61,816		60,000	60,000	
CI515	Upper Esk Road		5,802		120,000	120,000	
CI520	Upper Scamander Road		32,813		25,000	25,000	
CI525	Gardens Road		11,396		15,000	15,000	
CI530	Medeas Cove Esplanade Reconstruction	65,240	77,910		250,000	250,000	
CI540	Skyline Drive Intersection Upgrade		46			-	Funding Aust Govt \$220000 Contribution
		-	-			-	
	ROAD CONSTRUCTION (NEW)	-	-			-	
CI485	St Marys - Car Park Sealing behind St Marys Hall	-	-		45,000	45,000	
CI425	Pyengana Rec Ground Entrance Road	-	-		45,000	45,000	
CI545	216 - Mathinna Plains Road		4,735		185,000	185,000	
CH515	Ansons Bay Road - Gravel Stabilisation	-	-		30,000	30,000	
	Road Intersection Upgrade Works	-	-	50,000	50,000	100,000	
CI590	Alexander/William Sts Cornwall - Intersection Upgrade		9,118				
CI595	Lawry Heights/Doric Grove - Intersection Upg.		17,835				
	Crash Barrier - Multiple Culverts	-	-		50,000	50,000	
CI550	Mathinna Road Barriers B0846		24,405			-	
CI555	Mathinna Road Barriers B1845		29,940			-	
CI560	Mangana Road Culvert SW3637		760			-	
CX860 *	Cornwall - Gravel Road Sealing - CAMPBELL		15,446		75,100	75,100	DCF Round 2 Potential Project ex CI540
CX865 *	Cornwall - Gravel Road Sealing - LENNOX		24,936			-	DCF Round 2 Potential Project ex CI541
	Road Sealing Program	-	-		350,000	350,000	
CI495	Pavement Investigations Ansons Bay Rd		4,150			-	
CI430	Lottah Road, Goulds County/Lottah - 200m	-	-		240,000	240,000	
CI431	Lottah Road, Goulds County/Lottah - 400m		1,300			-	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CI432	Lottah Road - Sealing and Guard Rails	197	197			-	
CH550	Brown Street, Fingal - Pavement Remediation	-	-			-	Project to use all Road Reconstruction/Dig Out Budget
CH565	Lottah Road - Part 1 - CH 2.3-3.1		564			-	
CH570	Lottah Road - Part 2 - CH 3.5-3.7	-	-				
CH575	Lottah Road - Part 3 - CH 4.8		49			-	
CH580	Lottah Road - Part 4 - CH 6.8-6.95		26,733	20,000		20,000	In progress RTR funded CFWD \$20K for sealing in late Spring 2020
CF515	The Gardens Road RTR	-	-			-	
CG540	Ansons Bay Rd dig out	-	-			-	
CG545	Rex Ct St Helens dig out	-	-	27,540		27,540	
CG550	St Helens Pt Rd dig out		36,394	50,000		50,000	
CH505	St Helens Pt Rd (Parkside)		10,163	789,838		789,838	Project to be rescoped and requires grant funding \$375K
CH510	Atlas Drive - Retaining Wall Anchor	-	-	40,000		40,000	Deferred to coincide with bridge works at Georges Bay sharedway - Spring 2020
CH515	Ansons Bay Road - Gravel Stabilisation	-	-	-		-	
CI535	Gardens Road - Sight Distance Works	4,641	25,985	400,000		400,000	Subject to successful \$200k Black Spot funding application
CH546	Grant Street, Falmouth - Sealing	-	-				
CH545	Franks Street, Falmouth - Sealing	-	-			-	
CH520	Talbot St, Fingal - Off Hwy Reconstruction/DigOut	-	-			-	Gleadow St to Brown St
CH555	Talbot to Percy Street, Fingal - Reconstruction		94				
CH525	Crash Barrier - Fingal Bridge	-	-			-	Mathinna Rd - DSG Bridge
	ROAD ASSET MANAGEMENT	-	-			-	
	Sealed Roads - Condition Assessments	-	-			-	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CH560	Road Network - Sign Replacement	-	-		15,000	15,000	
CG520	Beaumaris Ave		24			-	
CG505	St Helens Pt Rd, between Cunningham and Talbot Street	2,156	7,043			-	
	TOTAL ROADS OTHER	72,234	448,838	1,377,378	1,575,100	2,952,478	
						-	
	ROADS TOTAL	81,961	877,368	2,177,798		5,127,593	
						-	
	BRIDGES		-			-	
CI210	B2398 - Intake Bridge, Pyengana		42,182		220,000	220,000	Replace structure with 25T load limit
CI205	B3617 - Mt Elephant Rd	2,016	16,910		18,000	18,000	Replace Deck - brought forward from 2021-22
CG205	B185 Gillies Road, St Marys	-	-	-		-	Replace Deck
CG220	B2293 Cecilia St, St Helens		9,671	31,671		31,671	Reallocate to another bridge in 2020/2021
CG210	B760 Bent St, Mathinna	-	-	-		-	
CG215	B1675 Lower Germantown Road, St Marys	-	-	-		-	
CG230	B2809 Argyle St, Mangana	-	-			-	Cancel
CG235	B3765 Argonaut Road, St Helens (Upper Golden Fleece)	-	-	-		-	completed
CG245	B7032 Davis Gully Road, Four Mile Creek	-	-	-		-	completed
CG250	B7027 Mathinna Plains Road	-	-	15,000		15,000	Culvert Extension - CFWD to 2020/2021
CH220	B2006 - Reids Rd, Priory	-	-	-		-	completed
CH225	B2809 - Argyle St, Mangana	-	-	-		-	Works Completed and Invoices to be processed
CG240	B7004 Richardson Road, St Marys	-	-	-		-	completed
CH230	B7005 - Tims Ck Rd	-	-	-		-	Replace Deck
CH235	B2242 - Hodges Rd	-	-	-		-	Works Completed yet to be invoiced
CH215	B2191 - Fletchers Creek, Reids Rd	-	-	-		-	completed
CH205	Footpath Bridge at Fingal Culvert		16,874			-	completed

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CG225	B2792 Four Mile Creek Road		323,665	240,000		240,000	Contract awarded in April 2020 to be completed before end Sep 2020
CH240	B2117 The Flat Road Bridge, St Marys		3,395			-	Flood Mitigation Funding Due December 2019
	Install/upgrade traffic barriers	-	-	-		-	
CH245	B2006 - Reids Road - Barrier Upgrade	-	-			-	completed
CH535	Medeas Cove Esp/Annie St Int - Barrier Upgrade	-	-			-	completed
CH540	Gardens Road Twin Culverts - Barrier Upgrade	-	-			-	completed
CH210	B7043 Mathinna Road, Fingal (DSG)	-	-	-		-	completed
	TOTAL BRIDGES	2,016	393,354	286,671	238,000	524,671	
	STORMWATER						
CI660	Minor stormwater Jobs		21,290		50,000	50,000	
CI655	Falmouth St St Helens	-	-		30,000	30,000	Penelope to Halcyon
CX855 *	Alexander St Cornwall	91	18,421		61,950	61,950	DCF Round 2 Potential Project ex CI660
CI685	Treloggens Track	-	-		30,000	30,000	
CH660	Minor stormwater Jobs 2019/20	-	-				completed
CD655	Implement SWMP priorities	26	211			-	
CG665	Freshwater Street / Lade Court (Beaumaris)	-	-	70,000		70,000	Install new stormwater pipe rear of Freshwater Street properties to prevent Lade Court properties flooding.
CG670	Medea St - Opposite Doepel St	-	-	45,000		45,000	115m of open drain
CF657	Parnella Stormwater Stage 2	-	-			-	Civilscape retention not previously costed
CF665	Beauty Bay Access track improvements		289			-	completed
CH655	Beaumaris Ave	-	-	25,000		25,000	New Stormwater main
	TOTAL STORMWATER	117	40,212	140,000	171,950	311,950	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	WASTE MANAGEMENT					-	
CI630	Rehabilitation of former Binalong Bay Tip	-	-		5,000	5,000	
CI620	Scamander waste oil facility	-	-		13,000	13,000	
CI605	St Helens WTS - test Bore	-	-		15,000	15,000	
CI610	Scamander WTS - Test Bores (2)		455		45,000	45,000	
CI635	Scamander WTS - Leachate Retention pond		1,120		20,000	20,000	
CI615	Scamander WTS - Inert Landfill		1,590		20,000	20,000	
CI625	St Marys WTS Oil Station	-	-		13,000	13,000	
CI640	Waste Shredder	-	-	30,000	20,000	50,000	
CH605	St Helens WTS - Polystyrene Densifier	-	-	-		-	
CH610	Scamander WTS - Reseal entrance road		5,430			-	
CG605	Reconstruction & seal entrance to St Helens WTS	-	-			-	
CE615	Scamander WTS retaining wall replacement	-	-	52,000		52,000	Contingency for potential future site modification
	Recycling facilities	-	-			-	
CE625	Rehabilitation of former Binalong Bay Tip	-	-			-	
CF610	Fingal WTS Retaining Wall Replacement	-	-			-	
	WASTE MANAGEMENT TOTAL	-	8,595	82,000	151,000	233,000	
						-	
	Total Capital expenditure	157,361	5,431,090	3,145,899	7,719,020	10,864,919	

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Bob Hoogland, Manager Corporate Services
FILE REFERENCE	040\028\002\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the Visitor Information Centre.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**Staff Movements:**

The VIC is continuing to operate normally with the slightly reduced operating hours as advised previously.

Low visitor numbers compared with previous years continue to reflect the impact of pandemic travel restrictions.

Meetings Attended/Other information:

VIC staff noted:

- Staff member attended a famil with new business - East Coast Tours. Offering bus tours down the East Coast to a selection of wineries. They will also offer personalised tours.
- Staff member attended the TVIN Regional meeting in Launceston with the Northern Information Centres. (St Helens VIC formerly attended east coast VIN regional meetings with the GSB VICs). All other centres are quite down in their numbers for the last three months with similar decreases to the St Helens VIC.
- Have noticed over the last month we seem to be helping a few tourists who have Vodaphone and finding that when they get to St Helens they have no coverage. Assistance includes: finding their accommodation, directions, and needing to contact family members. Telstra have provided free \$2.00 prepaid sim cards for visitors in these circumstances and these have proven to be quite popular over the last month.
- Did have a few enquiries from stranded tourists who needed to either get back to Hobart or Launceston to fly back to Victoria when borders, particularly assistance with catching buses.

- Also have had a few customers seeking clarification with respect to current border restrictions for each state, travelling on the spirit and required forms to fill out before leaving Tasmania.

The History Room Curator provided the following additional information:

- **Book Launch & Exhibition Opening:** This was very well received at the Portland Hall where 54 attended. Official duties were provided by Senator Eric Abetz who also visited the History Room prior to attending the event. The Portland Hall served our purposes very well as a means of meeting COVID number restrictions at the St Helens History Room. A small display was set up in the Hall to reflect Eddystone Lighthouse history. This generated good interest. The exhibition on Eddystone Lighthouse is now complete at the St Helens History Room and will be on display until at least June/July 2021.
- **Cultural Capability Training:** The Curator was accepted into this training program with AMaGA (Australian Museums and Galleries Association) and being delivered through AIATSIS (Australian institute of Aboriginal and Torres Strait Islander Studies). This is a free online training program for regional and community museum and gallery workers and volunteers. There are 10 online modules and I have completed 2 so far.
- **New MTB Perpetual Trophy Display Case:** This was delivered to the centre and the foyer was rearranged to incorporate the new unit.
- **St Helens District High School visit:** There are 2 visits planned for March 2021 (9th and 16th) with 20 students in each group to accommodate COVID number restrictions.
- **Checkin Tas App (QR Code):** This was implemented at the VIC for contact tracing purposes after discussions and seems to be working very well at the centre.
- **Stats: Figures for February 2021**

Entry	\$	456.00
-------	----	--------

Donations & Sales	\$	237.90
-------------------	----	--------

Total	\$	693.90
-------	----	--------

2020 (\$913.10); 2019 (\$936.65); 2018 (\$1451.45); 2017 (\$1020.00); 2016 (\$973.95)

You can see from these comparisons that February was usually our busiest month pre COVID.

Visitation

Families/Couples	66
------------------	----

Concessions	42
-------------	----

Total	108
-------	-----

2020 (165); 2019 (195); 2018 (217); 2017 (182); 2016 (203)

Far better number than January 2021 so it is heartening to some return of numbers.

103 hours of volunteer time for February 2021 averaging out to 25.75 hours/week, a very constant figure for over 10 years.

Statistics:**Door Counts:**

Month/Year	Visitor Numbers	Daily Average	History Room
February 2010	4,261	152.18	
February 2011	4,147	148.11	
February 2012	4,746	169.50	474
February 2013	5,371	169.50	396
February 2014	6,053	216.17	430
February 2015	6,739	240.67	529
February 2016	6,943	239.41	203
February 2017	5,707	203.82	182
February 2018	4,529	161.75	209
February 2019	5,290	188.93	195
February 2020	4,190	144.48	165
February 2021	2,242	80.07	108

Revenue 2019/2020:

Month	VIC Sales	HR Entry	HR Donations
July	1,531.55	209.00	236.20
August	2,261.05	162.00	28.00
September	3,974.85	379.00	59.30
October	6,219.40	456.00	61.00
November	9,928.75	680.00	108.30
December	9,181.90	486.00	47.10
January	11,386.71	674.00	94.65
February	9,025.60	703.00	210.10
March	8,237.44	700.00	186.80
April	NIL	NIL	NIL
May	NIL	NIL	NIL
June	537.20	34.00	16.00

Revenue 2020/2021:

Month	VIC Sales	HR Entry	HR Donations
July	2,335.55	194.00	121.65
August	1,774.39	111.00	78.05
September	1,642.36	216.00	83.10
October	1,791.61	372.00	73.45
November	2,022.22	137.00	105.05
December	3,963.18	217.00	65.15
January	3,922.85	420.00	113.25
February	5,078.95	456.00	237.90

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Economy - To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Strategies

Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses' to live and work in BOD.

Annual Plan 2019-2020

Goal

Economy - To foster innovation and develop vibrant and growing local economies which offer opportunities for employment and development of businesses across a range of industry sectors.

Key Focus Area 2.1.2

Tourism – Broadening, lengthening and improving the visitor experience through development of attractions and activities; promotion and signage; and great customer service.

Action 2.1.2.9

Assess and improve the customer experience delivered through the St Helens Visitor Information Centre.

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	014\002\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This is a monthly summary update of the works undertaken through the Works and Infrastructure Department for the previous month and a summary of the works proposed for the coming month, and information on other items relating to Council's infrastructure assets and capital works programs.

PREVIOUS COUNCIL CONSIDERATION:

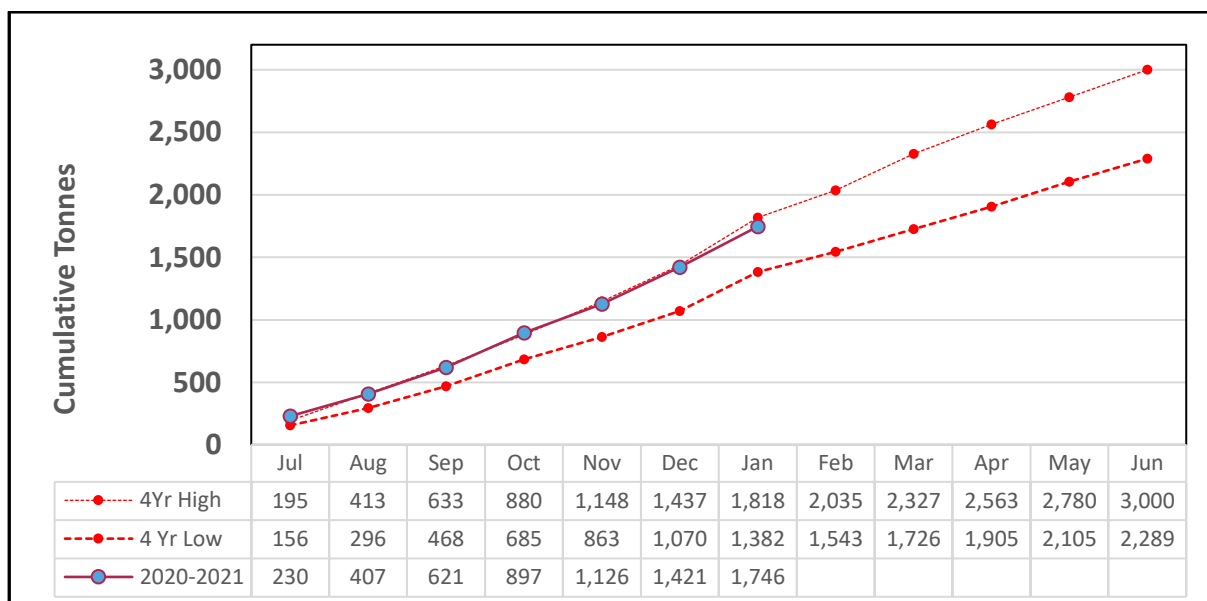
Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Asset Maintenance	
Facilities	<ul style="list-style-type: none"> Preventative Maintenance Inspections (PMI) of Council owned buildings and playgrounds. Maintenance identified during inspection and managed via TRIM record. St Helens Memorial Park toilets – refurbishment completed.
Town & Parks	<ul style="list-style-type: none"> Mowing/ground maintenance – all areas. Garden/tree maintenance and weeding where required. Playground “soft-fall” replacement in-progress. Footpath maintenance and repairs where required. Boat Ramp – monthly inspections and cleaning undertaken.
Roads	<ul style="list-style-type: none"> Sealed road patching – all areas. Tree maintenance pruning. Stormwater system pit cleaning and pipe unblocking. Road side slashing is continuing throughout the municipality. Grading of North Ansons Bay Road following recent December floods completed. Maintenance grading of Policeman's Point and Eddystone Point Road in progress.
MTB	<ul style="list-style-type: none"> Routine track maintenance.

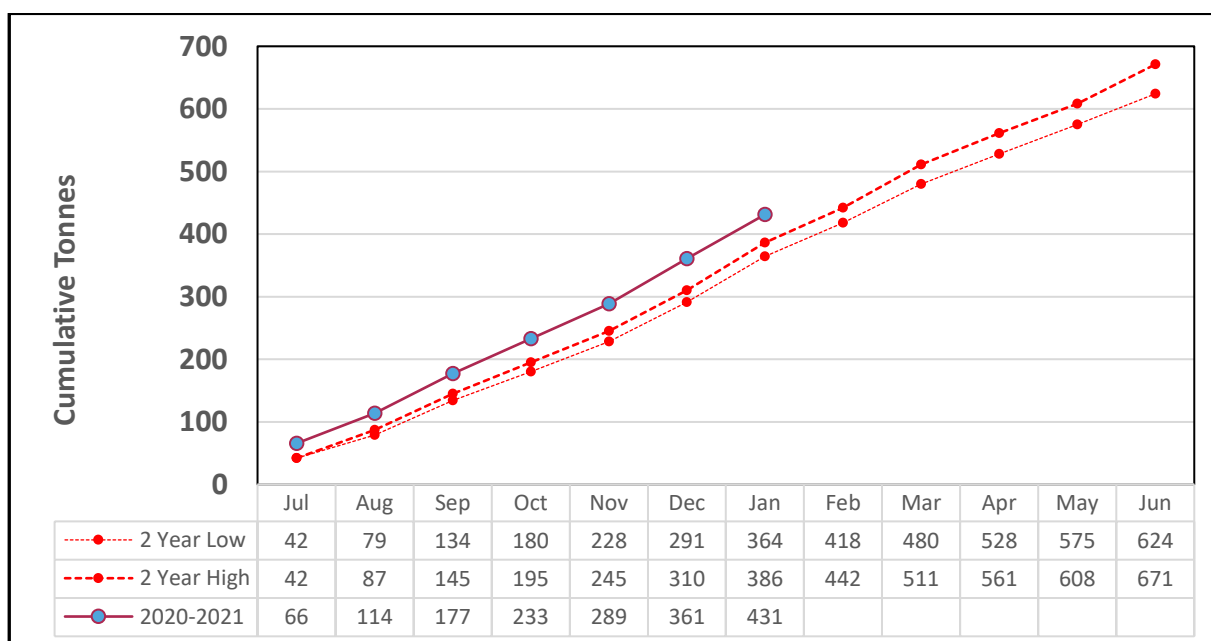
Weed Management – Targeted weeds	
Aerodrome	<ul style="list-style-type: none"> Thistles, yuccas, African Daisy, Fumaria, Spanish Heath, Fleabane, mullein
Weldborough WTS	<ul style="list-style-type: none"> Multiple weed varieties
Pyengana WTS	<ul style="list-style-type: none"> Multiple weed varieties
Old Stieglitz Tip/Quarry	<ul style="list-style-type: none"> Pink Pampas Grass, mullein, thistles, Paterson’s Curse
Old Binalong Bay Tip	<ul style="list-style-type: none"> Thistles, mullein, periwinkle, Kniphofia (red hot poker)

Waste Management - Municipal general waste to Landfill



February data not available at the time of report preparation.

Waste Management - Municipal kerbside co-mingled recyclables collected by JJ's Waste.



February data not available at the time of report preparation.

