



COUNCIL MEETING AGENDA

Monday 18 November 2019
Council Chambers, St Helens

AMENDED ON THE 13 NOVEMBER 2019 BY THE INSERTION OF PAGE 141

John Brown, General Manager
Break O'Day Council
11 November 2019

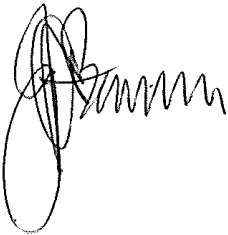
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NOTICE OF MEETING

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 18 November 2019 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.

A handwritten signature in black ink, appearing to read 'John Brown', with a large, stylized initial 'J'.

JOHN BROWN

GENERAL MANAGER

Date: 11 November 2019

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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, staff and members of the public and declare the meeting open at [time].

ACKNOWLEDGEMENT OF COUNTRY

We would like to acknowledge the Tasmanian Aboriginals as the traditional custodians of the land on which we meet today, and pay respect to the elders past and present.

11/19.1.0 ATTENDANCE

11/19.1.1 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

11/19.1.2 Apologies

Nil.

11/19.1.3 Leave of Absence

Nil.

11/19.1.4 Staff in Attendance

General Manager, John Brown
Executive Assistant, Angela Matthews

11/19.2.0 PUBLIC QUESTION TIME

11/19.3.0 DECLARATION OF PECUNIARY INTEREST 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.

11/19.4.0 CONFIRMATION OF MINUTES

11/19.4.1 Confirmation of Minutes – Council Meeting 21 October 2019

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 21 October 2019 be confirmed.

11/19.5.0 COUNCIL WORKSHOPS HELD SINCE 21 OCTOBER 2019 COUNCIL MEETING

There was a Workshop held on Wednesday 6 November 2019 – the following items were listed for discussion.

- 2019 / 2020 Annual Plan – September Quarterly Review
- Financial Management Strategy 2019 to 2028
- Tasmanian Audit Office – Audit Completion Report
- Policy – LG07 Procurement (Code for Tenders and Contracts)
- Budget Review as 30 September 2019
- Kerbside Collection Calendars - 2020
- St Marys Recreation Ground Lighting
- Reconciliation Action Plan
- Disability Action Plan
- Pending Development Application Consideration
- Draft Local Provisions Schedule (LPS) Project November
- 2020-2021 State Budget Consultation
- St Helens MTB Project Update

11/19.6.0 PLANNING AUTHORITY

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.

11/19.6.1 DA 043-2019 – 36 Franks Street, Falmouth – 15 New Visitor Accommodation Units and Change of Use 2x Existing Buildings to Visitor Accommodation

ACTION	DECISION
PROPONENT	East Coast Surveying obo HB Hogarth & RE Tobler
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 043-2019
ASSOCIATED REPORTS AND DOCUMENTS	Plans and Elevations Written Submission <i>The following items are circulated under separate cover:</i> <i>Wastewater Report</i> <i>Aboriginal Heritage Information</i> <i>Traffic Impact Assessment</i> <i>Representations (66 + 2)</i> <i>Applicant's response to representations</i>

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 Council Interim Planning Scheme 2013* that the application for **15 New Visitor Accommodation Units & Change of Use 2 x Existing Buildings to Visitor Accommodation** on land situated at **36 Franks Street, Falmouth** described in Certificate of Title CT 25329/3 be **APPROVED** subject to the following conditions:

1. Development must generally accord with the Development Application DA 043-2019 received by Council 5 August 2019, together with all submitted documentation received and forming part of the development application, except as varied by conditions of this Planning Permit.
2. Prior to commencement of works, a detailed landscape development plan, shall be prepared and submitted for the approval of Council. The plan shall identify:
 - (i) plant species;
 - (ii) landscaping of bushfire hazard management areas to contain species of low flammability;
 - (iii) boundary and internal fencing details (if applicable).

The Plan shall specify that seeds or rootstocks for plantings are derived from provenance taken within the boundaries of the site or local area.

Landscaping must be undertaken in accordance with the plan approved by Council in accordance with Condition 2 prior to any occupancy certificate for the proposed development.

3. 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 and not create any new point sources of discharge into the defined watercourse.
4. The areas shown to be set aside for vehicle access and car parking must be:
 - a. Completed prior to the use of the development commencing;
 - b. Designed and laid out in accordance with provisions of E6.0 of the *Break O'Day Interim Planning Scheme 2013*;
 - c. 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;
 - d. Constructed with a pervious dust free surface and drained in a manner that will not cause either a dust or stormwater nuisance to occupants of adjoining properties;
 - e. Due to the width of the access at the entrance gates a Give Way sign must be erected within the property boundary directing outgoing traffic to give way to incoming traffic.
5. Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's *Plumbing Permit Authority*.
6. Native vegetation must not be removed outside that necessitated by the proposed development (this includes the clearing of vegetation to retain or expand views or vistas) unless consented to by Council.
7. A *Soil and Water Management Plan* must be submitted to Council for approval prior to a Building Permit being issued, prepared in accordance with *Guidelines for Soil and Water Management*, published by Hobart City Council and available on Council's website ([http://www.bodc.tas.gov.au/webdata/resources/files/Guidelines for Soil and Water Management.pdf](http://www.bodc.tas.gov.au/webdata/resources/files/Guidelines%20for%20Soil%20and%20Water%20Management.pdf)). All works associated with the development must be conducted in accordance with the approved *Soil and Water Management Plan*. All worked areas not covered by structures must be promptly and progressively stabilised (e.g. revegetated) so that they will not erode and/or act as a source of sediment transfer.
8. Where topsoil from within the site is unable to be re-used, gravel sourced from a certified Phytrophthora free quarry shall be used as a substitute for imported and potentially contaminated topsoil.
9. Any necessary exterior building lighting must be located under eaves and limited to that essential to allow the safe and secure movement of pedestrians at night. Lighting must not be used as a means of displaying the presence of buildings to be visible from outside the site.
10. Lighting of car parking and access ways must not provide light spill outside the boundaries of the subject site.
11. 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.

ADVICE

- Plants listed in Appendix 3; Break O’Day Interim Planning Scheme 2013 must not be used in landscaping.
- 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.
- 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 two (2) metres of any Council owned infrastructure must be done in consultation with Council’s Manager Works and Infrastructure.
- Use or development which may impact on Aboriginal cultural heritage is subject to the Aboriginal Relics Act 1975. If Aboriginal relics are uncovered or suspected during works, cease works immediately and contact Aboriginal Heritage Tasmania for advice on how to proceed. An Unanticipated Discovery Plan should be provided and must be on-hand and available to all contractors during ground disturbing works.
- 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 the construction of 15 new visitor accommodation units, conversion of one (1) recreation building to visitor accommodation (unit 8), conversion of one (1) shed to manager’s residence (unit 18) and four (4) existing visitor accommodation units (units 4-6 & 9) (1 of which was used by onsite manager previously) at 36 Franks Street, Falmouth. Visitor Accommodation use of the proposed units in the Environmental Living Zone of Falmouth is a discretionary use with qualifications “if not for holiday letting of an existing dwelling”, under Table 14.2 of the *Break O’Day Interim Planning Scheme 2013*.



Site Photos – 20 August 2019

















PREVIOUS COUNCIL CONSIDERATION:

There has been no previous consideration by Council for this development.

OFFICER'S REPORT:

1. The Proposal

Break O'Day Council received an application on 5 August 2019 from East Coast Surveying on behalf of HB Hogarth & RE Tobler for the use and construction of 15 new visitor accommodation units and change of use 2 x existing buildings to visitor accommodation at 36 Franks Street, Falmouth.

There are five (5) styles of visitor accommodation units proposed for the subject site. All units are to be developed in a similar style and colour to the existing units on the site.

Units 15, 17 & 19 – These units will be the largest of the new units proposed. Each building will contain three bedrooms with open plan living. An outdoor patio area will provide outdoor relaxation area for the users of the site. The units will have a maximum height of 4.5m from natural ground level. Each unit will have its own onsite wastewater system.

Unit 11 – This unit is very similar to Units 15, 17 and 19 but will be a mirror image of these units.

Units 10, 12 & 14 – These units have a slightly reduced floor area, however, still contain three (3) bedrooms and open plan living. The outdoor living area is slightly larger with the height also being approximately 3.6m from natural ground level.

Units 13 & 16 – These units are very similar to units 10, 12 and 14 but will be a mirror image of these units.

Units 1, 2, 3, 7, 20 & 21 – The single bedroom units are the smallest of the three styles. Units contain open plan living with a small outdoor patio area. Units have a maximum height of 3.1m from natural ground level.

Convert Existing Shed to Managers Residence – The existing shed in the western portion of the site will be converted to a Managers Residence (Unit 18). The approved shed will be converted to contain two bedrooms and open plan living. Part of the building will remain as storage use associated with the site, having locked access to the garage and workshop area.

Convert Existing Recreation Centre to Visitor Accommodation (Unit 8) – A change of use will occur to the existing recreation building. The change will allow the building to be used for visitor accommodation. The floor plan shows this to be a single bedroom unit.

An extension of time to assess the development application was requested to 25 November 2019 and granted.

2. Applicable Planning Scheme Provisions

Part 14 Environmental Living Zone

E4 Road and Railway Assets Code

E6 Car Parking and Sustainable Transport Code

E9 Water Quality Code

E16 On-Site Wastewater Management Code

3. Referrals

The application was referred to Council's Works Support Officer for comment, who has provided the following response:

*"The property access/crossover is constructed to an acceptable standard.
Due to the width of the access at the entrance gates a Give Way sign should be erected within the property boundary directing outgoing traffic to give way to incoming traffic."*

The application was referred to Council's Consulting Environmental Health Officer for comment, who has provided the following response:

"JD Consulting have provided the site and soil assessment and recommendation, which indicates that the site is suitable for the proposed development. In addition, the addendum has been provided which indicates details of the septic tank size, absorption area required and whether an AWTs is required, for each proposed unit. However, a specific design report will be required at the building permit stage and will require consent to install from the EHO at that time."

4. Assessment

The application has met the acceptable solutions for all issues, except for reliance upon eleven (11) performance criteria/discretions as detailed below;

- 1) 14.2 Use Table – discretionary use
- 2) 14.3.1 Amenity P1
- 3) 14.3.2 Environmental Living Character P1
- 4) 14.4.1 Building Design and Siting P4
- 5) E4.6.1 Use and Road or Rail Infrastructure P2
- 6) E6.7.1 Construction of Car Parking Spaces and Access Strips P1
- 7) E6.7.2 Design and Layout of Car Parking P2
- 8) E6.8.5 Pedestrian Walkways P1
- 9) E9.6.4 Access P2
- 10) & 11) 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.**

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.

14.1.1.3 To provide a buffer between areas of high activity and areas with conservation value under State Reserve.

14.2 Use Table

The proposed use fits the use class of Visitor Accommodation, being 15 new buildings, which is a Discretionary use within the Environmental Living Zone.

Visitor Accommodation as defined by the Scheme means:

“use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and services apartment.”

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 use is discretionary; therefore, the proposal relies upon assessment against the performance criteria. The use will be located on a 10.33ha site, with sufficient separation to nearby and adjoining dwellings. Any noise associated with the proposed use is more like that associated with a residential use. The accommodation units are considered by the proponents to be ‘Luxury Accommodation’. There are no records of noise complaints associated with the existing use of the subject site. There will be no smoke or odours associated with the use. Whilst access will be via a compacted gravel driveway, dust through traffic movements will be minimal for this type of visitor accommodation use due to the speed limit and also has been considered within a Traffic Impact Assessment submitted with the application. The gravel road is established and settled, and Council’s Works Department have not requested that the road be sealed as part of their consideration of this application, as recent works on Franks Street has included laying a dust reducing agent on the gravel surface. The proposal is compliant with the performance criteria.
A2 Operating hours for commercial vehicles for discretionary uses must be between 6.00am and 10.00pm.	A2 It is anticipated that very few commercial vehicles will be associated with the development, if any at all. Cleaners etc are likely to use their own personal vehicles, and it is therefore likely due to check out and check in times that the hours will be in line with the acceptable solution. The proposal complies with the Acceptable Solution.

14.3.2 Environmental Living Character

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 Discretionary uses must not exceed a combined gross floor area of 200m² of the site.</p> <p>P1 Discretionary uses must be of size and appearance that:</p> <ol style="list-style-type: none"> Does not dominate the character of the area; and Is consistent with the local area objectives for visual character, if any. 	<p>P1 The area chosen for the development on the subject site is an area that will result in the development not being a dominant feature when viewed from the road or adjoining lots. The use is on the outskirts of the township of Falmouth and at the end of a cul-de-sac road. The proposed density of the development equates to approximately one accommodation building per 5000m², which is consistent with the character of Falmouth. There are no local area objectives for visual character to consider. At the time of application being made, the proponent noted that there were around 19 homes within Falmouth available for visitor accommodation on Airbnb. Falmouth therefore is a mix of holiday homes, full time residential dwellings and visitor accommodation.</p> <p>The proposal is compliant with the performance criteria.</p>
A2 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	<p>A2 Any commercial vehicles associated with the use such as cleaners, or gardeners will be able to park within the boundary of the site.</p> <p>The proposal complies with the Acceptable Solution.</p>
A3 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	<p>A3 Goods of material storage will not be outside in locations visible from adjacent properties, the road or public land.</p> <p>The proposal complies with the Acceptable Solution.</p>
<p>A4 Waste material storage for discretionary uses must:</p> <ol style="list-style-type: none"> Not be visible from the road to which the lot has frontage; and Use self-contained receptacles designed to ensure waste does not escape to the environment. 	<p>A4 All waste is proposed to be stored near Unit 18 in an area set aside for waste storage. This area is screened from the units and is a significant distance from the frontage boundary and not visible from the road.</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
A1 No more than 4 hectares or 20% of the site, whichever is the lesser, is used for development.	<p>A1 The subject site has an area of 10.33ha, the development does not constitute more than 4ha or 20% of the site being developed with no vegetation requiring removal to ensure that the area of development is within the parameters of the acceptable solution.</p> <p>The proposal complies with the Acceptable Solution.</p>
A2 Building height must not exceed 7m.	<p>A2 The height of the buildings are less than 7 metres in height.</p> <p>The proposal complies with the Acceptable Solution.</p>
A3 Buildings must be set back a minimum distance of 10m from a frontage.	<p>A3 All buildings are proposed to be setback at least 20 metres from a frontage.</p> <p>The proposal complies with the Acceptable Solution.</p>

Acceptable Solutions/Performance Criteria	Proposed Solutions
<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 setback 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 areas; 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 All buildings are to be set back at least 15 metres from a side or rear boundary; however, the development is to be within 200m of the Rural Resource zone and hence requires assessment against the corresponding performance criteria.</p> <p>The nearby Rural Resource zoned land has a size of approximately 30 ha on this side of Falmouth Road. The bisected land results in the land within 200m used for little more than grazing. The land is already constrained by a number of nearby single dwelling. The land has limitations to water availability for primary industry pursuits. The land is class 4 which again supports the finding that only suitable for grazing. A large buffer of trees runs down the western property boundary, screening the use from the Rural Resource zoned land and also further separated by two access strips for Environmental Living zoned lots.</p> <p>The proposal is compliant with the performance criteria.</p>
<p>A5 The combined gross floor area of all outbuildings on a lot must not exceed 81m² and a maximum height of 5m.</p>	<p>A5 Not applicable.</p>
<p>A6 The colours of external surfaces must be the same shades and tones of the surrounding landscape and vegetation elements.</p>	<p>A6 It is proposed that the colours of external surfaces will be colours to blend with the existing buildings on the site. Coastal colour tones are proposed. The buildings of the existing development are white in colour and the access roads and parking areas are a light brown/beige gravel colour. It is noted that Landscape includes not just natural elements but also built elements in a view. White is a colour common in coastal environments in terms of built structures as well as light colour schemes. Sandy shores and wave breaks provide for natural light-coloured features in the surrounding area.</p> <p>The proposal complies with the Acceptable Solution.</p>

Acceptable Solutions/Performance Criteria	Proposed Solutions
A7 Reflective materials, excluding windows, must not be used as visible external elements in buildings.	A7 Other than glazing, no reflective materials are proposed. 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 The site does not have a slope that is greater than 1:10. 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 rainwater will be collected in tanks with overflow from the tanks to be directed to onsite water storage area associated with each unit. 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 Exterior building lighting will be limited to that necessary to allow safe and secure movement of pedestrians and to allow movement around the buildings at night. The lighting will not be installed with the intent of displaying the presence of buildings at night time. 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. The intent is not for guests to walk from site to site. Privacy for guests will be expected by the proposal.
A12 Single unbroken walls are not to exceed 15m in length.	A12 No unbroken wall will exceed 15 metres in length. 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.	A13 The roofs of the proposed buildings are less than a 30-degree pitch. The proposal complies with the Acceptable Solution.

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 All development is to be located on land free from native vegetation. No further removal of native vegetation is proposed. The proposal complies with the Acceptable Solution.
A2 All new plantings must be undertaken with seeds or rootstock derived from provenance taken within the boundaries of the site, or the vicinity of the site.	A2 Not applicable, no new plantings are proposed. The proposal complies with the Acceptable Solution.
A3 Plants listed in Appendix 3 must not be used in landscaping.	A3 Not applicable, no new plantings are proposed. The proposal complies with the Acceptable Solution.

14.4.3 Subdivision – not applicable.

14.4.4 Tourist Operations – Not applicable. The proposal is for Visitor Accommodation rather than tourism facilities or operations.

Part E Codes

E1 Bushfire-Prone Areas Code – Not applicable

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/Performance Criteria	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. P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.	P2 The proposal will increase traffic generated on the subject site from 20 vehicle movements per day to generate 68 vehicle movements per day (additional 48 movements). The traffic will utilise an existing access on Franks Street. It is noted that the access junction is existing and will continue to be provided for service to an accommodation facility, meaning that the nature of the land use will not change from the existing conditions. The peak traffic generation of the site is estimated to be 10 vehicles per hour. The additional traffic generated by the development will have no significant adverse impacts on traffic efficiency or road safety. A Traffic Impact Assessment prepared by Midson Traffic Pty Ltd accompanied the application. The proposal is compliant with the performance criteria.
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, there are no deficient junctions in the area of the subject site.

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 One existing access providing for both entry and exit will be utilised. Acceptable solution met.
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 existing access is located further than 6m from an intersection and further than 6m of a break in a median strip. 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
<p>A1 Sight distances at</p> <ul style="list-style-type: none"> 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. 	<p>A1 The available sight distance at the existing access exceeds 80 metres in both directions from the access. There is in excess of the required SIDS in both directions from the proposed access point. The proposal complies with the Acceptable Solution.</p>

E5 Flood Prone Areas Code – not applicable.

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 Table E6.1 requires: <i>Visitor Accommodation Use – 1 space per unit or 1 space per 4 beds whichever is greater.</i> The proposal provides for at least 44 spaces on site (Min. 21 required - 1 space per unit). The proposal complies with the Acceptable Solution.</p>

6.7 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; and 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 The driveway and car parking spaces are not proposed to be sealed, meaning that the proposal relies upon assessment against the performance criteria. The proposal provides for all of the car parking spaces, access strips and manoeuvring and circulation spaces to be identified and will be constructed with appropriate road base materials to all-weather construction.</p> <p>The proposal is 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>A1.1 All parking is provided behind the building line. The site is within the Environmental Living zone.</p> <p>A1.2 is not applicable. The proposal complies with the Acceptable Solution.</p>
<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 Australian Standards AS 2890.1-2004 Parking Facilities, Part 1: Off Road Car Parking.</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 	<p>P2 The performance criteria is to be relied upon as access is 4.6m. The proposed new sections of driveway will vary between 3.0m and 5.0m, with shared private roads considered suitable for the number of vehicle movements proposed. The 3.0m wide sections will service each unit and deemed appropriate with the visitor accommodation use generating approximately 3 trips per day per unit.</p> <p>Adequate turning space is provided for each unit to ensure safety and convenience of users and passing traffic.</p> <p>The 4.6m width access is sufficient for two cars to pass in opposing directions at very low speed.</p> <p>A Traffic Impact Assessment prepared by Midson Traffic Pty Ltd accompanied the application.</p> <p>The proposal is compliant with the performance criteria.</p>

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.	
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E6.7.3 Parking for Persons with a Disability

Acceptable Solutions	Proposed Solutions
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	A1 At this stage only Unit 3 has been designed to specifically accommodate a person with a disability with the additional units easily able to provide spaces for persons with a disability if required. Acceptable solution met.
A2 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6-2009 Parking facilities – Off-street parking for people with disabilities.	A2 The accessible car parking space(s) will be constructed as per the standard. Acceptable solution met.

E6.7.4 Loading and Unloading of Vehicles, Drop-off and Pickup – not applicable

E6.8 Provisions for Sustainable Transport

E6.8.1- E6.8.4 – Not used in this Planning Scheme.

E6.8.5 Pedestrian Walkways

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 Pedestrian access must be provided for in accordance with Table E6.5. P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.	P1 The proposal provides for safe pedestrian access within the site. Although there is no dedicated footpath provided, users of the site can easily walk on the grass next to the private roadway should they need to move off the gravel tracks. The proposal is compliant with the performance criteria.

E7 Scenic Management Code – Not applicable

E8 Biodiversity Code – Not applicable

E9 Water Quality Code

E9.6.1 Development and Construction Practices and Riparian Vegetation

Acceptable Solutions	Proposed Solutions
A1 Native vegetation is retained within: a) 40m of a wetland, watercourse or mean high water mark; and b) A Water catchment area – inner buffer.	A1 No native vegetation will be removed within 40m of the existing dams on site. Proposal complies.
A2 A wetland must not be filled, drained, piped or channelled.	A2 Proposal complies.
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposed.	A3 Proposal complies.

E9.6.2 Water Quality Management

Acceptable Solutions	Proposed Solutions
<p>A1 All stormwater must be:</p> <ul style="list-style-type: none"> a) Connected to a reticulated stormwater system; or b) Where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or c) Diverted to an on-site system that contained stormwater within the site. 	<p>A1 The proposed new accommodation units will direct all overflow stormwater from rainwater tanks to proposed stormwater absorption trenches onsite. The trenches have been calculated by JD Consulting and included on the submitted site plan. Acceptable solution met.</p>
<p>A2.1 No new point source discharge directly into a wetland or watercourse.</p> <p>A2.2 For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.</p>	<p>A2.1 No point source discharge is proposed.</p> <p>A2.2 Not applicable.</p>
<p>A3 No acceptable solutions.</p> <p>P3 Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.</p>	<p>P3 Not applicable.</p>

E9.6.3 Construction of Roads

Acceptable Solutions	Proposed Solutions
<p>A1 A road or track does not cross, enter or drain to a watercourse or wetland.</p>	<p>A1 There is no new road or track that enters or crosses a watercourse or wetland proposed. Acceptable solution met.</p>

E9.6.4 Access

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 No acceptable solution.</p> <p>P1 New access point to wetland and watercourses are provided in a way that minimises:</p> <ul style="list-style-type: none"> a) Their occurrence; and b) The disturbance to vegetation and hydrological features from use or development. 	<p>A1/P1 Not applicable.</p>
<p>A2 No acceptable solution.</p> <p>P2 Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.</p>	<p>P2 The proposed paths and roads within the site will not have an impact on the existing dams.</p> <p>The proposal is compliant with the performance criteria.</p>

E9.6.5 Sediment and Erosion Control – not applicable.

E10 Recreation and Open Space Code – not applicable

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. All development is to occur above 2.35m, and the site does not adjoin coastal dunes.

E15 Signs Code - not applicable.

E16 On-Site Wastewater Management Code

E16.6 Use Standards

E16.6.1 Use and Lot Size

Acceptable Solutions	Proposed Solutions
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.	A1 Not applicable.
A2 Non-residential uses that rely on onsite wastewater management must be on a site with minimum area of 5,000m ² .	A2 The proposal complies. The site has an area of 10.33ha. The proposal complies with the Acceptable Solution.

E16.7 Development Standards

E16.7.1 Onsite Wastewater Management

Acceptable Solutions	Proposed Solutions
A1 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and buildings and structures.	A1 A minimum separation distance of 3.0 metres from any structure to the wastewater infrastructure is provided. The proposal complies with the Acceptable Solution.
A2 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and the following: a) Hardstand and paved areas; b) Car parking and vehicle manoeuvring areas; and c) Title or lot boundaries.	A2 A minimum horizontal separation of 3m is provided. The proposal complies with the Acceptable Solution.
A3 Private Open Space must not be used for surface irrigation of treated wastewater.	A3 The proposed Private Open Space areas will not be used for surface irrigation of treated wastewater. The proposal complies with the Acceptable Solution.
A4 Onsite wastewater management infrastructure must be on lots with an average slope of 10% or less.	A4 The areas proposed for Onsite Wastewater System has a slope of less than 10%. The proposal complies with the Acceptable Solution.

E16.7.2 Surface and Ground Water Impacts

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 Onsite wastewater management infrastructure must have a minimum separation distance of 100m from a wetland or watercourse or coastal marine area. P1 On site 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.	P1 The wastewater system servicing units 2 & 4-9 will not achieve the required 100m separation distance. Units 1 and 3 may meet the 100m separation distance. These units include the existing units that are already discharging to the AWTS and irrigation area. The AWTS generates a secondary treated effluent quality which has a lesser impact on the coastal marine area. Units 10-21 have a separation distance of greater than 100m from coastal marine area. The proposal is compliant with the performance criteria.

Acceptable Solutions/Performance Criteria	Proposed Solutions
A2 Onsite wastewater management infrastructure must have a minimum separation distance of 50m from a downslope bore, well or other artificial water supply.	A2 There are no known bores within 50 metres of the proposed location of the wastewater infrastructure. The proposal complies with the Acceptable Solution.
A3 Vertical separation between groundwater and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	A3 The proposal meets this acceptable solution. The proposal complies with the Acceptable Solution.
A4 Vertical separation between a limiting layer and the land used to apply effluent, including reserved areas, must be no less than 1.5m. P4 Onsite wastewater management infrastructure separated from the limiting layer by less than 1.5m must have no detrimental impacts on groundwater.	P4 The limiting area varies across the site. Where the limiting layer is less than 1.5m, an onsite wastewater treatment system that is capable of providing secondary treated effluent quality will need to be installed. The proposal is compliant with the performance criteria.

5. Representations

The application was advertised 10 August 2019 to 23 August 2019 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. 66 representations were received prior to the closing date and time with an additional two (2) received outside the closing date and time.

Although there was a large number of representations received, the matters throughout showed a number of common concerns and themes and have been addressed based on concerns rather than individual documents. It is noted that a large number endorsed and resubmitted one particular representation. The issues raised are as follows: -

Issues	Response
Volume of guests likely to utilise the waterfront of Falmouth and public facilities and litter. Concerns in relation to peace and quiet of Falmouth settlement being impacted and not wanting any change to the locality by commercial development and concerns in relation to needing to fence existing other properties in Falmouth.	Not a relevant consideration of the Planning Scheme, no further assessment required in relation to matters outside the parameters of the Planning Scheme and the site and behavior of persons outside the site is required.
Saturation of the accommodation market in Falmouth.	Anti-competitiveness is not a consideration of the Planning Scheme. Each individual planning application needs to be assessed on its own merit against the relevant provisions of the planning scheme that applies at the time of making the application. Occupancy rates and profitability of a use/business operation does not require further consideration as part of this assessment. The increase in applications for visitor accommodation in the area suggests that there is a number of visitors wishing to also enjoy the character and amenity that the locality provides. The proposed development will sleep a maximum 78 persons total. Saltwater Sunrise is regulated and onsite manager's present to monitor noise and behavior of guest on site.