CAPITAL WORKS SUMMARY

Details	Update
Ansons Bay Road - Stabilisation	In-progress – pending sealing contractor availability.
Bridge 2398 Intake Bridge at Pyengana (Replacement)	In-progress with on-site replacement scheduled for April 2021.
Drought Community Projects	
• DCP Project – Cornwall Storm water Part B	Completed – Renewal of swale drain along Alexander Street (asphalt).
• DCP Project – Cornwall Road Sealing	Completed – Lennox and Campbell streets.
• DCP Project – St Marys Recreational Ground Irrigation System	Completed
• DCP Mathinna Streetscape Improvements	In-progress (construction). Footpath works completed. Storm water works commenced 3/3/21.
• DCP Mathinna Cemetery Master Plan	In-progress (construction)
• DCP Fingal Valley Tracks	In-progress (Evercreech, St Marys, Mathinna) in collaboration with Parks & Wildlife Service.
• DCP Fingal Cemetery Master Plan	In-progress (construction).
Flood Levee – Groom St, St Marys	In-progress (construction). Flood gate fabricated and to be installed in March which will conclude the levee construction.
Gardens Road – Sight Distance Improvements	In-progress. Construction commenced Monday 1 st March. Project completion is mid-April.
Local Roads & Community Infrastructure Projects	
• Binalong Bay Footpath	In-progress – Development Application preparation
• Flagstaff Road/MTB Trail Head Sealing	Completed – Road sealing and minor storm-water works.
• Kirwans Beach – Shared Pathway	In-progress (construction). New footbridge installed with gravel path works 95% completed at 5/3/21.
• Scamander Footpath	In-progress (Development Application preparation)
• St Helens Foreshore Shared Way	In-progress (construction)
• St Helens Point Road Upgrade	In-progress (construction Feb-April)
• Tourism Information Signage (Scamander, St Marys, Fingal)	In-progress (scoping)
Lottah Road, Goulds Country	In-progress. Pre-sealing pavement works completed at Tasman Hwy end of the road. Sealing scheduled for March.
Mathinna Plains Road Reconstruction Stage 1	In-progress including upgrade of storm water culverts, roadside table drains and pavement works in preparation for sealing.
Road Re-sealing program	In-progress (Fulton Hogan).

Details	Update
Road Re-sheeting program	In-progress.
Scamander WTS – Inert Landfill	In-progress.
Skyline Drive/Tasman Hwy Intersection Upgrade	In-progress. Addressing Reserve Activity items and State Growth Permit requirements. Council is undertaking construction works on behalf of State Growth. Works scheduled mid-April to mid-May.
Upper Esk Road - Remediation	In-progress. Pavement works completed. Sealing contractor to conclude works in mid-March.

Local Roads & Community Infrastructure Programme Extension

The following projects nominated for funding have been approved by the Australian Government.

Project	Description	Funding (\$)
1	St Helens Point Road (Parnella Storm Water Catchment 2). The proposed project is for the reconstruction of the Northern lane on St Helens Point Road between Aerodrome Road heading east to Treloggens Track (Note: This road reconstruction project supplements a current Council project to upgrade the southern traffic lane including the provision of kerb and channel). The allocation of an additional \$107,000 to the project will ensure completion of the Parnella Storm Water Catchment 2 project. Proposed Timeframe: February-March 2021	107,000
2	O'Connor's Beach – Shared Pathway The proposed project is for the construction of a gravel shared pathway between the Cunningham Street Jetty and Treloggens Track (boom gate) 715lm at 1.8m in width and includes the provision of two footpath bridges. Proposed Timeframe: July-August 2021	95,000
3	Footpath Upgrade - Beaumaris The proposed project is for the upgrade of the gravel footpath between Ocean Drive and Reedy Street. The upgrade covering a length of 829m at 2 m width includes the construction of a missing footpath segment (Surfside) and sealing the path with a 2-coat spray seal. Proposed Timeframe: October-November 2021	85,000
4	Footpath Upgrade – St Marys The proposed project is for the upgrade of the existing footpath segment from Newman Street and into Irishtown Road (~260 lm and 1.5m in width. The upgrade includes the renewal of the wear surface in asphalt, replacement of a Telstra Communications pit and the height adjustment of five sewer pit lids. Proposed Timeframe: November-December 2021	50,000
Total		337,000

A fifth project (Project 5) proposed is the sealing of Franks Street and Morrison Street, Falmouth at \$259,896 (November-December 2021) and is subject to the outcome of a community consultation process.

The program allows project nominations until 30 June 2021. Approved projects require completion by 31 December 2021. There is sufficient time at this stage of the year for Project 5 to be given further consideration and for other alternative new projects to be scoped and considered by the Council.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategy

- Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area.
- Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.
- Develop and maintain infrastructure assets in line with affordable long-term strategies.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Municipal Inspector
FILE REFERENCE	003\003\018\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

This is a monthly update for animal control undertaken since the last meeting of Council.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Dog control – No activity summary available for February 2021.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

03/21.15.0 COMMUNITY DEVELOPMENT

03/21.15.1 Community Services Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	011\034\006\
ASSOCIATED REPORT AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the Community Services Department.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:

Council Community Grants/Sponsorship 2020-2021:

Program and Initiatives	2020-2021
Community Services	
Community Grants	30,000
Youth Services	8,000
Misc Donations & Events	7,500
School Prizes	1,000
Council Sponsorship	
Funding for BEC Directory	2,000
Community car donation	2,500
St Helens Marine Rescue	3,000
Suicide Prevention Golf Day	1,000
Business Enterprise Centre	28,000

Program and Initiatives	2020-2021
Community Event Funding	
Seniors Day	3,000
Australia Day Event	5,000
Swimcart	1,000
St Helens Athletic Carnival	2,500
Carols by Candlelight	1,600
St Helens Car Show (including Woodchopping	10,000
Fingal Valley Coal Festival	2,000
Pyengana Endurance Ride -	500
Game Fishing	2,000
Marketing Greater Esk Tourism	2,500
Volunteer Week	2,500
Bay of Fires Winter Arts Festival	14,000
St Marys Car & Bike Show	2,000
East Coast Masters Golf Tournament	2,000
Triathlon	2,000
World Supermodel	500
Mental Health Week	500
Mountains to the Sea Trail Fest	3,000

Updates on current projects being managed by Community Services:

St Helens Mountain Bike Network

General maintenance activities have been ongoing with minor repairs undertaken on several of the trails. Fallen trees and fallen debris caused by the persistent windy conditions across the network is keeping the team busy.

Our focus has also been on the trails that are to be included in the Dragon Trail MTB Race later in March.

The network is to be closed on Sat 20 March when the race is being held on the trails in St Helens.

The use of the Flagstaff Trailhead as the start and finish of stage 3 and the presentation to the race winners will be the first event of this size to be held here. This event will provide a great opportunity for us to experience how the Trail Head works for events like this. Exciting times.

The Bay of Fires Trail

During February we had in place a diversion onto Sun Flat Road for several weeks between 5km to 7 km mark due to wet conditions. The trail is currently open and running well. We will continue to monitor and redirect or even close sections of the trail if weather impacts too heavily on the trail to preserve the surface for the long term.

This trail is being used for the Dragon Race on Friday 19 March and will be closed to the public for part of the day.

Community Events

Community Services have been working closely with event organisers to help them develop their COVID safety plans and hold successful events.

Delivered

Bay of Fires IGA Community Triathlon Race Report

On 21 February the 4th Annual Break O'Day Tri-challenge took place in St Helens.

This year there were 105 participants registered across three event categories; the Long Course, Short Course and the Junior event which had 35 participants.

Each event included a Georges Bay Swim leg, cycle leg out along Binalong Bay Road and a run leg on the new Georges Bay Multi-User track.

The short course included:

- 400 m swim
- 16 km ride
- 3km run

The Long course included:

- 900 m swim
- 25km ride
- 6km run

Junior Triathlon included:

- 100m swim,
- 3k ride
- 1k run

The event ended with an awards ceremony on the deck of Panorama St Helens where 70 prizes were awarded, all kindly donated by sponsors.

Council would like to Congratulate all the participants, the 47 odd volunteers without whom the event would not have been possible, and most importantly the committee for putting on such a great event!



Events Planned

March

- 5 – 8 - St Helens Game Fishing Classic
- 6 – East Coast Swans Monster Auction
- 9 – International Women's Day – 'Women of the Valley'
- 12 – 13 - Ten Days on the Island – 'If These Halls could Talk'
- 18 – 20 - Dragon Trail MTB
- 19 – International Women's Day Luncheon – 'Celebrating Women in Break O'Day'

April

- 3-4 – Pyengana Easter Carnival
- 25 – ANZAC Day services – St Helens

May

- 2 – SCAMJAM

International WOMEN'S DAY Lunch 2021

Celebrating Women's Lives in Break O'Day

Hosted by BREAK O'DAY WOMEN IN AGRICULTURE

FRIDAY 19 MARCH
12 PM – 2 PM

PARKSIDE BAR
and KITCHEN

8-20 ST HELENS POINT ROAD,
ST HELENS

\$50 PER PERSON
(2 courses)

GUEST SPEAKER



Professor Katie Flanagan
Head of Infectious Diseases LGH

Katie is a clinician scientist with 30 years' experience in clinical infectious diseases. She is known internationally for her vaccine immunology research and has more than 120 peer reviewed publications. She is a Professor at the University of Tasmania, RMIT and Monash University. She is Honorary Secretary of the Australian Society for Infectious Diseases (ASID) and Chair of the ASID Vaccination Special Interest Group (VACSIG). She also advises the government on vaccine policy as a member of the Australian Technical Advisory Group on Immunisation (ATAGI) and Chair of the ATAGI COVID-19 Vaccine Utilisation and Prioritisation Subgroup. She has led multiple clinical trials of novel and licensed vaccines in Europe, Africa and Australia.

Ticket Sales open: 17th Feb – 17th March 2021 (No door sales)

Payment via [trybooking.com](https://www.trybooking.com) Search for: TWIA-IWD Contact: Mhari Tucker 0417 121 585



Free Workshops

11-11.45am **Sound Circle** with Tess
12-12.45pm **Women at Work** with Break
O'Day Employment Connect
1-2.30pm **Community Wellbeing
Conversation** with Jodie

plus info stalls from a range of community organizations



Photographic Exhibition

"Choose to challenge"

Featuring Past Present
& Emerging Women
Leaders of the Fingal
Valley

HUB4HEALTH INVITES YOU TO

Women of the Valley

Celebrating International Women's Day

ST MARYS TOWN HALL MARCH 9TH, 11-2PM

FREE EVENT

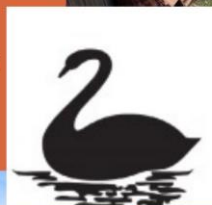
FREE CAFE WITH MORNING TEA & LUNCH
WORKSHOPS WELLBEING INFORMATION
FAMILY FRIENDLY - ACTIVITIES FOR CHILDREN

This is a free COVID safe community event - please follow all
government guidelines if attending

EAST COAST SWANS MONSTER AUCTION

For more information
please contact one of our
organizers

Michael LeFever 6373 6128
Michael Richards 0419 376 112
Nick Fysh 0474 820 222



Saturday
6th March
2021

Dragon Trail MTB

There are currently 330 Riders paid to enter the Dragon Trail MTB race.

Below are some statistics on the riders who have entered.

Age Ranges

Age Group	
70+	2
60-69	21
50-59	84
40-49	133
30-39	61
23-29	17
U23	12

Home States

ACT	12
NSW	55
NT	5
QLD	77
SA	22
WA	10
TAS	75
VIC	71
Total	327

Youth

Council's Community Service Project officer continues to support the locally developed Youth Collective North East Coast Tasmania (YCNECT) in their development of youth events and activities.

Youth Collective North East Coast Tasmania (YCNECT) is a community-based, non-profit organisation that provides a range of services, support & programs designed to address the needs and wishes of Young People living in Tasmania's North East Coast region.

YCNECT
Youth Collective
North East
Coast
TAS

Contact us
yconnect@gmail.com
yconnect on Facebook
coming soon on Insta
Allison 0457 362 620
Tani 0422 742 297
Jaben 0439 576 476

YCNECT is a Youth-led organisation
YCNECT engages all relevant government and community organisations to deliver positive changes for Young People. Help us to help you! Get involved and have your voice heard to make your world a better place.

Our Story
YCNECT is a new grassroots organisation formed to provide programs, advocacy support and better life opportunities for Young People living in the north east coastal region of Tasmania.
Our mission is to provide Young People with the capacities and resources to empower themselves, assist in developing their programs and ideas and create changes that have positive lasting outcomes for young people.
YCNECT aims to provide programs and events based around:
• Art, music, film
• Job skills development
• Physical and mental health
• Community development projects
• Recreation & drop-in based services
• Technology, innovation & multimedia
to name a few
YCNECT also seeks to engage with local business and social organisations to create a wide variety of opportunities and events for local Young People.

Programs, events, drop in, outreach and support services to cater for all Young People living in North Eastern Tasmania

YCNECT meetups
Youth Collective meetups happen every month & are open to Young People 12 - 25.
By coming along, you can contribute to shaping events and programs in your community that benefit you.
Look out for posters in your community for meetup details or check the YCNECT Facebook page!

YCNECT were grateful of the financial support that Council provided them with to run their programs in line with the funding provided by Tasmania Community Fund.

Report from February - YCNECT:

St Marys

The February meet in St Marys at the Community Space was attended by approximately 15 young people. All attendees accessed the donated food and snacks and engaged well with YCNECT committee members present on the day.

The young people mentioned that they wanted to have a local Scooter Comp at the Community Space as the opening event was only for skateboarders. Feedback was they would like to have the event in March or April, our committee has been in touch with Scooter Stop around judging the event.

St Helens

The St Helens February meet up had about 10 attendees whom came to the BBQ at the foreshore. It was a great mix of attendees, who helped with the BBQ and set up/take down of the event. Young people spent time, had great chats, played in the park and made up dances with support and supervision from YCNECT committee members.

The young people reported that they wanted to have a fancy dress tea party at the foreshore on a weekend in March. Great chats were had, and further decoration of our banner was completed. Final discussion around dates and activities for the event will be discussed further.



Driver Reviver Program

This project has been put on hold due to Covid 19.

Proposed Binalong Bay Swimcart trail

A conceptual design is currently being worked up in relation to trail alignment

Bay of Fires Master Plan

Letters have been forwarded to groups asking for representatives to be part of the Steering Group to progress the Bay of Fires Master Plan further.

Leaner Driver Mentor Program

On Road Hours: 65

Learners in the car: 7

Learners on waiting list: 5

Mentors: 3

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

- Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.
- Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

03/21.15.2 Charter for the Break O'Day Community Stadium – Special Committee of Council

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	004\010\006\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Charter for the Break O'Day Community Stadium Special Committee of Council

OFFICER'S RECOMMENDATION:

That the Charter for the Break O'Day Community Stadium – Special Committee of Council, as amended, be adopted.

INTRODUCTION:

The Charter for the Break O'Day Community Stadium sets out the terms for the establishment of this committee and the Terms of Reference of the Special Committee of Council.

PREVIOUS COUNCIL CONSIDERATION:

Adopted Council meeting July, 2016.
March 2021 Council Workshop discussion.

OFFICER'S REPORT:

A meeting of the Stadium committee was held on the 8 December, 2020 where a review of the Charter was undertaken.

The review of the Charter occurred as during 2019-2020 there were numerous attempts to hold a meeting of the Stadium committee but due to a number of members being unable to attend, a quorum was not achievable – hence no meeting of this committee since January, 2019.

Attached is a draft Charter with the requested amendments made. The request to change the number of meetings and reduce the number of members attending meetings was passed unanimously by the Stadium committee at their meeting on the 8 December, 2020.

LEGISLATION & POLICIES:

Strategic Plan 2017 – 2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategy

Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.

STRATEGIC PLAN & ANNUAL PLAN

Not Applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not Applicable.

VOTING REQUIREMENTS:

Simple Majority.



CHARTER

FOR THE

BREAK O'DAY COMMUNITY STADIUM

SPECIAL COMMITTEE OF COUNCIL

This Charter sets out the terms for the establishment and operation of the Break O'Day Community Stadium as a *Special Committee of Council* under the Local Government Act 1993, Section 24.

A Special Committee of Council is the simplest approach and meets the key needs of the situation. This model provides a greater degree of control over the activities of the Committee and refinement of the Terms of Reference as the operation of the facility evolves.

The Local Government Act 1993 states in Section 24 the following:

24. Special committees

- (1) A council may establish, on such terms and for such purposes as it thinks fit, special committees.
- (2) A special committee consists of such persons appointed by the council as the council thinks appropriate.
- (3) The council is to determine the procedures relating to meetings of a special committee.

Committee

The composition and representation of the BOD Community Stadium Committee is as follows:

Council:

- | | |
|---------------|---|
| - Councillors | 2 |
| - Officer | 1 |

Community:

- | | |
|--|---|
| - User Groups – one (1) from each group – Basketball, Netball, Football and Tennis | 4 |
| - Break O'Day Chamber of Commerce | 1 |
| - Arts Community | 1 |
| - Individual Representative | 1 |

- Councillor representatives will be appointed for four (4) year terms following normal four (4) yearly Council elections.
- All other representatives will be appointed for two (2) year terms.
- Nominating bodies to review their representation accordingly, Council - every four (4) years and Community – every two (2) years.
- Nominations for the Arts Community and Individual Representatives will be sought by Expression of Interest for a two (2) year term.

- Nominations of proxies for members, that are consistent with their representation on the Committee, may be recommended by the Committee for appointment by Council.
- All appointments are at the discretion of Council.
- The Council will appoint one (1) of the Councillor Representative as the Chairperson of the Committee.

Meetings

- Minutes of meetings of the Special Committee will be taken and provided to Council as they form part of the records of Council.
- A quorum for a meeting is ~~six (6) members~~ four (4) members of the committee with two (2) community members and two (2) Council members in attendance.
- Notice of a meeting must be provided to all members at least five (5) days prior to a meeting occurring.
- The Committee must hold at least ~~three (3) meetings~~ three (3) meetings per annum with a maximum of three (3) months between any two (2) meetings, at least one meeting held each quarter.

Terms of Reference

1. To assist with the promotion, management and use of the Break O'Day Community Stadium according to the identified Roles and Responsibilities.
2. To contribute to the development and implementation and review of the Break O'Day Community Stadium Business Plan.
3. To provide support and advice to Council on issues referred to the Special Committee by Council.
4. To bring before Council significant matters relating to management of the Break O'Day Community Stadium which require attention.
5. To represent the views of the Break O'Day community; community groups; sporting organisations; and users or sections of the community as they relate to Break O'Day Community Stadium activities.

BOD Community Stadium Special Committee & Council Responsibilities

The roles and responsibilities of Council and the Committee have been considered and the following broad definition developed:

	Council (Support & Responsibility)	User Group Committee (Leadership & Advisory)
Financial	<ul style="list-style-type: none"> • Operating Budget • Manage Sponsorship 	<ul style="list-style-type: none"> • Seek Grants for Improvements • Review and recommend fee structure • Identify sponsorship opportunities • Support Council to reduce deficit
Users	<ul style="list-style-type: none"> • Administration • Booking system • User Agreements 	<ul style="list-style-type: none"> • Command operations eg Childcare, Gym & Kiosk • Resolve booking conflicts • Negotiate User Agreements
Events, Sporting etc	<ul style="list-style-type: none"> • Work with Committee representatives to facilitate and organise 	<ul style="list-style-type: none"> • Leverage their networks and assist with organising
Management	<ul style="list-style-type: none"> • Cleaning Contract • Security Contract • Building Maintenance • Committee Admin Support • Risk Assessment 	<ul style="list-style-type: none"> • Develop the overall business plan for the facility

ACTION	INFORMATION
PROPONENT	Department
OFFICER	Development Services
FILE REFERENCE	031\013\003\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which have been dealt with by the Development Services Department since the previous Council meeting.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS:**

- ✓ Finalised response to Tasmanian Planning Commission in collaboration with GHD;
- ✓ Finalising Recruitment on Environmental Health Officer;
- ✓ Council Officers attended LGAT meeting regarding Permit Authority Roles/Functions;
- ✓ Council Officers attended LGAT meeting regarding “No Permit Required” proposed legislation changes;
- ✓ Interim Planning Directive 4 (IPD4) implemented providing a limited range of exemptions, application requirements, general provisions, and zone provisions from the State Planning Provisions (SPPs) into current interim planning schemes;
- ✓ Council Officers attended Building Surveying training regarding “Performance Solutions’ Under National Construction Code;
- ✓ Council officers attended Regional Land Use Northern Planners Group Meeting regarding progression of amendments to RLUS framework.