Issues	Response
Increase in traffic volumes and dust generated by extra traffic, pedestrian and cyclist safety	A traffic impact assessment was provided with the application by a suitably qualified professional. Recent works in Falmouth by Council has provided dust suppression treatment to gravel roads. The expected increase in traffic volume is not expected to cause safety issues. The volumes in Franks Street is very low, the vehicle speeds in Franks Street are relatively low. There is a nature strip on Franks Street that pedestrians use presently and can continue to utilise should they not feel safe to stay on the gravel roadway when a vehicle is approaching or passing. This is relatively common in coastal areas including Falmouth.
Landscaping concerns in relation to lack of detail provided with the application	With appropriate conditions, pertaining to a landscape plan, together with the proposal plans submitted showing the scattering of the development throughout the site, retention of existing vegetation, this concern can be ameliorated.
Visual impact concerns	The existing development on site is visible from around 5 houses with frontage on the northern side of Franks Street which are partly obstructed views with vegetation partly concealing the development. The development will be interspersed through the site, single storey and of a residential scale. The buildings proposed are not considered bulky. The colour proposed is in keeping with the existing built structures in the landscape, which could also be considered in context to a number of natural elements also, such as the lighter colourings of sand, water breaking and roadways. The acceptable solution A6 14.4.1 does not require that development blends or is screened or is hidden/concealed. It required that the colours of external surfaces are of the same shades and tones of the surrounding landscape, which includes the built form as well as vegetation elements. The proposal is considered above in the planning assessment as meeting this provision.
Density of development and dominance concerns	Visitor Accommodation use is not restricted by density nor does the Environmental Living consider density, however it is noted that the site has an area of 10.33ha, resulting in a density lower than that provided within Falmouth township itself including other Environmental Living properties along Franks Street.
Light pollution concerns	With appropriate conditions, pertaining to lighting, the development will not spill lighting outside the boundaries of the site and lighting will be low level and appropriate in style and nature to the development of the site. No flood lighting is proposed. The development will therefore comply with A10, 14.4.1.
Concerns raised in relation to the current wastewater management on site.	In a response provided by the applicant, it is noted that the owner and the owner's consultants inspected the coastline below the existing onsite wastewater system and there was no evidence of a 'brown ooze'. Any onsite wastewater system will be installed with the new and existing systems to be maintained to all current standards. Further details were provided with the original application by JD Consulting as well as information in a response to the concerns raised in the representations.
Water supply concerns in relation to deliveries and supply	The application addressed the relevant provision being A9, 14.4.1. All rainwater runoff from rooves is to be collected by means of roof guttering, downpipes and rainwater tanks, including the provision of new tanks to all existing buildings. There are also 4 existing water tanks in the south of the site. In a response received by the applicant to this concern, the owners have advised that the current complex required approximately 1 water truck per week in summer and 1 truck every 2 weeks in winter. It is envisaged that this may increase to one additional truck per week in summer depending on rainfall. The TIA submitted addressed the truck and traffic movement aspects of the proposed use. The proposal meets the relevant provision of the planning scheme.

Issues	Response
Lack of Aboriginal Survey being undertaken	An Aboriginal Desktop review was submitted with the original application (PS0021919/DBYD14124133). A shell midden is recorded along the foreshore of the property, however due to the proposed nature of the works and the officer from Aboriginal Heritage Tasmania familiarity of the site, it is believed that the works should not impact any known Aboriginal heritage. There was no requirement for an Aboriginal heritage investigation.
Unauthorised use of the Coastal Reserve	Overview images provided in a number of representations suggests benches, a tale and perhaps a driftwood shelter. The landowner has confirmed that they have placed two benches and a table on the shoreline so guests could sit at the water's edge and enjoy the ocean. This is not a matter for planning consideration.
Clause 14.4.4 Tourist Operations	The proposal best fits within the use class of Visitor Accommodation and not Tourist Operation. Clause 14.4.4 is not relevant for further consideration.
Previous RMPAT decision	This has little to no relevance in context to the provisions of the current planning scheme and the present application before council for a decision. The present application is for visitor accommodation and not subdivision and the present scheme and provisions must be considered accordingly.
Rezoning by stealth and environmental living character concerns	The proposal is not for a rezone, the existing zoning of the site provides for the use proposed, visitor accommodation, as a discretionary use. The use is to be located on a site comprising 10.33ha. Concerns in relation to dust and traffic generated were addressed within the application and response to representations by Keith Midson, a suitably qualified traffic engineer. The proposed site density is approximately one holiday unit per 4919m ² , which is above the character of existing developed property within the Falmouth township. Existing vegetation on the site will be maintained and a condition requiring a landscape plan will ensure that landscaping is enhanced. The proposal is not for subdivision, any future division by strata title of lawfully constructed or approved buildings for a use granted a permit under the planning scheme or previously lawfully approved is exempt under the planning scheme.

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 Environmental Living Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and eleven Performance Criterion; the relevant issues received within the representations have 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.



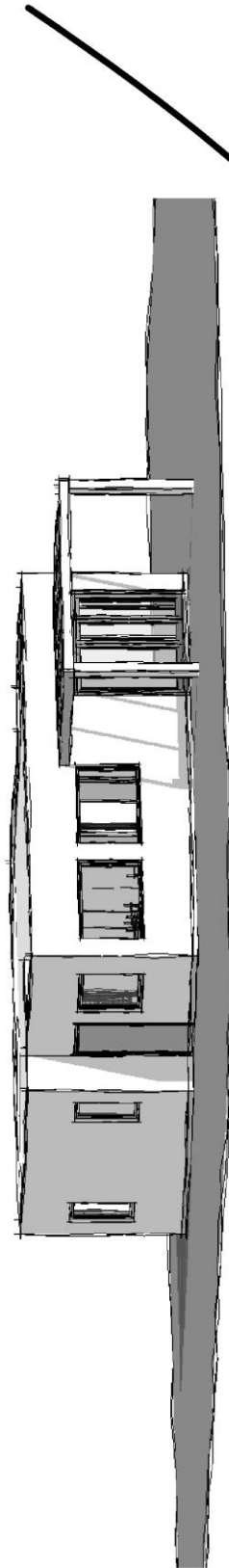
Proposed Development for B. Hogarth and R. Tobler

36 Franks Street
Falmouth TAS
7215

Ammended
17/07/19

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Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, or for any other purpose without the written consent of the Building Designer. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.



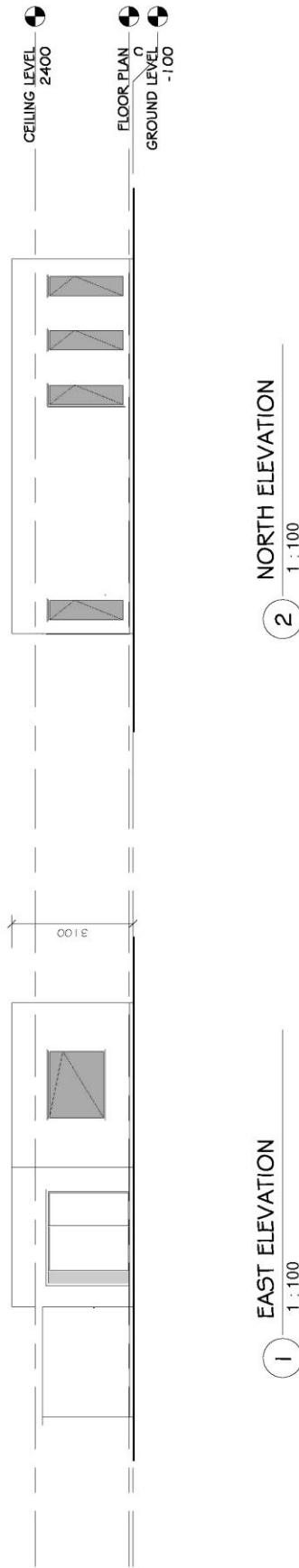
Proposed Units Units No. 1,2,3,7,20,21 on site plan A101

B. Hogarth and R. Tobler
36 Franks Street
Falmouth TAS 7215

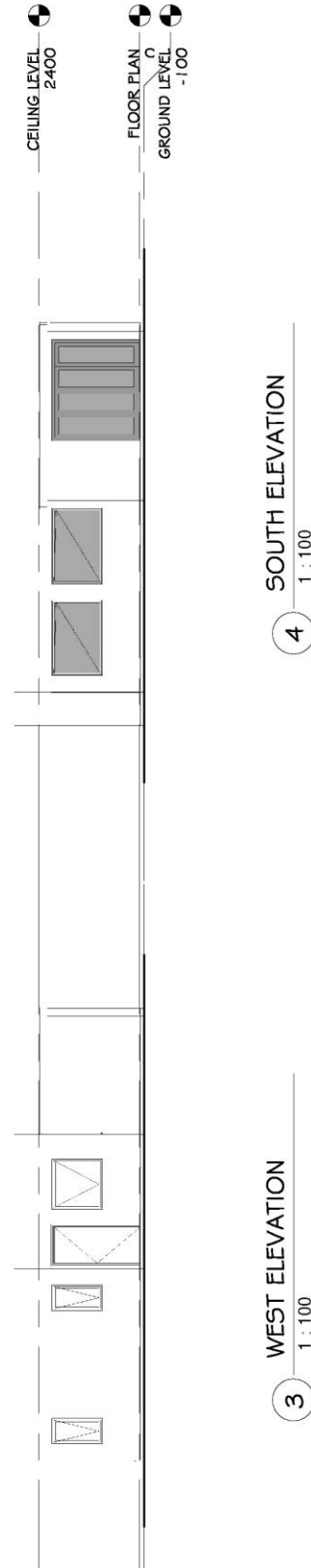
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Sheet Number	Drawing List	Sheet Name
B0	Title Sheet	
B1	Floor Plan	
B2	Elevations	
B3	3D Visuals	

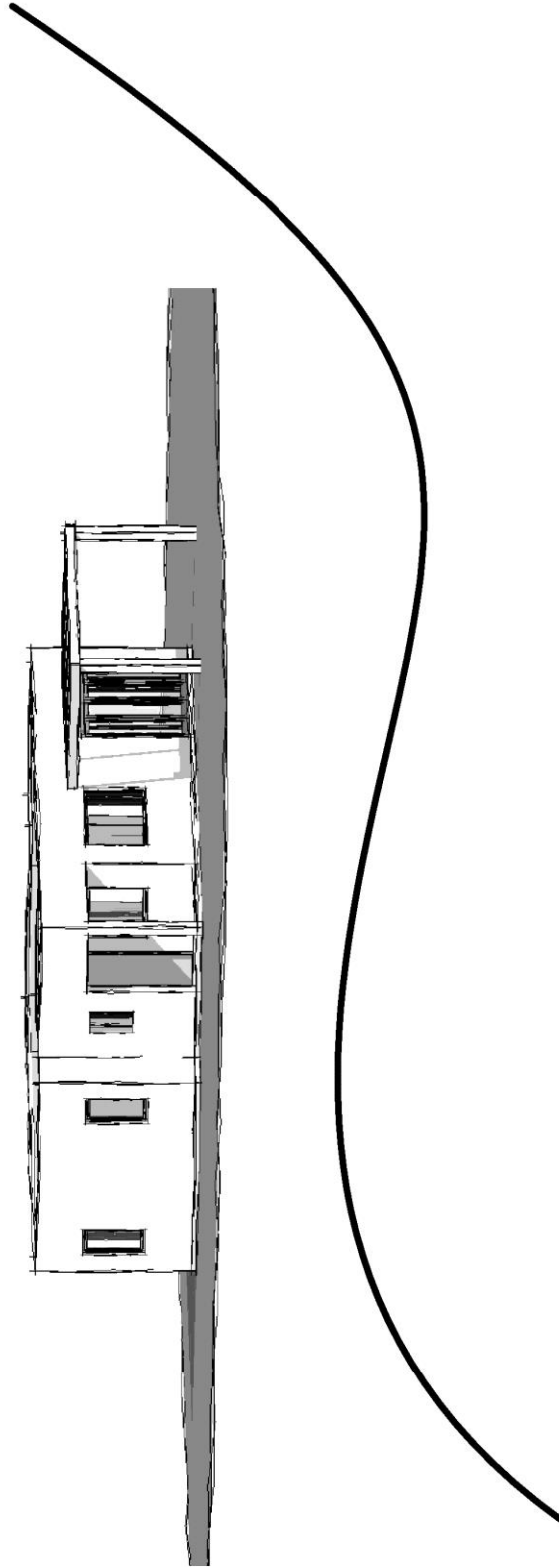
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NOTE: Colours and style to match existing Units



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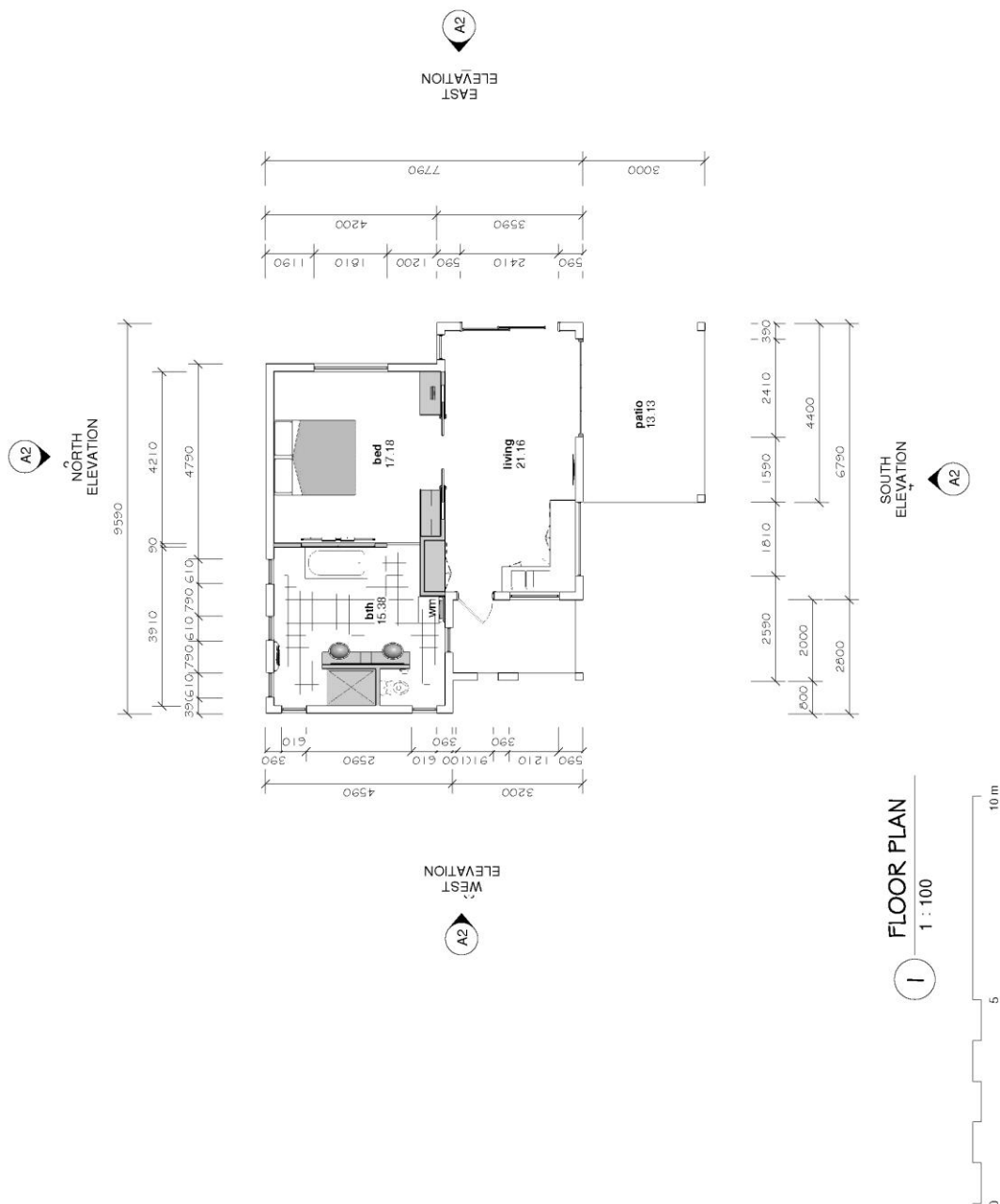
Existing Units Unit No. 4,5,6 on site plan A101

B. Hogarth and R. Tobler
36 Franks Street
Falmouth TAS 7215

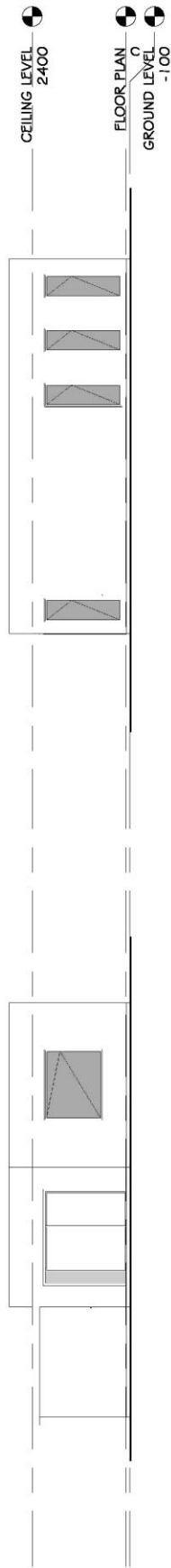
Michael Eastwood
Onshore Design
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www.balldesignstudio.com.au
office 80 Cowle Road, Bridgewater
mail/ 10 Redcliff Drive, Obago, 7017
0425801003
onshoredesigns@bigpond.com

Drawing List	
Sheet Number	Sheet Name
A0	Title Sheet
A1	Floor Plan
A2	Elevations
A3	3D Visuals

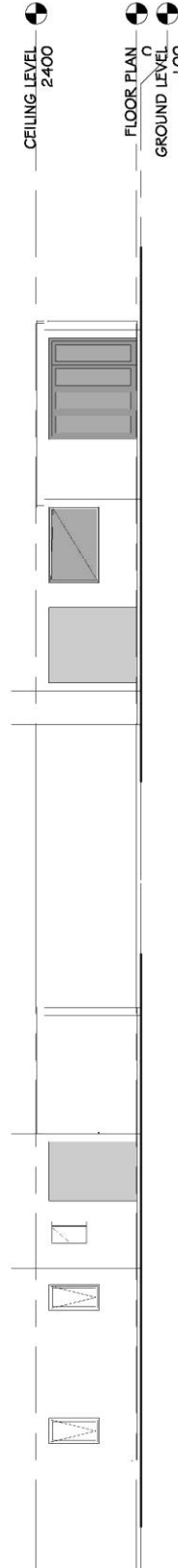
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Rev	Date	Description	Project No	
			Drawing Title	
			Job Title	
			Scale	
	7/01/2019		Floor Plan	
			Existing Units 4,5,6 at 36 Franks Street Falmouth 7215	
			for B. Hogarth & R. Tobler	
			1 : 100	
			Onshore Designs	
			Building Designers	
			building design studio	
			mail: 10 Reddown Drive, Otago, 7017	
			phone: 03 424 900 003	
			email: onshoredesigns@bigpond.com	
			Printed Date	
			14/03/2019 9:38:20 AM	



1 EAST ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



Onshore Designs
Building Designers
building design studio
10 Redwood Drive, Crago, 7017
phone: 0820 001 003
email: onshoredesigns@bigand.com.au

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business
development
association
Printed Date
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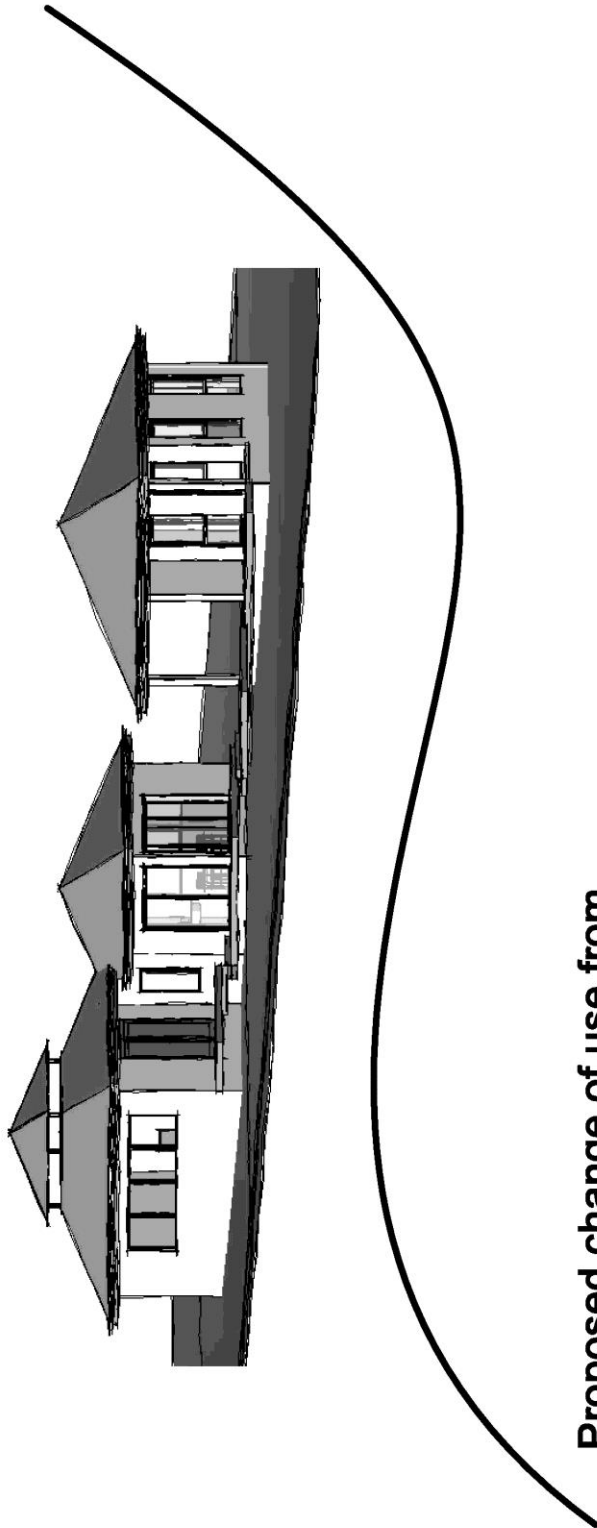
Job Title
Existing Units 4,5,6
at 36 Franks Street
Falmouth 7215
for B. Hogarth & R. Tobler

Drawing Title
Elevations

Date
7/01/2019
Drawn By
Michael Eastwood
Approved By
CC 1066 S
Scale
1 : 100

Project No
Sheet No
A2



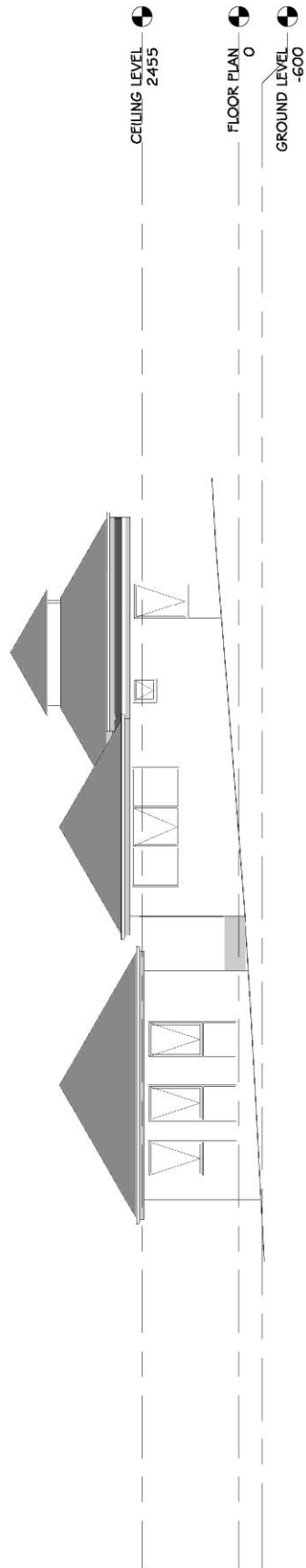


Proposed change of use from recreation building to Unit 8 on site plan A101

B. Hogarth and R. Tobler
36 Franks Street
Falmouth TAS 7215

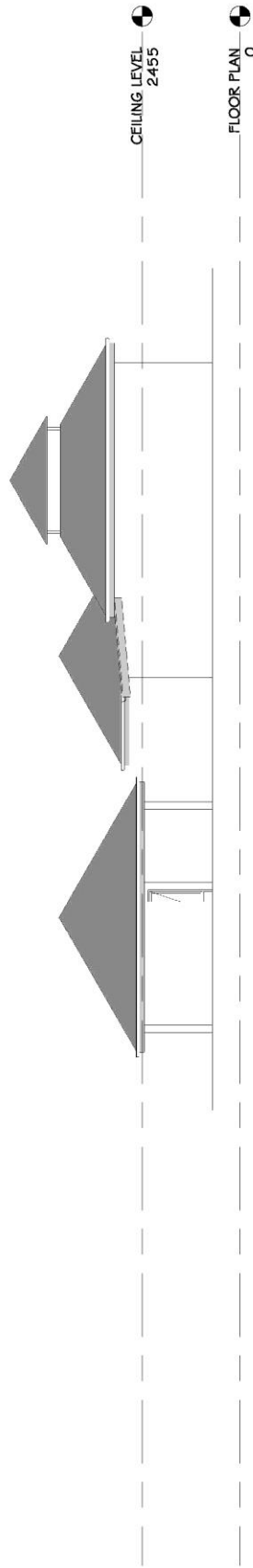
Michael Eastwood
Onshore Design
building design STUDIO
www.buildingdesignstudio.com.au
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mail / 10 Reskown Drive, Olago, 7017
0429911003
onshoredesigns@bigpond.com

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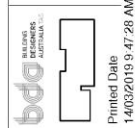
1 SE ELEVATION

1 : 100



2 NE ELEVATION

1 : 100



Onshore Designs
Building Designers
building design studio
mail: 10 Redwood Drive, Crago, 7017
phone: 0820 001 003
email: onshoredesigns@bigpond.com

Job Title
No 8 Change of Use
at 36 Franks Street
Falmouth 7215
for B. Hogarth & R. Tobler

Drawing Title
Elevations

Date
7/01/2019

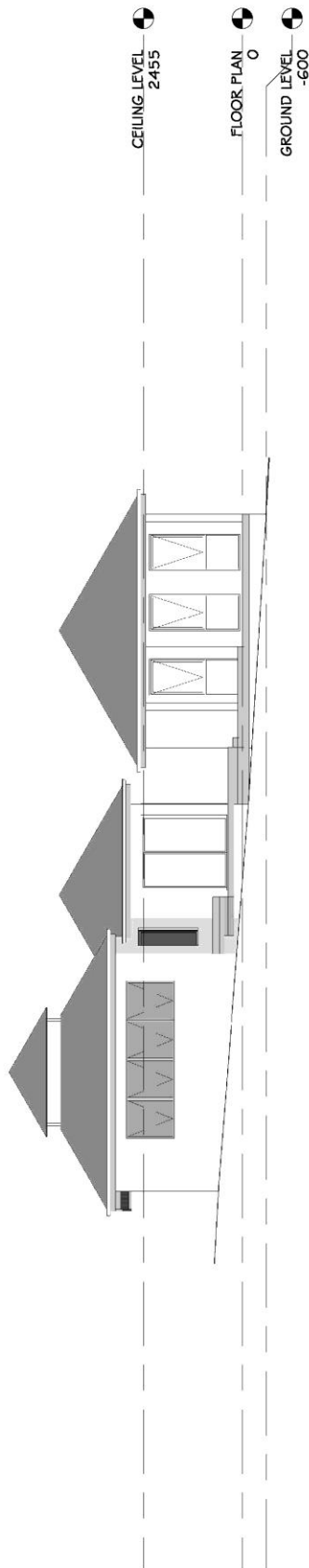
Drawn By
Michael Eastwood

Approved By
CC 1066 S

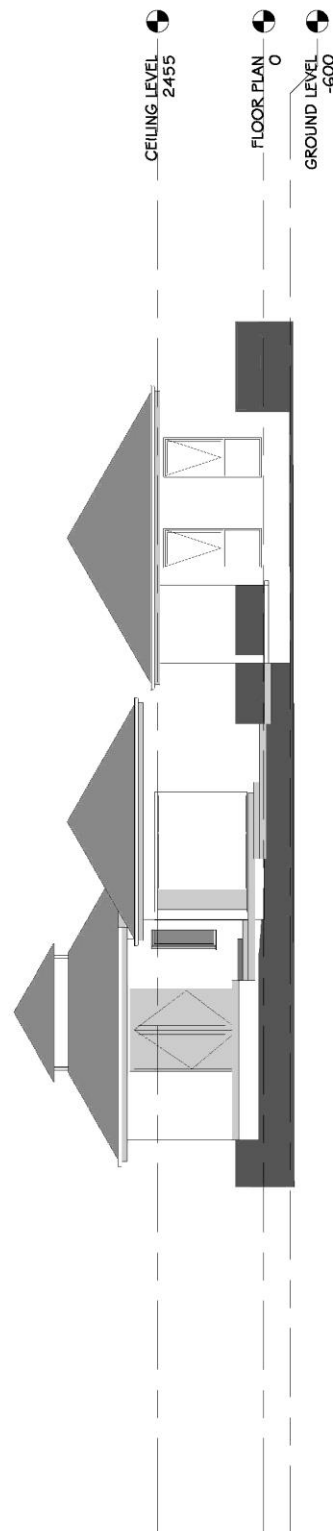
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Project No

Sheet No
F2

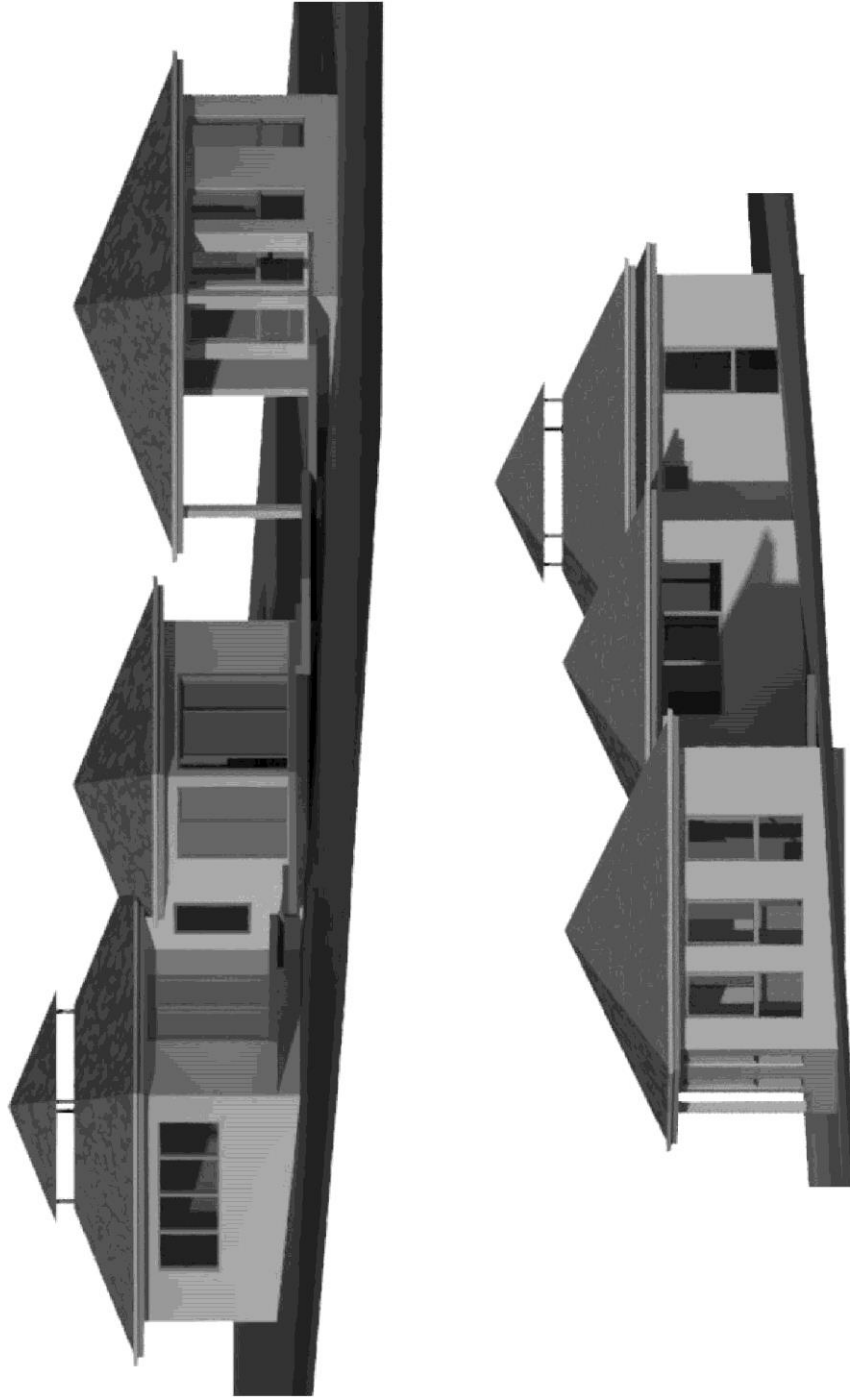


1 NW ELEVATION
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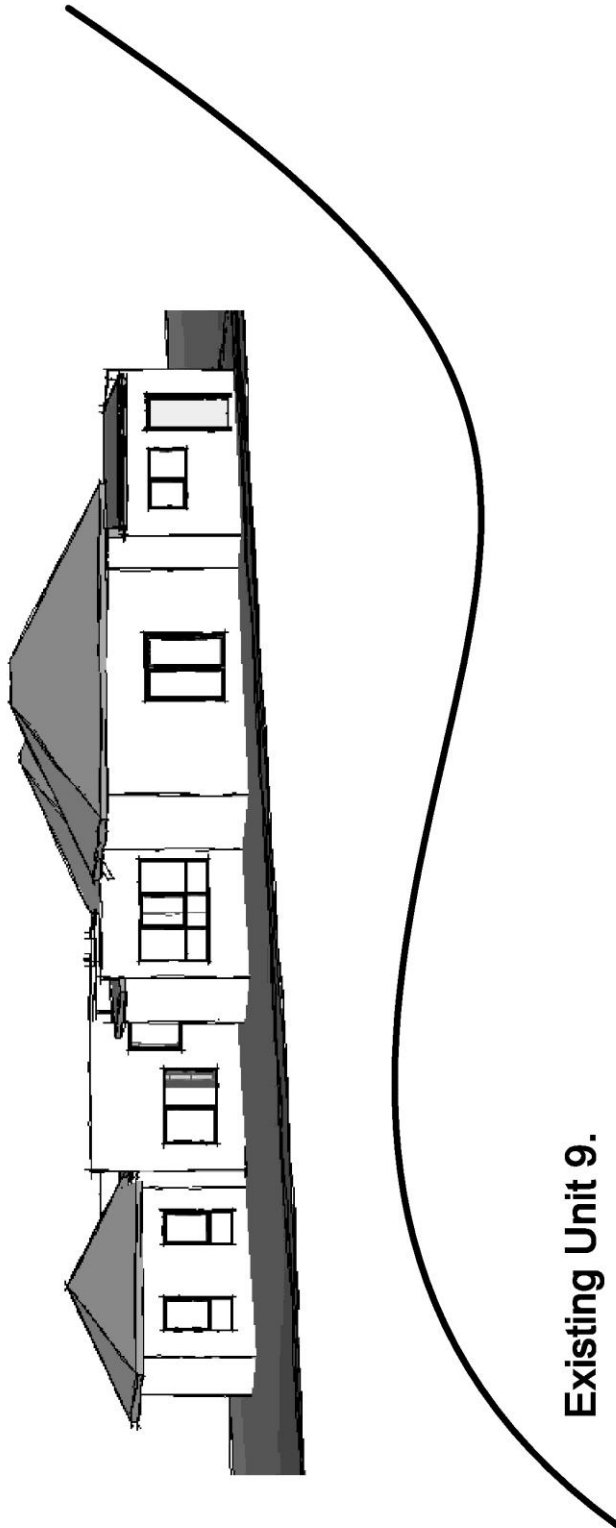


2 SW ELEVATION
1 : 100

Rev	Date	Description	bda business designers		Printed Date 14/03/2019 9:47:29 AM	Onshore Designs Building Designers building design studio mail: 10 Reddown Drive, Orpington, 7017 phone: 0824290103 email: onshoredesigns@bigpond.com.au		Job Title No 8 Change of Use at 36 Franks Street Falmouth 7215 for B. Hogarth & R. Tobler		Drawing Title Elevations		Date 7/01/2019	Project No.
												Drawn By Michael Eastwood	Sheet No. F3
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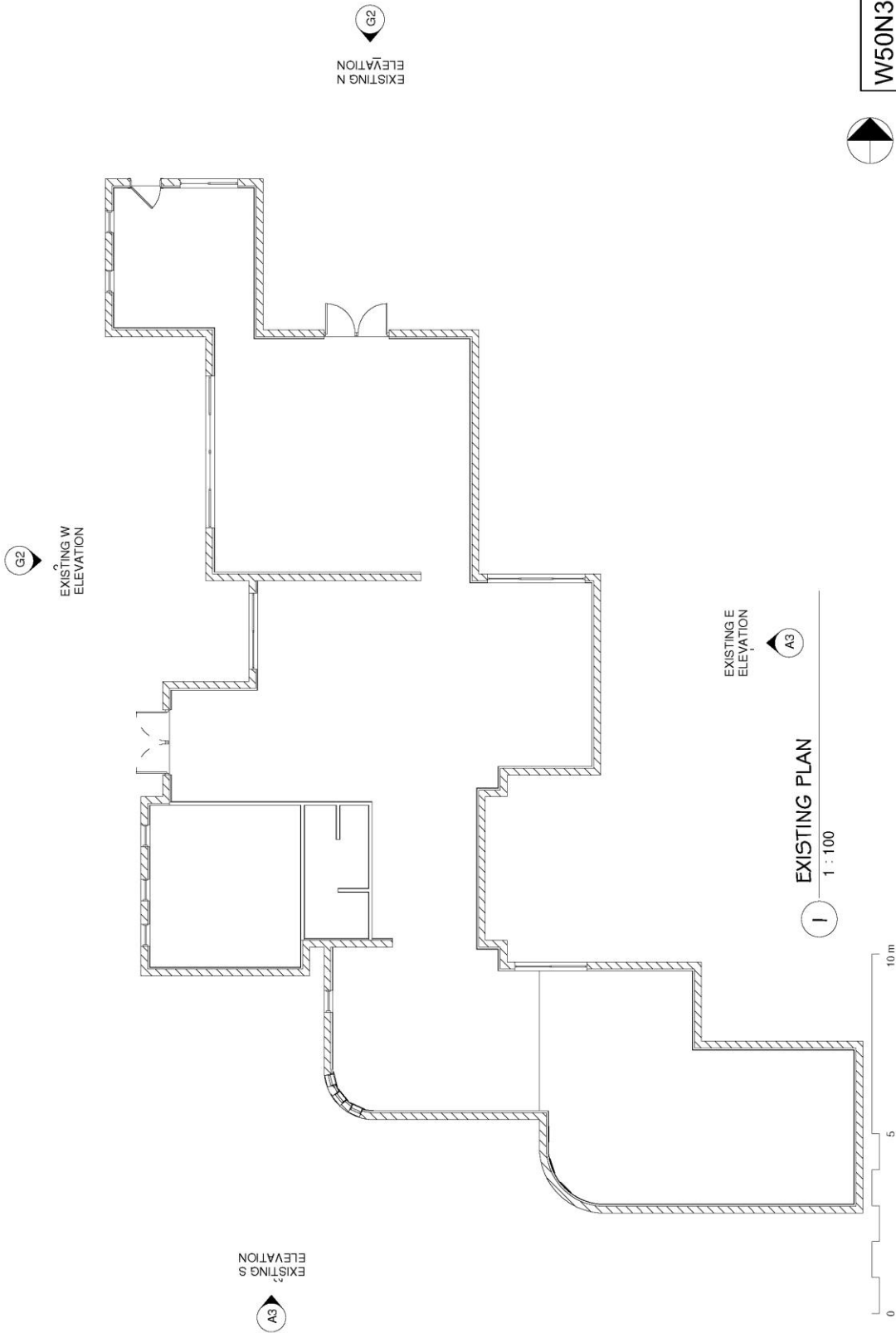


Existing Unit 9.

B. Hogarth and R. Tobler
36 Franks Street
Falmouth TAS 7215

Michael Eastwood
Onshore Design
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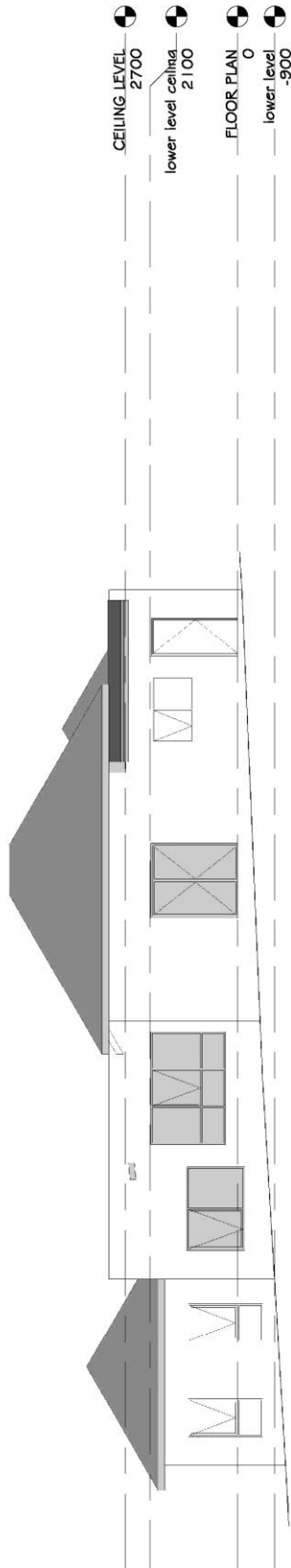
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Rev.	Date	Description	Job Title	Drawing Title	Project No.
			Existing Unit 9 at 36 Franks Street Falmouth 7215	Floor Plan	Sheet No. G1
Printed Date	Date	Drawn By	For	Drawing Title	Project No.
14/03/2019 10:15:57 AM	7/01/2019	Michael Eastwood	B. Hogarth & R. Tobler	Floor Plan	Project No.
		CC 1066 S			Project No.
		Scale: 1 : 100			Project No.

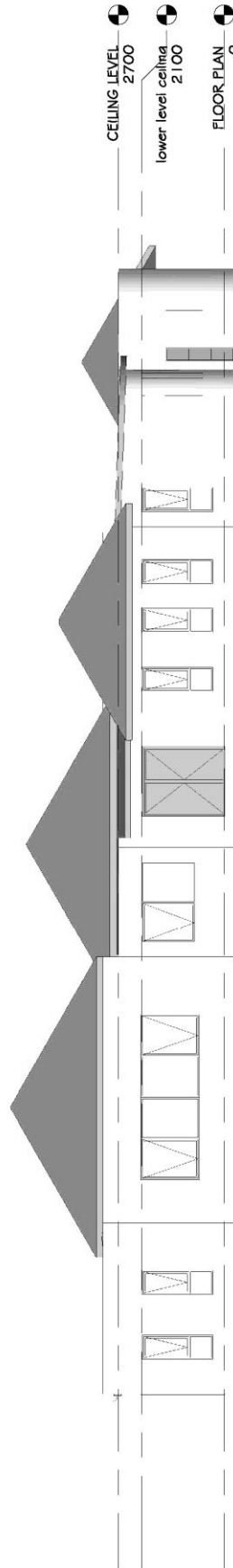
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Job Title
Existing Unit 9
at 36 Franks Street
Falmouth 7215

for B. Hogarth & R. Tobler

Drawing Title
Elevations

Date
7/01/2019

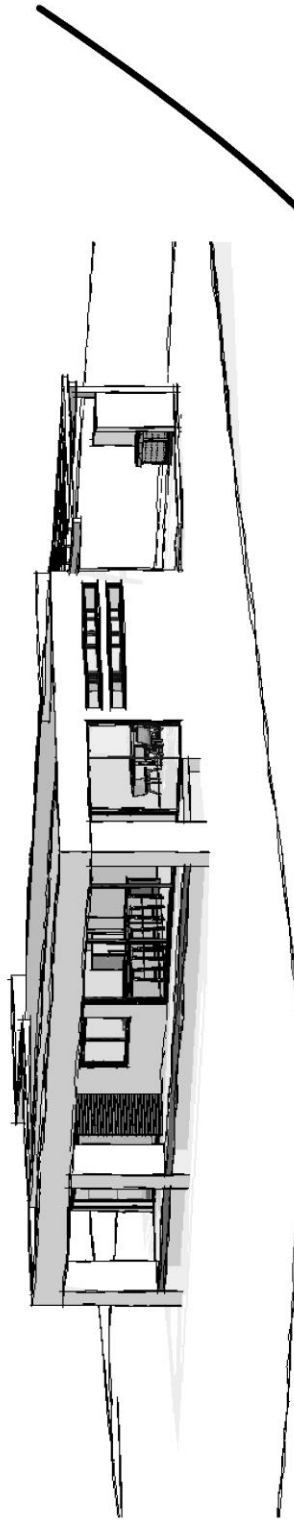
Drawn By
Michael Eastwood

Approved By
CC 1066 S

Project No.

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Scale
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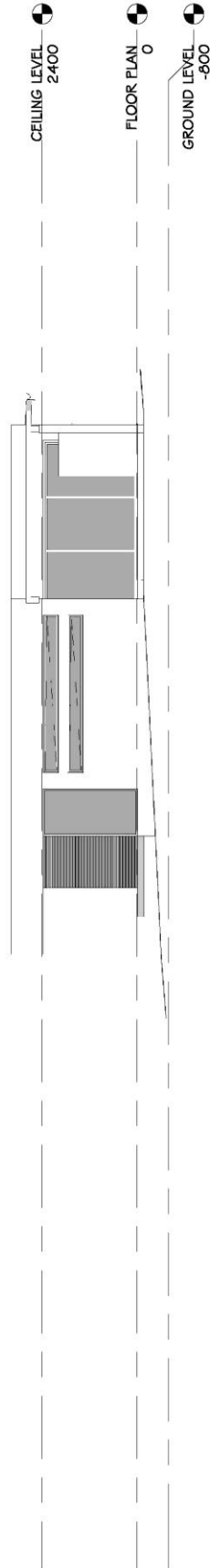


Proposed Units Unit No. 10,12,14,on site plan A101

B. Hogarth and R. Tobler
36 Franks Street
Falmouth TAS 7215

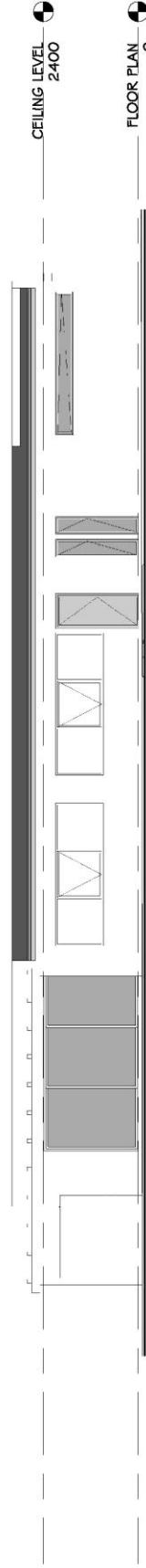
Michael Eastwood
Onshore Design
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www.bldgdesignstudio.com.au
office 80 Cowle Road, Bridgewater
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0425801003
onshoredesigns@bigpond.com

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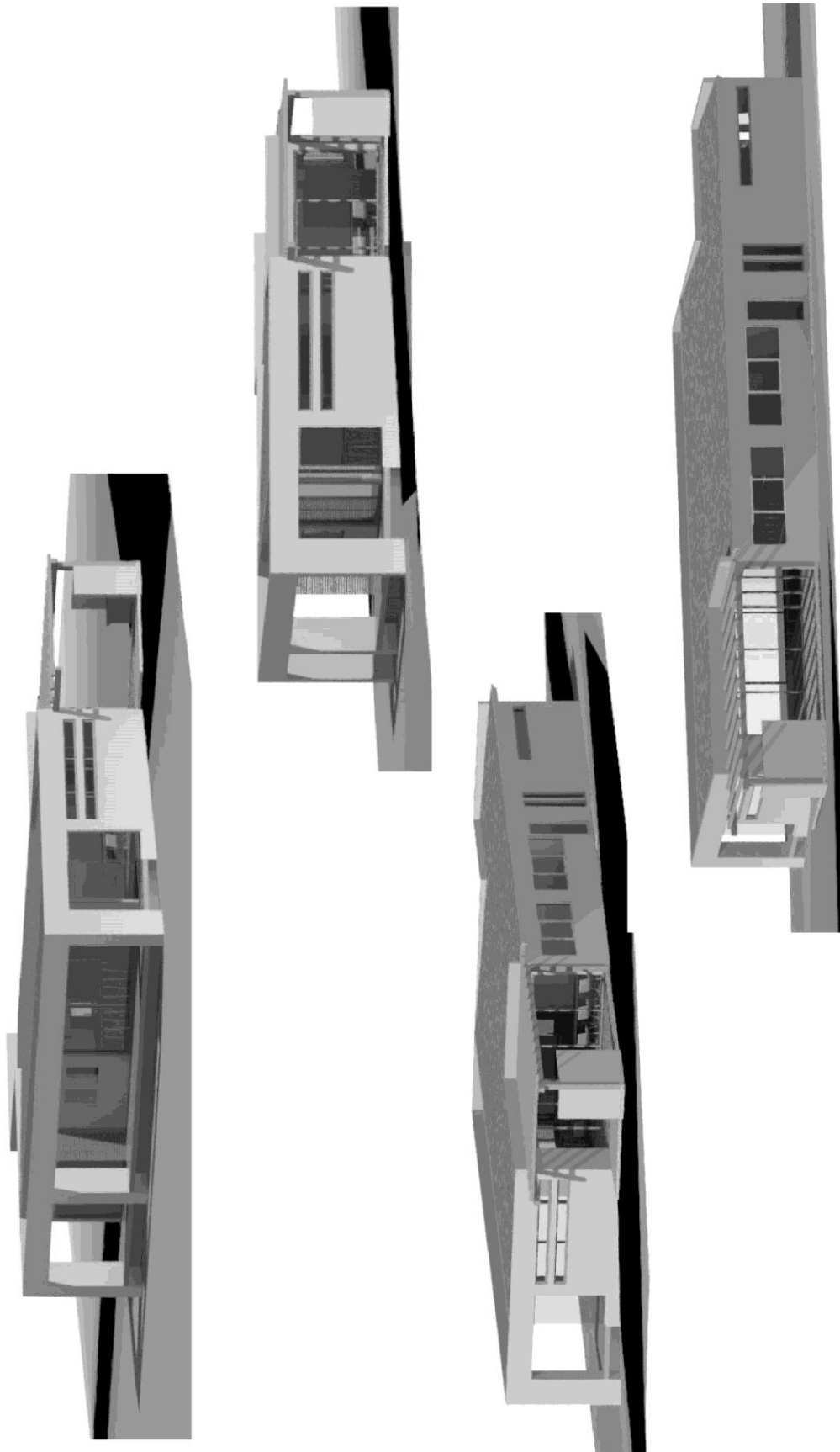
NOTE: Colours and style to match existing Units



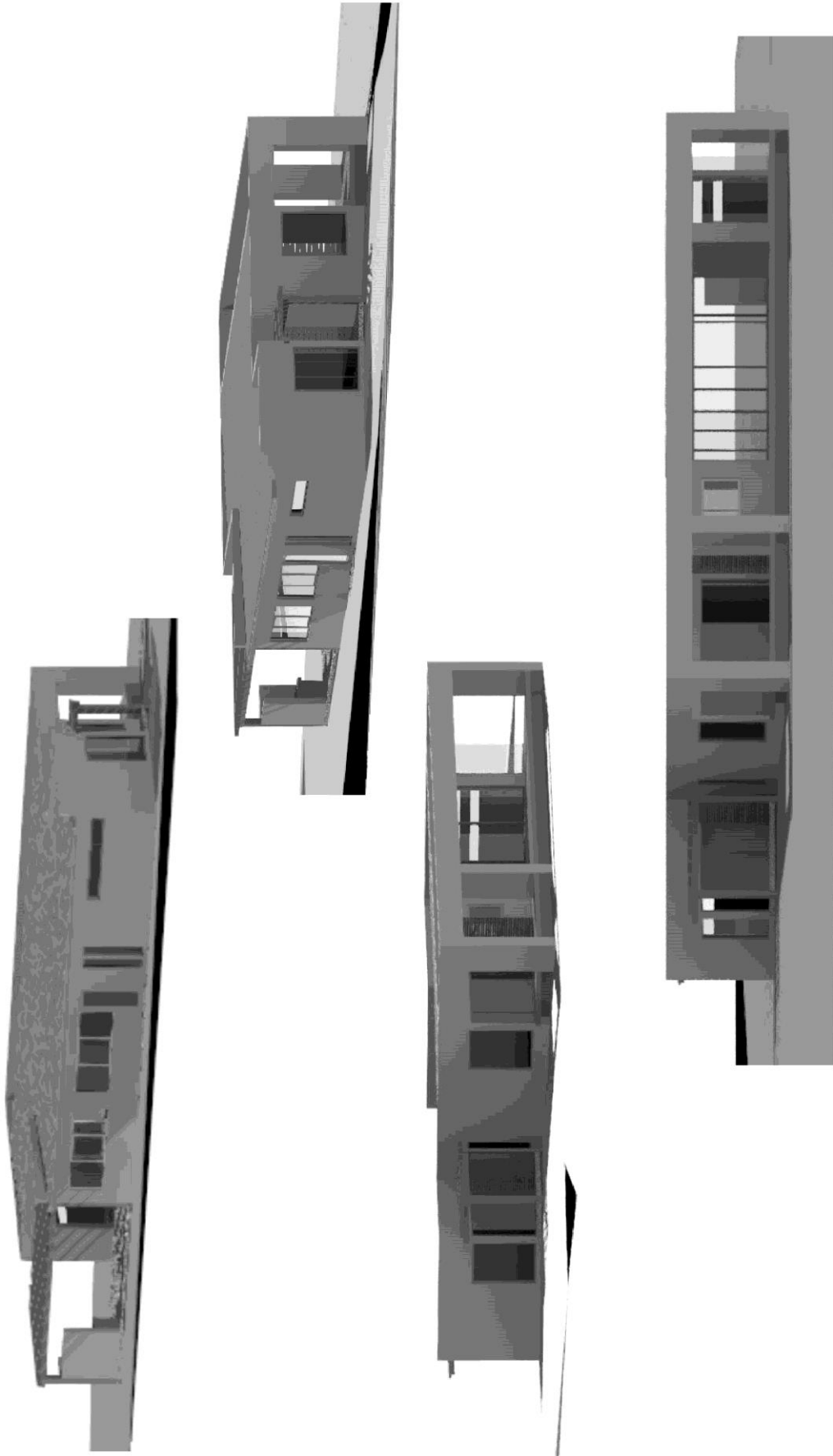
2 W ELEVATION
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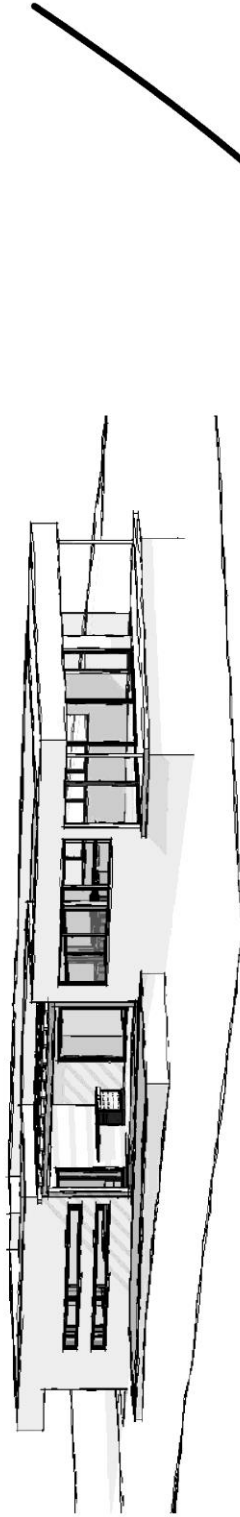
Rev	Date	Description	bda business designers	Onshore Designs Building Designers building design studio mail: 10 Reddown Drive, Orpington, 7017 phone: 0800 0429003 email: onshoredesigns@bigpond.com	Job Title Prop Units 10, 12, 14 at 36 Franks Street Falmouth 7215 for B. Hogarth & R. Tobler	Drawing Title Elevations	Date 7/01/2019 Drawn By Michael Eastwood Approved By CC 1066 S Scale 1 : 100	Project No.	Sheet No.
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Rev	Date	Description				
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			<div> <div> Job Title Prop Units 10,12,14 at 36 Franks Street Falmouth 7215 for B. Hogarth & R. Tobler </div> <div> Drawing Title 3D Visuals </div> </div>			
			<div> <div> Date 7/01/2019 </div> <div> Drawn By Michael Eastwood </div> </div>			
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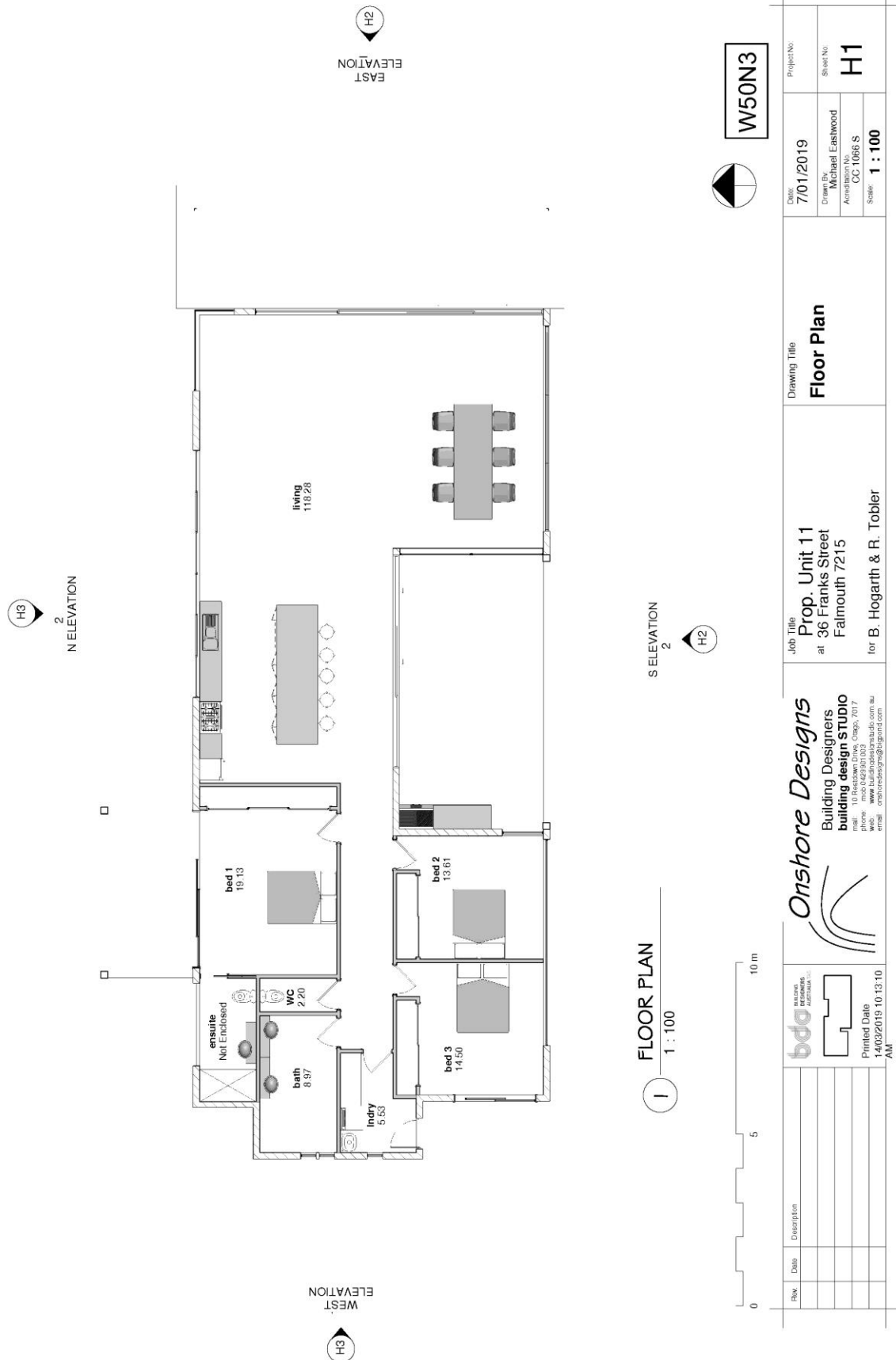