PLANNING REPORT

The following table provides data on the number of applications approved for the month including statistical information on the average days to approve and the type of approval that was issued under the *Land Use Planning and Approvals Act 1993*:

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	EOFY 2019/ 2020
NPR	2	3	6	8	2	2	3	1					27	
Permitted	3	3	4	2	2	6	2	1					23	
Discretionary	10	13	22	20	27	16	26	10					144	
Amendment		1	1	2	1	3	2						10	
Strata		1				1	1	1					4	
Final Plan				4	1	1	1						7	
Adhesion	1												1	
Petition to Amend Sealed Plan					1		1						2	
Total applications	16	21	33	36	34	29	36	13					218	259

Ave Days to Approve Nett *	29.3	32.47	31.33	30.5	30.67	23.0	54.05	40					33.93
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* Calculated as Monthly Combined Nett Days to Approve/Total Applications

The following table provides specific detail in relation to the planning approvals issued for the month:


February 2021

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
323-2020	St Helens	Deck	S57	43	42
020-2020 STRATA	St Helens	Strata Development	STRATA	51	51
312-2020	Binalong Bay	Change of Use – Visitor Accommodation	S57	47	46
305-2020	Stieglitz	Dwelling Alterations & Additions, Carport, Hot Tub & Partial Change of Use of Shed to Bedroom	S57	63	26
014-2020	St Helens	Dwelling & Shed	NPR	17	11
001-2021	Beaumaris	Dwelling	S57	40	40
022-2021	Scamander	Change of Use to Visitor Accommodation	S58	8	1
338-2020	St Helens	Change of Use – Stable to Visitor Accommodation	S57	40	40
087-2020	St Helens	Legalisation of Vegetation Removal, Earthworks, Drainage Works and Retaining Wall	S57	92	49
296-2020	St Helens	Dwelling	S57	89	88
317-2020	Stieglitz	Shed	S57	71	42
332-2020	Akaroa	Demolish Shed, New Shed & Crossover	S57	43	42
299-2020	Binalong Bay	Dwelling & Shed	S57	43	42

TOTAL: 13

BUILDING REPORT

Projects Completed in the 2020/2021 financial year

Description	Location	Updates
Re-Roof of Amenities Section	Bendigo Bank Community Stadium	Completed August 2020.
New Shade Structure	Flagstaff Trail Head	Completed November 2020. 
Internal Fit-out	Scamander Surf Life Saving Club	Completed December 2020

Projects ongoing – Capital Works Program (Includes carried over projects previous financial years)

Description	Location	Updates
Old Tasmanian Hotel Restoration Project Stage 1 – Complete First Floor Restoration, Reroof, External Repaint, New Access. Stage 2 – New Lift, Accessible Toilet & Rear Veranda	Fingal	<ul style="list-style-type: none"> Stage 1 Completed 31 July 2020; Stage 2 Works commenced and scheduled for completion by Mid-March 2021 and official opening scheduled for Thursday 15th April 2021.
Internal Alterations (Renovation of Men's Toilet & Change rooms)	St Marys Sports Centre	<ul style="list-style-type: none"> Nearing Completion, minor fit out work outstanding. Scheduled for Completion end March 2021.
Additions & Upgrades to Portland Hall	Portland Hall, St Helens	<ul style="list-style-type: none"> Works almost completed, minor electrical works outstanding. Scoping of works commenced for new budget allocation.

Description	Location	Updates
Demolish Existing Buggy Shed & Install New	St Marys Sports Centre	<ul style="list-style-type: none"> Nearing Completion, external concreting remains outstanding. Scheduled for Completion end March 2021.
BBQ Shelter	St Marys Community Space	<ul style="list-style-type: none"> Works nearing Completion.
Marine Rescue Additions	St Helens Foreshore	<ul style="list-style-type: none"> Works now scheduled for commencement in Early March 2021.


Approved Capital Works Program – Current Financial Year - not yet started

Description	Location	Updates
New Amenities building	Wrinklers lagoon carpark	<ul style="list-style-type: none"> Design concept finalised; Regulatory approvals required.
Community Services Storage Shed	St Helens Works Depot	<ul style="list-style-type: none"> Planning Permit obtained; Building approval pending; Works not yet scheduled.
Building upgrades	St Marys Railway Station	<ul style="list-style-type: none"> Works scoping and scheduling of works to be confirmed.
Weldborough Amenities Building	Weldborough	<ul style="list-style-type: none"> Site and scoping of works on hold.
Re-Roof and Weatherproofing of athletics building	St Helens Sports Complex	<ul style="list-style-type: none"> Works scoping and scheduling of works to be confirmed.
New Shade Structure	Scamander Reserve	<ul style="list-style-type: none"> Concept plans developed; Final costings currently underway.
Four Mile Creek Community Hub	Four Mile Creek Reserve	<ul style="list-style-type: none"> Design work now finalised; Development Application lodged.

The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.

Building Services Approvals Report February 2021				
No.	BA No.	Town	Development	Value
1	2020 / 00234	Falmouth	New Two Storey Dwelling incorporating Garage & Deck and Shed	\$350,000.00
2	2020 / 00167	Falmouth	New Dwelling incorporating Deck & Garage	\$215,000.00
3	2020 / 00154	Fingal	Alterations & Additions - Dwelling & Deck	\$95,000.00
4	2020 / 00147	Akaroa	New Dwelling incorporating Deck & Garage	\$341,000.00
5	2020 / 00235	St Helens	New Dwelling incorporating Deck	\$288,000.00
6	2020 / 00123	St Helens	New Shed	\$11,000.00
7	2020 / 00124	Scamander	New Shed	\$50,000.00
8	2020 / 00133	Ansons Bay	Alterations & Additions - Dwelling, Carport & Deck	\$53,000.00
9	2020 / 00294	Ansons Bay	New Dwelling incorporating Veranda & Shed	\$169,000.00
10	2020 / 00264	Stieglitz	New Shed	\$7,560.00
ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE			2019/2020	2020/2021
			\$14,483,107.00	\$11,802,113
ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH		MONTH	2019/2020	2020/2021
		February	\$1,473,300.00	\$1,579,560.00
NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE		MONTH	2019/2020	2020/2021
		February	100	99

ENVIRONMENTAL REPORT

Description	Updates
Cat Management	<p>Council has endorsed the Northern Regional Cat Management Strategy, along with other councils. The regional working group met to plan implementation of the strategy together in the coming year.</p> <p>Changes to Tasmanian cat management laws have come into force on 1 March, increasing opportunities for landholders and producers to control roaming and feral cats and requiring cats to be microchipped and de-sexed if released from registered cat shelters.</p>
NRM Committee	<p>The NRM Committee held a meeting on 23 February, reviewing priorities for the 2021/22 financial year and finalising details for a <i>Velvet Worm NRM Action Awards</i> small grants program for Council to consider (separately at this Meeting).</p>
Flood Risk Management	<p>A floodgate is being installed to complete construction of the Grant Street flood levee, part of Council's St Marys Flood Management project. Testing of the automated St Marys Flash Flood Warning system has led to improvements to the data management and messaging system.</p> <p>Lower George Riverworks Trust members and Council's project manager have met to plan initiation of the joint, grant-funded, 'Impact Assessment' project. This will start with identification of likely scenarios for the river breaking out over the floodplain into a new channel.</p>
Climate Change Action Plan 2020	<p>The NRM Facilitator attended a state public consultation workshop for a review of Tasmania's Climate Change Act and implementation plan. The opportunity for Break O'Day to provide input to promote its priorities is addressed separately at this Meeting.</p>
Weed Management	<p>The Drought Weeds Officer is continuing to support farmers, including with project planning and applications for Drought Weeds funding to control weed threats. Options for strategic management of weeds on Binalong Bay foreshore are being planned.</p>  <p>Control of council weeds, and provision of information and advice to landholders and compliance are ongoing.</p>

Recreational Water Quality

The *Public Health Act 1997* requires that Councils monitor recreational waters (including public pools and spars) using the Tasmanian Recreational Water Quality Guidelines.

Runoff from heavy rain affected some sampling sites initially in January but all locations returned good water quality results with confirmation follow-up tests.

Recreational water	9 December 2020		5&11 January 2021		8&15 February 2021	
	Ente/100*	Rec. WQ [#]	Ente/100*	Rec. WQ [#]	Ente/100*	Rec. WQ [#]
Grants Lagoon mouth A	N/A		31	Good	30	Good
Grants Lagoon mouth B	N/A		10	Good	N/A	
Grants Lagoon footbridge	<10	Good	10	Good	10	Good
Grants Lagoon (camp ground)	N/A		20	Good	10	Good
Beauty Bay	<10	Good	10	Good	20	Good
Yarmouth Creek	<10	Good	30	Good	41	Good
Wrinklers Lagoon	10	Good	41	Good	195	Moderate
Scamander River mouth	<10	Good	<10	Good	98	Good
Henderson Lagoon	<10	Good	10	Good	20	Good
Denison Rivulet	10	Good	86	Good	41	Good

* Enterococci /100ml # Recreational WQ class

The results for water samples indicate conditions for all these waters are safe for swimming according to the Tasmanian Recreational Water Quality Guidelines. All natural waters may be subject to local poorer water quality from time to time due to weather or other conditions.

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table provides details of the rate of immunisations provided by Council through its school immunisation program.

MONTH	2020/2021		2019/2020	
	Persons	Vaccinations	Persons	Vaccinations
July - December	50	58	50	53
January - June			72	98
TOTAL	50	58	122	151

Sharps Container Exchange Program as at 9 December 2020

Current Year	Previous Year
YTD 20/21	YTD 19/20
15	3

Immunisations School Program for 2021 commencing Wed 24 March, busy time with Immunisations. Sharps Containers stabilised this month.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Environment – To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

- Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.
- Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.

LEGISLATION & POLICIES:

Not applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DECISION
PROPONENT	NRM Special Committee
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	039\020\001\
ASSOCIATED REPORTS AND DOCUMENTS	Velvet Worm NRM Action Awards 2021 - Guidelines and Application Form

OFFICER'S RECOMMENDATION:

That Council recognise achievements in the community for the Break O'Day environment and natural resource management in 2021 by offering 'Velvet Worm NRM Action Awards' with a focus on youth and supporting activities and action.

INTRODUCTION:

The Break O'Day NRM Special Committee at its 23 February meeting finalised details for a return of the Velvet Worm Awards in 2021 and has recommended Council invite nominations from the community, with a focus on Break O'Day's youth.

PREVIOUS COUNCIL CONSIDERATION:

For several years up until 2014 Council offered its *Velvet Worm Awards* to nominees from the community and schools to acknowledge their contributions to the environment of Break O'Day and natural resource management.

09/19.15.7.233*Moved: Clr M Osborne / Seconded: Clr K Chapple*

Council receive and adopt the final 'Environment and NRM Strategy 2019' and 'Environment and NRM Action Plan 2018–2023'.

CARRIED UNANIMOUSLY

To recognise and applaud significant contributions to the environment and natural resource management with targeted awards, grant programs or events is a priority in the Environment and NRM Strategy and the Action Plan.

Council has reviewed and received Minutes from recent NRM Committee Meetings that reported on development of a Velvet Worm NRM Action Awards program for 2021 by the Committee.

OFFICER'S REPORT:

In designing a 2021 program to recognise contributions in the community to the environment and natural resource management in Break O'Day the NRM Committee has adapted the previous *Velvet Worm Awards* model to focus on

- the youth of Break O'Day and contributions they make in the shared responsibility of caring for our environment and natural resources.
- encouraging action and achievement, by offering Council support as small grants for activities and projects, rather than simply a monetary prize.

Guidelines and application form for a *Velvet Worm NRM Action Awards* program is attached to the Agenda. The NRM Committee recommends Council recognise contributions in the community to the environment and natural resource management in Break O'Day by offering this in 2021 to recognize achievements in the community for the environment and natural resource management, with a focus on our youth.

Nominations for the Velvet Worm NRM Action Awards would then be sought up until the end of April. The NRM Committee would review applications, for Council to consider awarding to projects and activities with small grants in May.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

- Increase the community's awareness of the natural environment; the pressures it faces; and actions we can take to sustain it and what it provides.
- Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.

Annual Plan

Key Focus Area

3.2.1 Enjoying our Environment - provide opportunities to access and learn more about our environment and the ways it can be enjoyed in a sustainable manner.

Actions

3.2.1.1 Community Activation - Undertake activities which increase awareness and participation in Natural Resource Management and recognition of achievements.

LEGISLATION & POLICIES:

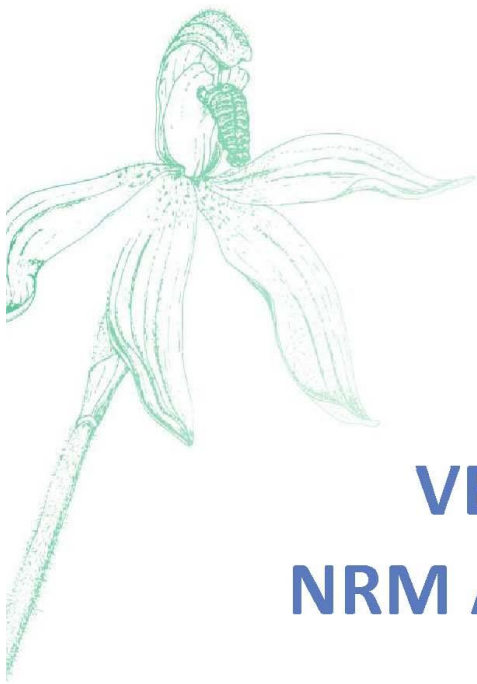
Not Applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Council's 2020-2021 budget includes \$2000 for Grants and Community Support to *recognise and applaud significant contributions to the environment and natural resource management.*

VOTING REQUIREMENTS:

Simple Majority.



VELVET WORM NRM ACTION AWARDS

*Grants supporting youth–focussed activities for
the Environment of Break O’Day*

Small Grants Guidelines and Form 2021



from the **mountains** to the **sea** | www.bodc.tas.gov.au

Break O'Day is home to two species of rare and unique velvet worm, small creatures of our forests easily overlooked.

Background

Council's *Velvet Worm NRM Action Awards* acknowledge and recognise the achievements the community makes for our shared goal for Break O'Day's Environment and Natural Resource Management (NRM): *balancing our use of the natural environment to ensure that it is available for future generations to enjoy as we do.*

In 2021 the *Velvet Worm NRM Action Awards* aim to support our younger generation because this goal is an intergenerational one. It will provide small grants (\$100 to \$1500 approx.) to assist environmental projects involving the youth of Break O'Day.

Applications

Applications using the attached form must be received at the Council office in St Helens by Friday 30 April 2021 - delivered or posted (32-34 Georges Bay Esplanade St Helens 7216), or emailed (admin@bodc.tas.gov.au).

Eligibility

Community groups, individuals or businesses residing or operating within the Break O'Day Municipality may apply for Action Award for activities or initiatives within the Municipality that are helping achieve the objectives of the *Break O'Day Environment and Natural Resource Management Strategy 2019*.

The nature of activities or projects being undertaken may range from on-ground environmental through to cultural or economic. They can be collaborative, innovative or challenging, but must be safe and respectful.

Nominations are to provide details of the project or activity, including budget and roles of those involved and address the five questions on the form that follows. Additional pages or photos should be included where needed.

Assessment

Nominations will be assessed, on the criteria below, by the Break O'Day NRM Special Committee of Council, which will make recommendations for Action Awards to Council. All applicants will be notified of the outcome of their application.

Criteria

1. How much youth of Break O'Day lead, are involved in or are the focus of the project or activity.
2. How the project seeks to protect or enhance the natural environment in Break O'Day. How the project increases awareness and appreciation of natural resource management and environmental issues in, and potentially beyond, Break O'Day.
3. The motivation, capacity and resources contributed by the applicant and their project partners.
4. How the project contributes to objectives of the *Break O'Day Environment and Natural Resource Management Strategy 2019*, and *Action Plan 2018-2023* ([available on Council's website](#)).

Contacts

For questions, to discuss your initiative or activity or for help with your application, please contact Break O'Day Council's NRM Facilitator, Polly Buchhorn, polly.buchhorn@bodc.tas.gov.au, 63 767 900.

VELVET WORM NRM ACTION AWARDS 2021

Application Form

Complete the following project and applicant information and respond to the questions that follow. Use the space here and/or attach separate pages, along with supporting and additional information.

Post or deliver to Council's St Helens office 32-34 Georges Bay Esplanade St Helens 7216, or by email (admin@bodc.tas.gov.au), by Friday 30 April 2021.

Project, activity or initiative name	
Applicant/s name:	
Address:	
Email:	
Contact person	
	Phone Email
ABN	
Registered for GST	Yes <input type="checkbox"/> No <input type="checkbox"/>
Working with Vulnerable People	All relevant people working on the project have current Tasmanian Registration for Working with Vulnerable People Yes <input type="checkbox"/> No <input type="checkbox"/>
Insurance and Public Assn.	Copy of current Public Liability Insurance attached Yes <input type="checkbox"/> No <input type="checkbox"/> , Incorporated Public Association number:

1. Describe your project, activity or initiative, providing brief details of how it will happen (when, where, budget).

2. How are the young people of Break O'Day involved in the project or activity?

2. What will you achieve for the protection or enhancement of the natural environment in Break O'Day with the project or activity?

3. Describe the people or groups contributing and the capacity and resources they bring to your project.

4. What priorities and issues in the [Break O'Day Environment and Natural Resource Management Strategy 2019 and Action Plan 2018-2023](#) does your project or activity help address?

03/21.16.3 Applications for Break O'Day Drought Weeds Grant

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	017\014\004\
ASSOCIATED REPORTS AND DOCUMENTS	<i>Under separate cover</i> Guidelines for municipal Drought Weeds Grants 2020, and Break O'Day Drought Weeds Grants 2020 – Application form.

OFFICER'S RECOMMENDATION:

1. That Council grant \$941 of Drought Weeds funding to an application for support of ragwort and thistle control on the Pyengana Dairy farm, Pyengana.
2. That Council grant \$990 of Drought Weeds funding to an application for support of cape weed, ragwort and thistle control at Hodges Road Goshen.

INTRODUCTION:

Council's Drought Weeds Project is underway with its Drought Weeds Officer working with farmers in the field supporting farmers to access Council's \$30,000 of Drought Weeds grants funding.

PREVIOUS COUNCIL CONSIDERATION:

08/20.15.2.147

Moved: Clr J Drummond / Seconded: Clr L Whittaker

1. *That Council offer farmers in Break O'Day Drought Weeds Grants on condition of the Municipal Drought Weeds Grants 2020 - Guidelines and Eligibility being met and best outcomes for the Break O'Day Drought Weeds Project.*
2. *That Council determine successful grant applications after considering recommendations from an assessment panel comprising two members of its NRM Special Committee, a Department of Primary Industries, Parks, Water and Environment officer and its NRM Facilitator.*

CARRIED UNANIMOUSLY

10/20.15.4.196

Moved: Clr J McGiveron / Seconded: Clr B LeFevre

1. *That Council grant \$3,000 of Drought Weeds funding to an application for support of gorse control at St Marys on the Cullenswood, Millbrook and Sunnybanks properties.*
2. *That the offer of Break O'Day Drought Weeds Grants to farmers continue until funds are fully committed and with proactive support to farmers to develop projects meeting the Guidelines for municipal Drought Weeds Grants 2020.*

1. That Council grant \$1,645 of Drought Weeds funding to an application for support of horehound control at Germantown on the Seaview Farm property.
2. That Council grant \$3,982 of Drought Weeds funding to an application for support of thistle control at Fingal on the Malahide property.

CARRIED UNANIMOUSLY**OFFICER'S REPORT:**

The Break O'Day Drought Weeds grants remains open to applications until funds are fully committed.

Council's Drought Weeds grants assessment panel has reviewed two additional applications against the grants guidelines, application conditions and criteria.

The panel's assessment is relevant priority criteria for the Drought Weeds grants are met by both projects. They are recommended to be funded by Council, with the applicants being reminded of standards and best practice when treating weeds near to wetlands and waterways.

Details of the two drought weed grants projects are:

1. Pyengana Dairy, Pyengana

Weed/s	Ragwort, Californian thistle, slender thistle and Scotch thistle.
Weed plan	Control drought advantaged weeds; better pasture management; improve biosecurity controls to reduce weed risks (imported fodder, stock movement, visitors and staff awareness).
Weed/s & works	Spot-spray ragwort and boom-spray thistles.
Funding use	Weed control materials.
Total project budget	\$4,003
Funding sought	<u>\$941</u>

2. 17 Hodges Rd., Goshen

Weed/s	Thistles, cape weed, ragwort.
Weed plan	Initial control of weeds and pasture renovation and management to out-compete them.
Weed/s & works	Spot-spray or grub out ragwort. Boom-spray cape weed, re-sow pasture and follow-up. Spot-spray thistles and restore pasture cover.
Funding use	Weed control materials, farm machinery and labour.
Total project budget	\$1892
Funding sought	<u>\$990</u>

The Drought Weeds Officer is continuing to support farmers in the Fingal Valley and George catchment areas and further project proposals and applications are expected.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.

Annual Plan 2020/21

Key Focus Area

Land management - Develop the financial and human resources to undertake projects and activities which address environmental issues such as weeds and land degradation.

Action

Secure financial and human resources for projects to rehabilitate degraded land and sustain soil productivity.

LEGISLATION & POLICIES:

Weed Management Act 1999

Break O'Day Council Weed Plan 2014

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The Break O'Day Drought Weeds Project and its WAF funding from the Tasmanian Government is included in Council's Budget for 2020-2021. More than a half of the \$30,000 of grant funding remains available to farmers.

VOTING REQUIREMENTS:

Simple Majority.

03/21.16.4 Review of Tasmanian Government Climate Change Act and Action Plan

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	19/20115
ASSOCIATED REPORTS AND DOCUMENTS	Break O'Day Council Climate Change Action Plan 2020

OFFICER'S RECOMMENDATION:

Council provide to the Tasmanian Government's review of the state's *Climate Change Act* and *Climate Action 21* implementation plan, relevant priorities in its *Climate Change Action Plan 2020* as consultation input, and encourages the Break O'Day community to participate in the review.

INTRODUCTION:

The Tasmanian Government has recently embarked, at short notice, on a required review of the State's Climate Change Act and of their Climate Action 21 plan, running public consultation on them together.