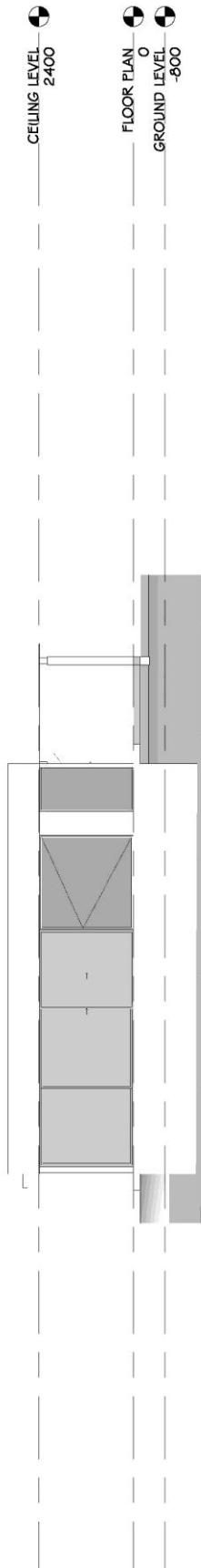
Proposed Unit 11 on Site Plan A101

B. Hogarth and R. Tobler
36 Franks Street
Falmouth TAS 7215

Michael Eastwood
Onshore Design
building design STUDIO
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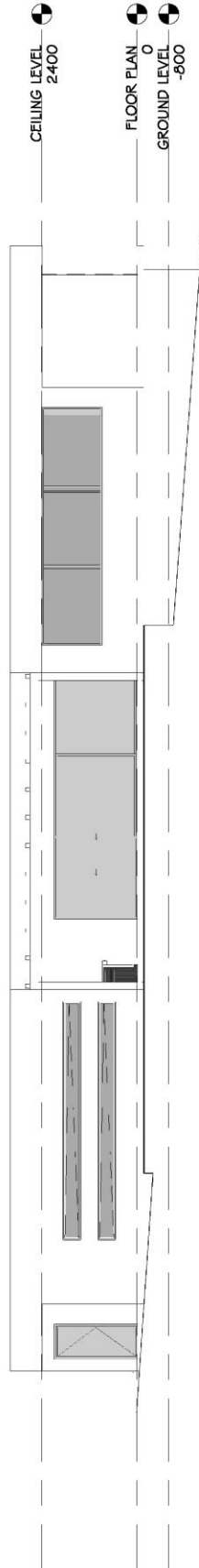
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1 EAST ELEVATION
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NOTE: Colours and Styles to match existing Units



2 S ELEVATION
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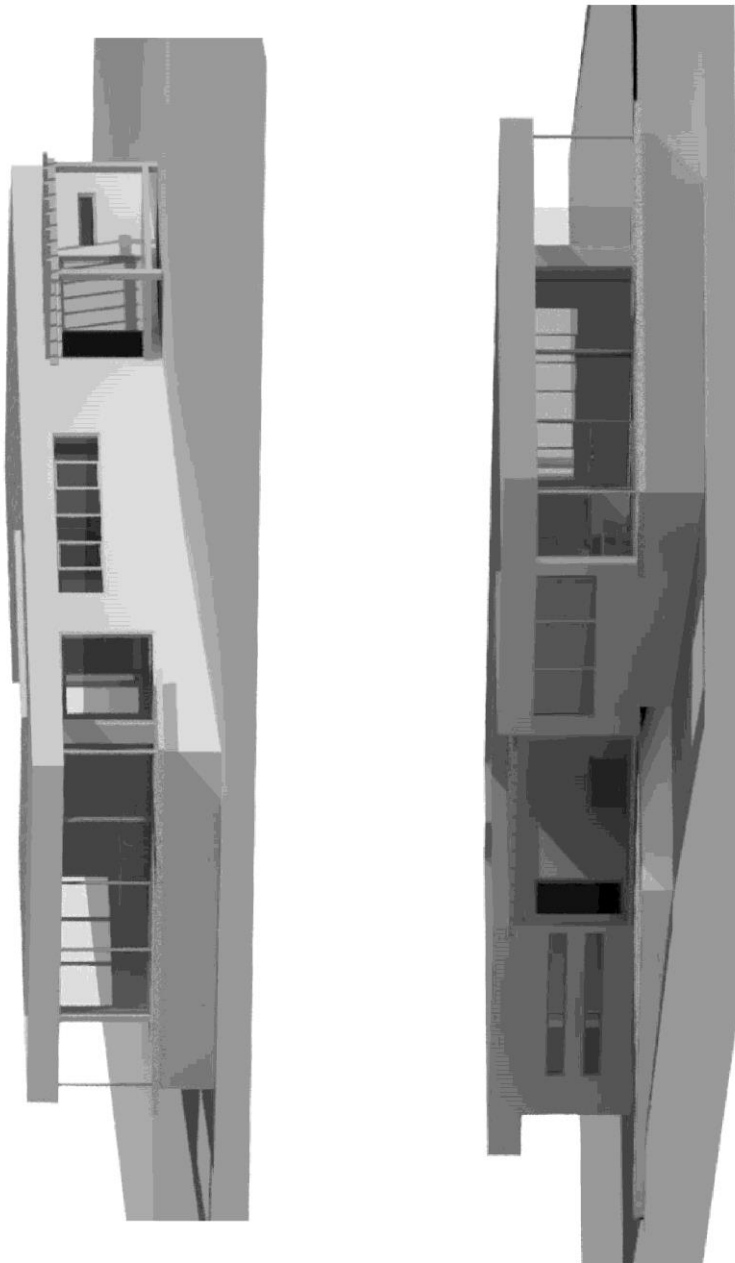
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Job Title
Prop. Unit 11
at 36 Franks Street
Falmouth 7215
for B. Hogarth & R. Tobler

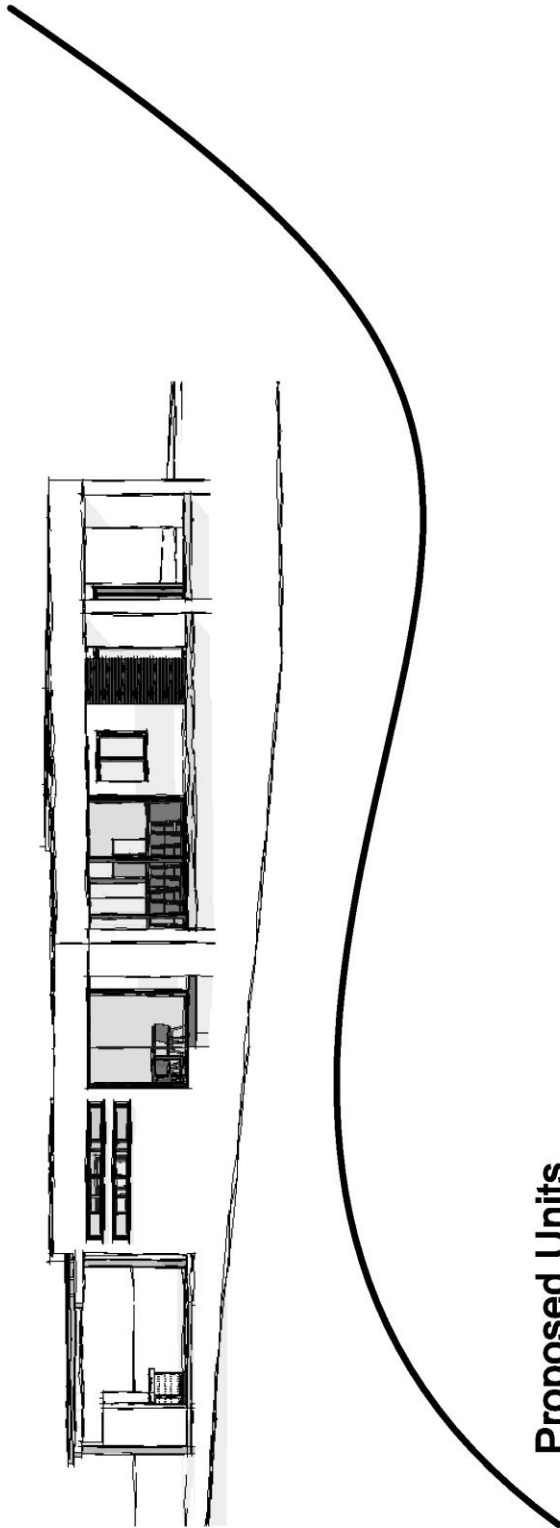
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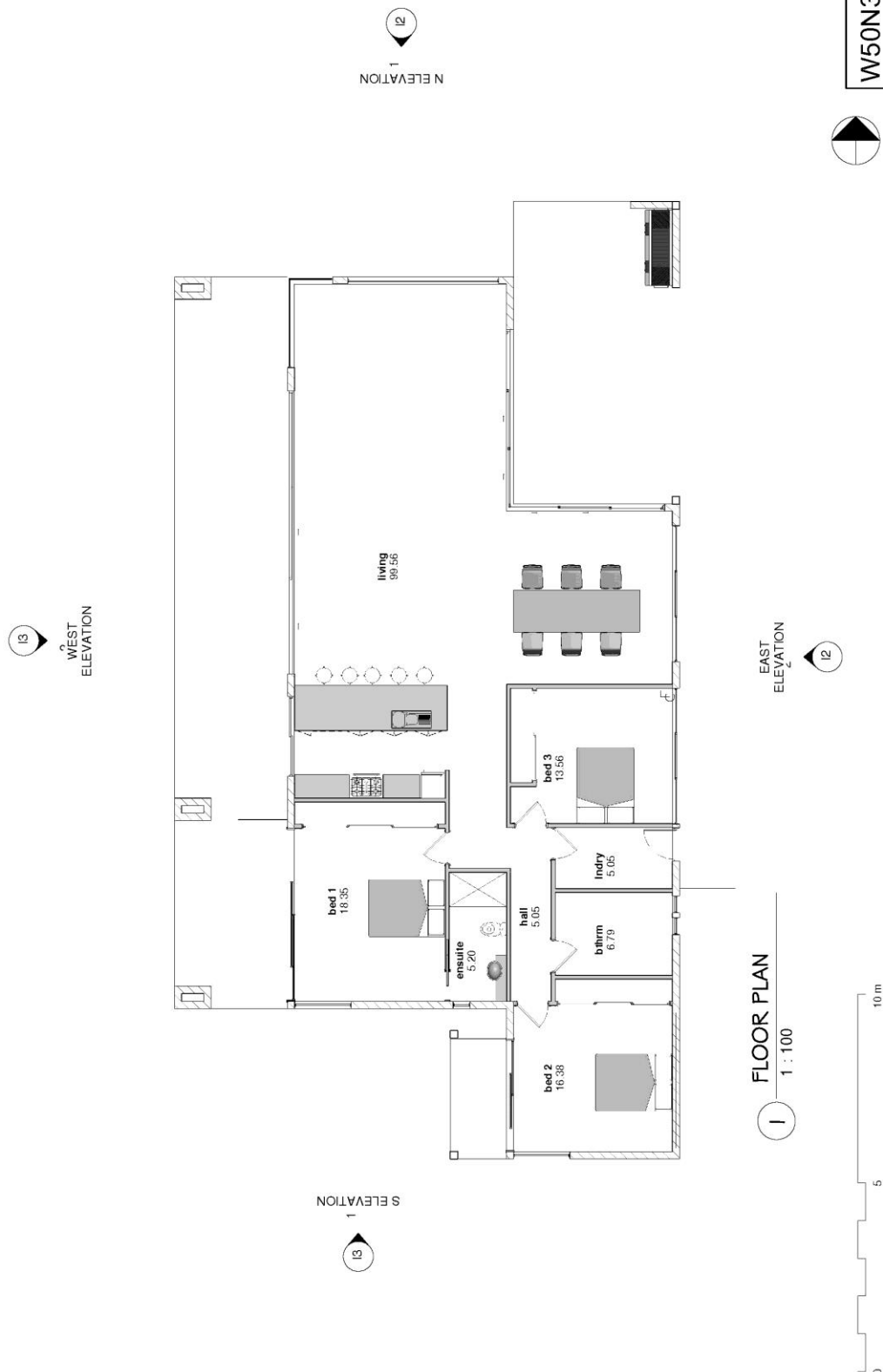


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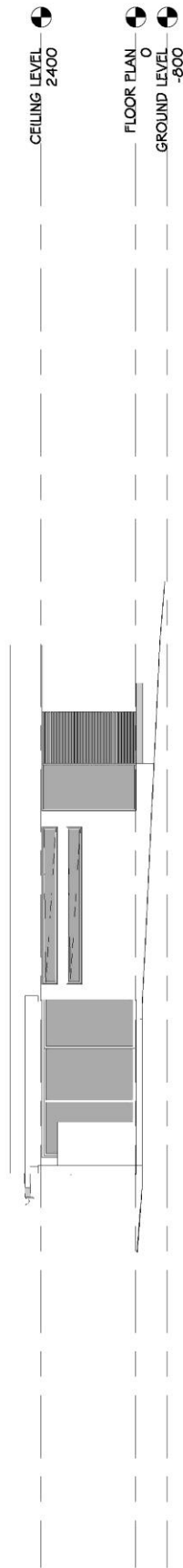
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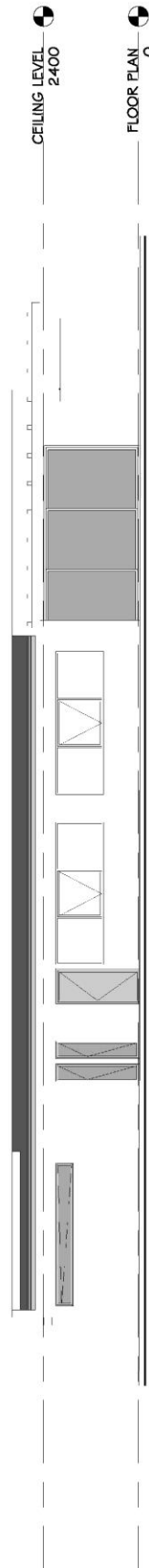


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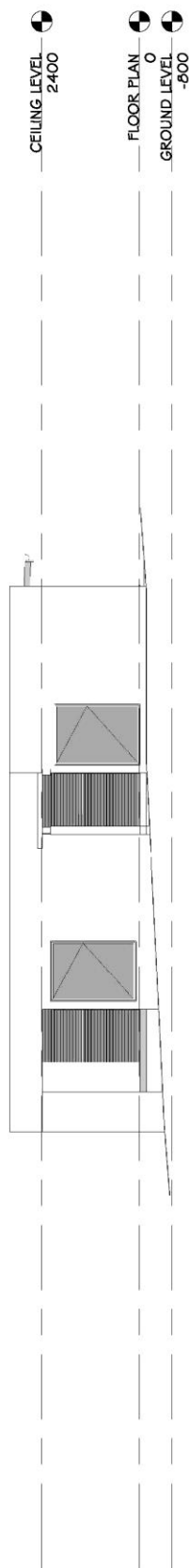
NOTE: Colours and style to match existing Units



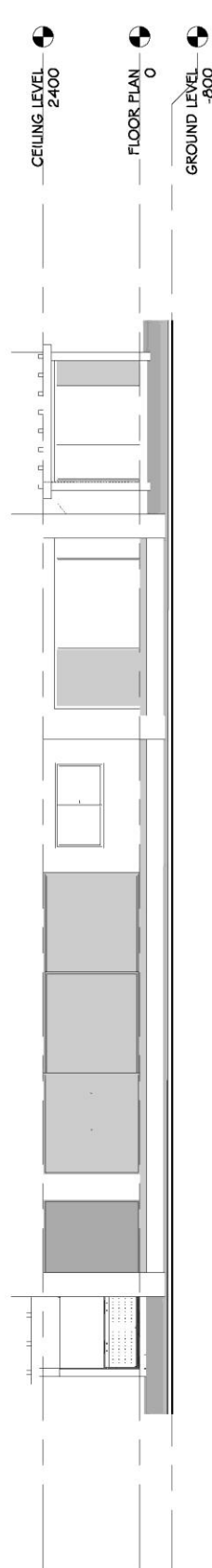
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




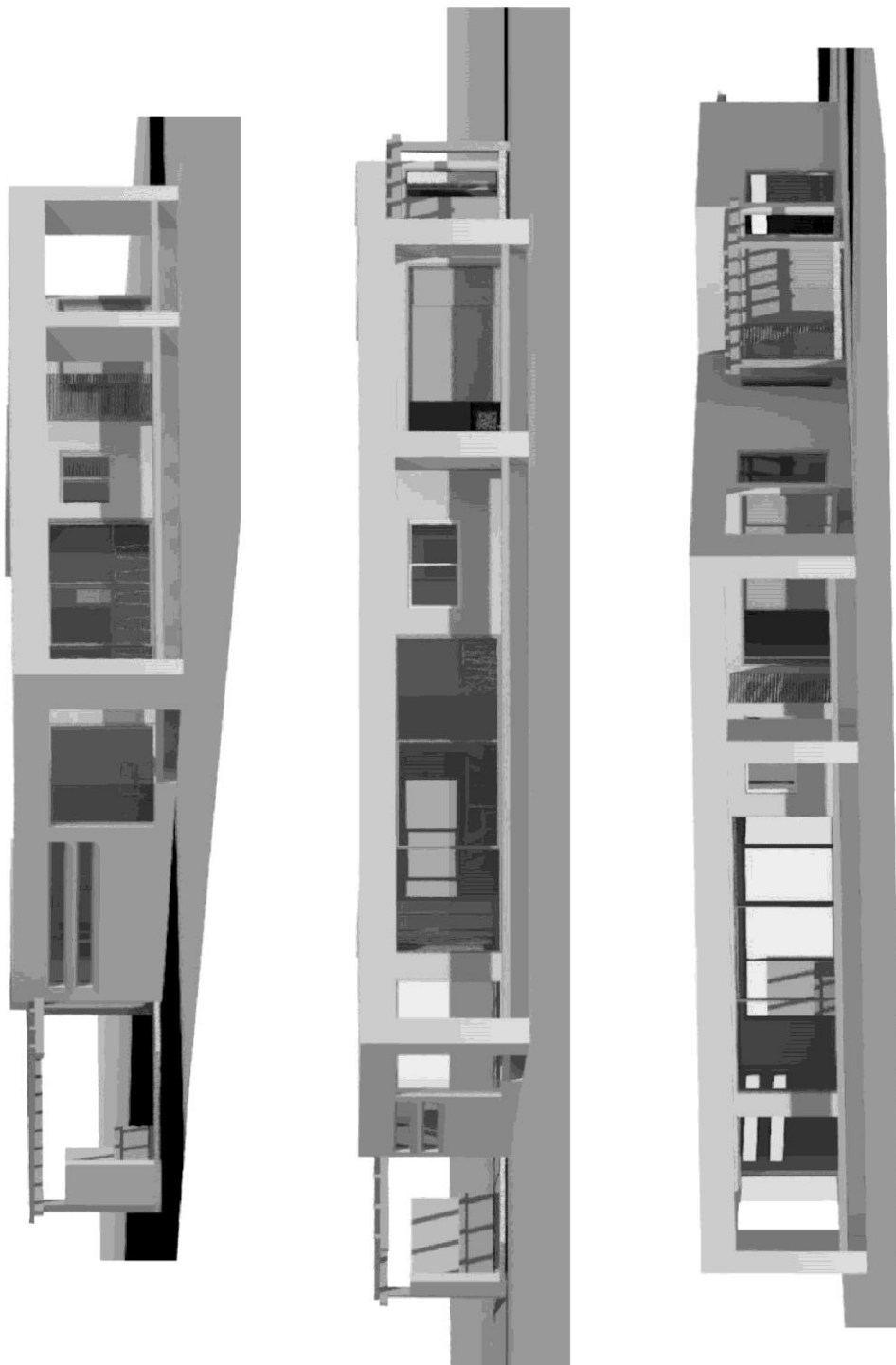
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			Drawn By: Michael Eastwood				
			Approved By: CC 1066 S		for B. Hogarth & R. Tobler		
			Scale: 1 : 100				
			Sheet No: 12				




NOTE: Colours and style to match existing Units



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Rev	Date	Description	bda business designers associates						Building Designers building design studio		mail: 10 Redswan Drive, Orpington, 7017 phone: mob 0429201003 email: onshore-designs@bigpond.com.au		Printed Date 14/03/2019 10:38:40	



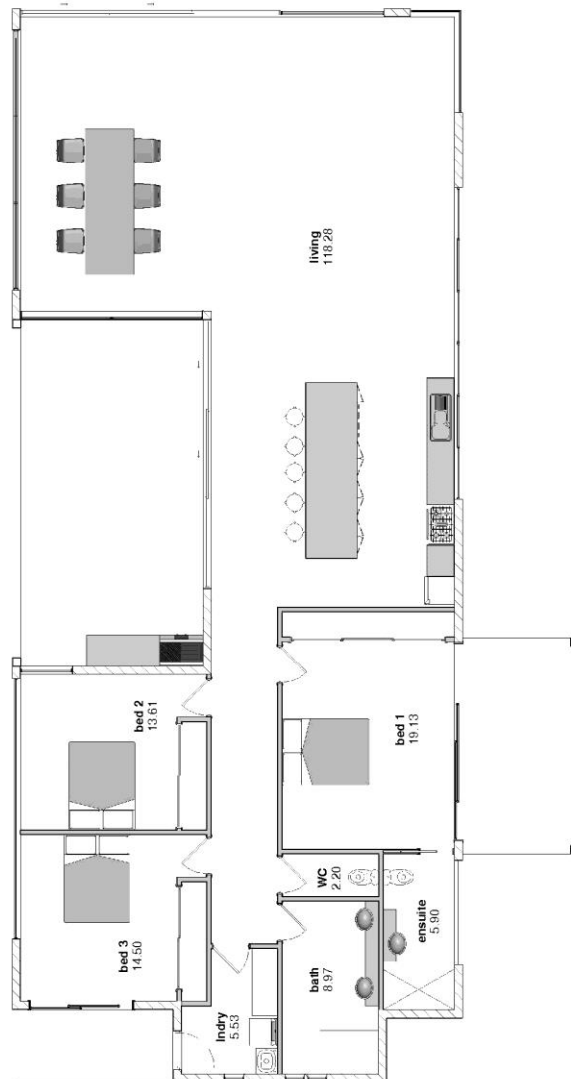
Proposed Units 15,17,19. on Site Plan A101

B. Hogarth and R. Tobler
36 Franks Street
Falmouth TAS 7215

Michael Eastwood
Onshore Design
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E2
NORTH
ELEVATION



E3
WEST
ELEVATION

E2
EAST
ELEVATION

SOUTH
ELEVATION

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FLOOR PLAN
1 : 100



W50N3

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ARCHITECTS



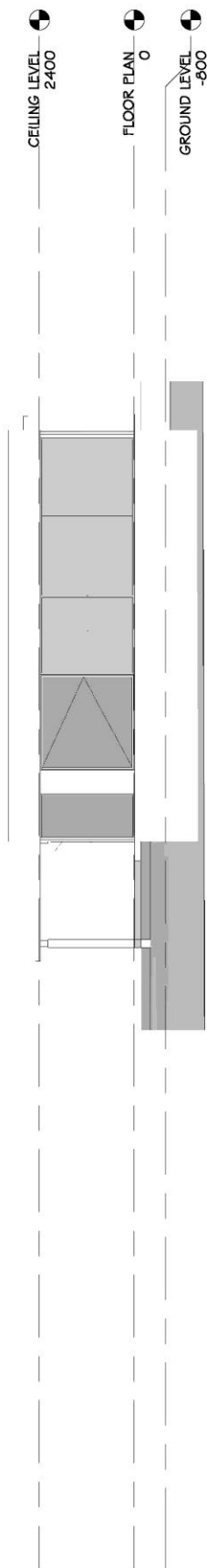
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building design studio
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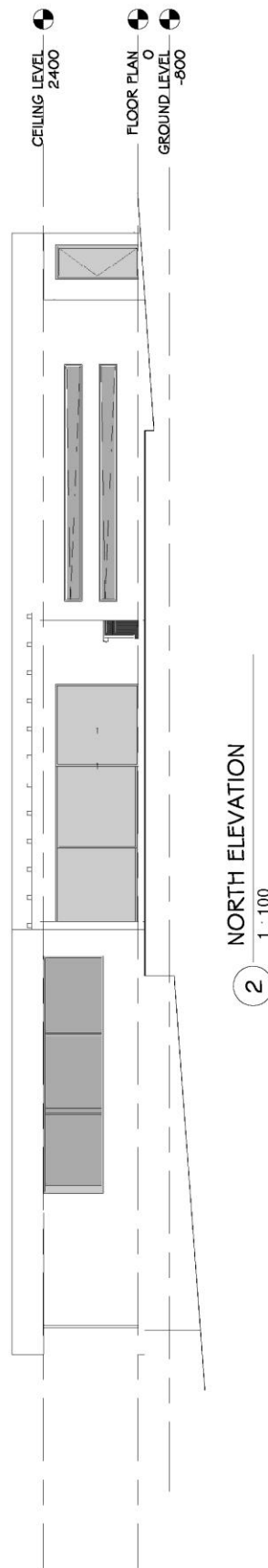
Job Title
Prop. Units 15, 17, 19.
at 36 Franks Street
Falmouth 7215
for B. Hogarth & R. Tobler



Drawing Title
Floor Plan

Date
7/01/2019
Drawn By
Michael Eastwood
Approved By
CC 1066 S
Scale
1 : 100
Project No.
Sheet No.
E1



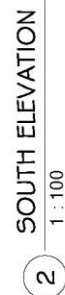
NOTE: Colours and Styles to match existing Units