PREVIOUS COUNCIL CONSIDERATION:

12/19.15.7.308 *Moved: Clr K Chapple / Seconded: Clr G McGuinness*

- (1) That Council receive the report reviewing the Climate Change MMP and updating priorities for action with a Climate Change Action Plan 2020.*
- (2) As Council considers Climate Change to be a serious concern for Break O'Day, that all Councillors participate in the implementation of the Climate Change Action Plan 2020 and development of future priorities for a Climate Change action.*

CARRIED UNANIMOUSLY

Council discussed the *Review and Action Plan 2020 - Climate Change MMP 2013* report at Council Workshops in December 2019 and September 2020.

OFFICER'S REPORT:

The Tasmanian Government has conducted online consultation workshops in the first week of March to start public consultation on a required legislation review for its *Climate Change Act (2008)*. It is also reviewing its current climate change action plan, Climate Action 21, which is due to conclude in June. Consultation will continue during March.

The consultation is an opportunity to participate in shaping State commitments, policy and programs on climate change. Some areas where the legislation and implementation has been felt in Break O'Day in the past include funding support for risk and adaptation planning for Council and

primary industries, producing information on temperature, rainfall, weather and sea-level rise risks and support for the move to renewable energy and efficiency (mitigation).

A number of actions prioritised in Council's Climate Change Action Plan 2020 would benefit from the sort of funding opportunities and other support past Government policy and programs have provided. Examples include ample funding programs to support council and local community actions on mitigation and adaptation, strong state policy and regulation to support climate change risks Council faces in its functions and responsibilities, and finding positive future opportunities from climate change.

The State review and Break O'Day can benefit from Council sharing relevant Break O'Day priorities from its Climate Change Action Plan 2020. The consultation is also seeking input from community, industry and other interests and Council can encourage the Break O'Day community to have their say too.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Environment - To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.

Strategy

3.1 Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.

Key Focus Area

Appropriate Development: Encourage sensible and sustainable development through sound land use planning, building and design.

Action

3.1.1.5 Climate Change - Secure financial and human resources for priorities in the Break O'Day Climate Change Action Plan 2020.

LEGISLATION & POLICIES:

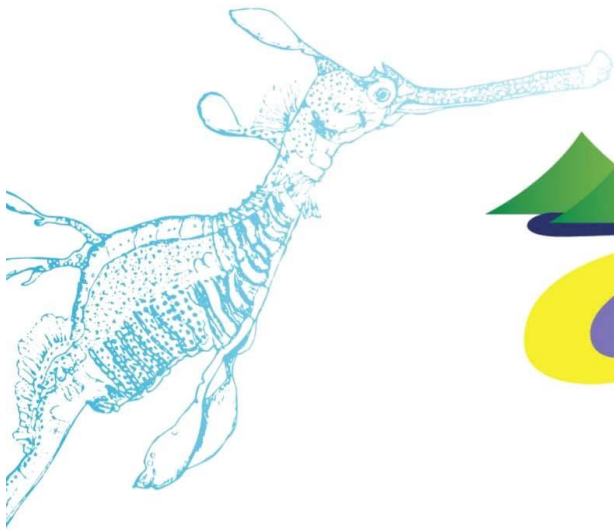
Climate Change (State Action) Act 2008

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Implementing priorities in an updated Climate Change Action Plan will have budget and resourcing implications for Council. Opportunities with funding programs and partnerships will continue to be important for Council to address such a large scale and significant issue.

VOTING REQUIREMENTS:

Simple Majority.



Break O'Day
COUNCIL

Review – Climate Change MMP 2013

Climate Change Action Plan 2020



Date: October 2019

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Review and Action Plan for 2020

Priorities in the [Responding to Climate Change Climate Change - Break O'Day Council Municipal Management Plan](#) (Sept. 2013) – are reviewed to assess progress and status for a 2019 update and Action Plan.

Only the 'High' rated risks in the 'Action Plan' of the 2013 MMP (CC-MMP) report are reviewed for current implementation needs in 2019. Beyond these the CC-MMP report assesses other 'medium' and 'low' risks which may indicate further priorities for action relevant in 2020.



Gaps

- CC-MMP risk assessment was at 2013 and reassessment should be considered, including accounting for new assessments from outside the municipality of climate change risks.
- CC-MMP uses same risk management approach and format as Council's Risk Register. However the scope of the CC-MMP is across public interest risks, while Council's Risk Register is limited to addressing the corporate risks of Council.
- Links to BODC Strategic Plan are out of date and the 2017-2027 Strategy does not have specific climate change strategies or focus areas.
- CC-MMP has 101 risks of which only the top 14 ('High') risks require addressing under Council's risk management approach. Others may be significant and treatable risks.
- Tasman Highway is assessed as a 'High' risk (#73) in CC-MMP, at risk from coastal retreat and erosion (storm events & sea level rise), with significant implications for the municipality. As it is a state managed road this review does not consider it further.

Other Climate Change work

- Lower George Flood Risk Plan and related report on alternative Binalong Bay Road access (2013). A 2018 review of floodplain and river management priorities for the Lower George Riverworks Trust described 'river avulsion' as an "imminent" risk. In response the Riverworks Trust recently adopted an Action Plan it developed with Council.
- A Break O'Day Council – Climate Change Governance Assessment in 2018 identified significant gaps, but assessed Council as doing well for its size on 4 criteria
- Tasmanian Coastal Adaptation Pathways Project – Georges Bay (SGS, 2012). Broached a hierarchy of strategies to address risks around the bay, from retreat to protection
- State hazard band mapping (shoreline erosion & inundation hazards, sea level rise and storm tide risks) and application in Tasmanian Planning Scheme
- St Marys Rivulet flood modelling tested climate change scenarios for future flood risks.

Summary – Climate Change Action Plan 2020

Actions summarised from the review, which is detailed in following section.

Action	Comment
Management	
Council climate change action plan	Mandate and capacity for action plan implementation. External interaction and opportunities for local priorities. Planning to avoid climate change risks.
Risk reassessment	Review the CC-MMP's 91 risks, likelihood/ consequences, new and reframed risks (factors, adaptation and mitigation options). Consider public interest versus corporate risks and 'community climate change risk register'.
Plan works and projects.	Develop costed business cases and plans for mitigation and adaptation activities.
Mitigation	
Support to reduce local emissions in primary industry and from transport.	Support and host opportunities in Break O'Day.
Support to reduce emissions from energy.	Council itself, residents, community and business – reduction, efficiency, renewable energy generation.
Primary Production	
Promote initiatives for adaptation and opportunities in local industries.	
Heat stress	
Review heat stress risks and strategies.	Research, for residents, industries, infrastructure and emergence and support services. Identify priority strategies, education.
Flooding - access	
St Helens airport/air ambulance access plan.	Develop 'pathways' plans for St Helens Point access and costings: existing (shoreline erosion/inundation), contingencies and future alternatives.
Binalong Bay Road access plan (Lwr. George floodplain).	Use Riverworks Trust Action Plan – impact assessment and design managed 'avulsion' strategies.
Tasman Highway coastal threats.	Explore threats and state government awareness.
Flooding - property	
Review flood and inundation risks to property for community and Council.	Riverine/ overland flood, coastal inundation/erosion (SLR & storms). Municipal/local. Inform community of their risks and consider Council's regulatory risks and liabilities.
Complete and implement Stormwater System Plan project.	Anticipating future stormwater risks.
Support flood risk management for properties identified at high risk.	Support adaption strategies (protect, accommodate, retreat pathway plans). Coastal erosion and inundation, flood.
Opportunities	
Positive outlook research for Climate Change in Break O'Day.	Adaptation opportunities for primary industry already (eg. agriculture). Wide search for economic and social/community opportunities. Regional, Tasmania, national, Asia-Pacific, global.
Fire Risks	
Support existing inter-agency and state fire management programs.	Continue secondary support role.

Review of the 'High' risks

CC-MMP Action Plan (Sec. 8.7) – Actions, who & date from CC-MMP

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
✓	Climate Change issue role assigned to Council's EHO. Done and maintained for Corporate risks only - BODC Risk Register	Related to suggestion of a climate change reference group/committee Addresses direct corporate risks while the CC-MMP considers many more risks in the public interest, and matters of Council policy/strategy. There is some fuzzy overlap between the two – eg planning authority role.	Management Appoint a person responsible for climate change risk management in BODC.	GM	2013
✓			Incorporate climate change risks into BODC risk process. This within the Strategic Planning goal of Leadership and Governance and in particular Strategy 7 which incorporates risk management processes.	Corps M	2013
?	Update CC risk assessment (assuming 'validation' means review and reassessing risks)	Review the CC-MMP's 14 High risks and 87 others, and check for new and reframed risks. But BODC Risk Reg. is not doing this or would take on any non-Corporate risks. A job for a CC reference group/committee?	Validate climate change risk events, likelihoods and consequences. This should be completed by the BODC risk management team but the Corporate Services Manager is ultimately responsible.	Corps M	2013 – ongoing
?	Update , as for above	as above	Risk factors, adaptation methods and mitigation options will change over time as technology develops and as the impacts of climate change continue to emerge. The risk register will need to be reviewed at least annually. Probability and consequence levels for existing risks will need to be re-evaluated in the light of better quality information.	BODC risk management team	2013 – ongoing
✓	Interaction with community and tiers of government is happening - opportunistic, without coordination/priorities.	Relates to CC risk role/management above and differences between corporate risks and public interest and Council's role.	Establish relationships with community organisations and state and commonwealth government agencies to leverage existing resources and reduce direct burden on BODC. This could be incorporated into the Strategic Planning goal of Community Building in particular Strategy 2. Provide opportunities for people to come together and develop connections and networks.	CCM appointed by the GM	2013

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
?	Doing (St Marys, Lower George, etc), more to plan and cost ready for funding opportunities.	Develop business cases for priorities - could also be extended 'pathways' costing.	Cost and prioritise each treatment option at least to a high level budgetary. Leverage work already done by organisations like Victorian Centre For Climate Change Adaptation Research (www.vcccar.org.au), The National Climate Change Adaptation Research Facility (www.nccarf.edu.au) and Antarctic Climate & Ecosystems CRC.	CCM	2014
✓	Doing with new Scheme (?)	Are risk priorities addressed adequately by SPS? Are local provisions needed, SLR timeframes, etc?	Amend Break O'Day Planning Scheme in accordance with the recommendations in the Tasmanian Coastal Adaptation Pathways report for Georges Bay [28]. In particular to introduce timeframes for sea level rise and to identify the levels of unacceptable risks for flood prone. Consider the impact of climate change on all new developments.	GM	2013
			Mitigation		
✓	Covered by others, Strategic Plan (Econ Dev. & NRM Plans)	Continue, as we are.	Agricultural emissions. Several options were presented at the workshop that would reduce soil emissions by changing farm practices. Agricultural emissions are dominated by enteric emissions from livestock. Soil emissions represent 6% of total emissions from Break O'Day. Any effort to reduce these emissions would only have a marginal effect on total emissions and there are state and federal Government programs in place to address emissions from agriculture. BODC action is to monitor these programs for relevance to Break O'Day.	DSM, NRM Fac	Ongoing
✓	No action. Not sure what this action is or its relevance?	LULUCF emissions in Tasmania are affected by fluctuations in forest and agriculture markets/activity. Rose with late 90s plantation development and then, as they grew fast, went negative with wood market collapse.	Retain plantations – Land converted to forest land and land converted to grassland are the two largest contributors to Tasmania's greenhouse gas emissions profile. The first results in sequestration of carbon and the second in emissions of greenhouse gases. These two factors largely balance each other out in the inventory leaving a small overall contribution to the total. Minor changes to each can have a significant impact on emissions, effecting this change are largely out of BODCs control. It is assumed that changes to State Government policy are already monitored by BODC for their impact on Break O'Day.	DSM, NRM Fac	Ongoing

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
✓	Not a prominent issue (?)	Electric transport next opportunity?	Transport emissions – consolidate trucking. The increase in fuel consumption between a partially and fully loaded truck or van is marginal. Trucks should wherever possible be fully loaded. This is a particular challenge with time critical deliveries such as perishable goods. Anecdotal evidence from Salty Seas is that they have collections from around 6 trucks per week which are not all fully loaded. Assuming this means an extra two commercial van trips to Launceston per week then over 10 tonnes of CO2-e could be mitigated if these trips were avoided. BODC could facilitate a freight distribution centre was established to consolidate freight into and out of St Helens.	W&IM	2014
✓	CTSTas. transport services.	Could be expanded?	Transport emissions – car sharing to Launceston. At 11.5 thousand tonnes a year car emissions make up 54% of Break O'Day's transport emissions and 12% of total emissions. A return trip to Launceston in a mid-sized car results in approximately 50kg of CO2-e. Avoiding 10 trips per week through car sharing would reduce emissions by 26 tonnes CO2-e per annum. Council could facilitate car sharing through information and education. This could be incorporated into the Strategic Planning goal of Community Building in particular Strategy 2. Provide opportunities for people to come together and develop connections and networks.	ComS M	2013
✓	Council vehicle fleet management in place.	Review fleet management to reduce emissions.	Transport emissions – reduce number of council 4WD vehicles. A small car like a Mazda 3 produces 40% less greenhouse gases than a large 4WD. Assuming an average of 30,000km per year, replacing a 4WD with a smaller vehicle would reduce annual emissions by 2.7 tonnes (and fuel consumption by 1,120 litres) for each vehicle. Council should establish a policy of choosing smaller cars by default and use 4WD only where necessary.	GM	2013
✓	Multiuser path developments underway, could do more?	Develop multi user paths strategy to increase connected neighbourhoods and reduce emissions. Healthy living links.	Transport emissions – encourage cycling and walking to reduce vehicles kilometres travelled. A small car will produce around 145 grams of CO2-e per km. A 4WD will produce at least twice that. The length of the average trip in Break O'Day will be longer than that in cities such as Launceston but there is still an opportunity to reduce	W&IM	2014

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
			vehicle trips by making it safer and more convenient to walk and cycle. Cycle and foot paths should be included in any new development and considered for existing roads.		
✓	Significant uptake in community already with cheaper PV.	Increase Council's renewables generation? Marginal GHG gains to be had by Tasmanians, can increase green energy exports to mainland?	Encourage small scale renewables. The electricity supply in Tasmania is has the lowest carbon intensity of any state in Australia. Electricity generation accounts for only 16% of energy emissions and 8% of emissions overall. However, there are benefits to small scale renewables such as domestic solar PV. They raise the general awareness and understanding of energy and encourage energy efficiency. They are a direct way for residents to take action on climate change and reduce their energy costs. Council can play a role in encouraging small scale renewable by facilitating bulk buy schemes and by taking a leadership role by installing renewables on council buildings. This could be incorporated into the Strategic Planning goal of Environment and Planning and in particular Strategy 4. Adopt environmental sustainability principles in undertaking Council activities.	W&IM	2014
			Primary Production		
✓	Already covered by others (crop Enterprise Suitability mapping for climate futures)	Crop Enterprise Suitability mapping with Climate Futures Tasmania data, available on ListMap. Other state initiatives also.	Identify alternate crops for a warmer and dryer climate. This work will primarily be done by the State Government Department of Primary Industries, Parks, Water and Environment. BODC should establish relationships with this department where they don't already exist so that they can advise local farmers what options and information is available and to ensure that any studies or trials meet the needs of Break O'Day.	DSM, NRM Fac	2013
✓	Already some by others and Redmap well used.	Encourage attention (like for cropping above) at state level - take partnership and support opportunities for local impact.	Commercial and recreational fishing is an important aspect of Break O'Days' economy. Identifying new species for harvest and changing fishing regulations is outside the power of BODC. BODC should work with organisations such as RedMap (http://www.redmap.org.au/region/tas/) and the Institute for Marine and Antarctic Studies (http://www.imas.utas.edu.au/) to	DSM, NRM Fac	2015

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Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
			quantify risks for fisheries and adaptation options.		
			Heat stress		
No	Nothing done for heatwave risk and 'safer place'.	Review risk, identify refuges and integrate with Emergency Management Plan. Is degree of hazard known, any heat wave emergency management work done already?	Identify cool havens for residents susceptible to heat stress, such as the elderly. These may be libraries or council buildings.	ComS M	2013
No	Nothing done. Public education.	Linked to above – communicate risk findings. Consider strategies besides safer place refuges for heatwaves: 'green infrastructure' and town planning for healthy living environments.	Break O'Day residents may not be as accustomed to heat waves as people in more northern parts of Australia. It may be necessary to run an awareness program to educate residents on what to do and options available during heatwaves. This could include information about cool havens.	ComS M	2016
			Flooding Access		
No	Requires action - on recommended risk treatment (#2)	2018 shoreline erosion treatment on O'Connors Beach is not a solution. Parkside Farm subdivision and new Planning Scheme zoning. Develop pathways plan/s for St Helens Point road access and for shoreline management.	Access to RFDS [air ambulance] services during flooding was raised several times during the workshops. The current route along the Tasman Highway and St Helens Point Road is subject to flooding and is vulnerable to sea level rise and storm surges. By the end of the century parts of St Helens Point Road will be under water at high tide. To reduce the risk of reduced access causing injury or death because of poor access to RFDS services it will be necessary to identify an alternate route to the aerodrome. This could be incorporated into the Strategic Planning goal of Environment and Planning and in particular Strategy 1. Provide a sound framework for strategically planned and orderly future development by updating and improving Land Use Strategy and Planning Scheme.	W&IM	2014

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
No	Part of above	Above	If necessary protect the land required for an alternate route to the aerodrome through planning restrictions.	W&IM	2105
No	Requires action – no plan in place. “Imminent” avulsion risk, of River cutting Binalong Bay Road with a new course over floodplain.	Recent bridge works (after damage) an opportunity – and highlights the risk - if flooding rains had closed Binalong Bay road at the same time). Develop plan for Binalong Bay Road , use past road access report (pitt & sherry) and Adaption Pathways report (SGS).	Binalong Bay Road is the main route between Binalong Bay and St Helens. It is already subject to periodic flooding and this will increase with increased rain intensity, rising sea levels and increased storm intensity. To reduce the risks of this lack of access it is necessary to identify an alternate route to Binalong Bay such as bitumising Mount Pearson State Reserve Road or identify methods of raising and hardening Binalong Bay causeway. Annual budget estimates for these options are provided in Tasmanian Coastal Adaptation Pathways Project for Georges Bay [28]. These options need to be investigated so that their costs can be included in future budgets. This falls under the Strategic Planning Goal of Asset Management and in particular Strategy 2. Develop and implement a 10 year asset management plan for all classes of assets.	W&IM	2014
No	As above	More complicated than ‘which year’ – plan progressive asset shifts and cost of investment steps, for funding opportunities and to save for.	Once an option for alternate access to Binalong Bay has been determined it will be necessary to determine which financial year it will need to be budgeted for.	GM, W&IM	2015
			Flooding Property damage		
?	Nothing better known of properties at risk of flood damage than known land flood risks and state coastal ‘hazard banding’ being applied through Planning Scheme already. Merge with actions following. <i>[Not okay – No – status?]</i>	Confusing mix of ‘flooding’ in next three items. Proposed action seems to be a more detailed assessment of property at risk. Review understanding/ categories of property-flood risks and reassess. On land floods are ‘riverine’ or ‘overland’ (stormwater below). Coastal is something else – coastal ‘Hazard banding’ by state is for ‘Inundation’, & ‘Erosion’ (with SLR & storm tide).	This study has identified areas that will be at risk from sea level rise and storm surges. Further work is required to quantify flooding risk in terms of number and value properties at risk for different sea levels. Aspects of this work are being conducted under the Storm Water Management Plan as part of the MMP.	W&IM	2014

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
?	Identify properties at risk.	Evaluate properties at risk, communicate transparently to inform community of <u>their</u> risks. May be by local areas (eg. Ansons, Binalong, Georges Bays), or municipal. Update in 2022-2024 by state Tas. Flood Mapping Project (land flood). Develop management strategies/options. For Break O'Day, or by local areas (eg. Ansons, Binalong, Georges Bays), coastal erosion and coastal inundation, riverine flood.	The flooding risks to properties and how those risks are managed will vary depending on whether the flooding risk is due to sea level rise or increased rainfall intensity. It is necessary to identify properties at risk in terms temporary flooding, permanent inundation and erosion risks. The Tasmanian Coastal Adaptation Pathways Project for Georges Bay [28] identified 18 dwellings currently at risk from inundation which will increase to 22 by 2050 and 43 by 2100. These have a present day value of up to \$1.4 million.	W&IM, DSM	2014
?	Review planning authority liability for properties at risk,.	Corporate duty of care risk for Risk Register to manage. (Liable for foreseeable flood damage to development it approved.)	The Council may be liable for future flooding events if they approve developments in areas that have been identified in this and other studies. It will be necessary to review planning restrictions to reduce the number of new properties being exposed to future risks.	DSM	2014
✓	Stormwater System Plan underway.	Continue with SSP. Extend to identify private stormwater risks and responsibilities?	There are measures that can be taken to reduce flooding risks from storm water . Risk areas have been identified but it is necessary to examine protection measures for those areas such as levees.	W&IM	2015
✓	But action to follow , from above priorities.	Expand on above management 'properties at risk' strategies/options to set out adaptation 'pathways' plans (protect, accommodate, retreat) for coastal erosion and coastal inundation, riverine flood.	Areas in Ansons Bay, Grants Lagoon, Binalong Bay and Georges Bay have been identified as at risk of permanent inundation due to future increases in sea level. Protection is impractical for most of those sites and it will be necessary to develop a longer term resettlement plan for properties at risk of permanent inundation. The long term options for St Helens as detailed in the Tasmanian Coastal Adaptation Pathways Project for Georges Bay [28] are to protect with levees or dykes or to evacuate the site and relocate the CBD. The introduction of dykes or levees may reduce the aesthetic values of the town that levees are seeking to protect. Long term	GM, W&IM, DSM	2016

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Climate Change Action Plan 2020 Break O'Day Council

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
			relocation may be more difficult but most appropriate option. Retreat and relocation will be contentious decision and will require long term planning and consultation to achieve a consensus within Council and the community. Preliminary work to examine the options should begin as soon as possible. This falls under the Strategic Planning Goal of Asset Management and in particular Strategy 2. Develop and implement a 10 year asset management plan for all classes of assets.		
✓	Taswater	Engage Taswater to ensure they are planning for climate change threat to services. (Also water supply?)	The sewage treatment works in St Helens is a risk from flooding. In medium term risk is for flooding of the sewage treatment pumps. In the longer term the ponds themselves are at risk from high tides and simultaneous storm surges. These will need to be sealed as recommended in the Tasmanian Coastal Adaptation Pathways Project for Georges Bay [28] or relocated. The pumps will need to be raised or somehow protected and in the longer term the treatment works will require protection through levy banks or relocation to another site.	W&IM	2014
			Opportunities		
No	Underdone and needs updating. Already progress with primary industries.	Economic and social/community – may be as much about attracting people as coping with them. We have already noticed national climate migration and they come on the basis of projections and prompted by extreme weather events. International scale is also worth thinking about.	Investigate opportunities identified during the workshop and incorporate into the economic development plan. This falls under the Strategic Planning Goal of Economic Development and in particular Strategy 1. Develop and implement initiatives to attract people to live, work and invest in the Council area.	GM, DSM	2013
			Fire Risks		
✓	TFS/SES and has received attention after bad fire seasons, including increased state fuel reduction program.	Continue secondary role to support TFS/SES, state programs. Review Emergency Management Plan role and strategies?	Aspects of managing bush fire risks are within the control of the State Government agencies such as the Tasmanian Fire Service, Department of Infrastructure, Energy Resources and the Department of Primary Industries, Parks, Water and Environment. There are areas that Council can influence such as raising awareness	W&IM, CorpS M	2013

Status	Current Status	Comment & 2020 action	CC-MMP Action	who	date
			in the community to increased risks and working with the CFA to identify properties at risk from bush fires. This falls under the Strategic Planning Goal of Building Community and in particular Strategy This falls under the Strategic Planning Goal of Economic Development and in particular Strategy 5. Minimise the impact of disasters by improving community and Council's preparedness.		
✓	Covered by planning/building controls, and not all a Council responsibility.	Support TFS community/property outreach and fire planning programs.	Assess how well prepared at risk properties are in terms of physical protection and fire plans as well as adequate insurance cover.	ComS M	2013
✓	Covered at state level and in Break O'Day NRM Plans.	New Planning Scheme will include 'coastal refugia' provisions.	Work with the Tasmanian Department of Primary Industries, Parks, Water and Environment to identify any threatened, vulnerable and endangered species. Develop a set of local actions to reduce the risks to these species.	DSM	2013

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\012\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the General Manager's report be received.