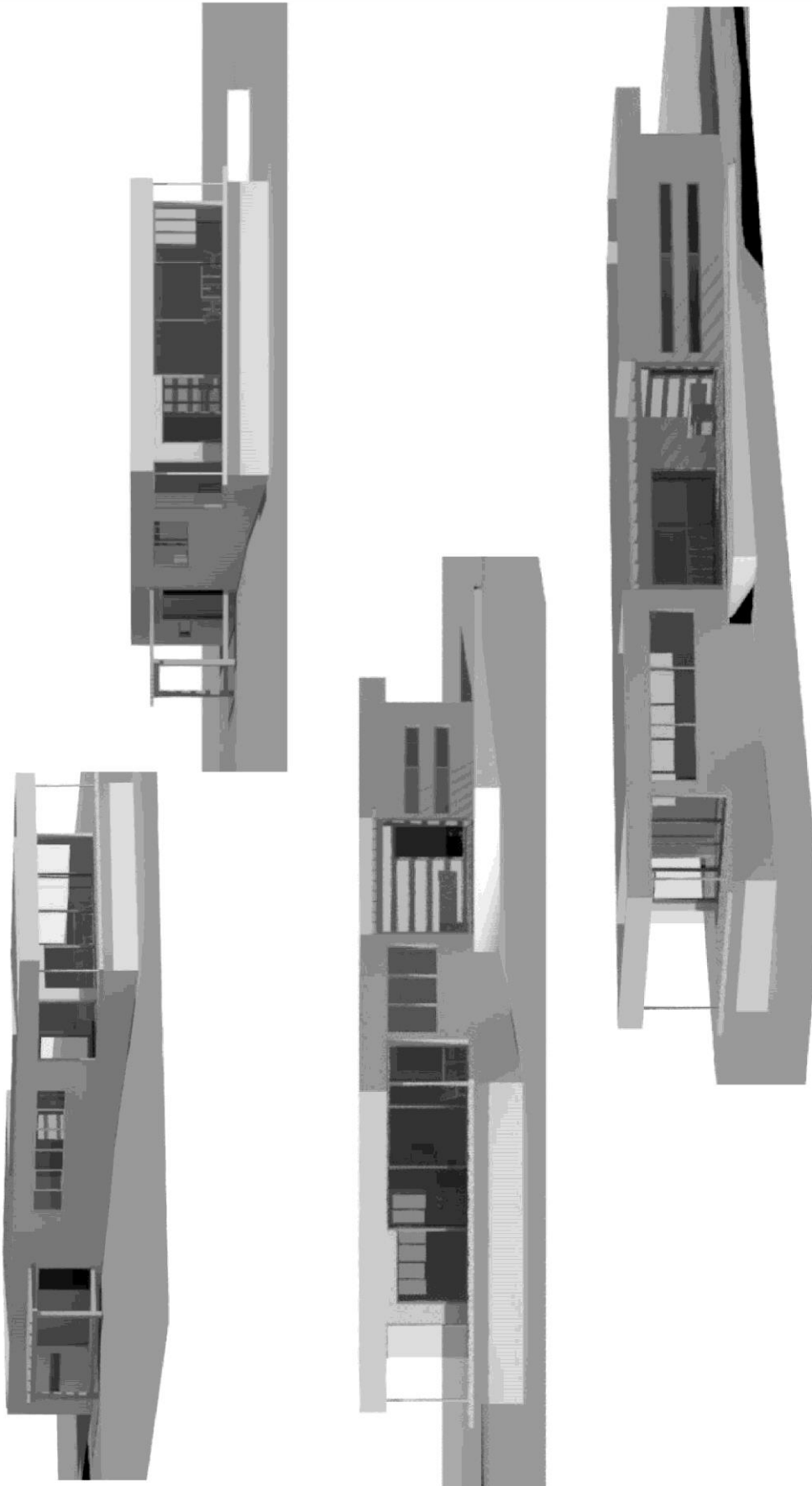
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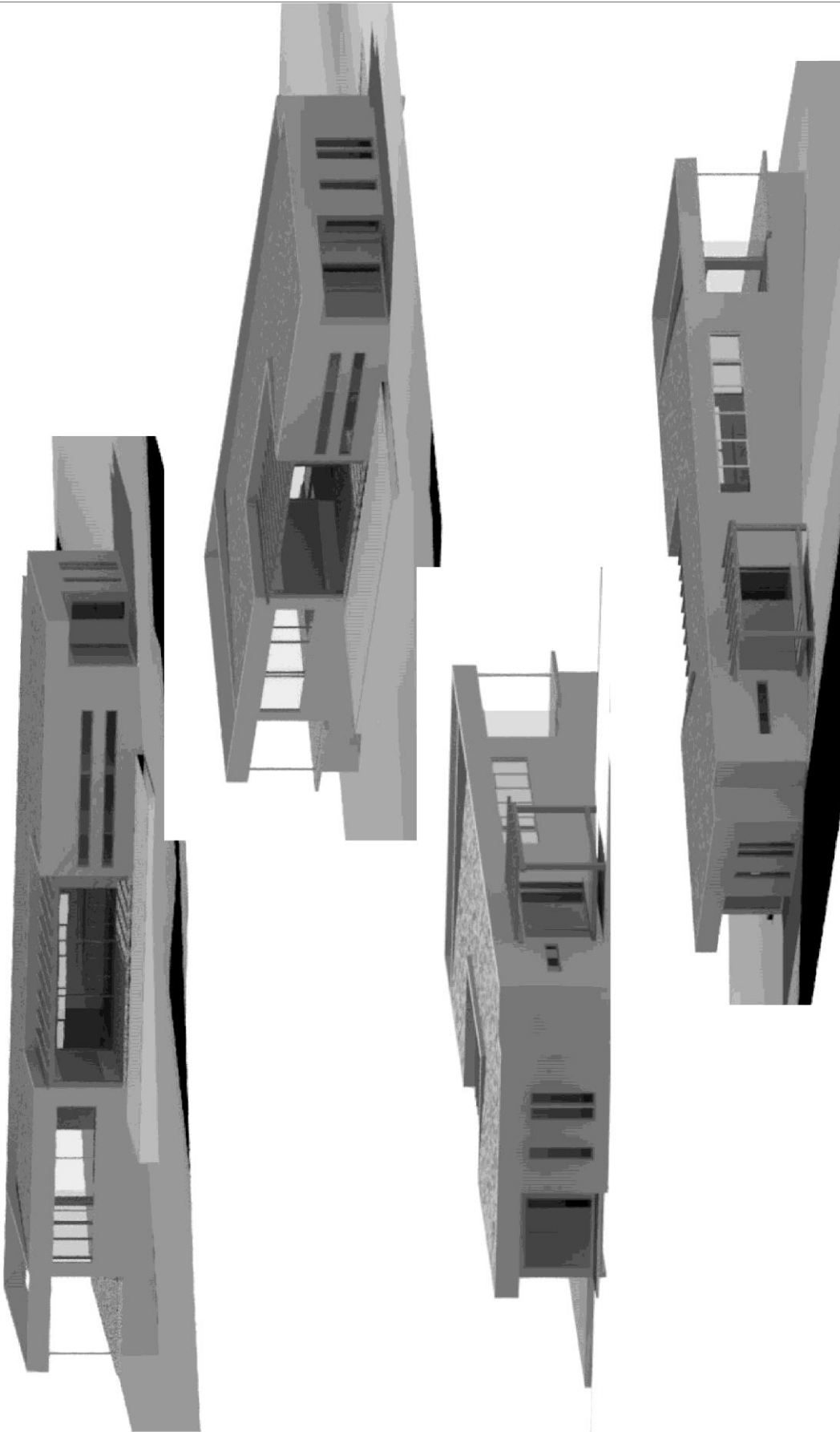
NOTE: Colours and Styles to match existing Units



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										Sheet No E4



Rev	Date	Description

 		
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Job Title Prop. Units 15, 17, 19. at 36 Franks Street Falmouth 7215 for B. Hogarth & R. Tobler		Drawing Title 3D Visuals
Date 7/01/2019		Project No.
Drawn By Michael Eastwood		Sheet No. E5
Approved By 		Scale CC 1066 S
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Proposed existing shed/workshop to Unit 18

on site plan A101

B. Hogarth and R. Tobler

36 Franks Street

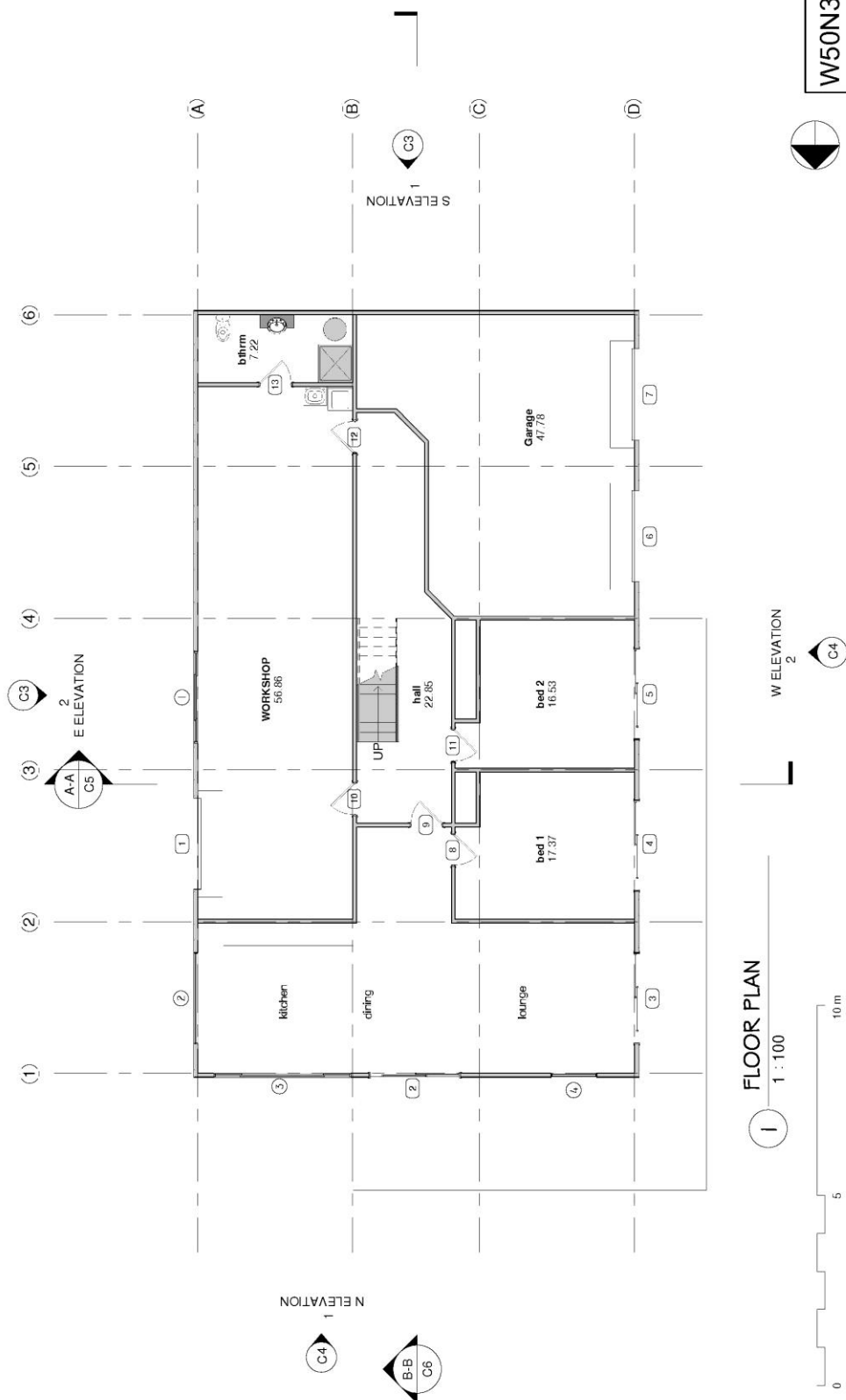
Falmouth TAS 7215

Michael Eastwood

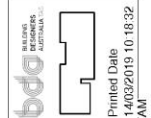
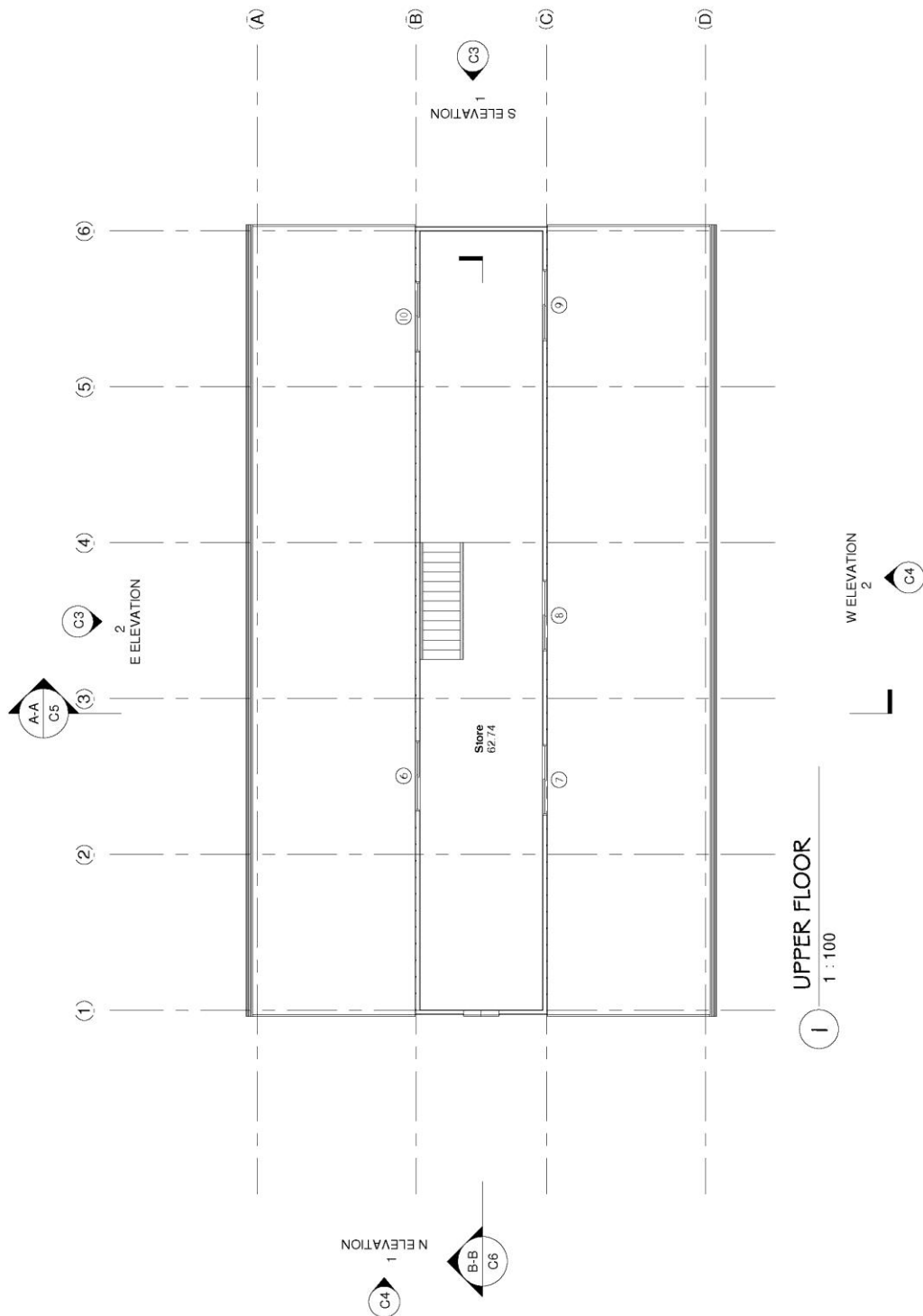
Onshore Design
building design STUDIO
www.balldesignstudio.com.au
office 80 Cowle Road, Bridgewater
mail/ 10 Redcliff Drive, Obago, 7017
0425801003
onshoredesigns@bigpond.com

Sheet Number	Drawing List	Sheet Name
C1	Floor Plan	Floor Plan
C2	Upper Floor	Upper Floor
C3	Elevations	Elevations
C4	Elevations	Elevations
C5	Section A-A	Section A-A
C6	Section B-B	Section B-B
C7	3D Visuals	3D Visuals
C8	3D Visuals	3D Visuals

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Onshore Designs Building Designers building design studio mail: 10 Redwood Drive, Orpington, 7017 phone: mob 0429001003, hdaudio.com.au email: onshoredesigns@bigpond.com		Job Title ext. shed to Unit 18 at 36 Franks Street Falmouth 7215 for B. Hogarth & R. Tobler		Drawing Title Floor Plan		Date 7/01/2019	Project No. C1
Printed Date 14/03/2019 10:18:32 AM		Drawing No. CC 1066 S		Scale 1 : 100		Sheet No. C1	



Job Title
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at 36 Franks Street
Falmouth 7215
for B. Hogarth & R. Tobler

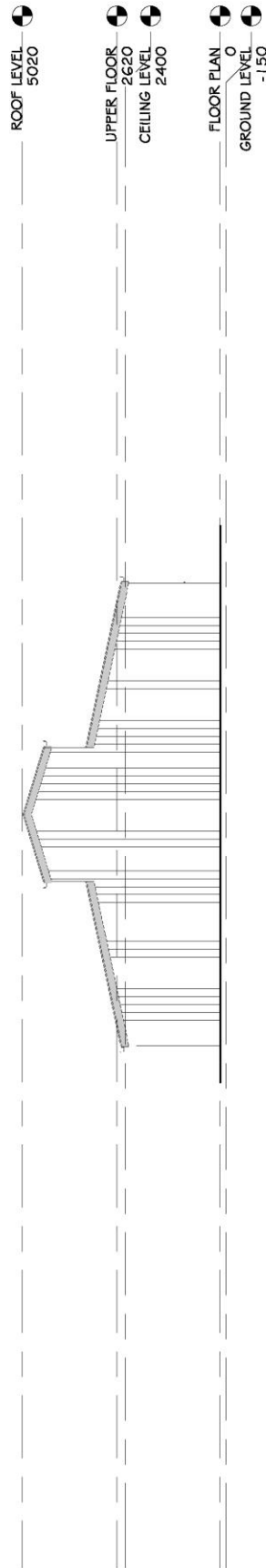
Drawing Title
Upper Floor

Date
7/01/2019
Drawn By
Michael Eastwood
Approved By
CC 1066 S
Scale
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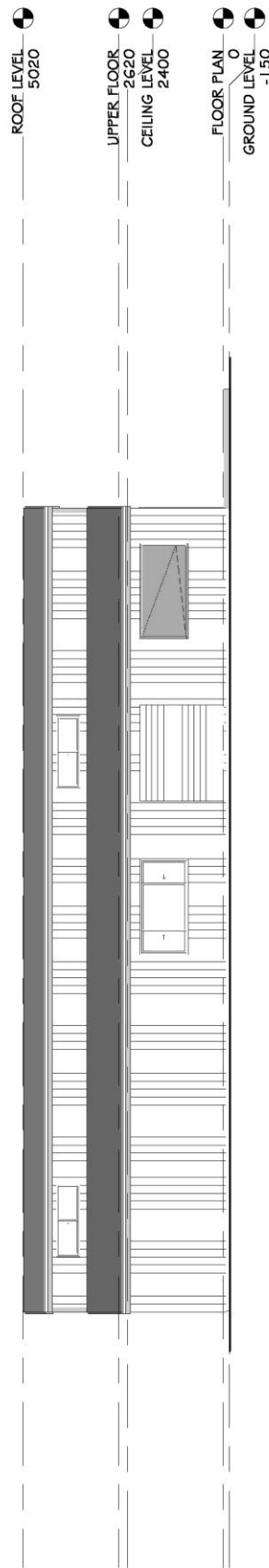
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2 E ELEVATION
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Rev	Date	Description

bda business design architects

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Job Title
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at 36 Franks Street
Falmouth 7215
for B. Hogarth & R. Tobler

Drawing Title
Elevations

Date
7/01/2019

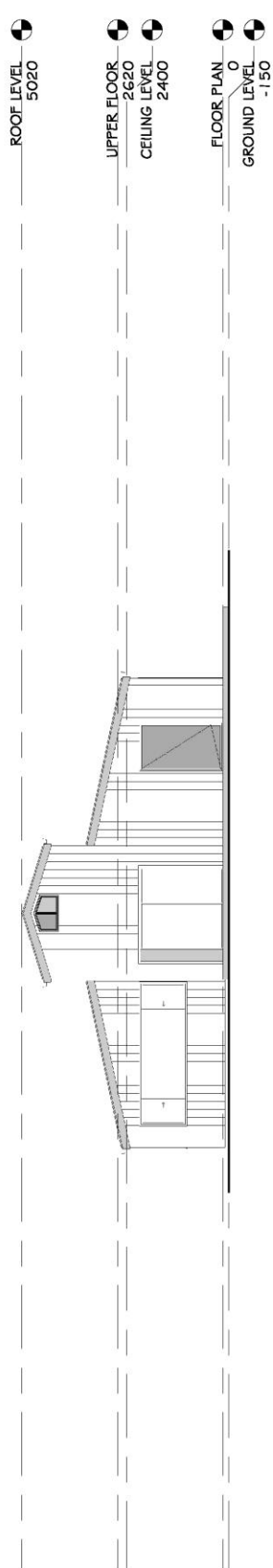
Drawn By
Michael Eastwood

Approved By
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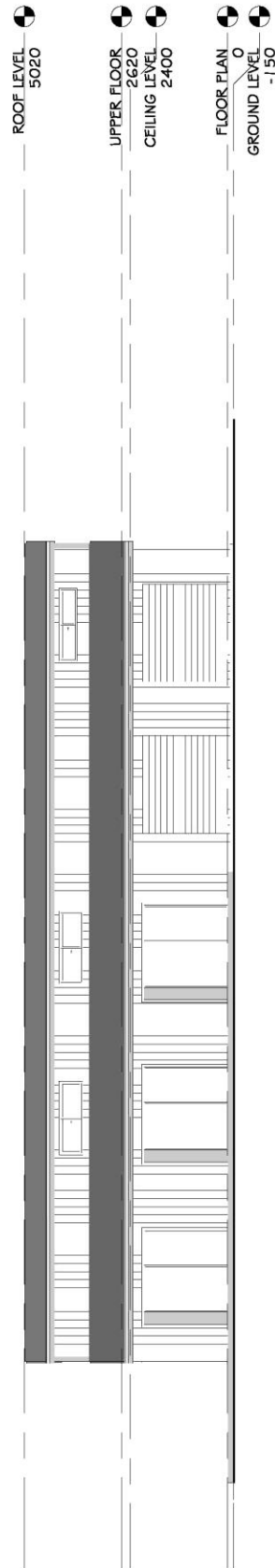
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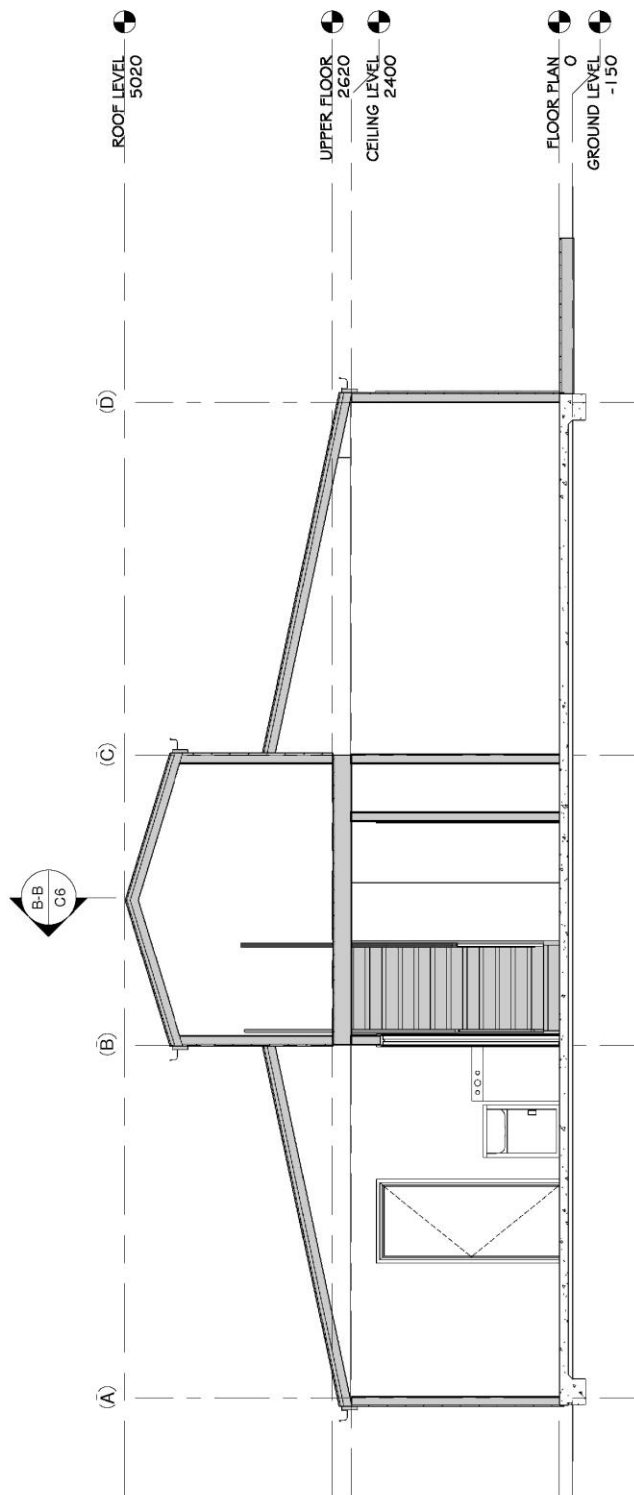


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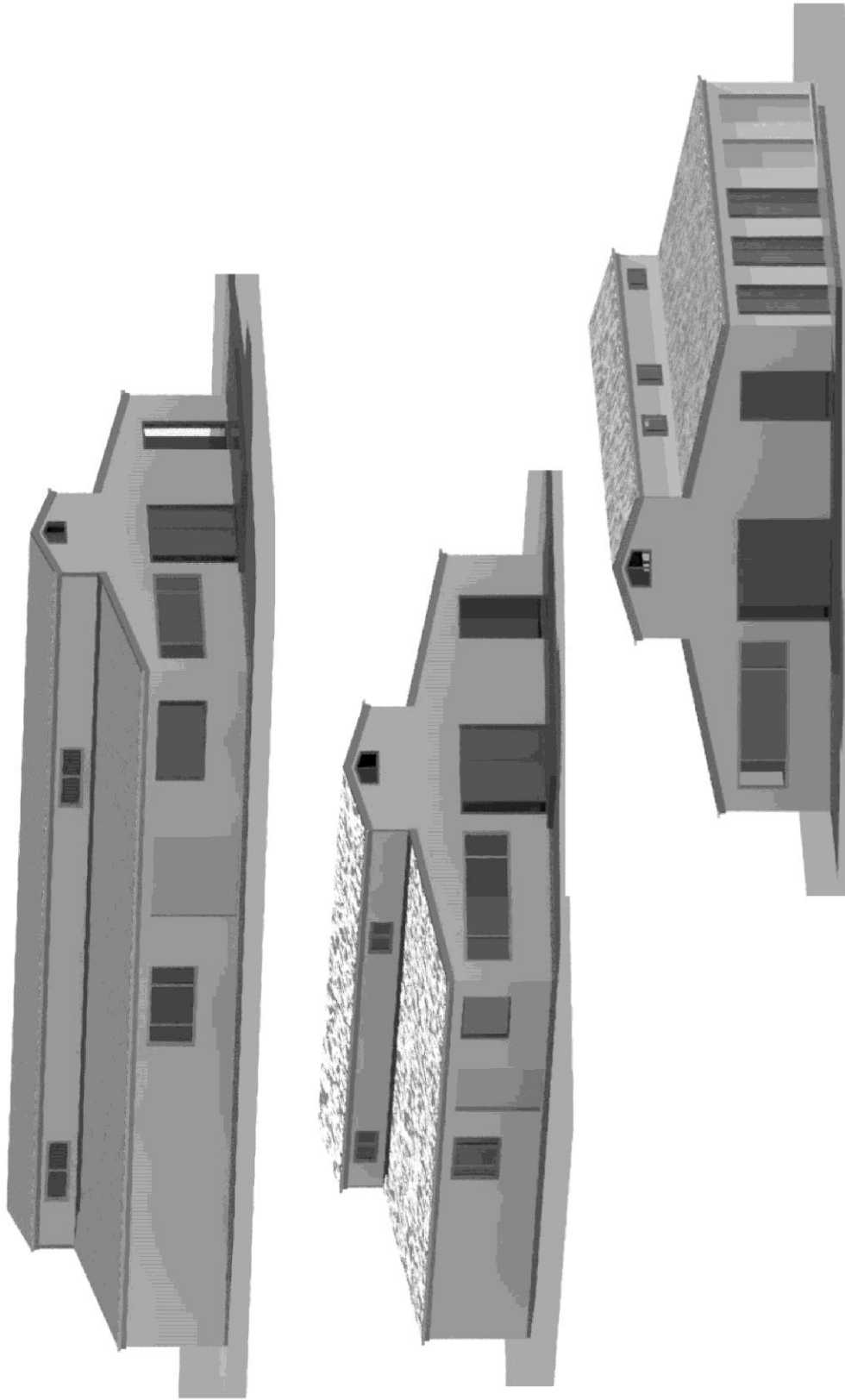
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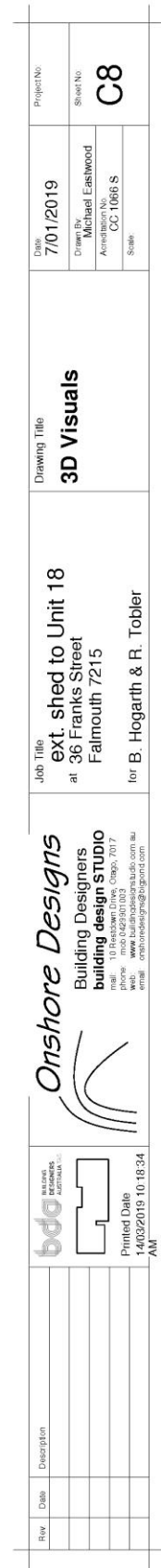


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11/19.6.2 DA 139-2019 – 22464 Tasman Highway, Falmouth – Conservation and Reuse of Heritage Listed Farm Homestead and Tourism Development

ACTION	DECISION
PROPONENT	Birrelli art+design+architecture obo Cooltrans Pty Ltd
OFFICER	Shane Wells, Planning Consultant
FILE REFERENCE	DA 139-2019
ASSOCIATED REPORTS AND DOCUMENTS	<p>Plans</p> <p>Written Submission</p> <p><i>The following items are circulated under separate cover:</i></p> <p><i>Traffic impact assessment</i></p> <p><i>Infrastructure report</i></p> <p><i>Natural values report</i></p> <p><i>Conservation, Restoration and Adaptive Re-use Heritage Statement and chronological timeframe</i></p> <p><i>Aboriginal heritage report</i></p> <p><i>Tasmanian Heritage Council decision</i></p> <p><i>Certificate of Titles</i></p> <p><i>Department of State Growth consent to application</i></p> <p><i>Representations</i></p> <p><i>Applicant's Response to Representations</i></p>

OFFICER'S RECOMMENDATION:

After due consideration of the representation received pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Council Interim Planning Scheme 2013* that the application for Conservation and Reuse of Heritage Listed Farm Homestead and Tourism Development on land situated 22464 Tasman Highway, Falmouth CT 168326/1 and CT141662/1 be APPROVED subject to the following conditions:

1. Use and development must accord with the Development Application DA 139-2019 *received* by Council 22 August 2019, together with all submitted documentation received and forming part of the development application, except as varied by conditions of this Planning Permit, including the following:
 - a) Plans prepared by Birrelli art+design+architecture, comprised of drawings SD-01 to SD-07 Rev A.
 - b) Planning Submission prepared by Rebecca Green & Associates.
 - c) Traffic impact assessment prepared by TCS dated August 2019.
 - d) Ecological assessment prepared by ECOTAS dated 27 November 2018.
 - e) Infrastructure report (revision f) prepared by rare dated 1 November 2019.
2. Any staging of the use or development must be to the satisfaction of the General Manager.
3. All works must be in accordance with the conditions of the Tasmanian Heritage Council (Notice of Heritage Decision dated 25 October 2019 – THC Works Ref #6031), as attached to this permit.

4. Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.
5. A detailed plan of external lighting must be provided which includes a written justification for the design that has regard to recommendation #7 of the TIA as well as minimising visibility of lighting outside the footprint of the approved use and development. The plan is to be to the satisfaction of Council's General Manager.
6. Goods, equipment, packaging material or machinery must not be stored outside a building so as to be visible from any public road or thoroughfare or public open space.
7. Within 24 months of establishment of the stormwater management system, a report prepared by a suitably qualified and experienced person must be provided to the Council General Manager detailing the condition of the existing watercourse to the north-east of the dam as habitat for *Litoria raniformis* (green and gold frog). If any material adverse impact is identified, mitigation measures must be proposed and implemented to the satisfaction of the Council General Manager.
8. An emergency response plan must be prepared and submitted to the Council General Manager that outlines procedures in the event of bushfire, high fire danger day, flooding and such events.
9. A 'rules of the park' style document must be prepared detailing matters such as emergency response, minimum behaviour, acceptable hours for generators, etc, management of dogs and made available to all guests. This document must also provide advice and assistance to guests on the natural values of the area and how they may avoid impacting such values.

Site Treatment

10. Prior to the commencement of works, a landscape plan must be submitted for approval by the General Manager. The plan must be prepared by a suitably qualified person, must be drawn to scale and must include the following details:
 - a) major site features such as building footprints, topography, contours existing vegetation and street boundaries; and
 - b) details of the number and type of plantings in each area set aside for landscaping on the endorsed site plan, including a schedule of all proposed trees, shrubs and groundcover including common name, botanical name and like size at maturity; and
 - c) landscaping is to be in accordance with the endorsed site plan other than for landscaping to the western edge of the RV Park, which must achieve a height of 5m and be in sufficient number and type of species to screen views of the area other than for glimpses of buildings and vehicles from passing traffic; and
 - d) any stabilisation works required as a result of tree or vegetation removal; and
 - e) all proposed garden beds, fences, retaining walls, lawn, hard surfaces and pathways; and
 - f) suitable irrigation or a fixed sprinkler system for the watering of all lawns and landscaped areas.

Once approved, the plan will be endorsed and will form part of the permit. The landscaping must be:

- a) installed in accordance with the endorsed plan; and
- b) completed prior to the use commencing / completed within 3 months of the use commencing; and
- c) maintained as part of non-residential development. It must not be removed, destroyed or lopped without the written consent of the Council.

11. Existing trees identified for retention on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the General Manager. Such trees must be satisfactorily protected both by the design of the building and during construction work by barriers and similar devices in accordance with Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees.

Construction

12. Prior to the commencement of works/the use, adequate vehicle wash facilities must be provided on the site and no vehicle must leave the site until mud and other debris is first hosed from the wheels.
13. Prior to the commencement of the works, a site management plan must be submitted detailing how soil and water is to be managed on the site during the construction process to prevent the escape of soil and sediments beyond site boundaries. The management plan is to include the following:
- a) Allotment boundaries, contours, approximate grades of slope and directions of fall.
 - b) Location of adjoining roads, impervious surfaces, underground services and existing drainage.
 - c) Location and types of all existing natural vegetation, the proposed location of topsoil stockpiles and the limit of clearing, grading and filling.
 - d) Critical natural areas such as drainage lines, cliffs, wetlands and unstable ground.
 - e) The estimated dates for the start and finish of the works.
 - f) The erosion control practices to be used on the site such as cut off drains, fenced areas to be undisturbed or revegetation program.
 - g) The sediment control practices to be used on site such as silt fencing, stabilised site access, filter screens for inlets to the drainage system or sediment traps.
 - h) Timing of the site rehabilitation or landscaping program.
 - i) Outline of the maintenance program for the erosion and sediment controls.

Works must not commence prior to the approval of the Soil and Water Management Plan by the General Manager. The Plan must be implemented and maintained during construction to ensure that soil erosion is appropriately managed.

14. 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.
15. 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.

Car Parking

16. Prior to the commencement of the use, areas set aside for parking vehicles and access lanes must be constructed as shown on the endorsed plans.
17. For areas of sealed roads and car parking, prior to the commencement of use, all works must be completed to the satisfaction of the General Manager.
18. For areas of unsealed roads and car parking, prior to the commencement of the use:
 - a) Areas set aside for the parking of vehicles together with the aisles and access lanes must be paved with crushed rock or gravel of adequate thickness as necessary to prevent the formation of potholes and depressions according to the nature of the subgrade and vehicles which will use the areas. The areas must be constructed drained and maintained in a condition suitable for use by two wheel drive vehicles to the satisfaction of the General Manager.
 - b) The surface of the car parking area(s) together with the aisles and access lanes must be treated to the satisfaction of the General Manager so as to prevent any loss of amenity to the neighbourhood by the emission of dust or the discharge of uncontrolled drainage.
19. Internal roadways must be constructed to accommodate the size and mass of service and emergency vehicles.
20. Prior to the commencement of the use, a sign or signs must be provided to the satisfaction of the General Manager to direct drivers to the on-site car parking area(s). Such sign(s) must be located in the vicinity of the frontage of the subject land and maintained to the satisfaction of the General Manager.
21. Car parking and internal driveways must be maintained at all times in good order to the satisfaction of the General Manager so as to minimise dust and sedimentation.

Access

22. To the satisfaction of the Department of State Growth, recommendations 1, 2, 3, and 4 of the Traffic Impact Assessment must be implemented. Detailed drawings showing the extent of works must be submitted to the Department through an application for a works permit. Works must be implemented in accordance with a works permit. The left turn facility must be completed prior to first use of the RV Park.

Engineering

23. Prior to the commencement of the works engineering design drawings and specifications must be submitted to the Council's General Manager for approval. Such plans and specifications must:
 - a) Include all infrastructure works required by the permit or shown in the endorsed plans and specifications.
 - b) Provide a detailed stormwater management system, prepared in accordance with Australian Rainfall and Runoff 2016, and including water-balance sheet.

- c) Provide a detailed car parking layout including dimensions of spaces and aisles, surface levels and treatment, delineation, proposed lighting and any other relevant matter.
- d) Detail the pass through of the environmental flow as outlined in the rare report (revision f).
- e) Be prepared in accordance with the Tasmanian Standard Drawings, where relevant.
- f) Be prepared by a suitably qualified and experienced engineer or Engineering Consultancy.

24. Prior to the commencement of works, a Rubbish and Waste Management Plan must be submitted for approval by the General Manager. Once the Waste Management Plan is approved it becomes part of this permit and must be implemented for the duration of the use.

PROPOSAL SUMMARY:

Application is made for a tourism oriented mixed-use development at Glencoe, Falmouth. Elements include the restoration and adaptive re-use of the Glencoe building as a cafe and ancillary activities and the provision of visitor accommodation in units and camping.

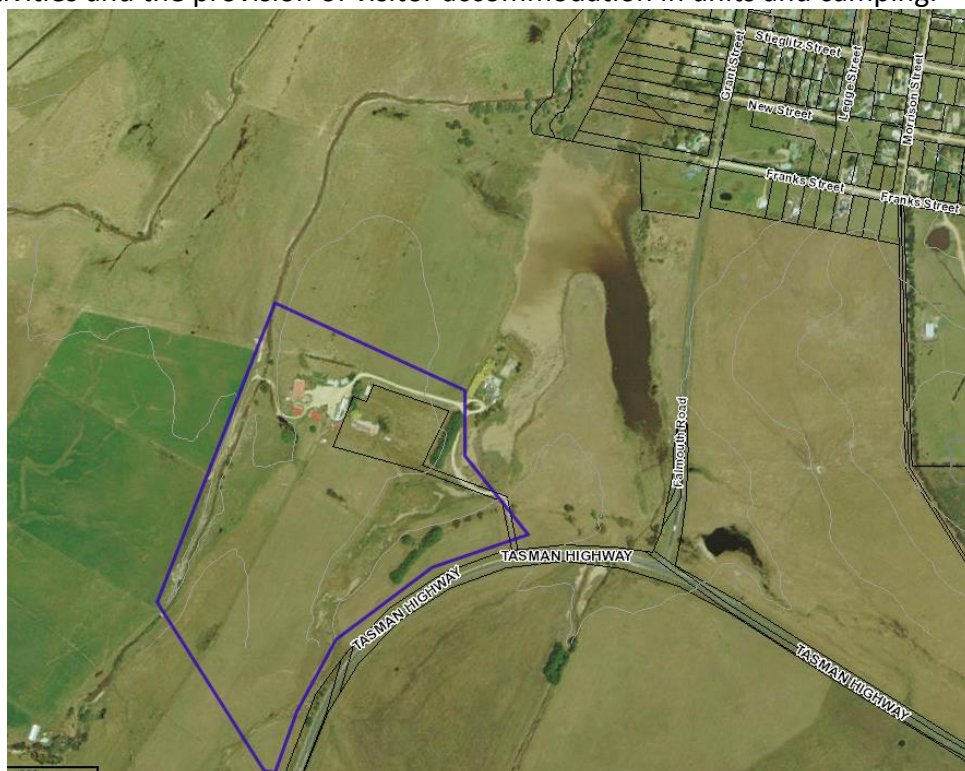


Figure 1. Approximate footprint of use and development. Falmouth is to the north-east. The Glencoe building is within the smaller title.



Figure 2. 330m west of property access facing north. RV Park will be in the foreground. Glencoe is middle, farm buildings are to the left and existing macrocarpa's that run parallel to the highway are to the right.



Figure 3. View from Falmouth Road at southern edge of village.



Figure 4. View from Esk Highway. Glencoe

The application is supported by:

1. Plans prepared by Birrelli art+design+architecture, comprised of drawings SD-01 to SD-07 Rev A.
2. Planning Submission prepared by Rebecca Green & Associates.
3. Infrastructure report and design prepared by rare dated 8 August 2019, comprised of drawings SK01 Rev B, SK02 Rev C, SK03 Rev B, SK05 Rev C, SK06 Rev C, SK07 Rev C and SK08 Rev A.

The report details the approach to the design of services. Impervious surfaces are projected to increased from 4% to 11% of the development footprint.

4. Traffic Impact Assessment prepared by TCS dated August 2019.

The TIA estimates traffic generation and provides an assessment of the significance of this upon the existing network. The TIA notes that Tasman Highway is a category 4 feeder road under the State Road hierarchy adopted by the Department of State Growth. Existing vehicles per day (vpd) along Tasman Highway are 560 near Glencoe whilst traffic generation is estimated at 363 vpd (+40%).

The TIA, at section 4.4.1, identifies four hazards with the existing road being: (1) lack of advisory signage at the nearest curve, (2) unprotected culvert headwalls, (3) a stay pole in the road reservation, and (4) brick walls and existing property access.

The TIA recommends that a left turn facility be added to the site access. It considers a right turn facility to be unnecessary for risk mitigation as a 380m sight distance is available from any vehicle queued to make a right turn.

The TIA also provides an assessment against the Road and Railway Code and the Car Parking and Sustainable Transport Code

5. Ecological assessment prepared by ECOTAS dated 27 November 2018.
The assessment details the ecological values on the site and the associated obligations of Federal *Environment Protection and Biodiversity Conservation Act 1999* (EPBC), the Tasmanian *Threatened Species Act 1995* (TSA) and the *Break O'Day Interim Planning Scheme 2013*. The assessment:
 - Identified no flora or fauna species that are listed under the EPBC or TSA.
 - Noted potential habitat for eight species of conservation significance but discounts the importance of the site for seven of these for reasons detailed in the report. With respect to *Litoria raniformis* (green and gold frog), the proposal is considered likely to increase suitable habitat through additional water storage.
 - Identified two threatened vegetation communities; (1) *freshwater aquatic herbland* (AHF), which is outside the development footprint, and (2) native grassland. With respect to the native grassland the report states that the patch is small and below recognised thresholds and is subject to a dominance of introduced species such that the criteria for assessment under the EPBC do not apply.
 - Provides recommendations with respect to weeds and disease management.
6. Aboriginal Heritage Assessment prepared by Gondwana Heritage Solutions dated March 2019.

The assessment identified a number of sites in the development footprint. An approval has been obtained under the *Aboriginal Heritage Act 1975* with respect to one site.

7. A Conservation, Restoration and Adaptive Re-use Heritage Statement prepared by Birrelli art+design+architecture including a chronological timeframe of the Glencoe building and property.

This outlines a re-use strategy in which the investment in tourism related infrastructure secures the future of the built structure and allows the cultural heritage to be enjoyed by the public. Protection and interpretation of aboriginal heritage is to occur in conjunction with Aboriginal Heritage Tasmania. The Glencoe structure is described as a 'ruin-like state' last occupied in the 1970s. Water ingress has destroyed much of the original floor, walls and linings. The current box gutter roof drainage system is to be replaced by an infill roof as part of initial work to waterproof the building.

PREVIOUS COUNCIL CONSIDERATION:

Nil.

OFFICER'S REPORT:

1. The Proposal

Application is made for a large-scale tourism venture comprised of the following multiple elements.

1. External and internal modifications to the Glencoe to provide a commercial kitchen with dining area, cafe and bar as well as retail, gallery, meeting rooms and offices for visitor accommodation.

External works include:

- A. Partial demolition of the circa 1949 eastern extension;
- B. Demolition of a masonry water tank;
- C. Replacement and refurbishment of northern, western and southern verandahs, including an extension of the northern verandah;
- D. An infill roof over the central part of the building clad in galvanised custom orb in Monument colour; and
- E. A new verandah wrapping around the south-east corner.

Internal works include:

- A. Partial removal of walls;
- B. Replacement of floors;
- C. Windows, doors and linings repair if viable or replaced;
- D. 180m² floor area for cafe / dining including seating for 56 customers.

2. Construction of a 7.9m by 6.7m by 4.3m high toilet block near Glencoe to provide amenities for functions and events. This will be clad in galvanised custom orb to walls and roof.
3. Construction of 10 single bedroom accommodation units to be clad in galvanised custom orb and timber. The floor layout consists of irregular shape with a footprint in the order of 15m by 9m and a height of 5.45m. Each unit provides a single bedroom, lounge, kitchen and deck and are constructed on piers up to 1m in height. Cladding is a mixture of galvanised custom orb to roof and walls and timber wall cladding with an oil finish.
4. Provision of 50 RV/caravan sites and 25 camping sites and three amenities buildings, again with custom orb and timber cladding. The amenities buildings have an irregular footprint in the order of 15.5m by 10m and a height of 5.95m. Cladding is a mixture of galvanised custom orb timber with an oil finish, with custom orb to roofs.
5. A public bbq and shelter building. This building is open and partly covered with a footprint in the order of 10m x 10m and a height of 5m.
6. Landscaping along internal roadways, car parking and adjacent to camp sites, including extension of existing macrocarpa plantings.
7. A single ground-based sign adjacent the vehicle entry that is 12m long and with a height of 1.3m at the lowest point to 3m at the highest.
8. Ancillary works such as electrical distribution.

9. Vehicle access upgrade including widening, lengthening and shoulder sealing to provide a basic left turn configured access. The driveway will be sealed to the frontage. A series of gravel and sealed surfaced one-way and two-way internal roads and pedestrians paths.
10. Stormwater management consisting of all roof, road and car parking runoff directed to two retention basins via a series of grass or rock lined swale drains other than the existing Glencoe structure and nearby outbuilding will be drain to a 10,000 litre tank. Overflow will discharge to the existing downstream system.

The retention basins will be formed by bulk earthwork to create two land bridges and will not involve excavation within the footprint of the basins or earthworks other than the land bridges. The land bridges are to be constructed to 0.5m above water level. One land bridge will provide electricity services whilst the other will be used as an internal roadway replacing the existing farm access. This is similar to the existing driveway access however that is constructed presently at a lower level and is subject to flooding during high rainfall events.



Figure 5. Existing farm access with site of retention basin in foreground. Glencoe is behind macrocarpa's.

The application notes that the retention basins will control large rainfall events but may require filling to maintain water levels during dry period. The basins will be designed such that overflow above the design water level will be equal to the current environmental flow. The overall effect will be a regulated retention basin and reduced fluctuations between wet and dry conditions.

11. On-site wastewater management system via a single packaged treatment plant to achieve Class A quality effluent for re-use on the site. One pump station and a series of underground reticulation lines are required. Two, 23,000 litre storage tanks are proposed to buffer wastewater flows pre- and post the treatment plant. All infrastructure will be located within a bund.
12. On-site water treatment facility consisting of an existing 90,000 litre tank and a new 10,000 litre tank plus a 3.75m by 3.75m by 3m high building for the treatment system.

The works to the Glencoe building, the water and wastewater management systems, toilet building, signage and car parking and access works are considered to be categorised into the Food Services use class. The retail, gallery, meeting room, functions and office space are considered directly associated with and subservient to this use consistent with clause 8.2.3. All other elements are considered to be categorised into the Visitor Accommodation use class.

With respect to the uses proposed, it is appropriate to note that:

- Approval is sought to open the cafe seven days a week from 8am to midnight to accommodate functions and events.
- The function of the existing farm managers residence will expand to also provide an on-site manager of the entire facility.
- A no dogs policy within the caravan park is proposed.

Site

The application applies across two titles (141662/1 and 168326/1) and the Tasman Highway road reservation. CT 141662/1 is a 1.9ha lot with frontage to Tasman Highway via an access strip. That lot contains the Glencoe building and a small area of pasture. CT 168326/1 is a 1453ha lot, see figure 2, with frontage to Tasman Highway (both sides) and Esk Main Road, and contains extensive pasture, native bush and various farm buildings adjacent to the Glencoe building. A large area of private timber reserve exists within CT 168326/1 but on a separate title.

The physical footprint of the application is all of smaller lot (CT 141662/1) and a section of the larger lot (CT 168326/1) surrounding the smaller title. The physical footprint is estimated to be 18ha in size and is located approximately 1km south-west of the Falmouth settlement. The site is bordered by Devils Creek to the north, wetlands to the east and Tasman Highway to the south. The site is generally flat other than for a drainage line which runs to the north-east.

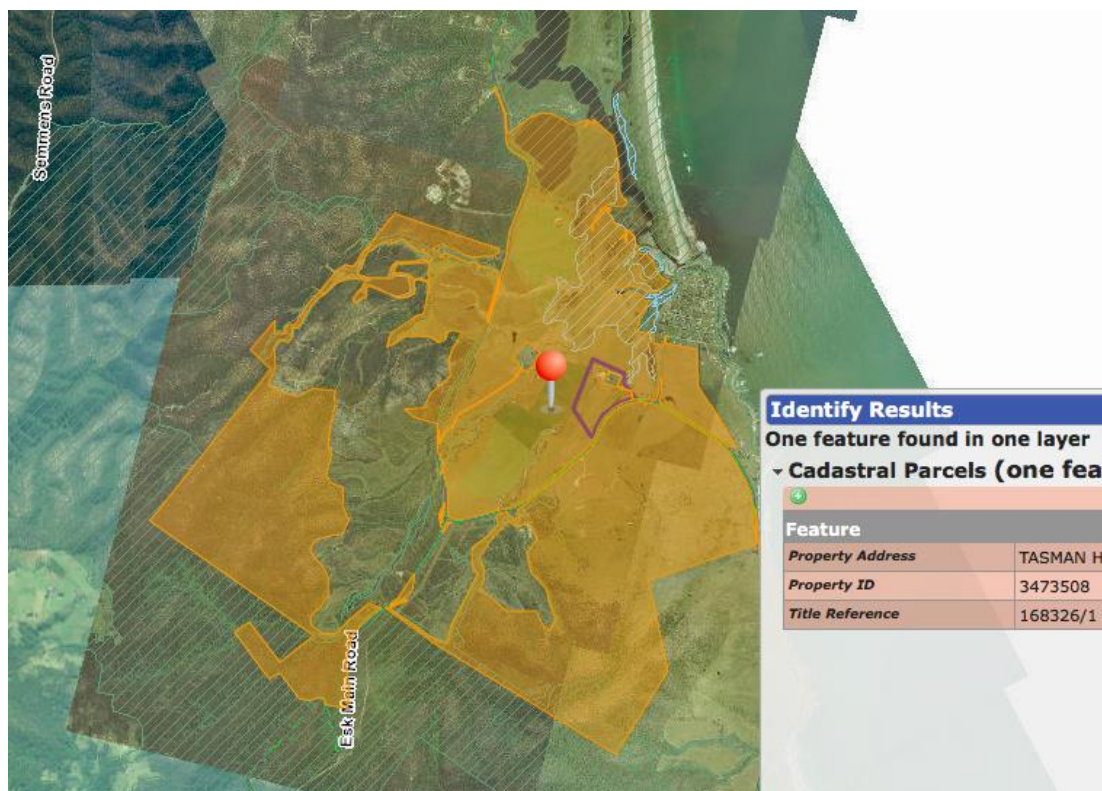


Figure 6. The development footprint relative to the 1453 ha lot.

2. Applicable Planning Scheme Provisions

The following sections of the planning scheme are applicable to the proposed use and development:

- Rural Resource Zone
- E4 Road and Railway Assets
- E6 Carparking and Sustainable Transport Code
- E7 Scenic Management Code
- E8 Biodiversity Code
- E9 Water Quality Code
- E13 Local Historic Heritage Code
- E15 Sign Code
- E16 On-site Wastewater Management Code

Application of the *Water Management Act 1999*

The *Water Management Act 1999* (WMA 1999) creates a two-tiered regulatory system for water storages, whereby only storages under one megalitre require *Land Use Planning and Approvals Act 1993* (LUPPA) approval. The two retention basins are greater than one megalitre and as such are not subject to the provisions of LUPAA. For the information of the Planning Authority, section 155 of the WMA 1999 states that in considering an application, the Minister must consider:

- (f) any matters relating to the potential impact of the dam works, including but not limited to
- (i) the potential impact of the dam works on, or matters that are relevant to, water resources and hydrology; and
 - (ii) the potential impact of the dam works on, or matters that are relevant to, conservation and protection of natural values; and
 - (iii) the mitigation or offsetting of any adverse impact that may result from the dam works; and

- (iv) the potential impact of the dam works on the conservation and protection of cultural heritage; and*
- (v) the potential impact of the dam works on inland fisheries; and*
- (vi) the potential impact of the dam works on the persons who take water from a water resource affected by the proposed dam works; and*
- (vii) the potential impact of the dam works on the impoundment area of the dam or proposed dam; and*
- (viii) the potential impact of the dam works on the chemical nature and stability of the material contained, or to be contained, in the dam or proposed dam.*

3. Referrals

The application was referred to the Department of State Growth and Heritage Tasmania as well as Council's Environmental Health Officer and engineering services.

In addition, the proposal has been discussed with staff of the Environment Protection Agency and Department of Primary Industries, Parks, Water and Environment.

The Department of State Growth have advised that the recommendations of the Traffic Impact Assessment are accepted and that there is no objection to the application. The Department has requested conditions be included on any permit granted confirming the TIA recommendations.

The referral to Heritage Tasmania was a statutory requirement as the Glencoe structure is listed on the Tasmanian Heritage Register. Heritage Tasmania has resolved to provide a conditional approval of the application. As such, any permit granted by the Planning Authority must incorporate the conditions of Heritage Tasmania.

4. Assessment

The application has met the Acceptable Solutions for all issues except for reliance on the following Performance Criteria:

26.2	Use Table - Food Services & Visitor Accommodation
26.3.1	P1, P3, P4 & P5 Discretionary Uses if not a single dwelling
26.4.1	P2 Building Location and Appearance
E4.6.1	P3 Use and road or rail infrastructure
E6.7.1	P1 Construction of Car Parking Spaces and Access Strips
E7.6.1	P1 Scenic Management - Tourist Road Corridor
E9.6.1	P1 Development and Construction Practices and Riparian Vegetation
E9.6.3	P1 Construction of Roads
E9.6.4	P1 & P2 Access
E13.6.1	P1.1 Demolition
E13.6.3	P1 Site Cover
E13.6.4	P1.1 & P1.2 Height and Bulk of Buildings
E13.6.6	P1 Roof form and materials
E13.6.7	P1 Wall materials
E13.6.8	P1 Siting of Buildings and Structures
E13.6.9	P1 Outbuildings and Structures
E13.6.10	P1 Access Strips and Parking

E13.6.13	P1 Signage
E15.6.1	P19 Ground Signs
E16.7.2	P1 Surface and ground water impacts

Zone Assessment

26.0 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

- 26.1.1.1 *To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.*
- 26.1.1.2 *To provide for other use or development that does not constrain or conflict with resource development uses.*
- 26.1.1.3 *To provide for economic development that is compatible with primary industry, environmental and landscape values.*
- 26.1.1.4 *To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.*

26.1.2 Local Area Objectives

1) Primary Industries:

Resources for primary industries make a significant contribution to the rural economy and primary industry uses are to be protected for long-term sustainability.

The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.

Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long-term sustainability of the resource is not unduly compromised.

2) Tourism

Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long-term sustainability of the resource is not unduly compromised.

The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancement of tourism facilities that capitalise on these attributes is supported where the long-term sustainability of primary industry resources is not unduly compromised.

3) Rural Communities

Services to the rural locality through provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary

industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.

26.1.3 Desired Future Character Statements

The visual impacts of use and development within the rural landscape are to be minimised such that the effect is not obtrusive.

26.2 Use Table

Refer to the table earlier in this report.