INTRODUCTION:

The purpose of this report is to provide Councillors with an update of various issues which are being dealt with by the General Manager and with other Council Officers where required.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report – Council consideration at previous meetings.

OFFICER'S REPORT:**Meeting and Events attended:**

15.02.2021	St Helens	– Hon Jen Butler MP, catchup meeting to touch base in relation to a couple of issues which constituents had raised.
17.02.2021	St Helens Via Web	– State Grants Commission Hearing, part of their annual engagement with Local Government with their focus this year on Disability Factors associated with Regional Responsibility and Absentee Population
19.02.2021	Launceston	– Northern Tasmania Development Corporation (NTDC) – Regional Collaboration Framework Meeting involving Mayors and General Managers to discuss the current status of the framework; implementation approach; and governance in general.
19.02.2021	Launceston	– Northern Tasmania Regional Land Use Strategy Meeting – meeting of the northern Planners Group which was discussing the processes relating to the progression of Batch 2 amendments to the Regional Land Use Strategy.
23.02.2021	St Helens Via Web	– Northern Tasmania Development Corporation (NTDC) – Gastronomy Meeting with representatives from Bendigo and Ballarat and interested Councils in northern Tasmania.
23.02.2021	St Helens	– St Helens Sports Complex, meeting with representatives of the user groups to discuss options and matters raised in relation to the future development and operation of the Complex. Positive discussions with a number of items requiring further consideration

26.02.2021	Launceston	– Northern Tasmania Development Corporation (NTDC) Population Project, meeting with Edward Obi (Project Coordinator) where he was seeking feedback in relation to the operation of the program. Provided my views that I thought it was a bit too focussed on Skilled Migrants and that some readjustment was required towards the opportunities provided with Covid.
01.03.2021	St Helens	– Council Workshop
03.03.2021	St Helens	– Parks & Wildlife Service, meeting with Donna Stanley and Linda Overend to discuss the range of PWS matters we have on the table at the moment.
04.03.2021	St Helens	– Meeting with Greg Ingham

Meetings & Events Not Yet Attended:

10.03.2021	St Helens	– Dragon Trail Meeting – onsite at the Stadium
10.03.2021	St Helens	– UTas Parents Matter Community Information Session
11.03.2021	St Helens	– Community Wellbeing Conversation
12.03.2021	Devonport	– Local Government Association of Tasmania (LGAT) – General Meeting and Minister Jaensch Presentation
15.03.2021	St Helens	– Council Meeting

General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with members of the community included Garry Walker.

Brief Updates:

Parks & Wildlife Matters

Bay of Fires Master Plan – as this is a joint project with PWS they are reviewing the information provided including relating to the formation of the Steering Committee. Aiming for the Committee to be operational towards the end of April with the focus then on the Brief for the project. PWS and Council need to address the funding request to the State Government.

Burns Bay – Following some discussions with AHT some additional work is required to progress the application. PWS will undertake a Cultural Management Strategy and also consult more with the aboriginal community on the design including around pedestrian/ vehicle movements. Once this is completed AHT will provide input and consider.

Terrys Hill Road/Ranson River Bridge - bridge needs considerable work but they are waiting on an engineer's report. They are just in the process of doing some minor works but agree that substantial drainage works are required. Council officers will monitor and maintain discussions with PWS.

Binalong Bay Foreshore Blackberries- both PWS and Council agreed that blackberries are an issue and that Council would like to see a co-operative approach to weed management of this area. PWS are open to assisting for a few days on the matter.

Gardens Toilet – PWS will be writing to land owners advising that a consensus on the site is required to move this project forward

Camp Fire Bans - remain place as they run alongside TFS permit periods

Swimcart to Binalong Bay Shared Pathway – general discussion around trying to obtain some form of indication from PWS in relation to elements of the alignment rather than progress with a lot of expensive work to then be told they don't support part of the alignment being examined.

Communications Report – March 2021

TOPIC	ACTIVITY	PROGRESS
COMMUNITY CONSULTATION	Bike Rack installation Where would the business community like to see the installation of Bike Racks in St Helens? (THSU funding \$7500)	Business contacted through Business EDM – closes 28/2. We have received 10 responses and a report has been completed and passed on to Cllrs FYI.
	St Marys Recreation Ground lighting – Is there a need?	St Marys Recreation users emailed. Sports Complex also contacted via phone. This will be collated this month.
	Falmouth Road Sealing	Plan being developed – Contact made with Falmouth Community Centre – who will use their email data base to residents. Survey has been delivered online and in hardcopy at the Community Centre.
SOCIAL MEDIA	Clean Up Australia Day Promotion	Council offering FREE waste at WTS for registered groups.
MEDIA/OTHER	T.Tas Funded MTB articles/video	Worked with T.Tas to identify angles and talent for videos. Articles have been featured in Revolution, MTB Australia. Flow video to drop in March.
	Top Tassie Town	Access to the footage given to Eat, Play Stay lifestyle TV program for use in their story on the East Coast. Working with the Chamber and Channel 9 on developing series of adverts using the footage from the video
	Mulch promotion	Developed Promo poster for Mulch to be used in local publications/newsletter/social media/community notice board and the St Helens WTS
DAP	Reinvigoration	Encouraging ECT to hold a reinvigoration session with the community again to emphasis the access to funds the group has and relook at priorities for the group to work on.
PROSPECTUS	Develop and implement prospectus	Final changes now underway. Plan for promotion is in development
TOURISM	T.Tas winter campaign	Attended workshop on Tourism Tas' winter campaign. Will now start thinking of ways the trails and businesses can leverage off this campaign.
	Tourism Mushrooms	New copy has been drafted and reviewed by ECT who have provided maps as well as content ideas and a QR code linking to their site. They have also offered to help with images. Content is being redrafted ready to go to a designer

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
Safer Rural Roads Program 2020-2021 – Ansons Bay Road, St Helens	Affixing Common Seal	Amend Sealed Plan	Number 12 – Miscellaneous Powers and Functions to the General Manager
Safer Rural Roads Program 2020-2021 – North Ansons Bay Road, St Helens	Affixing Common Seal	Grant Deed	Number 12 – Miscellaneous Powers and Functions to the General Manager
Safer Rural Roads Program 2020-2021 – Lottah Road, Goulds Country	Affixing Common Seal	Grant Deed	Number 12 – Miscellaneous Powers and Functions to the General Manager
Safer Rural Roads Program 2020-2021 – Mangana Road, Fingal	Affixing Common Seal	Grant Deed	Number 12 – Miscellaneous Powers and Functions to the General Manager
Tasmanian Community Fund – Community Wellbeing Pilot Project for BOD	Affixing Common Seal	Grant Deed	Number 12 – Miscellaneous Powers and Functions to the General Manager
Cecilia Street, St Helens	Affixing Common Seal	Final Plan of Survey	Number 12 – Miscellaneous Powers and Functions to the General Manager

General Manager's Signature Used Under Delegation for Development Services:

02.02.2021	337 Certificate	55 Alexander Street, Cornwall	6399665
03.02.2021	337 Certificate	2 Kiama Parade, Akaroa	7610784
03.02.2021	337 Certificate	3 Brooks Road, St Helens	7320293
04.02.2021	337 Certificate	31 Highcrest Avenue, Binalong Bay	2654606
04.02.2021	337 Certificate	34 Gardiners Creek Road, St Marys	7627156
04.02.2021	337 Certificate	11 Bittern Street, Stieglitz	2257950
05.02.2021	337 Certificate	91A Cecilia Street, St Helens	7742154
05.02.2021	337 Certificate	72 North Ansons Road, Ansons Bay	6809038
08.02.2021	337 Certificate	89 Tims Creek Road, Mathinna	7320584
08.02.2021	337 Certificate	41 Acacia Drive, Ansons Bay	2802592
08.02.2021	337 Certificate	12 Akaroa Avenue, Akaroa	7610602
08.02.2021	337 Certificate	U1, 41-43 Beaulieu Street, St Helens	3078698
08.02.2021	337 Certificate	15 Bittern Street, Stieglitz	2257934
09.02.2021	337 Certificate	51 North Ansons Road, Ansons Bay	6810610
09.02.2021	337 Certificate	288 Gardens Road, Binalong Bay	7818745
09.02.2021	337 Certificate	15A Aerodrome Road, Stieglitz	2923052
09.02.2021	337 Certificate	27 Parnella Drive, Stieglitz	7445141
10.02.2021	337 Certificate	20230 Tasman Highway, Seymour	6408832
10.02.2021	337 Certificate	97 Scamander Avenue, Scamander	6784141

10.02.2021	337 Certificate	36 Gardiners Creek Road, St Marys	3183973
11.02.2021	337 Certificate	U2, 12 Doepel Place, St Helens	2989991
12.02.2021	337 Certificate	22 Tasman Highway, St Helens	7371269
12.02.2021	337 Certificate	20 Skyline Drive, Beaumaris	2046854
15.02.2021	337 Certificate	15 Oberon Place, Scamander	2948612
15.02.2021	337 Certificate	39 Main Road, Weldborough	6801108
15.02.2021	337 Certificate	35 Treloggen Drive, Binalong Bay	6798578
15.02.2021	337 Certificate	Lot 6 Main Road, Weldborough	3460926
16.02.2021	337 Certificate	71 Gray Road, St Marys	6402959
16.02.2021	337 Certificate	75 Grant Street, Falmouth	6400769
17.02.2021	337 Certificate	6 Alma Court, St Helens	2253888
18.02.2021	337 Certificate	84 Cecilia Street, St Helens	6793611
23.02.2021	337 Certificate	19 Cameron Street, St Helens	6793267
23.02.2021	337 Certificate	34 Winifred Drive, Scamander	3059120
23.02.2021	337 Certificate	237 Elephant Pass Road, St Marys	6408429
25.02.2021	337 Certificate	33 High Street, Mathinna	6415637
25.02.2021	337 Certificate	Leona Road, Avoca (CT 19774-3)	1809696
26.02.2021	337 Certificate	7 Gray Street, Fingal	6411265
26.02.2021	337 Certificate	13 Penelope Street, St Helens	6809177

Tenders and Contracts Awarded:

Tender Closing Date	Description of Tender	Awarded to
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Nil.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

Services - To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

- Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.
- Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

03/21.17.2 Election of Committee Member of the General Management Committee (GMC) of the Local Government Association of Tasmania (LGAT)

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	039\002\008\
ASSOCIATED REPORTS AND DOCUMENTS	2021 Election Timetable

OFFICER'S RECOMMENDATION:

That Council nominate Mayor Mick Tucker for Committee Member of the General Management Committee of the Local Government Association of Tasmania (LGAT).

INTRODUCTION:

The Tasmanian Electoral Commission have called for nominations for President and Committee members of the General Management Committee of the Local Government Association of Tasmania (LGAT).

PREVIOUS COUNCIL CONSIDERATION:

No previous Council consideration.

OFFICER'S REPORT:

The Tasmanian Electoral Commission has been asked to conduct the 2021 election of President and four (4) members of the GMC for a two (2) year term in accordance with the rules of the Association (LGAT).

Nominations have now been invited to be received at the electoral office no later than 5.00pm on Wednesday 21 April 2021. The Tasmanian Electoral Commission have provided the attached Election Timetable for your reference.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Build and maintain strong relationships and partnerships through consultation, engagement and collaboration.

LEGISLATION & POLICIES:

In accordance with the Rules of the Local Government Association of Tasmania (LGAT).

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

No financial implications to Council.

VOTING REQUIREMENTS

Simple Majority.

Reference: F60.301

Mayor Mick Tucker
Break O'Day Council
32-34 Georges Bay Esp
St Helens Tas 7216

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Dear Mayor Mick Tucker

Local Government Association of Tasmania – 2021 General Management Committee election

The Tasmanian Electoral Commission has been asked to conduct the 2021 election of President and 6 members of the General Management Committee for a two-year term in accordance with the rules of the Local Government Association of Tasmania (LGAT) adopted at the AGM of the Association on 26 June 2020.

Nominations are now invited from LGAT members and must be received at my office by 5:00 pm Wednesday 21 April 2021.

Candidates will be notified of receipt of their nomination by this office.

Election timetable

Nominations open.....	Monday 1 March 2021
Nominations close.....	5:00 pm Wednesday 21 April 2021
Ballot material posted (if a ballot is required)	Monday 26 April 2021
Close of postal ballot.....	10:00 am Thursday 17 June 2021
Declaration of the result.....	Thursday 17 June 2021

A nomination form and reply-paid envelope are enclosed.

If you would like further information or assistance, please call Kristi Read of this office on 6208 8722.

Yours sincerely



Andrew Hawkey
ELECTORAL COMMISSIONER

1 March 2021

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	018\033\007\
ASSOCIATED REPORTS AND DOCUMENTS	Report on Outcomes of Annual Plan 2020/2021 as at 31 December 2020

OFFICER'S RECOMMENDATION:

That Council receive the Review as at the 31 December 2020 of the Break O'Day Council Annual Plan 2020/2021.

INTRODUCTION:

The Annual Plan is a requirement of Section 71 of the *Local Government Act 1993* as follows:

An Annual Plan is to –

- (a) be consistent with the strategic plan; and*
- (b) include a statement of the manner in which the Council is to meet the goals and objectives of the strategic plan; and*
- (c) include a summary of the estimates adopted under section 82; and*
- (d) include a summary of the major strategies to be used in relation to the Council's public health goals and objectives.*

PREVIOUS COUNCIL CONSIDERATION:

Annual Plans are adopted as part of the budget process in each financial year and reports are prepared quarterly on achieving the identified annual planning outcomes.

The 2020/2021 Annual Plan was adopted at the June 2020 Council Meeting.

OFFICER'S REPORT:

This plan is generally based on the 10 Year Strategic Plan 2017 – 2027. The finalised 2020 - 2021 Annual Plan will ultimately be included in Cascade. During the development phase we have used a four (4) year format to assist in seeing the flow and development of activities across multiple years, this is a work in progress.

A key component of developing the Plan has been continuing the priorities identified by Council during the Strategic Priorities Workshop in February 2019. Some of the strategies identified in 2019 - 2020 are carried on, or built on, in the new financial year.

The key themes for 2020 - 2021 include:

- COVID-19 related items relating to Community Care and Recovery
- Employment and business support including the Employment Partnership project
- NRM Action Plan
- Projects linked to Tourism and the Mountain Bike Trails
- Waste management including minimisation, recycling and the circular economy

Other significant areas of attention in 2020 - 2021 include:

- Delivery of additional projects arising from Government Funding commitments, Drought Communities and Community Development Grants.
- Project development in preparation for Federal and State elections
- Financial sustainability
- Mental Health & Wellbeing
- Community Engagement Framework

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategies

Create an informed and involved community by developing channels of communication.

Goal

Services - To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategies

Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

LEGISLATION & POLICIES:

Local Government Act 1993 - Section 71 specifies that Council is to prepare an “Annual Plan” for the municipal area each financial year.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The financial implications of the 2020 - 2021 Annual Plan are detailed in Council adopted budget but are summarised in the Plan.

VOTING REQUIREMENTS:

Simple Majority.



ANNUAL PLAN 2020 - 2021 - QUARTERLY REVIEW AS AT 31 DECEMBER 2020 Mar 1, 2021

138

GOALS

51%

GOAL COMPLETION

● Draft ● Not started ● On Track ● Behind ● Overdue ● Complete → Direct Alignment → Indirect Alignment

BREAK O'DAY COUNCIL PLAN COMMUNITY

Current Co...	Goal	Update
76%	Strategy 1.1 Create an informed and involved community by developing channels of communication.: 30 to 100	
76%	→ Key Focus Area 1.1.1 Communication: Improve and develop communication processes that lead to the community feeling more informed and involved.	Improvements to communication processes is an ongoing activity with the Communications Coordinator working with the various Council Departments on their community consultation process. Progress is generally on track but progress in the Development Services and Works areas have been constrained due to workloads and/or staff vacancies. Once the Community Engagement Strategy is implemented there will be more clarity internally around BODC's expectations in this space.
60%	→ Actions 1.1.1.1 Online Surveys - Increase the use of surveys in community consultation regarding Council activities including a focus on comparative information.: 100%	The use of surveys as a consultation tool is ongoing. The implementation of the Community Engagement Strategy will provide more clarity around process in this space. Surveys currently underway include: <ul style="list-style-type: none"> • Business Survey collation August 2019 - 2020 • Business Survey collection of data - December 2020 - February 2021 Both the collation and the new surveys will be sent out in the first week of March
48%	→ Actions 1.1.1.2 Plain English Communication - Develop a 'Plain English' approach to Council communications in line with the new Communications Guide.: 100%	This activity was stalled due to staffing.

The Communications Coordinator has also been working with the Mental Health and Wellbeing Officer regarding engaging the community to be a part of the Community Wellbeing Project.

100%	→ Actions 1.1.1.3 Community Survey - Develop a community survey to determine the most effective methods of communication.: 100%	During the Park Snack and Chat sessions and the survey used for these, the CC added in a question regarding what methods and media community members used to get Council information. This question found that digital methods, ie direct email and Facebook were the two best platforms for communicating with our community. The second part of the question asked respondents if they would like to add to our newsletter list, through this we gathered an additional approx. 100 email addresses to be added to the newsletter list. Now that we have this understanding the CC plans on reviewing the need for monthly newsletters in consideration of the fact that Facebook has now become a major source of information.
90%	→ Actions 1.1.1.4 Break O'Day Council (BODC) Website - Review and develop the BODC website for relevance and accessibility.: 100%	<p>Council's website has been reviewed and updated.</p> <p>Changes included:</p> <ul style="list-style-type: none"> • Making items alphabetical so they were easier to find • Updating the Community Services page so that information was collated and easier to find • Old files removed from the archive to ensure they could not be searched • Departmental updates. <p>Remaining is the revision of the Planning and Building pages</p>
84%	→ Actions 1.1.1.5 Communication Activities - Review and improve the quality of outward Council communications ensuring consistency with the Communications Guide with particular reference to tone.: 100%	<p>This is an ongoing task.</p> <p>The communications coordinator continues to work with various departments on their outward communication. The focus for this financial year will be working with both the DS and Works Departments on their communication methods.</p>
60%	Strategy 1.2 Build community capacity by creating opportunities for involvement or employment that enable people to share their skills and knowledge: 30 to 100	
60%	→ Key Focus Area 1.2.1 Events and Activities: Creates a culture of volunteering and support to enable vibrant and sustainable events, activities and community groups: 100%	<p>Following the disruption created by Covid-19 we are starting to see a recovery in the area of Events as events start to become scheduled from February 2021 onwards with Council officers assisting organisers to get their plans into place. Disappointingly the events calendar we normally experience in January has been cancelled however events such as the Break O'Day Triathlon are scheduled to occur. Substantial effort in supporting the organisers of the Dragon Trail MTB event is occurring, this will be the first major event on the St Helens MTB Network.</p>
60%	→ Actions 1.2.1.1 Increasing Volunteers - Work with community groups and interested parties to hold activities in our Municipality focused on strengthening and increasing our volunteer base.: 100%	<p>Council staff are again working with volunteer organisations to recommence activities that were previously held in our community. Some volunteer organisations have to rebuild due to volunteers reassessing their commitments during Covid 19. Some Volunteer groups have commenced catering for external events eg. Dragon Trail and as part of this commitment have had to increase their volunteer base and this has occurred by them promoting what they do - Council supports this process by on forwarding emails and/or when people enquire - we suggest they meet with these organisations.</p>
60%	→ Actions 1.2.1.2 Event Capacity Building - Assist community groups with event planning through mentoring, supporting and facilitating a pathway for event planning.: 100%	<p>Council has been working with 3 new events for the Break O'Day Community, being Dragon Trail MTB which has 344 athletes from all over Australia embarking on St Helens Mountain Bik Trail Network and the Bay of Fires Mountain Bike Trail 18-20 March 2021. This has been developed into an annual event and once the international borders are open, then the event will be attracting Mountain Bikers from all over the world, targeting New Zealand, Japan and South Africa.</p> <p>Ten Days on Island is coming to St Helens in March also with two events, one in the Portland Memorial Hall "If Halls Could Speak" and the other is a walking tour around George's Bay with a geographical mobile application, educating on the history of different locations around the bay.</p> <p>St Marys Community Space Opening Event is ran by the St Marys Community Space Inc Community Group and supported by Council. Council has provided support with Risk Management Plan, COVID Safety Plan and Insurance for the event.</p>

60%	<p>→ Actions 1.2.1.3 Community Event Support - Work with event organisers to strengthen their capacity to deliver events including events cancelled due to COVID-19 by supporting them through planning for the future events including Public Health requirements.: 100%</p> <p>→ Actions 1.2.1.4 Event Attraction - Work with event organisers and organisations to develop and attract new events to the area.: 100%</p>	<p>Community Services Project Officer has been working closely in the redevelopment of the Dragon Trail MTB event for 2021. There has now been an action plan for Council Officers and the logistics required for pre-event, which includes trails preparedness, community engagement, Bendigo Community Stadium, Swimcart Beach and Flagstaff Trailhead event space planning and ensuring all permits and permissions are granted.</p> <p>As Covid restrictions are eased external events are now starting to be planned but contingency plans to cancel are also part of the discussion. Council staff are working with external organisations around a MTB Trans event but this has currently be postponed until November, 2021 due to travel restrictions with New Zealand. Another event is the Supermodel event that was scheduled for 2020 but has now been planned for late 2021.</p>
46%	<p>Strategy 1.3 Foster and support leadership within the community to share the responsibility for securing the future we desire.: 30 to 100</p> <p>→ Key Focus Area 1.3.1 Community and Council Collaboration: Work within a community engagement framework which defines the relationship between the community and Council in decision making and project delivery.: 100%</p>	<p>The primary activity in this area is completion of the Community engagement Framework, as noted in the updates this is dependent on greater clarification in relation to future Local government Act requirements. In the meantime Council continues to refine and undertake engagement activities.</p>
50%	<p>→ Actions 1.3.1.1 Community Engagement Framework - Based on feedback received and involving community consultation, develop and adopt a Community Engagement Framework to support Council activities.: 100%</p> <p>→ Actions 1.3.1.2 Framework Integration - Embed the Community Engagement Framework within Council activities.: 100%</p>	<p>The Community Engagement Framework has been drafted and has been placed on hold until the Local Government Act Review has been completed as will contain guidelines on the content required in Community Engagement Frameworks.</p>
30%	<p>→ Actions 1.3.1.3 Local Township Plans - Develop and review Township Plans; ensure items listed are considered in future budget decisions or source grant funding; report back on a six (6) monthly basis to communities on Township Plan progress.: 100%</p>	<p>We are currently still waiting on the outcome of the Local Government Act review before we can finalise Council's Community Engagement Strategy - once this has occurred Council can make any necessary changes to our draft document and then ensure that all council activities follow the strategy</p>
62%	<p>→ Actions 1.3.1.4 Arts & Cultural Strategy - Work with the Bay of Fires Arts Committee to review the Strategy and reflect changes in an update of the document.: 100%</p>	<p>Reports on the current status of the Township Plans have been provided to the community. Township Plans are currently being updated by staff in readiness for another report to be prepared and available for the community.</p>
40%	<p>Strategy 1.4 Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.: 30 to 100</p>	<p>Conversations are still to occur with the Bay of Fires Arts Committee. We have asked for a meeting but as they were rebuilding this request was put on hold. Council staff will continue to work with this organisation with a view to reviewing the document.</p>
0%		
ECONOMY		
Current Co...	Goal	Update
59%	<p>Strategy 2.1 Develop and highlight opportunities which exist and can be realised in a manner that respects the natural environment and lifestyle of the Break O Day area.: 30 to 100</p>	

48%	→ Key Focus Area 2.1.1 Opportunities: Prepare and maintain an economic prospectus which details opportunities; infrastructure and land availability; and local resources.: 100%	Activity in this Area has generally been focussed on responding to opportunities and activities which relate to the work of other organisations and whilst the Economic Development Officer role has been vacant we have still been making progress in this area. An increased focus on understanding Break O'Day population challenges is being targeted for the early part of 2021.
87%	→ Actions 2.1.1.1 Economic Prospectus - Promote availability of the Economic Prospectus and maintain relevance as additional or updated information becomes available.: 100%	The Prospectus is in the final proofing stages with view to be uploaded as a crucial tool for economic development on the website by the end of the FY
50%	→ Actions 2.1.1.2 Irrigation Projects - Support the investigations by Tas Irrigation for construction of infrastructure servicing the eastern end of the Fingal Valley.: 100%	Council participation in this project is ongoing with the General Manager attending the public launch of the proposed project at Avoca on 18/9/2020 which outlined the nature of the project. Option for a briefing to Councillors will be considered once the project progresses to the next stage of commitment to proceed. Project involves the establishment of a large dam north of Fingal off the Fingal - Mathinna valley with transmission via streams to cover the area through to Epping Forest.
0%	→ Actions 2.1.1.3 Agriculture Opportunities - Research and examine potential opportunities to develop agriculture and horticulture within the Break O'Day Council area with a particular focus on the Fingal Valley.: 100%	No activity at this stage, linked to Irrigation project
50%	→ Actions 2.1.1.4 Circular Economy - Participate in projects focused on developing the Circular Economy at the regional and local level.: 100%	Council is actively participating in the Aspire Circular Economy project being facilitated through NTDC. Local businesses are being referred to the ASPIRE project or in the situation where there is a substantial opportunity they are being referred to NTDC. Council continues to focus on integrating its recycling activities where possible in circular economy initiatives.
50%	→ Actions 2.1.1.5 Population Strategy - Provide funding support and participate in the regional approach being delivered by Northern Tasmania Development Corporation (NTDC): 100%	Participation in NTDC Population Attraction program continues with the GM participating in meetings of the working group. Population attraction is linked to the Northern Tas jobs project which is a key part of attracting people to the State. Break O'Day Employment Connect project will feed into this project as well.
50%	→ Actions 2.1.1.6 Growing the Population - Work with UTA's, Institute for the Study of Social Change to develop a clear understanding of the Break O'Day (BOD) situation and potential strategies Council can focus on to meet the challenges of population change.: 100%	Contact has been made with the Institute of Social Change in relation to working with BODC to develop a greater understanding of the situation regarding our population. Contact has also been made with Lisa Denny who is a demographer previously working with UTA's to seek her assistance as she has a significant understanding of the Tasmanian situation. It is anticipated that a presentation will be made to Council in the next few months.
50%	→ Actions 2.1.1.7 Aged Housing - Pursue investment in construction of Independent Living Units in the area.: 100%	No direct action at this stage. Monitoring the situation regarding Council land at Annie Street and what opportunity may exist as this land is developed.
50%	→ Actions 2.1.1.8 Public Housing - Lobby and work with the State Government and housing providers to build new public housing.: 100%	No direct action at this stage. Council is aware of project being pursued by Centacare Evolve housing in relation to affordable housing
69%	→ Key Focus Area 2.1.2 Tourism: Broadening, lengthening and improving the visitor experience through development of attractions and activities; promotion and signage; and great customer service.: 100%	A broad range of activities is underway in this Area which reflects the important role that Tourism plays in the Break O'Day area. Sound progress is being made on the majority of the activities with the exception of the review of visitor information provision. Council officers continue to push this with East Coast Tasmania Tourism though it is unlikely that we will see an outcome in the current reporting year.

50%	<p>→ Actions 2.1.2.1 Visitor Information Provision - Work with East Coast Tasmania Tourism (ECTT) to strategically review the provision of visitor information services on the East Coast.: 100%</p> <p>Progress with this matter continues to be a source of some frustration due to the reliance on Tasmanian Government strategy for visitor information provision and need for East Coast Tasmania Tourism (ECTT) to provide leadership. BODC have included the item as a KPI within the Memorandum of Understanding with ECTT. In the first part of the year, discussions with ECTT have centered on a solution being brought into place to address the situation with Glamorgan-Spring Bay Council closing Visitor Information Centres. Tourism Tasmania engaged consultants to undertake an analysis and to develop a solution.</p>
87%	<p>→ Actions 2.1.2.2 Marketing - Develop a winter marketing strategy for the area which aligns with Tourism Tasmania and East Coast Tasmania Tourism (ECTT) activities.: 100%</p> <p>Both East Coast Tasmania Tourism and Tourism Tasmania have their own winter campaigns running that promote our region. The Communications Coordinator has been keeping abreast of these and looking for ways to leverage off of these.</p> <p>The Communications Coordinator has also been working on more promotion of the MTB trails in winter to continue growing our winter market in order to flatten the trough our local businesses experience at this time of the year.</p> <p>The local Destination Action Plan group and the Bay of Fires Winter Arts Festival is also being supported by Council both in funding and resourcing to enhance the Winter Arts Festival.</p>
83%	<p>→ Actions 2.1.2.3 Mountain Bike (MTB) Data - Collate Tourism data to develop a report on the impact that the MTB trails are having and identify gaps.: 100%</p> <p>The Business Survey for the winter months has just been collated and includes a comparison year on year.</p> <p>The summer survey will be sent out at the end of February to our business data base and will include key findings and a copy of the winter data.</p> <p>The New resident survey has been sent to 532 people and has returns 148 surveys. The data to date reveals:</p> <ul style="list-style-type: none"> • 59% of people moving to the area are from Tasmania • Around 50% of people move to our area for lifestyle • The majority of people moving to our area are over the age of 45 • 51% have bought their property as a residence • 27% were influenced by the MTB trails to move here
50%	<p>→ Actions 2.1.2.4 Bay of Fires Master Plan - Liaise with the State Government and other stakeholders to develop a Master Plan for the Bay of Fires area.: 100%</p> <p>A recommendation to Council at the February, 2021 Council meeting is to support the formation of a Steering Committee who will finalise the project scope and develop the Terms of Reference of the Steering Committee in readiness for funding opportunities. Parks & Wildlife have committed \$50,000 towards the cost of the project, leaving shortfall where we will have to seek external funding to complete the project</p>
52%	<p>→ Actions 2.1.2.5 Visitor Information Sites - Redevelop information for tourism sites.: 100%</p> <p>Updated information for the static visitor information sites is currently in development. The Communications Coordinator is working with East Coast Tasmania Tourism to ensure the information at each site is consistent with messaging that they have been promoting.</p>
60%	<p>→ Actions 2.1.2.6 Fingal Valley Tourism - Support Fingal Valley Community groups to undertake tourism activities and projects.: 100%</p> <p>Covid is still impacting on the meeting of this group of volunteers to update the Destination Action Plan (DAP) for the Fingal Valley. When the Recreational Trails Strategy has been completed, projects will filter into the DAP as many of the projects that had been identified in the current DAP have either been completed or are being undertaken as part of the Drought Relief Project scheme.</p>
100%	<p>→ Actions 2.1.2.7 St Helens Destination Action Plan (DAP) - Review involvement with the DAP Committee.: 100%</p> <p>The CC has taken a step back from the DAP group and has relinquished her role as scribe.</p> <p>The group has been stepping up and they are currently working closely with the BOF WAF committee in order to help them grow their annual event.</p>
0%	<p>Strategy 2.2 Provision of relevant training and skills development programs to create a workforce for the future that meets the changing needs of business.: 30 to 100</p>
41%	<p>→ Key Focus Area 2.2.1 Employment: Create a variety of jobs that will reduce the seasonality of the local economy and provide ample opportunities for youth to remain in the area.: 100%</p> <p>The commencement of the Break O'Day Employment Connect project is a significant step forward in unlocking and facilitating employment opportunities in the Break O'Day area. Business support is another key related area with Council continuing to provide support in a number of areas.</p>

50%	→ Actions 2.2.1.1 Economic Development Assistance - Provide direct support for new and existing businesses wishing to establish or expand activities.: 100%	Assistance to new and existing businesses is ongoing through Council officers pending recruitment of a new Economic Development Officer as well as the Break O'Day Business Enterprise Centre. Additional support was provided to existing businesses through the Care Call activities which occurred as part of Council's response to COVID 19. The St Helens VIC has been offering assistance to businesses to list on the Australian Tourism Data Warehouse.
50%	→ Actions 2.2.1.2 Business Enterprise Centre (BEC) - Support the activities of the BEC with a focus on business start-ups and expansion of existing businesses.: 100%	Ongoing support is being provided to the Business Enterprise Centre through referrals to the BEC and assisting their clients with information. BEC will provide a presentation to Council in March 2021 regarding activities and to secure ongoing support.
62%	→ Actions 2.2.1.3 Jobs Action Package - Participate actively in the project being facilitated by the Fingal Valley Neighbourhood House (FVNH) which focuses on addressing barriers to employment.: 100%	The Employment Partnership Project is now called Break O'Day Employment Connect (BODEC) and the project is being actively supported by Council's Community Services Project Officer and General Manager through participation in the Steering Committee. Project has commenced operations with the employment of three employees have commenced in the roles of Jobseeker Connector, Employer Connector and Project Manager and premises for the project have been secured and are now operating with the official Launch occurred on Wednesday 30th September 2020 at the Fingal Valley Neighbourhood House and the Break O'Day Trade Training Centre. The Break O'Day Employment Connect (BODEC) project team is making traction within the jobseekers and businesses community. Jobseekers and business owners are now dropping in to the office, having connecting face-to-face with the Project team and they are now achieving some great outcomes in terms of matching employees to valuable employment, as well as meeting the training needs of future project work, with positive employment outcomes. Job Seekers - The Project team are presently managing the job seeker client career mentoring and the jobseeker client base has grown substantially. The project is exceeding the KPIs established for the project with a good number of employment outcomes achieved. Career Mentoring research, local modelling, policy/guideline and training packages are in development phase, these are on track to be completed and ready for implementation by the end of February. The Project team had secured funding to run a Traffic Control Course.
0%	→ Actions 2.2.1.4 Business Opportunities - Research and examine opportunities that could create jobs in Break O'Day (BOD):. 100%	No direct activity in this area during the period
50%	Strategy 2.3 Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses to live and work in Break O'Day.: 30 to 100 → Key Focus Area 2.3.1 Brand Development: Undertake and identify opportunities to develop a positive brand for Break O'Day Council and the area.: 100%	Brand development for our region has been extremely positive and is reflected in visitation data collated as part of the Business Surveys. The Communications Coordinator worked with the Break O'Day Chamber of Commerce to develop St Helens as our Tassie's Top Tourism Town entry which we won. This has resulted in significant marketing of our area through the Spirit of Tasmania's networks. We will not see the benefits of this however until borders fully re-open. Marketing of the St Helens MTB trails has also resulted in a significant increase in visitation to the trails. Most recently Tourism Tasmania has funded FLOW MTB to develop two videos on our trails which will reach tens of thousands of viewers through FLOW's Channels. The Trails have also featured in numerous publications including Australian Mountain Bike, Revolution and MTB Australia magazines.
0%	Strategy 2.4 Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focused service delivery: 30 to 100 → Key Focus Area 2.4.1 Support: Integrate and simplify processes and services to facilitate the development and growth of businesses.: 100%	Improvements in this area of service delivery are closely linked to a major State Government project, iPLAN and as such we have no control over progress. It is anticipated it will come on line this reporting year.

60%	→ Actions 2.4.1.1 I-PLAN - Participate with the State Government I-PLAN project to enable online development queries and applications. Result - simplified Council processes and integration with I-PLAN.: 100%	Meeting held with State Government Representatives on 23rd July 2020 who provided an update and confirmed that trial platform is planned to be ready early 2021. Council staff have prepared Flow Charts for Approval Processes which are currently in Draft Format and soon to be Implemented.
50%	→ Actions 2.4.1.2 Business Community Leadership - Support the development of strong leadership in the community to facilitate overall development and growth.: 100%	Focus has been on supporting the Break O'Day Chamber of Commerce and Tourism as well as encouraging the growth of the St Helens DAP Committee
ENVIRONMENT		
Current Co...	Goal	Update
47%	Strategy 3.1 Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.: 30 to 100	
47%	→ Key Focus Area 3.1.1 Appropriate Development: Encourage sensible and sustainable development through sound land use planning, building and design.: 100%	Work in this area has been progressing steadily and generally relates to more strategic level work relating to the Break O'Day Planning Scheme and related documents. It is anticipated that some of this work will flow through into the next reporting year given the nature of the work and involvement of other parties.
50%	→ Actions 3.1.1.1 Communication Improvements - Increase communication with local industry to continue to build an understanding of the critical changes in land use planning and other Development Services activities.: 100%	Agenda's have now been formulated for key target audiences and training forums will be scheduled in the coming months. Current Development application load and staff vacancies and interrupted this planned action.
60%	→ Actions 3.1.1.2 Regional Land Use Strategy - Actively participate in and support the review of the Northern Tasmania Regional Land Use Strategy.: 100%	Council officers have been actively involved in the Text Amendments to the Regional Land Use Strategy. A review of Councils strategic planning documents remains high priority which will feed into Stage 2 - Mapping Amendments to the Regional Land Use Strategy
50%	→ Actions 3.1.1.3 Tasmanian Planning Scheme - Work with the Tasmanian Planning Commission regarding approval of the Local Provisions Schedule (LPS) which have been developed.: 100%	The further information required by the Tasmanian Planning Scheme has been a significant body of work, this is now being finalised by Councils Consultant - GHD. The time taken to prepare the submission to the TPC has been disrupted due to GHD availability as well as the Senior Planner Vacancy.
25%	→ Actions 3.1.1.4 Strategic Land Use Review - Commence review of strategic land use strategy with focus on population, township expansion and industrial land availability.: 100%	A draft brief is currently being finalised to seek quotations from suitable consultants to carry out required review of strategic land use documents. The commencement and approach to work will be finalised upon appointment on consultant.
50%	→ Actions 3.1.1.5 Climate Change Action - Secure financial and human resources for priorities in the Break O'Day Climate Change Action Plan 2020.: 100%	Councillor Working Group priority to review 2013 MMP risk assessments. Funding opportunities to implement Council's Climate Change Action Plan 2020 continue to be sought.
48%	Strategy 3.2 Increase the community's awareness of the natural environment, the pressures it faces and actions we can take to sustain it and what it provides.: 30 to 100	

48%	<p>→ Key Focus Area 3.2.1 Enjoying our Environment: Provide opportunities to access and learn more about our environment and the ways it can be enjoyed in a sustainable manner.: 100%</p> <p>→ Actions 3.2.1.1 Community Activation - Undertake activities which increase awareness and participation in Natural Resource Management and recognition of achievements.: 100%</p> <p>→ Actions 3.2.1.2 Waste Reduction - Undertake community education and activities focused on waste reduction and minimisation.: 100%</p>	<p>Environmental awareness activities are ongoing in key areas such as waste reduction. This will increase in importance as the Tasmanian Government becomes more active with a statewide approach.</p> <p>Community and landholders provided with information and advice on natural values, issues and their management, such as rabbits, shorebirds, weeds, river and flood management. Support for summer activities being planned.</p>
45%		<p>A focus on waste reduction is a key part of Council activities in a number of areas:</p> <ul style="list-style-type: none"> • A full page advert in the Local Break O'Day Directory which features what CAN go in your recycle bin as well as WTS open hours • Campaign of KNOW YOUR WASTE posts were featured on our Facebook page over the Dec-January period - These posts pointed back to our website and waste info as well as the Recycle Coach App. <p>After this campaign we have seen an increase in users of the App.</p>
50%		
38%	<p>Strategy 3.3 Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.: 30 to 100</p> <p>→ Key Focus Area 3.3.1 Land Management: Develop the financial and human resources to undertake projects and activities which address environmental issues such as weeds and land degradation.: 100%</p> <p>→ Actions 3.3.1.1 Land Management Activities - Secure financial and human resources for projects to rehabilitate degraded land and sustain soil productivity.: 100%</p> <p>→ Actions 3.3.1.2 Activity and Condition Review - Investigate soil and water management performance by works and land development projects to identify planning and management improvements.: 100%</p> <p>→ Actions 3.3.1.3 Weed Action Plan - Implement activities within the plan including control measures; education and compliance.: 100%</p> <p>→ Actions 3.3.1.4 Best Practice Activities - Facilitate weed, pest and disease hygiene protocols and best practice in Council operations and promote benefits in industry.: 100%</p> <p>→ Actions 3.3.1.5 Dog Management Policy - Secure a formal cooperative dog management arrangement with Parks and Wildlife Services.: 100%</p>	<p>Solid progress with a range of activities in this area continues to be made. Implementation of the Dog Management Policy continues through a range of activities.</p> <p>Break O'Day Drought Weeds project is progressing, providing farmer support with a third of the \$30,000 grants funds taken up and more Drought Weeds projects being developed. New funding opportunities explored and promoted include TFGA Landcare Action Grants Program (Rd3), Weed Action Fund (Rd2) and Safe Havens fund.</p> <p>Development and works cases still to be identified to establish baselines for later monitoring of soil and water management through to their initial use stages.</p> <p>Weeds are being controlled on Council's properties, including waste management facilities and roads. Spanish heath and burban controlled at St Helens Aerodrome. Landholders and community volunteers are also tackling weeds on their land and public land, such as sea spurge on Blanche Beach. Positive outcomes for compliance work (Patersons curse at St Helens) and education efforts (Weed of the Month) and web page information updated).</p> <p>Weed and disease hygiene and management information to be included in Development Services Dept. training sessions planned for February for stakeholders in building, development/ planning and real estate sectors.</p> <p>Further successful informal cooperation underway over the summer, including joint community lead education/enforcement initiative. Formal arrangements for ongoing cooperation to be sought directly with the head of Parks & Wildlife Service.</p>
38%		
65%		
15%		
45%		
35%		
50%		