26.3 Use Standards

26.3.1 Discretionary uses if not a single dwelling

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1	If for permitted or no permit required uses.	P1	<p>The application is based on the cultural heritage values of the site. A tourism oriented mix of uses will create the impetus and capacity to restore Glencoe. Utilisation of cultural heritage is specifically encouraged in the planning scheme provided the long-term sustainability of primary industries is protected. Food services and visitor accommodation are considered complementary to the existing rural use of the site.</p> <p>The non-primary industry use represents a small portion of the total site. The characteristics of the site is constrained to some extent by the quality of soils, presence of watercourse and the proximity to the Tasman Highway, the heritage site and existing farm buildings.</p> <p>It is therefore considered that the Performance Criteria is satisfied.</p>
P1.1	It must be demonstrated that the use is consistent with local area objectives for the provision of non-primary industry uses in the zone, if applicable; and		
P1.2	Business and professional services and general retail and hire must not exceed a combined gross floor area of 250m ₂ over the site.		
A2	If for permitted or no permit requires uses.	A2	This clause is of no relevance as it relates to use of prime agricultural land.
A3	If for permitted or no permit requires uses.	P3	<p>This clause has regard to the conversion of agricultural land to non-agricultural use. It requires the amount of conversion to be minimised, or the site to not be capable of practically supporting agricultural use or the location to be reasonably required for operational efficiency.</p> <p>The proposal applies to a small proportion of the total property. The layout contains the</p>
P3	The conversion of non-prime agricultural to non- agricultural use must demonstrate that: a) the amount of land converted is minimised having regard to: i) existing use and development on the land; and		

<p>ii) surrounding use and development; and iii) topographical constraints; or b) the site is practically incapable of supporting an agricultural use or being included with other land for agricultural or other primary industry use, due to factors such as: i) limitations created by any existing use and/or development surrounding the site; and ii) topographical features; and iii) poor capability of the land for primary industry; or c) the location of the use on the site is reasonably required for operational efficiency.</p>	<p>footprint of all uses to a small node based on the cultural heritage values. Intensive agricultural use and irrigation does not occur where the uses are proposed. This is likely due to the relatively small amount of land available due to two watercourses and existing buildings. It is therefore considered that the Performance Criteria is satisfied.</p>
<p>A4 If for permitted or no permit requires uses.</p>	<p>P4 The uses will generate emissions such as noise, light and runoff. The potential impact from noise due to traffic and guests is mitigated by the distance to the nearest residence of over 400m and a no dog's policy. A 'rules of the park' document should be prepared detailing the expectations of patrons and a condition to this effect is provided for inclusion on any permit granted. All land within 400m of the development footprint is owned by the developer and fettering of adjoining land is not possible. The applicant advises that the continuation of the working farm will be utilised in marketing the venture and will serve as an attraction with farming and tourism integrated across the entire property. Given the scale of the farming property, it is also unlikely that the scale of the uses proposed will dwarf the farming enterprise such that it is no longer economically viable. Traffic has been assessed in the TIA. The Tasman Highway is the direct access point and, subject to driveway upgrades, there is adequate capacity to accommodate traffic generation. It is therefore considered that the Performance Criteria is satisfied.</p>
<p>P4 It must demonstrated that: a) emissions are not likely to cause an environmental nuisance; and b) primary industry uses will not be unreasonably confined or restrained from conducting normal operations; and c) the capacity of the local road network can accommodate the traffic generated by the use</p>	
<p>A5 The use must: a) be permitted or no permit required; or b) be located in an existing building.</p>	<p>P5 There is no impact to native vegetation and the works are not on a ridgeline. The need for external storage appears limited however standard conditions of approval can require screening and treatment.</p>

<p>P5</p> <p>It must be demonstrated that the visual appearance of the use is consistent with the local area having regard to:</p> <ul style="list-style-type: none"> a) the impacts on skylines and ridgelines; and b) visibility from public roads; and c) the visual impacts of storage of materials or equipment; and d) the visual impacts of vegetation clearance or retention; and e) the desired future character statements. <p>.</p>	<p>The desired future character statement requires the effects of visual impact to not be obtrusive.</p> <p>For the site, the sensitive locations for visual impact are users of Tasman Highway and Falmouth Road and the small number of dwellings in Falmouth with a direct line of site. The landscape is flat and open with only a few strips of trees affording any obstacles to sight lines.</p> <p>Landscaping is proposed along the outer edge of the development footprint extending macrocarpa plantings parallel with the highway. Landscaping with smaller plantings is also proposed throughout the development including adjacent to each RV site and along all internal roads and car parking.</p> <p>Once landscaping is established, much of the development will be fully or partially screened from roads. From Falmouth, the Glencoe structure will not be screened, however, that building and adjacent landscaping will occupy the foreground with the RV Park obscured behind.</p> <p>The desired future character statements place emphasis on avoiding an obtrusive visual impact. Whilst visible, the development is not considered obtrusive as the landscape from either the northern or southern approach to Falmouth is broad and extensive as shown in images earlier in the report. The scale of the use or development is small within the landscape. There is an existing cluster of Glencoe, agricultural buildings and trees at the development footprint which will be added to, rather than create a new cluster of buildings. Closer to the development, the proposal will not be obtrusive to passing traffic or Falmouth due to:</p> <ul style="list-style-type: none"> (1) The RV park will be more than 100m from the Tasman Highway and will be landscaped. (2) RVs and campsites are not large structures. (3) The 10 accommodation suites closer to the Highway but are small-scale, dispersed through the site and architectural designed. (4) There is approximately 400m separation from Falmouth Road to any part of the development, with the closest elements being car parking and gardens.
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	It is therefore considered that the Performance Criteria is satisfied.
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26.3.2 Dwellings

This is not an applicable Standard.

26.3.3 Irrigation Districts

This is not an applicable Standard.

26.4 Development Standards

26.4.1 Building Location and Appearance

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1	Building height must not exceed: a) 8m for dwellings; or b) 12m for other purposes.	A1	All buildings are less than 8m.
A2	Buildings must be set back a minimum of: a) 50m where a non sensitive use or extension to existing sensitive use buildings is proposed; or b) 200m where a sensitive use is proposed; or c) the same as existing for replacement of an existing dwelling.	P2	The 10 accommodation suits are within 200m of the setback to the Tasman Highway. By virtue of the fact that all surrounding land is in the same ownership there can be no impact that fetters surrounding agricultural use. The visual impact of these buildings has been discussed previously. The small verandah that partly sits where the 1949 extension is to be demolished is approximately 40m from the 1.9ha lot that contains the Glencoe structure. This extension is a lesser setback than the existing dwelling. For a veranda adjoining land in the same ownership of the adjoining land is the same, there similarly can be no impact to adjoining agricultural use or visual impact.
P2	Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to: a) the topography of the land; and b) buffers created by natural or other features; and		

	c) the location of development on adjoining lots; and d) the nature of existing and potential adjoining uses; and e) the ability to accommodate a lesser setback to the road having regard to: i) the design of the development and landscaping; and ii) the potential for future upgrading of the road; and iii) potential traffic safety hazards; and iv) appropriate noise attenuation.	It is therefore considered that the Performance Criteria is satisfied.
A3	Where a development is part of a larger complex, each component of the development must be connected by walking tracks.	A3 Walking tracks are proposed to connect all elements.

26.4.2 Subdivision

This is not an applicable Standard as no subdivision is proposed.

26.4.3 Tourist Operations

This is not an applicable Standard as the use(s) proposed cannot be categorised as a tourism operation, notwithstanding the clear fact that the uses seek to service and attract tourists.

The Standard, if it applied, would require a use to satisfy a Performance Criteria that has regard to existing character and the ability to fit within that character and potential conflict with tourist operations in the vicinity, including through loss of values that existing operations are associated with. Character values have been discussed elsewhere in this report. There are no similar activities nearby that could be adversely impacted in a commercial sense.

Code Assessment

E1 Bushfire-Prone Areas Code

Not applicable.

E2 Potentially Contaminated Land Code

This code applies to use or development of land for a sensitive use to be undertaken on a site previously used for an activity listed in Table E2.1 Potentially Contaminating Activities. Table E2.1 provides a list of activities which are described in a generic fashion. For the subject site, consideration has been given to the following potentially contaminating activities:

- Sheep and cattle dips
- Sites of incidents involving spillage of hazardous material
- Chemical storage
- Horticulture
- Intensive agriculture

- Council records contain no information suggesting that any such activity has occurred. A physical inspection of the site has been undertaken which identified no evidence of any such activity.

E3 Landslip Code

Not applicable.

E4 Road and Railway Assets Code

This Code applies due to the intensification of use of an existing access (Clause E4.2.1 (b)).

E4.6 Use Standards

E4.6.1 Use and road and rail infrastructure.

This Standard provides four provisions, of which three are not relevant. A1/P1 relates to category 1 and 2 roads whilst Tasman Highway is a category 4 road. A2/P2 relates to roads with a speed limit of 60km/h or less, whilst the Tasman Highway is 100km/h. A4/P4 relate to access via specified deficient junctions, which do not apply to this site.

Acceptable Solutions/Performance Criteria	Proposed Solutions
<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>P3 The TIA estimates 363 vpd, which is a significant increase above current farm related vehicle movements.</p> <p>P3(c) is the relevant clause and requires access to be designed and located to maintain adequate levels of road safety and efficiency. The proposal includes upgrades of the existing access for reasons outlined in the TIA. It is considered that these upgrades are sufficient to satisfy the Performance Criteria.</p>
<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <p>a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and</p> <p>b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and</p> <p>c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.</p>	

E4.7 Development Standards

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

Not applicable.

E4.7.2 Management of Road Accesses and Junctions.

This Standard provides three provisions, of which two are not relevant. A1/P1 relates to roads with a speed limit of 60km/h or less. A2/P2 relate to new accesses.

Acceptable Solutions/Performance Criteria	Proposed Solutions
A3 Accesses must not be located closer than 6m from an intersection, nor within 6m of a break in a median strip.	A3 The existing access is a significant distance from any intersection or median strip.

E4.7.3 Management of Rail Level Crossings

Not applicable.

E4.6.4 Sight Distance at Accesses, Junctions and Level Crossings

Acceptable Solutions/Performance Criteria	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 has been obtained.	A1 The minimum sight distance is 250m which is achieved.

E5 Flood Prone Areas Code

Not applicable.

E6 Carparking and Sustainable Access Code

This Code applies to all use and development.

E.6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; <i>Table E6.1</i> <i>Visitor accommodation: 1 per unit</i> <i>Food services: 1 per 15m²</i>	A1 Car parking for the accommodation suites, RV and camping is provided at 1 per site. For the activities in the Glencoe properties, 34 formal spaces and 70 informal spaces which is above the minimum 22 spaces. The Acceptable Solution is therefore complied with.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 All car parking, access strips manoeuvring and circulation spaces must be:	P1 The two-way internal road is proposed to be sealed whilst the one-way sections are gravel. Delineation is shown on the plan.

<p>a) formed to an adequate level and drained; and</p> <p>b) except for a single dwelling, provided with an impervious all weather seal; and</p> <p>c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.</p>	<p>Gravel surfacing for low speed, one-way circulation is considered reasonable.</p> <p>A condition of approval is recommended for any permit granted to require detailed constructed standard plans and for ongoing maintenance of accesses to occur.</p>
<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>It is considered that the Performance Criteria is satisfied.</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>A1.1 The building line is established by the closest accommodation suite to the Tasman Highway. No car parking is located closer to the Tasman Highway than this accommodation suite.</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>A1.2 Not relevant.</p>
<p>A2.1 Car parking and manoeuvring space must:</p> <p>a) have a gradient of 10% or less; and</p> <p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2; and</p> <p>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:</p> <p>i) there are three or more car parking spaces; and</p> <p>ii) where parking is more than 30m driving distance from the road; or</p> <p>iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road;</p>	<p>A2.1 Car parking is designed within the parameters for gradient, forward entry and exit, and width of aisles and spaces.</p>

A2.2	The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .	A2.2	The layout complies with the Australian Standard with adequate provision of aisle width, grades and car parking width.
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E6.7.3 Parking for Persons with a Disability

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1	All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	A1	Two accessible spaces are shown in the formal car parking area (hatched spaces) which complies.
A2	Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.	A2	Two accessible spaces are shown in the formal car parking area (hatched spaces). This complies with the Australian Standard. The matter is regulated properly through the National Construction Code.

E6.7.4 Loading and Unloading of Vehicles, Drop-off and Pickup

Not applicable.

E6.8 Provisions for Sustainable Transport

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1	Pedestrian access must be provided for in accordance with Table E6.5. <i>Table E6.5</i> <i>For 11 or more spaces, a 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].</i>	A1	The network of pedestrian access through the site complies.

E7 Scenic Management Code

This Code is applicable to that part of the site within 100m of the Tasman Highway which is identified as a tourist road corridor.

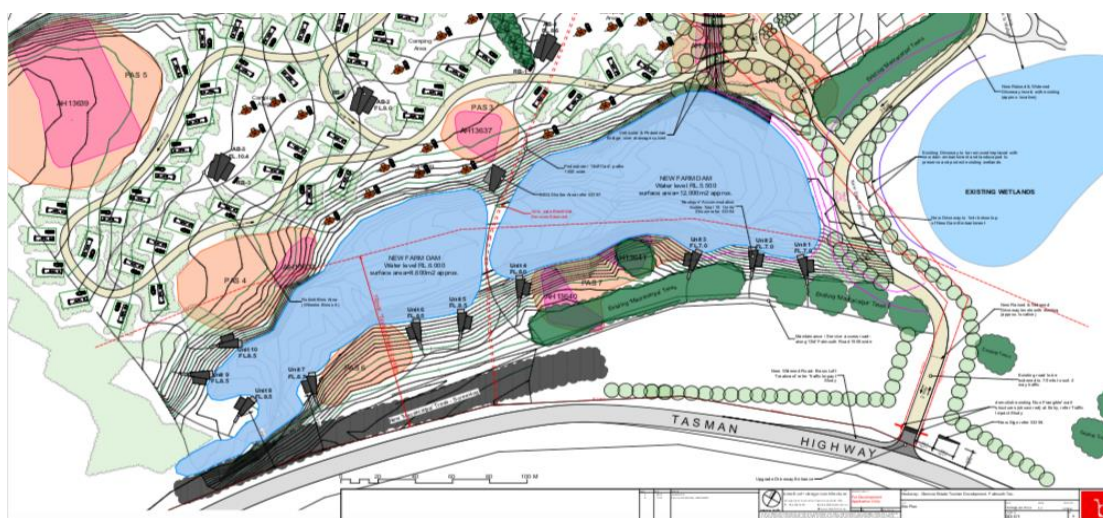


Figure 7. Extract of revised site plan showing the 100m deep extent of the scenic corridor. All ten accommodation suites are within this. All RVs and camp sites are more than 100m.

The 10 accommodation suites, some of the proposed landscaping, signage, access works and a small number of the RV and camp sites as well as the water associated with the dam.

E7.6 Development Standards

E7.6.1 Scenic Management - Tourist Road Corridor

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 Development (not including subdivision) must be fully screened by existing vegetation or other features when viewed from the road within the tourist road corridor.</p>	<p>P1 It is not possible to fully screen all elements of the development. The Performance Criteria requires screening and outlines criteria related to skylines, the prominence of the location, visual impact, prominence of the road, retained vegetation and the design of development including bulk and form, materials and finishes, cut and fill and physical characteristics of the site.</p> <p>The site is not considered visually prominent. The development site forms part of a broad open rural environment. Relative to other areas of the Tasman Highway, the scenic value has capacity for development without detracting from the tourist experience.</p> <p>Extensive landscaping is proposed which will achieve an adequate level of screening given that the built elements that are subject to this code are small-scale with minimal bulk and earth-works. These buildings are not designed to be</p>
<p>P1 Development (not including subdivision) must be screened when viewed from the road within the tourist road corridor having regard to:</p> <ul style="list-style-type: none"> a) the impact on skylines, ridgelines and prominent locations; and b) the proximity to the road and the impact on views from the road; and c) the need for the development to be prominent to the road; and d) the specific requirements of a resource development use; and e) the retention or establishment of vegetation to provide screening in combination with other requirements for hazard management; and f) whether existing native or significant exotic vegetation within the tourist road corridor is managed 	

<p>to retain the visual values of a touring route; and</p> <p>g) whether development for forestry or plantation forestry is in accordance with the 'Conservation of Natural and Cultural Values – Landscape' section of the Forest Practices Code; and</p> <p>h) the design and/or treatment of development including:</p> <ul style="list-style-type: none"> i) the bulk and form of buildings including materials and finishes; ii) earthworks for cut or fill; iii) complementing the physical (built or natural) characteristics of the site. 	<p>prominent when viewed from the road. The non-built elements of camping and RV are further from the highway.</p> <p>The proposal will result in a more intensely developed pocket within a broad open rural environment.</p> <p>Whilst cumulatively the number of visible elements is high, each element is small and capable of being screened.</p> <p>It is therefore considered that the Performance Criteria is satisfied.</p>
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E8 Biodiversity Code

This Code applies due to the removal of native vegetation. Priority habitat is defined in the Planning Scheme as:

means the areas identified on the planning scheme maps as priority habitat.

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or;</p> <p>A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.</p>	<p>A1 No clearance or disturbance will occur within areas identified as priority habitat.</p>

E9 Water Quality Code

This Code applies to use or development within 50m of a wetland or watercourse.

E9.6 Development Standards

E9.6.1 Development and Construction Practices and Riparian Vegetation

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1.1 Native vegetation is retained within:</p> <ul style="list-style-type: none"> a) 40m of a wetland, watercourse or mean high water mark; and b) a Water catchment area - inner buffer. 	<p>P1 It is considered that the proposal will have no significant effect on waterway values including hydrological features. The watercourse affected is an ephemeral drainage line modified by works upstream. The vegetation values have been documented and assessed by the ECOTas report which identified no significant adverse impact.</p>
<p>P1 Native vegetation removal must submit a soil and water management plan to demonstrate:</p> <ul style="list-style-type: none"> a) revegetation and weed control of areas of bare soil; and 	

	<p>b) the management of runoff so that impacts from storm events up to at least the 1 in 5 year storm are not increased; and</p> <p>c) that disturbance to vegetation and</p> <p>d) the ecological values of riparian vegetation will not detrimentally affect hydrological features and functions.</p>		Wetland values downstream of the site are avoided by direct impact. It is recommended that a condition be included on any permit granted requires a soil and water management plan be prepared.
A2	A wetland must not be filled, drained, piped or channelled.	A2	Complied with as no wetland will be impacted
A3	A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	A3	A section of the ephemeral drainage line will be modified through the retention basins but this work does not represent filling, piping or channelling and it is considered that the Acceptable Solution is complied with.

E9.6.2 Water Quality Management

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1.	All stormwater must be: a) connected to a reticulated stormwater system; or b) where ground surface runoff is collected, diverted through a sediment and grease trap or artificial wetlands prior to being discharged into a natural wetland or watercourse; or c) diverted to an on-site system that contains stormwater within the site.	A1	The stormwater system is consistent with A1 (b) and (c) whereby stormwater will be directed to the dams which will remove sediment prior to any discharge downstream.
A2,1	No new point source discharge directly into a wetland or watercourse.	A2.1	Any point source discharge is to the dams prior to a wetland or watercourse.
A2,2	For existing point source discharges into a wetland or watercourse there is to be no more than 10% increase over the discharge which existed at the effective date.	A2.2	Not relevant. There is no existing point source discharge.
A3	No Acceptable Solution.	P3	Not relevant. The clause relates to quarries and borrow pits.

E9.6.3 Construction of Roads

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1.	A road or track does not cross, enter or drain to a watercourse or wetland.	P1	The exiting farm access crosses the watercourse and does so without any

P1	Road and private tracks constructed within 50m of a wetland or watercourse must comply with the requirements of the Wetlands and Waterways Works Manual, particularly the guidelines for siting and designing stream crossings.	<p>culverts due to low flows.</p> <p>The wall between the two dams is considered to be a track, and the Performance Criteria has regard to all tracks and internal roads within 50m of a watercourse.</p> <p>The Performance Criteria requires works to comply with the Wetlands and Waterways Works Manual. The construction of the dam wall will be regulated under the <i>Water Management Act 1999</i>. A condition should be included on any permit granted that requires the preparation of a construction environmental management plan.</p>
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E9.6.4 Access

Acceptable Solutions/Performance Criteria		Proposed Solutions
A1.	No Acceptable Solution.	<p>P1 The Performance Criteria requires the minimisation of access points to watercourses and disturbance to vegetation and hydrological features.</p> <p>The proposal will provide access to the proposed dam which, although artificial, is subject to this consideration. Details of landscaping and access works to provide controlled access should be required as a condition on any permit granted.</p>
P1	New access points to wetlands and watercourses are provided in a way that minimises: a) their occurrence; and b) the disturbance to vegetation and hydrological features from use or development.	
A2	No Acceptable Solution.	<p>P2 The Performance Criteria require accesses and pathways to be designed to minimise erosion and sedimentation. As per the clause above, a condition should be included on any permit granted requiring detailed construction elements to ensure this outcome.</p>
P2	Accesses and pathways are constructed to prevent erosion, sedimentation and siltation as a result of runoff or degradation of path materials.	

E9.6.5 Sediment and Erosion Control

Not applicable.

E9.6.6 Water Catchment Areas

Not applicable.

E10 Recreation and Open Space Code

Not applicable.

E11 Environmental Impacts and Attenuation Code

Not applicable.

E12 Airports Impacts Management

Not applicable.

E13 Local Historic Heritage Code

This Code applies as Glencoe is a listed heritage place.

E13.5 Use Standards

E13.5.1 Alternative Use of heritage buildings - Not applicable as all proposed uses are discretionary in the zone.

E13.6 Development Standards**E13.6.1 Demolition**

Acceptable Solutions/Performance Criteria		Proposed Solutions
A1.	No Acceptable Solution.	<p>P1.1 The Performance Criteria require & P1.2 demolition to be necessary due to physical condition. The 'ruin-like' condition of the structure will necessitate partial demolition of original elements whilst the removal of the 1949 addition restores the original form. Heritage Tasmania require all all demolition to be fully documented for archival purposes.</p> <p>Demolished walls are typically retained in part or with nibs retained to show the original form.</p>
P1.1	Existing buildings, parts of buildings and structures must be retained except:	
	<p>a) where the physical condition of place makes restoration inconsistent with maintaining the cultural significance of a place in the long term; or</p> <p>b) the demolition is necessary to secure the long-term future of a building or structure through renovation, reconstruction or rebuilding; or</p> <p>c) there are overriding environmental, economic considerations in terms of the building or practical considerations for its removal, either wholly or in part; or</p> <p>d) the building is identified as non-contributory within a precinct identified in Table E13.1: Heritage Precincts, if any; and</p>	
P1.2	Demolition must not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.	

E13.6.2 Subdivision and development density

Not applicable.

E13.6.3 Site cover

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1.	Site coverage must be in accordance with the acceptable development criterion for site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1	The site is not within a Heritage Precinct. Assuming the Performance Criteria applies, the site cover of the proposal represents a small proportion of the site and it is considered that the Performance Criteria is satisfied.
P1	The site coverage must: a) be appropriate to maintaining the character and appearance of the building or place, and the appearance of adjacent buildings and the area; and b) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.		

E13.6.4 Height and Bulk of Buildings

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1.	New building must be in accordance with the acceptable development criteria for heights of buildings or structures within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1.1 & P1.2 & P1.3	The site is not within a Heritage Precinct. The height of buildings is not significant and the buildings are some distance from the heritage structure and as such the heritage values will be maintained.
P1.1	The height and bulk of any proposed buildings must not adversely affect the importance, character and appearance of the building or place, and the appearance of adjacent buildings; and		
P1.2	Extensions proposed to the front or sides of an existing building must not detract from the historic heritage significance of the building; and		
P1.3	The height and bulk of any proposed buildings must not detract from meeting the management objectives of an precinct identified in Table E13.1: Heritage Precincts, if any.		

E13.6.5 Fences

Not applicable

E13.6.6 Roof Form and Materials

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1. Roof form and materials must be in accordance with the acceptable development criteria for roof form and materials within a precinct identified in Table E13.1: Heritage Precincts , if any.	P1.1 The roof addition to Glencoe will & waterproof the building and is designed to be low-key and sympathetic to the heritage values. The roof form and materials of other buildings are sympathetic to the heritage values and the rural setting of Glencoe. As such, it is considered that the Performance Criteria is satisfied.
P1 Roof form and materials for new buildings and structures must: a) be sympathetic to the historic heritage significance, design and period of construction of the dominant existing buildings on the site; and b) not detract from meeting the management objectives of an precinct identified in Table E13.1: Heritage Precincts, if any.	

E13.6.7 Wall materials

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1. Wall materials must be in accordance with the acceptable development criteria for wall materials within a precinct identified in Table E13.1: Heritage Precincts , if any.	P1 The wall materials for the new buildings are complementary to the heritage values of the site. The galvanised materials reflect older rural materials. It is considered that the Performance Criteria is satisfied.
P1 Wall material for new buildings and structures must: a) be complementary to wall materials of the dominant buildings on the site or in the precinct; and b) not detract from meeting the management objectives of an precinct identified in Table E13.1: Heritage Precincts, if any.	

E13.6.8 Siting of Buildings and Structures

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1. New buildings and structures must be in accordance with the acceptable development criteria for setbacks of buildings and structures to the road within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 The setback of new buildings are considered to be sufficient separate from the heritage structure so as to not detract from heritage values and, as such, the Performance Criteria is satisfied.

P1	<p>The front setback for new buildings or structure must:</p> <ul style="list-style-type: none"> a) be consistent with the setback of surrounding buildings; and b) be set at a distance that does not detract from the historic heritage significance of the place; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. 	
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E13.6.9 Outbuildings and Structures

Acceptable Solutions/Performance Criteria		Proposed Solutions
A1.	<p>Outbuildings and structures must be:</p> <ul style="list-style-type: none"> a) setback an equal or greater distance from the principal frontage than the principal buildings on the site; and b) in accordance with the acceptable development criteria for roof form, wall material and site coverage within a precinct identified in Table E13.1: Heritage Precincts, if any. 	<p>P1 New buildings are setback closer to Tasman Highway than Glencoe but are a significant distance from Glencoe. As such, it is considered that the buildings will not dominate Glencoe or detract from its heritage values and thus the Performance Criteria is satisfied.</p>
P1	<p>New outbuildings and structures must be designed and located ;</p> <ul style="list-style-type: none"> a) to be subservient to the primary buildings on the site; and b) to not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any. 	

E13.6.10 Access Strips and Parking

Acceptable Solutions/Performance Criteria		Proposed Solutions
A1.	<p>Car parking areas for non-residential purposes must be:</p> <ul style="list-style-type: none"> a) located behind the primary buildings on the site; or b) in accordance with the acceptable development criteria for access and parking as within a precinct identified in Table 1: Heritage Precincts, if any. 	<p>P1 Car parking is forward of Glencoe. Near Glencoe, car parking to the rear is not possible due to existing farm buildings and is considered appropriate within the rural setting of the site. Other car parking areas are sufficiently far from Glencoe as to not detract from any heritage value.</p> <p>As such, it is considered that the Performance Criteria is satisfied.</p>
P1	<p>Car parking areas for non-residential purposes must not:</p> <ul style="list-style-type: none"> a) result in the loss of building fabric or the removal of gardens or vegetated areas where this would be 	

<p>detrimental to the setting of a building or its historic heritage significance; and</p> <p>b) detract from meeting the management objectives of an precinct identified in Table E13.1: Heritage Precincts, if any.</p>	
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E13.6.11 Places of Archaeological Significance

Not applicable.

E13.6.12 Tree and Vegetation Removal

Not applicable.

E13.6.13 Signage

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 Must be a sign identifying the number, use, heritage significance, name or occupation of the owners of the property not greater than 0.2m².</p>	<p>P1 Clauses (a) and (b) of the Performance Criteria relate to signage attached to heritage buildings and clause (d) relates to heritage precincts. Clause (c) requires signage to not detract from the setting or impact views. Given the proposed sign is a significant distance from Glencoe the sign will cause no impact and satisfies the Performance Criteria.</p>
<p>P1 New signs must be of a size and location to ensure that:</p> <p>a) period details, windows, doors and other architectural details are not covered or removed; and</p> <p>b) heritage fabric is not removed or destroyed through attaching signage; and</p> <p>c) the signage does not detract from the setting of a heritage place or does not unreasonably impact on the view of the place from public viewpoints; and</p> <p>d) signage does not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.</p>	

E14 Coastal Code

Not applicable.

E15 Sign Code

E15.5 Use Standards

E15.6 Development Standards

E15.6.1 Design, Character and Form

Acceptable Solutions/Performance Criteria	Proposed Solutions
All Signs	

A1.	All signs must be on the site to which the sign relates.	A1	Complies.
A2	Illuminated signs must not spill light over the site boundary.	A2	Not relevant
Ground Signs			
A19	Ground signs must: a) be the only type of ground sign located on the site; and b) be displayed with a landscaped environment; and c) have a maximum structure area of 4 square metres; and d) be less than 1.5 metres above ground level; and e) have a sign area not exceeding 75 percent of the face of the structure; and f) not be closer than 1 metre to the frontage; and g) not be illuminated other than by baffled lights.	P19	The sign is larger and higher than A19 (c) and (d). The sign will not be visually intrusive and is considered compatible with the character of the area particularly through the use of materials.
P19	Ground signs must be: a) compatible with the visual character of the area; and b) not be visually intrusive; and c) complementary to the design of the site to which it relates.		