15%	<p>→ Actions 3.3.1.6 Urban Green Infrastructure - Develop a street guide and survey further "Green Infrastructure" issues and opportunities (ie St Marys as the first township): 100%</p>	Work scheduled for second half of year, to develop street tree guide for townships and review Green Infrastructure opportunities.
32%	<p>Strategy 3.4 Recognise and alleviate the issues and risks to the environment from our use and the risk to us from a changing environment (for example flood and fire): 30 to 100</p>	
32%	<p>→ Key Focus Area 3.4.1 Water: Develop and implement strategies and activities to reduce the risk of flooding, inundation and erosion within our rivers, estuaries and coastal areas.: 100%</p>	Progress in this Area is less than what has been planned, however good progress has been made towards completion of the St Marys Flood Mitigation project which is now all but completed.
15%	<p>→ Actions 3.4.1.1 George River Catchment and Bay - Review catchment, water quality and riparian issues and management priorities - action and collaboration on pollution issues and catchment water quality priorities.: 100%</p>	A riparian-gorse issue identified by Drought Weeds project on Ranson River and downstream; but previous catchment management studies and issues not yet reviewed.
20%	<p>→ Actions 3.4.1.2 South Esk River - Review catchment, water quality and riparian issues and management priorities - action and collaboration on pollution issues and catchment water quality priorities.: 100%</p>	Riparian issues highlighted by investigation of flood and riparian vegetation at St Marys. Previous catchment management studies and issues not yet reviewed.
15%	<p>→ Actions 3.4.1.3 Catchment Riverworks - Facilitate projects to stabilise and protect priority stream reaches; identify critical sites threatening the natural stability of river systems from 'rivercare' programs and plans and the status of streams.: 100%</p>	Follows review of priorities for the George and South Esk catchments river systems (3.4.1.1 & 3.4.1.2), with actions to follow later in the year.
75%	<p>→ Actions 3.4.1.4 St Marys Flood Mitigation - Complete construction of the St Marys Rivulet Flood Levee and update St Marys Flood Management Plan priorities.: 100%</p>	Project and grant funding extended to end April 2021. Groom Street flood levee construction completed (bar one flood gate), automated flash flood warning system developed to testing stage and field work completed for flood modellers to test options for managing vegetation in the channel below Story Street.
35%	<p>→ Actions 3.4.1.5 Manage Lower George Flood Risk - Implement Lower George Floodplain Action Plan with Riverworks Trust and secure funding for flood and river management works as well to undertake flood studies to quantify the risks.: 100%</p>	Council and Riverworks Trust have secured Natural Disaster Risk Reduction Grants funding for an Impact Assessment project to examine the consequences of possible changes in river course over the George River Floodplain.
INFRASTRUCTURE		
Current Co...	Goal	Update
61%	<p>Strategy 4.1 Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area.: 30 to 100</p>	

61%	<p>→ Key Focus Area 4.1.1 Community Facilities: Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers.: 100%</p>	<p>Only a couple of identified activities in this area though progress with engagement activities was restricted due to the situation with Covid-19 but will be completed by the end of the reporting year.</p>
40%	<p>→ Actions 4.1.1.1 St Helens Sports Complex Master Plan - Carry out user consultation, review current land use and future land use demands - drafting of concept site plans for future proposals and develop costings for prioritised projects.: 100%</p>	<p>Initial draft conceptual master plans developed for consultation. COVID-19 as caused some disruption to planned consultation process - Community Services are currently rescheduling planned consultation period. A letter inviting comments and identifying user group representatives have been sent.</p>
82%	<p>→ Actions 4.1.1.2 Old Tasmanian Hotel - Complete Stage 2 Capital Upgrades to the Old Tasmanian Hotel - lift, disabled access and entrance way).: 100%</p>	<p>Works Schedule on track for Completion prior to end February 2021 with an official opening event planned for 15th April 2021</p>
65%	<p>Strategy 4.2 Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.: 30 to 100</p>	
67%	<p>→ Key Focus Area 4.2.1 Towns: Create townships that are vibrant and welcoming through improvements to infrastructure such as streetscapes, parking, safety and signage.: 100%</p>	<p>Good progress continues to be made with improving the streetscapes of our townships through a number of construction projects. Important work relating to car parking in St Helens and St Marys is now being given priority.</p>
82%	<p>→ Actions 4.2.1.1 Streetscapes - Prepare a detailed plan and costings for the next stage of the St Helens Streetscape Project, including the upgrade of the intersection of the Esplanade and Cecilia Street.: 100%</p>	<p>A plan has been developed for the next stage of the St Helens Streetscape Project (eastern side of Cecilia Street, between Circassian Street and Georges Bay Esplanade). The project is listed in Council's four year capital projects budget with construction proposed during the 2021-2022 financial year.</p> <p>Works include the renewal of footpath, kerb & channel and the reconfiguration of parking bays and the Cecilia Street/ Georges Bay Esplanade intersection to improve sight distance for motorists. The design also includes the provision of pedestrian crossing points that coincide with access points on the western side of Cecilia Street.</p>
		<p>Project costing is currently being updated based on current market rate construction costs for consideration by the Council in preparing the Capital Works Budget 2021/2022.</p>
62%	<p>→ Actions 4.2.1.2 St Marys Parking Strategy - Develop a car parking strategy for St Marys providing a long term plan for off-street parking.: 100%</p>	<p>Strategy development is to be addressed January to June 2021.</p> <p>Request for quotations were invited from local contractors to extend, seal and line mark the area behind the St Marys Community Hall, bounded by the hall, the tennis court and the op-shop. A contractor was selected and work scheduled to commence in the latter half of February 2021.</p>
57%	<p>→ Actions 4.2.1.3 St Helens Parking Strategy - Develop a car parking strategy for St Helens providing a long term plan for off-street parking.: 100%</p>	<p>Work commence in November 2020 on the development of the car park on the corner of Cecilia and Quail Streets which had been prior to November been progressing through approvals process. Works at the end of December are 80% completed. The main part of the car park has been sealed and line marked and new decorative concrete pedestrian areas constructed.</p>
		<p>Strategy development is to be addressed between January and June 2021.</p>
62%	<p>→ Key Focus Area 4.2.2 Telecommunications: Ensure residents and visitors can access telecommunication services such as NBN and mobile phone coverage where they are living and visiting.:</p>	<p>Council officers have been working with Optus who secured the contract to upgrade mobile communications along the Great Eastern Drive. Council recently approved construction of 2 new towers south of Falmouth. The provision of a Small Cell at Mangana has been pursued with Telstra and a potential site identified. Telstra continue to work on resolving the problems with Ansons Bay but are yet to commit funds to resolving the problem with a poor site selection and infrastructure design.</p>

62%	<p>→ Actions 4.2.2.1 Telecommunications - Monitor the roll-out of the Mobile Black Spot Program and advocate for the installation of small cell technology to service Mangana and the surrounding area.: 100%</p>	<p>The following Key mobile Black Spots in the Break O'Day Council area have been identified and include:</p> <ol style="list-style-type: none"> 1. Tasman Highway west of St Helens to Weldborough. Placement of a Tower at Little Plain would greatly improve coverage and would not need to be a high tower 2. Tasman Highway around Chain of Lagoons 3. Ansons Bay, resolution of the tower siting issue. <p>Council is also examining an opportunity for Bushfire relief funding to establish a small cell at Mangana.</p>
46%	<p>Strategy 4.3 Develop and maintain infrastructure assets in line with affordable long-term strategies.: 30 to 100</p>	
50%	<p>→ Key Focus Area 4.3.1 Waste Management: Provide access to services and facilities which support a sustainable lifestyle.: 100%</p>	<p>Council continues to focus on a range of Waste Management and minimisation activities which are important to developing a sustainable approach for Council. Progress is proceeding as planned. It is noted that Council taking responsibility for the household waste collection service is not noted in the activities for the year but this has occurred.</p>
50%	<p>→ Actions 4.3.1.1 Green Waste Recycling - Produce weed-free green mulch for sale on a cost recovery basis at the Scamander and St Helens Waste Transfer Stations.: 100%</p>	<p>Annually council receives in the order of 6,000 cubic metres of bulk green waste at its waste transfer stations, predominantly at St Helens. Composted green waste produced at St Helens (double shredded and aged) during 2020 has been made available to the public on a cost recovery basis. Composting temperatures reached are sufficient to sterilise weed and plant seeds and prevent later re-germination. Material pricing was considered by the Council at the October ordinary meeting of Council.</p> <p>Green waste received at Scamander and St Marys waste transfer stations is single shredded and allowed to compost. Further processing to a fine mulch is not financially viable given the lower volume of green waste received at these transfer stations. The option of screening stockpiled mulch to separate composted material for later sale is currently being considered. Decomposition temperatures will be monitored post the next shredding campaign to support the assessment of the materials suitability as a weed-free commodity.</p>
58%	<p>→ Actions 4.3.1.2 Inert Landfill Resource Recovery - investigate re-use/recovery options and sales opportunities for concrete, soil and other non-asbestos containing builders waste currently placed at the St Helens Waste Transfer Station.: 100%</p>	<p>Council has limited inert landfill space available.</p> <p>Investigations are proceeding into the financially viable recovery of concrete, bricks, ceramics and non-asbestos cement sheeting. In the short term these materials are being stockpiled for future recovery. Potential uses as clean landfill, drainage fill and road base are under investigation and in alignment with environmental regulation.</p> <p>Other materials, such as soil, clays and gravels can be used as clean fill. Options are being considered for internal re-use by the Council for old land-fill site remediation and possible civil projects.</p> <p>Pilot trials to incorporate gyprock (plaster board) and untreated/unpainted construction timber collected and stored at waste transfer stations will be undertaken during 2021.</p>
58%	<p>→ Actions 4.3.1.3 Waste Management - Participate in the Northern Tasmania Waste Management Group (NTWMG) activities to achieve improvements in waste reduction and resource recovery.: 100%</p>	<p>Break O'Day Council is an active member of the Northern Waste Management Group (NTWMG) contributing to the Waste Minimisation Levy which fund NTWMG activities.</p> <p>During the period 1 October to 31 Dec 2020 the NTWMG:</p> <ul style="list-style-type: none"> • Waste Minimisation Grants 2020 - Funding was allocated to 12 regional projects that demonstrated innovation and measurable outcomes in waste reduction and re-use. • Conducted Kerbside Co-mingled Recycleable bin audits across the region including the Break O'Day municipality. Audit results to be provided in the near future.

58%	<p>→ Actions 4.3.1.4 Inert Waste Landfill - Develop Scamander Waste Transfer Station as an Inert Landfill Site - address environmental regulatory requirements to enable progression to the design and costing of Inert Waste Cells.: 100%</p> <p>Break O'Day Council submitted an Environmental Effects Report to the Tasmanian EPA in 2016 by which it was proposed to establish an inert landfill at the Scamander Waste Transfer Station. The Scamander site is considered suitable for the proposed activity considering: the current activity and the ease of operation it provides; its historical use as a putrescible landfill; and the appropriate distance from surrounding sensitive land use areas.</p> <p>The proposal is for the site to continue being used as a waste transfer station. The proposed extension of activity includes accepting inert waste to be landfilled on top of an area previously used for putrescible landfilling. The EPA tabled four (4) matters for resolution that relate to</p> <ul style="list-style-type: none"> i) Leachate management from an inert landfill site; ii) Groundwater and surface water monitoring program; iii) The consideration of landfill gas, in relation to the likelihood of occurrence and any risk management measures proposed, if deemed necessary. iv) The consideration of subsidence of the underlying putrescible landfill from placing inert materials on top of older waste cells. The current matters for resolution are being addressed and no delay in responding to the regulator are anticipated <p>Each item is in the process of being assessed and includes the need for additional water sampling to be undertaken, with additional sampling bores to be installed at January 2021. Additional water quality assays will be reviewed by the EPA in early 2021. The EPA has not committed to a definitive timeframe to provide the Council with additional advice or requirements at this time and the project remains on track.</p>
100%	<p>→ Actions 4.3.1.5 Glass Reuse - Investigate options and verify by Cost Benefit Analysis the separation and re-use opportunities for glass collected in Kerbside Co-mingled Recyclables waste stream and glass collected at Municipal Waste Transfer Stations.: 100%</p> <p>Glass collected by Council follows two paths:</p> <ul style="list-style-type: none"> i) In the Kerbside Comingled Recyclables waste stream, that is efficiently transported and separated at JJ's Waste recovery facility at Launceston. Typically glass contributes about 40% by weight of kerbside co-mingled recyclables or up to 240tonnes per annum. ii) Through placement in glass bins at Council's Waste Transfer Stations. This material is transported to the Scamander WTS and stockpiled. At the present time it is not cost effective to recover the low volumes of material collected and stockpiled. <p>The Tasmanian Government has announced its intention to introduce a Container Deposit Scheme. The scheme was announced in June 2019 and is intended to be operational by 2022. The scheme will change the way glass containers are currently collected and is likely to serve to somewhat lower waste handling costs to the Council.</p> <p>Glass recovery and re-use will remain an ongoing activity for the council.</p>
0%	<p>→ Actions 4.3.1.6 Single Use Plastics - Single-use Plastics Policy approval and implementation.: 100%</p> <p>A Single Use Plastics Policy is yet to be developed with a draft to be provided to Council for discussion and subsequent endorsement before the end of the 2020/2021 financial year.</p>
44%	<p>→ Key Focus Area 4.3.2 Roads and Streets: Develop a well-maintained road network that recognises the changing demands and requirements of residents and visitors.: 100%</p> <p>Progress in this Area has been slow due to a range of factors including dealing with the Department of State Growth and developing an acceptable solution for the Wrinklers area at the northern end of Scamander.</p>
62%	<p>→ Actions 4.3.2.1 State Road Network - Pursue upgrades to State Government road infrastructure assets (Tasman Highway) to improve safety and reliability. Result, network quality.: 100%</p> <p>An ongoing activity, where discussions are held with State Growth on network maintenance and upgrade projects and include:</p> <ul style="list-style-type: none"> • Safety and Maintenance concerns of the Esk Main Road between Fingal, St Marys township and St Marys pass. • The Great Eastern Drive - multiple projects including the need to seal the road shoulders between Scamander and the bottom of the St Marys pass, • Binalong Bay Road Upgrade and handover to State Growth • Tasman Highway Upgrade (Diana's Basin to St Helens)

50%	<p>→ Actions 4.3.2.2 Municipal Road Network - Complete transfer of the responsibility of Binalong Bay Road to the State Government.: 100%</p>	<p>The Department of State Growth are proceeding with shoulder widening works to Binalong Bay Road from Tuckers Arm to Cray Court. Road widening comprises: 3.1m lane width, 1m sealed shoulder and 0.5m gravel verge. Tenders were advertised in late September 2020 with site survey work completed in December 2020. A construction period Feb to April 2021 has been tentatively advised but is yet to be confirmed.</p> <p>Council's General Manager has written to the Department of State Growth seeking detail on the Department formally taking over control of Binalong Bay Road and is awaiting a response.</p>
0%	<p>→ Actions 4.3.2.3 Strategic Road Plan - Update Council's plan to identify routes of strategic importance and urgency for the purpose of securing future road upgrade funding.: 100%</p>	<p>No action in the quarter ending December 2020, due to resourcing other priorities.</p>
62%	<p>→ Actions 4.3.2.4 Scamander Wrinklers Entrance - Finalise approvals and undertake construction works to enhance the northern entrance of Scamander at Wrinklers Lagoon Bridge.: 100%</p>	<p>On the 20 April, 2020 Council mailed all ratepayers of Scamander a letter seeking feedback on a conceptual plan that had been done as part of the Great Eastern Drive Roadside Stop Design Study.</p> <p>As part of the overall project, Council needed to address:</p> <ul style="list-style-type: none"> - The issue of safety for cars entering and exiting the site safely; - New turning signage from the highway entry, and - A new toilet block. <p>At the Ordinary Meeting of Council July 2020, the Council endorsed the following officer recommendations:</p> <p>That taking into account the community comment:</p> <ol style="list-style-type: none"> 1. Council restrict the project to the area between the dune and the road referring all other matters to Parks & Wildlife Service to address as it is outside Council's leased area. 2. Council design and build a toilet facility in approximately the same location as the existing toilet facility which blends with the surrounding environment. 3. That Council utilise the existing bus shelter at Wrinklers; and 4. That Council undertake the traffic movement improvements as identified with the Traffic Impact Assessment to improve the flow of traffic at the site and to correct the issue of sight distance that has occurred since the upgrade of the Wrinklers Bridge located on the Tasman Highway. Actions are currently being addressed. <p>The project is currently subject to a Reserve Activity Assessment, Project build costs are being finalised.</p>
45%	<p>→ Key Focus Area 4.3.3 Recreational Facilities: Support an outdoor, active and healthy lifestyle for residents and visitors through a range of recreational facilities including walking trails, bike trails and other identified infrastructure.: 100%</p>	<p>This is a very substantial Area of activity and there has been good solid progress. A number of large construction projects have now been completed and whilst there is now a focus towards operation and maintenance of the MTB trails there is also an increased focus on developing the pipeline of projects through strategic work.</p>
100%	<p>→ Actions 4.3.3.1 Georges Bay Foreshore Trail - Undertake construction of the trail from St Helens Wharf to Homelea (rock walkway and bridge structures):. 100%</p>	<p>The \$2.1 million project fully funded by the Australian Government through the Community Development Grants Programme was completed at the end of October 2020 followed by a 'soft' opening for public use prior to the November long weekend.</p> <p>Liberal Senator for Tasmania Claire Chandler officially opened the new trail on 19 November 2020, which she said enhances the already strong appeal of the coastal town as one of Tasmania's best holiday destinations.</p>
50%	<p>→ Actions 4.3.3.2 Walking Trails Network - Liaise with stakeholders responsible for trails to ensure a coordinated and logical approach to trail upgrading and maintenance for priority trails.: 100%</p>	<p>Work has progressed with Parks & Wildlife Service to continue upgrading of their walking trail infrastructure as part of the Drought Communities Program.</p>

25%	→ Actions 4.3.3.3 St Helens to Binalong Bay Link - Complete the project to a shovel ready stage and pursue funding.: 100%	Scope of project and detail is being developed by Council's Works Department as part of preparation of information for future lobbying activities.
100%	→ Actions 4.3.3.4 St Helens MTB Network - Complete construction of the Network including support infrastructure.: 100%	All trails completed and open for public use as November 21 2020. Trail network now in maintenance program status and managed by council staff.
100%	→ Actions 4.3.3.5 Bay of Fires Trail - Complete trail head infrastructure and re-route of the Blue Tier Trail.: 100%	Trail works completed with new carpark and BlueTier Trail realignment trail completed and open for public use as of 21 November 2020. Bay of Fires Trail and Blue Tier Trail both now commence at the new carpark (Poimena) with the original Blue Tier Trail start has been reverted back to walking trail only under Parks and Wildlife control.
5%	→ Actions 4.3.3.6 Skills Track / Pump Track - Examine options to establish a skills / pump track in the St Helens area.: 100%	Mountain Bike trails and affiliated infrastructure are under maintenance status by council staff. Locations for a pump track will need to be investigated and identified with community engagement required seeking feedback on options. Due date is at risk of not being met. Likely revised due date June 30 2021. Funding and delivery (contract award) of these components are not likely to be in 2020/21 fy.
25%	→ Actions 4.3.3.7 St Helens MTB Network - Increase the engagement of the businesses and the community in the development and operation of the trails.: 100%	Business information sessions have resumed following the disruption with COVID with a session undertaken on 3/9/2020 which was attended by approx. 35 persons. Part of the session focussed on gaining participation in the management and operation of the trails with a few interested persons putting up their hand. Briefing Pack had been prepared previously and was provided to interested parties.
25%	→ Actions 4.3.3.8 MTB Events - Identify ongoing opportunities for activation of the MTB Network by identifying Local / State / National / International events.: 100%	Current focus is on Dragon Trail MTB which has now been rescheduled to occur in March 2021. Working with organisers of multi-day trail event across both St Helens and Blue Derby networks.
16%	→ Actions 4.3.3.9 Fingal to St Marys Trail - Develop a Master Plan for a rail trail between St Marys and Fingal.: 100%	This project is still on hold as we are waiting on the completion of the Recreational Trails Strategy. This project has been identified by the community as one of high interest.
15%	→ Actions 4.3.3.10 St Marys Trail - Undertake a Feasibility Study for a walking / bike trail between Mt Nicholas and Elephant Pass subject to receipt of external funding.: 100%	This project is still on hold as we are currently waiting on the completion of the Recreational Trails Strategy.
61%	→ Actions 4.3.3.11 MTB Network Operation - Develop and implement operational / maintenance plan for the MTB trail networks.: 100%	Continuing to revise the maintenance plan from lessons learned and understanding resourcing required now that the whole network is complete. Focus on dealing with weather events such as high rainfall and winds has now been added to the documentation being prepared.
15%	→ Actions 4.3.3.12 Recreational Trails Strategy - Develop a strategy encompassing walking and bike trails for the Break O'Day area.: 100%	Funding secured to undertake development of the Strategy. Preparation of Brief to consultants commenced.
SERVICES		
Current Co...	Goal	Update
59%	Strategy 5.1 Improve accessibility to a range of quality services and programs by advocating and pursuing for local delivery.: 30 to 100	

56%	<p>→ Key Focus Area 5.1.1 Health: Retain and expand local provision of disability, preventative, chronic and acute health care services including pursuing innovative healthcare delivery options.: 100%</p> <p>→ Actions 5.1.1.1 Local Services - Strengthen relations with Royal Flying Doctor Service (RFDS) to increase the number of services to be delivered within our community.: 100%</p>	<p>Activity in this Area is generally focussed around Council supporting service delivery where required. Resolution of the situation with the old St Helens hospital continues to be a source of frustration.</p> <p>Unfortunately no conversations have occurred with the Royal Flying Doctors service as to how they wish to manage the continuation of services with Break O'Day subject to funding being offered. The RFDS are currently trying to fill the Co-ordinator's role for this project and once same has been filled, Council will make contact with RFDS to confirm their plans for the continuation of the delivery of these services on the ground.</p>
50%	<p>→ Actions 5.1.1.2 Old St Helens Hospital - Lobby and work with the Department of Communities Tasmania to review the outcomes of the community engagement process and to determine the future use of this site.: 100%</p>	<p>The old St Helens Hospital is still being used as a Respiratory Clinic where Covid testing occurs. Unfortunately no time limit has been provided. The community feedback was provided to the Department of Communities Tasmania and they had requested that Council support the development of a business plan based on the feedback but Council declined to contribute any funds to this project on the basis that it was a Government owned facility. Council has asked that the Department undertake a high level feasibility assessment of the ideas put forward by the community to determine which might be examined further.</p>
56%	<p>→ Actions 5.1.1.3 Local Service Delivery - Works with the NGO's on the Mental Health Directory and to undertake a community wide survey to understand the needs of health service delivery within Break O'Day (BOD) along with identified gaps.: 100%</p>	<p>Production of the Mental Health Directory is ongoing and its revision currently falls under the Suicide Trial site program. This project is reviewed every 2 months with necessary amendments made if there has been a change and a new version is produced of the Mental Health Directory - this is ongoing</p>
55%	<p>→ Actions 5.1.1.4 Doctors - Build on the relationship with OCHRE Health to ensure consistency of Medical Practitioners and service delivery.: 100%</p>	<p>Ochre Medical practice still currently have a full contingency of doctors servicing the Break O'Day region. Council staff when asked by the Practice Manager, assist where practicable.</p>
62%	<p>→ Key Focus Area 5.1.2 Youth: 100%</p>	<p>Activity in this Area continues to develop as opportunities arise.</p>
62%	<p>→ Actions 5.1.2.1 Local Government - Work with St Helens District High School (SHDHS) and St Marys District School (SMDS) with support of a video conferencing format, to guide them on the functions of Local Government and empower them to engage in workshops and Council Meetings.: 100%</p>	<p>Community Services Project Officer is engaging in a process of informally developing a framework, in conjunction with the young people of Youth Collective North East Tasmania (YCONNECT).</p> <p>The framework will be developed by the young people for the young people.</p>
64%	<p>→ Actions 5.1.2.2 Work Experience - Support the development of a work experience program for young people through the Employment Partnership Project.: 100%</p>	<p>Employment Partnership Project is now called Break O'Day Employment Connect (BODEC) Three employees have commenced in the roles of Jobseeker Connector, Employer Connector and Project Manager. Operational Project Planning, incorporating transport solutions are currently being mapped out. BODEC Official Launch is on Wednesday 30th September 2020 at the Fingal Valley Neighbourhood House and the Break O'Day Trade Training Centre.</p>
61%	<p>→ Actions 5.2.1.1 THRIVE - Maintain working relationship with THRIVE and participate in their activities.: 100%</p>	<p>THRIVE are currently reviewing their work plan to ensure that they are capturing the needs of all of our community members. Community Garden and Thrive Build projects are currently being reviewed as to sustainability and potential growth.</p>
60%	<p>Strategy 5.2 Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.: 30 to 100</p>	
65%	<p>→ Key Focus Area 5.2.1 Mental Health: Improve the mental health of our community through stability in service delivery and a holistic approach to the provision of services locally.: 100%</p>	<p>Limited activity in this Area.</p>
70%		

70%	<p>→ Actions 5.2.1.2 Suicide Prevention - Maintain involvement in the Suicide Prevention Trial and continue to work with the committee on delivering the programs for a further 12 months.: 100%</p> <p>→ Key Focus Area 5.2.2 Education & Skills Training: Improve education and skills training opportunities and encourage greater personal development through delivery of programs locally which meet the needs of industry and the community. Implement outcomes of the BDO Report.: 100%</p>	<p>This project's funding completes on 30 June, 2021 after an extension. Safe Chat Cafe and Community Response Committee will continue after the funding has finished. Safe Chat Cafe provides opportunities to seek information over a coffee and have a chat with a trained volunteer.</p> <p>The primary focus on education and skills training is happening through Break O'Day Employment Connect. Conversations have occurred with the Principal of the St Helens District High School regarding concerns with the lack of VET courses in 2021 and the operation of the Trade Training Centre</p>
64%	<p>→ Actions 5.2.2.1 Employment Partnership Project - Participate in the project being facilitated by the Fingal Valley Neighbourhood House (FVNH) including supporting the operations of the local steering committee.: 100%</p>	<p>Employment Partnership Project is now called Break O'Day Employment Connect (BODEC) and the project is being actively supported by Council's Community Services Project Officer and General Manager through participation in the Steering Committee. Project has commenced operations with the employment of three employees have commenced in the roles of Jobseeker Connector, Employer Connector and Project Manager and premises for the project have been secured and are now operating with the official Launch occurred on Wednesday 30th September 2020 at the Fingal Valley Neighbourhood House and the Break O'Day Trade Training Centre.</p> <p>The Break O'Day Employment Connect (BODEC) project team is making traction within the jobseekers and businesses community. Jobseekers and business owners are now dropping in to the office, having connecting face-to-face with the Project team and they are now achieving some great outcomes in terms of matching employees to valuable employment, as well as meeting the training needs of future project work, with positive employment outcomes.</p>
64%		<p>Job Seekers - The Project team are presently managing the job seeker client, career mentoring and the jobseeker client base has grown substantially. The project is exceeding the KPIs established for the project with a good number of employment outcomes achieved.</p> <p>Career Mentoring research, local modelling, policy/guideline and training packages are in development phase, these are on track to be completed and ready for implementation by the end of February.</p> <p>The Project team had secured funding to run a Traffic Control Course.</p> <p>Transport barriers are becoming of increasing concern.</p>
60%	<p>→ Key Focus Area 5.2.3 Transport: Facilitate a range of transport options that support movement within and outside the Break O'Day area.: 100%</p>	<p>Transport has now been identified as a barrier to employment for Break O'Day within the Break O'Day Employment Connect (BODEC) project. BODEC Project team are also working with the local Taxi provider in trying to secure additional licensed Taxi drivers to support the most vulnerable members of our community.</p> <p>There have been some preliminary investigations performed for the potential for Uber to locate on the East Coast of Tasmania and in summary, there is not enough of a population to support the program.</p> <p>The Project team are also researching a ride share option that is delivered out of the South Eastern Employment hub.</p>
59%	<p>→ Actions 5.2.3.1 Local Transport Network - Work with young people through the Employment Partnership Project to address transport barriers.: 100%</p>	<p>Transport has now been identified as a barrier to employment for Break O'Day within the Break O'Day Employment Connect (BODEC) project. BODEC Project team are also working with the local Taxi provider in trying to secure additional licensed Taxi drivers to support the most vulnerable members of our community.</p> <p>There have been some preliminary investigations performed for the potential for Uber to locate on the East Coast of Tasmania and in summary, there is not enough of a population to support the program.</p> <p>The Project team are also researching a ride share option that is delivered out of the South Eastern Employment hub.</p>
60%	<p>→ Actions 5.2.3.2 Transport Gap Analysis - Examine the outcomes of previous engagement activities and work with young people through the Employment Partnership Project to address transport barriers.: 100%</p>	<p>Transport has now been identified as a barrier to employment for Break O'Day within the Break O'Day Employment Connect (BODEC) project. BODEC Project team are also working with the local Taxi provider in trying to secure additional licensed Taxi drivers to support the most vulnerable members of our community.</p> <p>There have been some preliminary investigations performed for the potential for Uber to locate on the East Coast of Tasmania and in summary, there is not enough of a population to support the program.</p> <p>The Project team are also researching a ride share option that is delivered out of the South Eastern Employment hub.</p>
62%	<p>→ Actions 5.2.3.3 Learner Driver Mentor Program - Recruit and train additional mentors to support the program.: 100%</p>	<p>A promotion calling for volunteers has been implemented and promoted via community group channels, BODC facebook page and both of the community Neighbourhood Houses.</p> <p>1 new mentor is being inducted in February and will be safely supervising learners by March.</p>

45%	Strategy 5.3 Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.: 30 to 100	A number of service delivery improvements have been implemented in Development Services which will not only streamline processes but free up resources.
45%	→ Key Focus Area 5.3.1 Service Delivery: Improvement: 100%	
60%	→ Actions 5.3.1.1 Service Delivery Improvements - Review and implement business process improvements to existing planning and building processes with an aim to improving customer service delivery and timeframes for processing.: 100%	Oct 09, 2020 - Jake Ihnen - Various internal improvements implemented to date includes: A) Implementation of Pre Lodgement Assessment Process, incorporating referral processes and increased customer service; B) Implementation of Formalised Review & Delegate authorisation process; C) Implementation of Formalised Customer Enquiry Procedure & Formalised approach to Customer Service Enquiries; D) Draft flowcharts for Pre Lodgement Advice & Planning Approval process underway ;E) Draft flowcharts underway for Building approval processes (Notifiable and Permit works);
10%	→ Actions 5.3.1.2 Development Information - Review and simplify information relating to undertaking development including Fact Sheets and Website information for re-occurring enquiries.: 100%	Oct 09, 2020 - Jake Ihnen - Substantial increase in Development Application received required re diversion of resources from this project. Some preliminary works has been completed in this space - resources to be allocated to progress
50%	→ Actions 5.3.1.3 Emergency Management Volunteers - Undertake training with people who have responded to Council's call out for volunteers with regard to emergency situations.: 100%	It was hoped to utilise a model developed by Red Cross to train our volunteers. Currently Red Cross are working up a new model - once same is complete, we will meet with Red Cross to see if the revised models fits with what we would like to see our volunteers train in with regard to community assistance during an event.
60%	→ Actions 5.3.1.4 Municipal Emergency Management Plan - Review and adopt the Plan in line with the Tasmanian Emergency Management Plan.: 100%	Review of our Municipal Emergency Management Plan will be undertaken in July in line with State Government guidelines. Council staff are currently waiting on the results of a review by TasPol and the State Emergency Service in relation to the mountain bike agency plan that had been developed in consultation with emergency responders.

03/21.17.4 St Helens Neighbourhood House Community Garden

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	040\016\007\
ASSOCIATED REPORTS AND DOCUMENTS	Letter from St Helens Neighbourhood House dated 18 December 2020

OFFICER'S RECOMMENDATION:

That Council

1. Enter into a Lease with the St Helens Neighbourhood House for an area of approximately 8,000 m2 at the St Helens Sports Complex based on the former Equestrian Club lease area for a period of five years with an option to renew for a further two terms of five years.
2. Reaffirm its previous commitment to assist the Neighbourhood House with relocation of the existing community garden.

INTRODUCTION:

Council has received a request from the St Helens Neighbourhood House asking Council to consider a boundary adjustment for the current Lease Agreement to reflect that was attached to their letter dated 6 October 2020 and to consider extending the current Lease Agreement to a 5 x 5 x 5 term Lease.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting on 27 June 2016

06/16.14.4.154

Moved: Clr J Tucker/ Seconded: Clr J Drummond

That Council allow THRIVE to utilise the parcel of land named up on the Break O'Day Council Health Precinct plan as community space for the purpose of a social enterprise project – Community Garden.

CARRIED UNANIMOUSLY

Council Meeting on 16 November 2020.

PUBLISH IN PUBLIC MINUTES:

11/20.17.5.CC

Moved: Clr M Osborne / Seconded: Clr J McGiveron

That Council

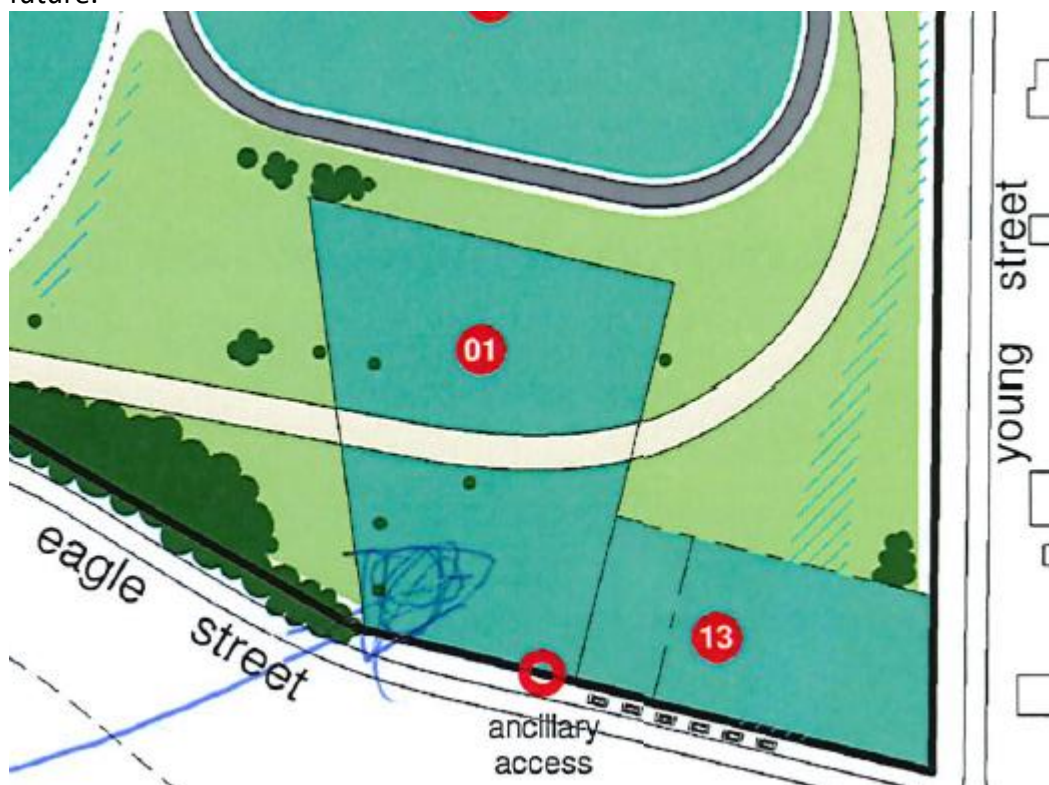
1. Acknowledges the valuable role of the Community Garden for local community members.
2. Advises the St Helens Neighbourhood House that it does not agree to the request to adjust the leased area to include the area that they have fenced which is outside their leased area.

3. *Requests that the Neighbourhood House provide a plan and timeframe to relocate the community garden activities currently outside the leased area to the area which they lease and that Council indicate its willingness to discuss how it may be able to assist the Neighbourhood House to achieve this outcome.*
4. *Will consider the request for a multiple term Lease at the conclusion of the current Lease.*

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Following discussions with the Manager of the St Helens Neighbourhood House regarding alternative locations for the Community Garden, two (2) potential locations were identified at the St Helens Sports Complex for consideration as detailed in the attached letter. As Councillors are aware, Council officers have been undertaking a review of the St Helens Sports Complex Master Plan in consultation with existing users with a view to identifying how this area will develop into the future.



The area they would like to Lease is Area 01 in the above diagram though the boundary line on the western side would be straightened to provide a rectangular shape. Council officers had no concerns with this request and this would be clearly detailed on the Lease Plan and confirmed on the ground.

The information was fed into the consultation process and formed part of the discussions at the discussion involving representatives from various user groups on Tuesday 23 February, the St Helens Neighbourhood House were in attendance as well. Through the discussions it was apparent that there were no concerns from existing user groups with the siting of the community garden in this area. It was logical to take this into account in relation to planning of infrastructure provision within the site and where possible to place and provide infrastructure of benefit to multiple user groups.

Following this meeting with users the Manager of the St Helens Neighbourhood House has emailed following a meeting of gardeners involved in the Community Garden to discuss moving to Sports and Recreation grounds with access off Eagle Street. The gardeners would also like to express their appreciation for the support being received about the garden move being expedited as part of the Master Plan consultation. Questions they have raised are:

- *Water access. Is there a possibility that we can dig for bore water? Or is there water accessible on the new site?*
- *Moving forward:- can we start to erect fencing and move down raised garden beds?*
- *Re above do we need to wait for the master plan to be redrawn with proposed increased boundary for the garden area?*
- *Can we submit a plan for approval for the green house to be erected. We would include on the planning application proposed siting of raised beds, in ground beds etc. (in short the proposed layout of the garden and its amenities.*
- *With moving the raised beds we would also like to move the soil – is this something Council can help with ?*
- *John you mentioned before that we might be able to access some of the compost at the tip – is this still available to us?*
- *Site Access: - will we be accessing the site via Eagle Street?*
- *Will parking have to be included as part of the garden or I noted at the consultation there was discussion about sharing parking with Dog Park.*

Council officers will work with the gardeners to resolve the queries which they have raised.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

Community - To strengthen our sense of community and lifestyle through opportunities for people to connect and feel valued.

Strategies

- Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.
- Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.

Goal

Infrastructure - To provide quality infrastructure which enhances the liveability and viability of our communities for residents and visitors.

Strategy

Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.

Goal

Services - To have access to quality services that are responsive to the changing needs of the community and lead to improved health, education and employment outcomes.

Strategy

Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.

LEGISLATION & POLICIES:

Land Use Planning and Approvals Act regarding a Development Application for the use and infrastructure.

BUDGET; FUNDING AND FINANCIAL IMPLICATION

Not quantified but Council will incur some costs relating to assisting with the relocation of existing garden infrastructure and some site preparation costs.

This is an unbudgeted item in the 2020-21 Financial Year.

VOTING REQUIREMENTS:

Simple Majority.

Break O'Day Council,
61 Cecilia Street,
St Helens TAS 7216
Attention John Brown, General Manager,
Mick Tucker Mayor and Councillors

18th December 2020

Dear John and Councillors,

Further to discussions and emails in relation to potential relocation of THRIVE Community Garden and associated map (attached) outlining two options for gardeners to review.

We understand that the area outlined as Option 1 on attached map was previously leased by Riding for Disabled group and they have recently relinquished use of the site. Upon review of the sites, we wish to request that Option 1 is considered as a community garden space on Council's Master Plan. And that St Helens Neighbourhood House be allocated a long-term lease to auspice THRIVE Community Garden at said space. If successful, we also would like to ask Council for their assistance in providing any support to help volunteers relocate the garden in a timely and efficient manner. A further question in relation to Option 1 relates to allocation – is there potential to increase existing demarcation outlined on site map?

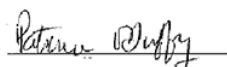
Should option 1 not be viable we would welcome clarification in relation to the other option outlined on map (next to Pony Club leased area). What is the delineation of site for garden use? What size land is it envisaged can be allocated to community garden.

Some concerns raised by the gardeners relate to size of space. Due to the success of the current garden we ask for a minimum of 8000 sq m allocation.

On behalf of Management Committee, THRIVE gardening volunteers and team at the House we wish to thank you for providing us with this much needed opportunity to avail of a larger space amenable to community gardening and within town boundaries.

We look forward to hearing from you in due course.

Yours sincerely,



Patricia O'Duffy and the Team
Manager
St Helens Neighbourhood House Association Inc.

Pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2015 that Council move into Closed Council.

IN CONFIDENCE

03/21.18.0 **CLOSED COUNCIL**

03/21.18.1 **Confirmation of Closed Council Minutes – Council Meeting 15 February 2021**

03/21.18.2 **Outstanding Actions List for Closed Council**

03/21.18.3 **Contract 030\001\133\ – St Helens Point Road Upgrade - Contract Variation Closed Council Item Pursuant to Section 15(2)D of the Local Government (Meeting Procedures) Regulations 2015**

Pursuant to Regulation 15(1) of the Local Government (Meeting Procedures) Regulations 2005 that Council move out of Closed Council.