E16 On-Site Wastewater Management Code

E16.6 Use Standards

E16.6.1 Use and Lot Size

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1.	Not relevant	A1	
A2	Non-residential uses that rely on on-site water management must be on a site with minimum area of 5,000m ² .	A2	Complies as the site is larger than 5000m ² .

E16.7 Development Standards

E16.7.2 Onsite Wastewater Management

Acceptable Solutions/Performance Criteria		Proposed Solutions	
A1.	A minimum horizontal separation of 3m must be provided between on-site wastewater management infrastructure and buildings and structures.	A1	Complies.
A2	A minimum horizontal separation of 3m must be provided between on-	A2	Complies.

	site wastewater management infrastructure and the following: a) hardstand and paved areas; b) car parking and vehicle manoeuvring areas; and c) title or lot boundaries;	
A3	Private Open Space must not be used for surface irrigation of treated wastewater.	A3 Complies
A4	On-site waste water management infrastructure must be on lots with an average slope of 10% percent or less.	A4 Complies

E16.7.2 Surface and ground water impacts

Acceptable Solutions/Performance Criteria		Proposed Solutions
A1.	On-site wastewater management infrastructure must have a minimum separation distance of 100m from a wetland or watercourse or coastal marine area	P1 The package treatment plant is within 100m of watercourses. This consists of a large-scale above ground treatment system with treated water to be used for irrigation purposes at some distance away from the watercourse that is in proximity to the package treatment plant. There is, as such, no risk to any watercourse and the Performance Criteria is satisfied.
P1	On-site 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.	
A2	On-site wastewater management infrastructure must have a minimum separation distance of 50m from a downslope bore, well or other artificial water supply.	A2 Complies.
A3	Vertical separation between groundwater and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	A3 Complies
A4	Vertical separation between a limiting layer and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	A4 Complies

State Policies

Under the *State Policies and Projects Act 1993*, three State Policies have been approved along with seven National Environmental Protection Measures which have the effect of being State Policies. These are:

State Coastal Policy 1996

State Policy on Water Quality Management 1997

State Policy on Protection of Agricultural Land 2009
National Environment Protection (Ambient Air Quality) Measure
National Environment Protection (Air Toxics) Measure
National Environment Protection (Diesel Vehicle Emissions) Measure
National Environment Protection (Movement of Controlled Waste Between States and Territories) Measure
National Environment Protection (National Pollutant Inventory) Measure
National Environment Protection (Used Packaging Materials) Measure
National Environment Protection (Assessment of Site Contamination) Measure

These State Policies are relevant matters to consider for the purposes of making new planning schemes, making amendments to existing planning schemes and for setting regional or local level strategic or local area plans. That is, the application of zones and overlays and the planning standards associated with each zone and overlay have been deemed to be consistent with each State Policy. Accordingly, these State Policies are of no determining weight for the matter before the Planning Authority.

6. Representations

The representations are group by issues, with numbers indicating which representor raised which issue.

Issue	Officer Response
Support for the restoration and adaptive re-use. (1, 24)	Noted.
Support for the proposal. (6, 26, 42, 46, 47, 54, 56, 66, 69)	Noted.
Visual impact of the visitor accommodation uses and buildings, including their physical scale, the adequacy and timing of proposed landscaping to mitigate visual impact, the proximity to the Great Eastern Drive, need for a visual impact assessment and contrary to Desired Future Character Statement 26.1.3. (1, 8, 12, 24, 25, 27, 30, 39, 41, 45, 50, 61, 65, 71, 73, 75, 78)	This issue has been discussed previously in the report. The use and development will be visible from the Tasman Highway and this visibility will decrease as landscaping is established. The visual impact of the use and development is not considered to be detrimental to the extent that it can be described as obtrusive, which is the main consideration in the planning scheme.
Contrary to the character of Falmouth, which includes its tranquillity, small-scale, absence of commercial use and balance of permanent and shack owners and limited infrastructure, with proposed buildings being too large and dominant and inconsistent with the vernacular of the site. (2, 6, 8, 9, 20, 30, 38, 39, 41, 50, 52, 55, 57, 62, 65, 68, 70, 71, 72, 74, 75, 78)	It is considered that the proposal will have minimal impact on the character of Falmouth. The uses are some distance away and the built form is limited to the small number of additional buildings and access ways.
Loss of heritage values and contrary to heritage code. (30, 45, 62)	Heritage matters have been assessed earlier in the report and by Heritage Tasmania. It is considered that the proposal will enhance the heritage values of the site.
Impact of additional traffic through Falmouth given standard of roads and absence of footpaths	The application must be determined by the Planning Authority having regard only to the

<p>and ratepayer burden of future infrastructure upgrade. Effect of dust, including to tank water quality. Management of rubbish. Inadequate car parking at beach and ratepayer burden of future upgrade to, and additional maintenance of infrastructure. Safety of highway junction. (2, 8, 17, 20, 24, 25, 39, 41, 50, 51, 53, 54, 55, 57, 62, 63, 68, 70, 74, 75, 78)</p>	<p>provisions of the Planning Scheme and the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>On this basis, whether customers of the proposed use leave the site and travel to Falmouth or not, is not a relevant consideration given that there is no direct link between the site and the settlement.</p> <p>In response, the land has direct connectivity to coastal areas and the developer could provide pedestrian access through the farm which would limit movements through the settlement and could occur without significant restrictions on agriculture. The developer could also promote the natural values of the area to customers and encourage respectful behaviour. All of these points are, however, outside the narrow constraints of the planning scheme. Council staff can engage with the developer and PWS staff to explore viable options in light of the developers stated willingness to address the concern.</p>
<p>Impacts to Henderson Lagoon from reduced environmental flow contrary to Hendersons Lagoon Management Plan 2009. (2, 3, 6, 8, 20, 27, 30, 34, 38, 39, 41, 50, 51, 52, 53, 55, 57, 62, 63, 73, 74, 75)</p>	<p>Downstream impacts of the retention basins are considered minimal. The basins are to have a design water level such that flows in will be passed through at the same rate.</p>
<p>Impacts to Hendersons Lagoon from effluent runoff and general concerns with wastewater management including the type and design of system. (2, 3, 8, 20, 27, 30, 38, 39, 41, 45, 51, 52, 53, 55, 57, 73, 74, 78)</p>	<p>Wastewater will be treated and irrigated on land away from Hendersons Lagoon. No adverse impact can arise.</p> <p>The wastewater management system will require a Plumbing Permit at which point significantly more detail will be required to demonstrate compliance with all technical requirements of that process.</p>
<p>Impact to flora, fauna and Aboriginal heritage values existing at coastal reserves due to increased visitation, including to nesting shorebirds, a lack of cultural sensitivity and lack of public toilets. (3, 5, 8, 11, 20, 24, 33, 34, 38, 41, 51, 51, 57, 65, 70, 73, 74, 76)</p>	<p>These concerns relate to off-site impacts and there is no direct consideration of these under the planning scheme. Rather, these matters are relevant to PWS as land manager. The East Coast is clearly experiencing increased visitations.</p> <p>As noted previously, the developer could provide information to customers on values and how to protect these.</p>
<p>Impact to middens from wastewater and stormwater runoff.</p>	<p>Wastewater will be treated to Class A and used to irrigate the farm. Stormwater treatment will</p>

(33)	occur through the retention basins and such systems are recognised as being adequate to remove sediment and nutrients from stormwater runoff.
Loss of productive agricultural land. Use is contrary to use standards for the Rural Resource Zone as it is not related to a primary production use and will fetter nearby uses. (2, 11, 27, 39, 45, 57, 61, 74)	The proposal will not cause a loss of productive agricultural land. The uses are sited in an area constrained from intensive agriculture use. More importantly, the uses will assist in securing a further revenue stream to support agricultural viability and to showcase local produce.
Waste management. (24)	Waste can be collected either by private contractor or Council at the adopted fee schedule.
Light pollution. (2, 41, 62, 70, 71, 78)	External lighting from camping and accommodation uses is typically minimal. RVs and campers make use of small LED lights. Accommodation units have limited external lighting. Nevertheless, a condition is recommended for approval on any permit granted for a detailed plan of external lighting in which the location and illumination of lighting is selected to minimise visibility off-site. This could be by way of bollard style lighting, placement under eaves, baffles and various other mechanisms combined with the proposed landscaping.
Noise pollution. (41, 70, 74, 78)	Given the separation from any adjoining dwelling, noise is unlikely to give rise to any loss of <i>amenity</i> .
Contrary to strategic planning for Falmouth, including opinions that Council is breaching its agreements with the community. (2, 63, 65, 68)	The application must be determined by the Planning Authority having regard only to the provisions of the Planning Scheme and the <i>Land Use Planning and Approvals Act 1993</i> . On this basis, the issue raised is not a matter of determining weight.
Short statement of opposition. (7)	Noted.
"Stream side setbacks have failed to be shown around the dams or the freshwater lagoon" (24)	Separation is not considered necessary as the retention basin will act to treat runoff.
Insufficient emergency services or Inadequate fire-fighting water. (38, 51, 57)	The use will have access to adequate water on-site for emergency purposes. Prior to construction, a bushfire hazard management plan will be submitted which may deal with other related matters, including emergency response. It is considered a reasonable

	condition to require an emergency response plan on a permit granted.
Contrary to the State Coastal Policy, being a cluster developed unrelated to the town boundary and most other provisions. (24, 30, 31, 78)	This issue is discussed elsewhere in the report.
Safety concerns at river mouth. (20, 34, 38, 51, 53, 55)	Noted.
Developers should stay farmers. (24)	Noted. That is the intent.
No need for additional caravan park. (9, 45, 63, 71, 75)	Noted. Not relevant to the matters that the Planning Authority must have regard to.
If the cafe is used primarily for guests the community will get nothing. (71)	Noted. Not relevant to the matters that the Planning Authority must have regard to.
Visitor accommodation is better suited at other towns. (51, 54)	Noted. Not relevant to the matters that the Planning Authority must have regard to.
Ross River Fever and Barmah Forest Fever. (51)	Noted. Not relevant to the matters that the Planning Authority must have regard to.
Conflict of interest - R Green. (5, 24, 27, 25, 30, 39, 41, 70, 73, 78)	Rebecca Green has not assessed the application, not provided any Council staff with any advice or support on the proposal. The claims are baseless.
Conflict of interest - request for history of R Green remuneration. (57)	Not relevant to the matters that the Planning Authority must have regard to.
Conflict of interest - Cr Tucker has displayed election material on the property. (57)	Not relevant to the matters that the Planning Authority must have regard to.
This proposal may lead to a subdivision of Glencoe and Enstone Park. (63)	Speculative. Unless for agricultural purposes, any subdivision would be unlikely to meet the tests in the regional land use strategy.
Impact to existing businesses. (73, 78)	This is not a relevant planning scheme consideration.
Acid sulphate soils. (74)	Mapping available on www.thelist.tas.gov.au indicates that acid sulphate soils may be present. This is not a relevant consideration under the planning scheme. Acid sulphate soils are a risk where excavation is proposed. In this case, excavation is minimal. Thus, the risk may be minimal. Advice, however, should be provided to the developer to ensure that they are aware of this issue and consult the relevant State authorities.
Potentially contaminated land (74)	This issue is discussed elsewhere in this report.
Vegetation removal has recently occurred in the south-west section of the development footprint.	Noted. This statement cannot be verified from a site inspection.

(57)	
Burning of tussocks occurring 7 days prior to notification of this application which provides habitat. (57)	Noted. The statement cannot be verified given the time that has elapsed.
Application does not describe future use of surrounding pastures and the proposal will remove an internal farm access. Is this to facilitate a future subdivision application? (57)	Speculative and doubtful.
“Where is the approval referred to in Ms Green’s proposal”? (57)	This relates to the approval under the <i>Aboriginal Relics Act 1975</i> which is a separate process.
Is there an application to convert the manager’s residence to accommodation if it is also to be the site manager’s office? (57)	Yes.
What are the opening hours of the cafe? (57)	As proposed.
Timber cladding cannot be used in a bushfire prone area. (57)	Cladding, and many other design matters, are determined on a site by site basis by an accredited bushfire hazard practitioner. The regulatory <i>requirements</i> for this apply at the building stage, rather than the planning stage.
Fire pits should not be allowed. (57)	Noted.
Contrary to clause E9.6.2 P3 as the watercourse will be filled outside of an urban environment. (61)	The emphermeel watercourse will be bridged, rather than filled.
Lack of consultation is contrary to Goal 4 of the Northern Tasmanian Regional Land Use Strategy. (74)	The strategy is not relevant to determining individual applications. Consultation has occurred in accordance with the legislative requirements.
Plans do not scale and are not dimensioned. (61)	The site plan includes key dimensioned setbacks and scales.
The proposal does not meet the Biodiversity Code, clause E8.6.1 P2, due to adverse impacts to Hendersons Lagoon and downstream watercourses. The impact to the Lowland Native Grassland should not be discounted. Impact to Green and Gold frog habitat. Impact to freshwater aquatic herbland community. (27)	As noted earlier, the Biodiversity Code does not apply. The application includes the ECOTas report which considers biodiversity values and associated Tasmanian and Federal legislation.
Contrary to clause E9.6.1 P1 as no re-vegetation plan has been provided and because impacts to hydrological features and functions have not been assessed adequately assessed. (27)	Revegetation details are shown on the site plan and are sufficient given that no excavation of watercourses is proposed.

Contrary to clause E9.6.2 as inadequate information on use, re-use or management of wastewater and stormwater has been provided. (27)	It is considered that sufficient details are provided as described elsewhere in this report.
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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 Rural Resource Zone and relevant Codes. Each 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;

BUDGET AND FINANCIAL IMPLICATIONS:

All costs of the development are the responsibility of the developer. No external works are required to upgrade off-site infrastructure directly associated with the proposal.

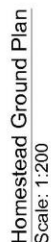
As noted earlier, many representations raise issue with the adequacy of road infrastructure, pedestrian access, car parking and management of coastal areas in light of increased use brought about by the proposal.

It is considered reasonable that the proposed use and development will attract additional visitations to the area whilst also accommodating and servicing those who are drawn to Falmouth for other reasons. The proportion between attraction and servicing is difficult to estimate. At one hand, the Great Eastern Drive has been responsible for significant increase in visitations and many visitors would pass Falmouth. At the other, the attraction will likely result in more people stopping overnight and in doing so visit Falmouth and Hendersons Lagoon. How many do so, and whether this represents an issue that warrants public expenditure to resolve environmental issues or mitigate risk, is speculative.

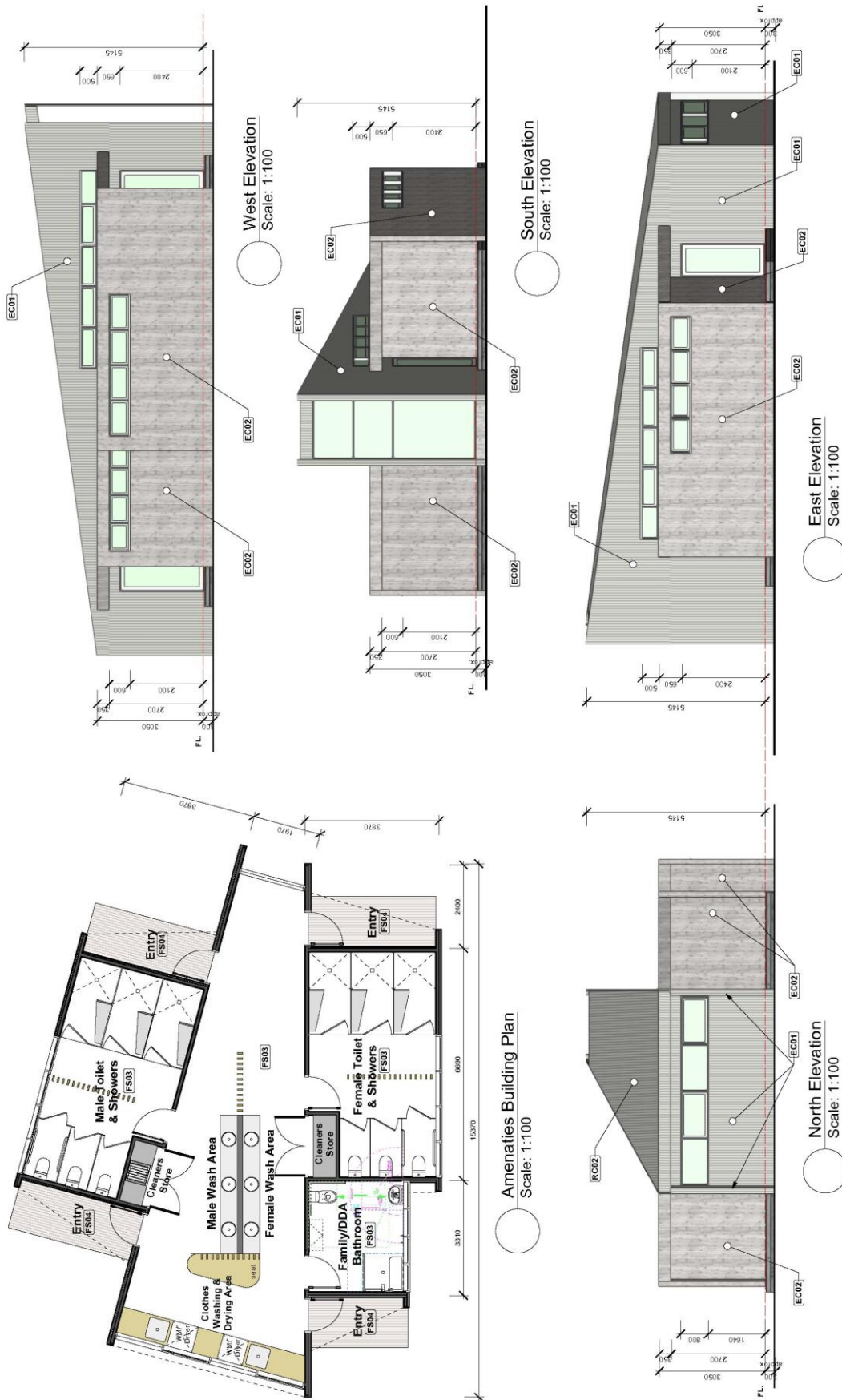
VOTING REQUIREMENTS:

Simple Majority

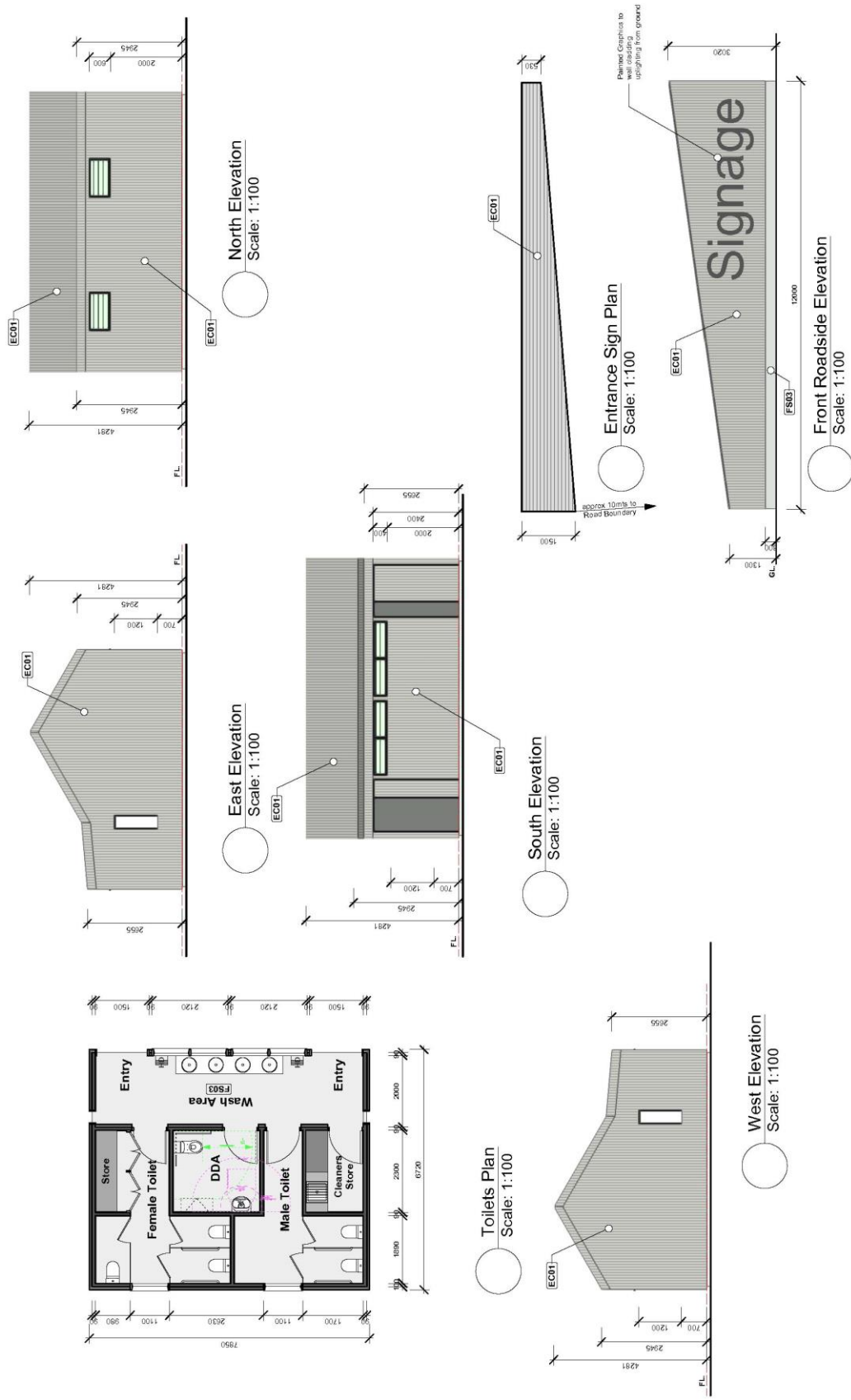
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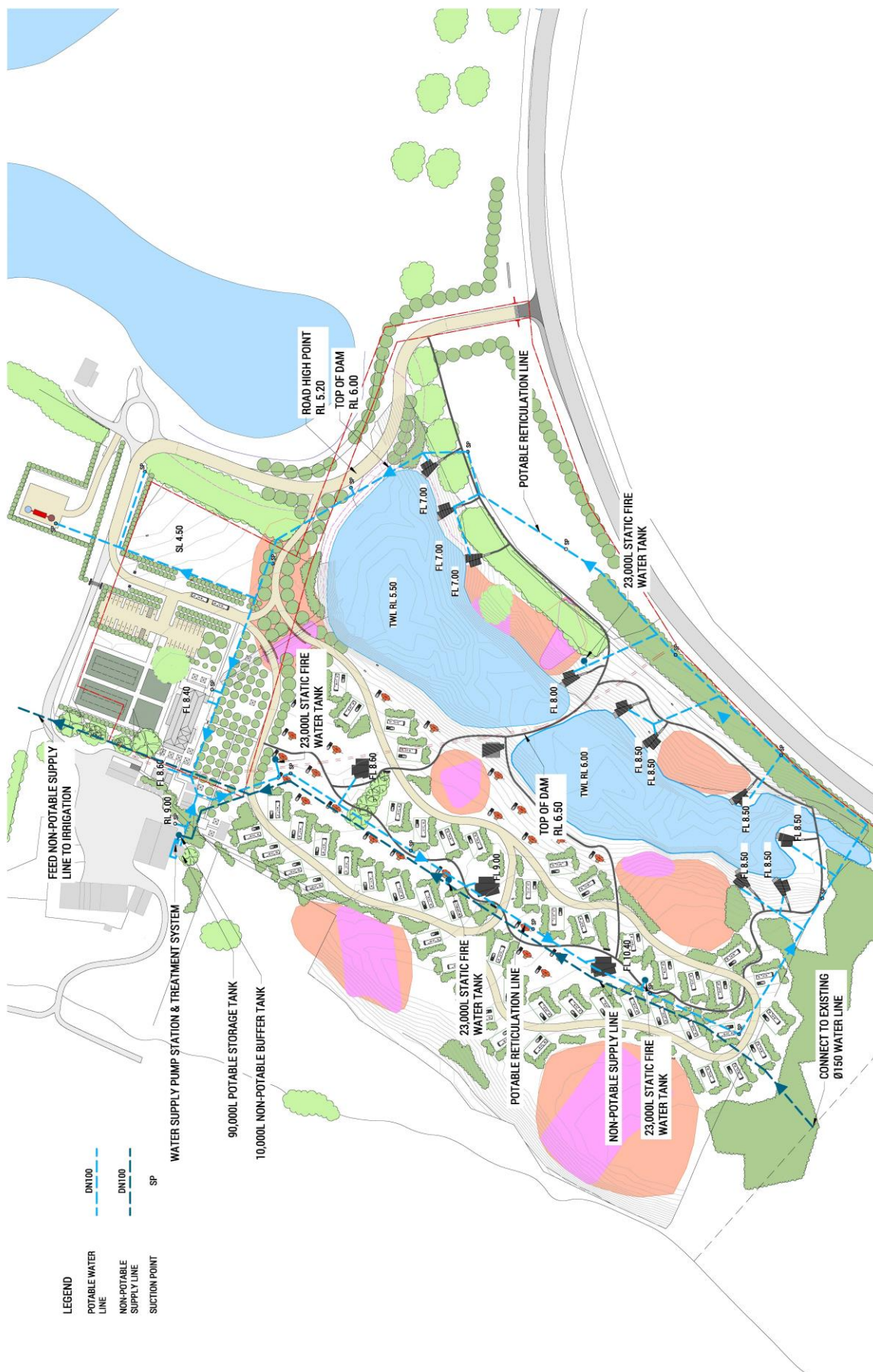
DATE 01/01/19	REVISION Issued For DA	 approx. north	birrell art+design+architecture 43 high st east koonceation tasmania australia 7250 E: jack.b@birrell.com.au T: 03 6333 7600 W: www.birrell.com.au	REASON FOR ISSUE For Development Application Only	PROJECT Hookway - Glencoe Estate Tourism Development, Falmouth, Tas.	PROJECT No.	PROJECT No.
						SCALE 1:200	DRAWN LJ



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Falmouth, Tas.		Falmouth, Tas.		Falmouth, Tas.	
TITLE		TITLE		TITLE	
New Toilets Ground		New Toilets Ground		New Toilets Ground	
Floor Plan & Elevations		Floor Plan & Elevations		Floor Plan & Elevations	
SCALE		SCALE		SCALE	
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17012		17012		17012	
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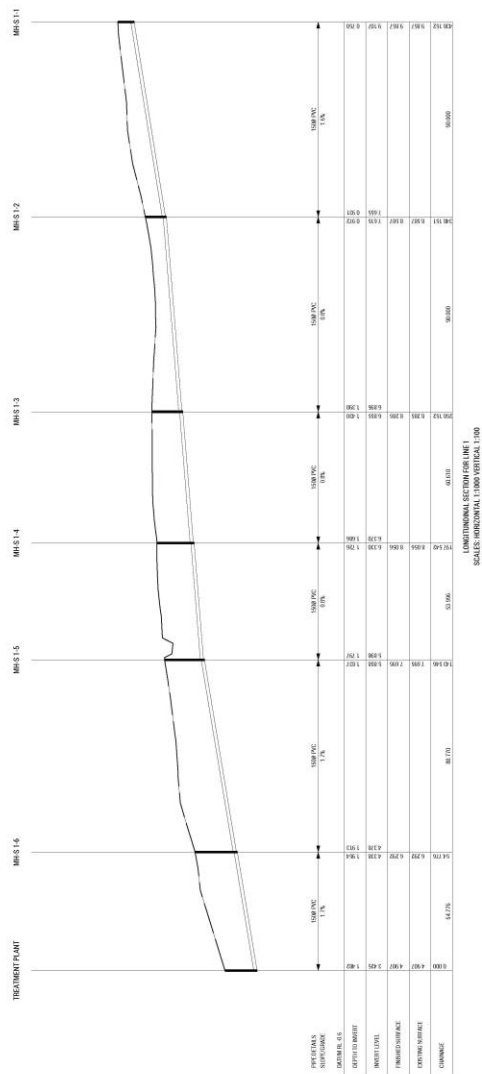


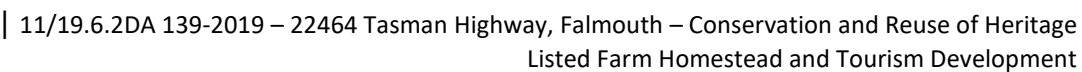
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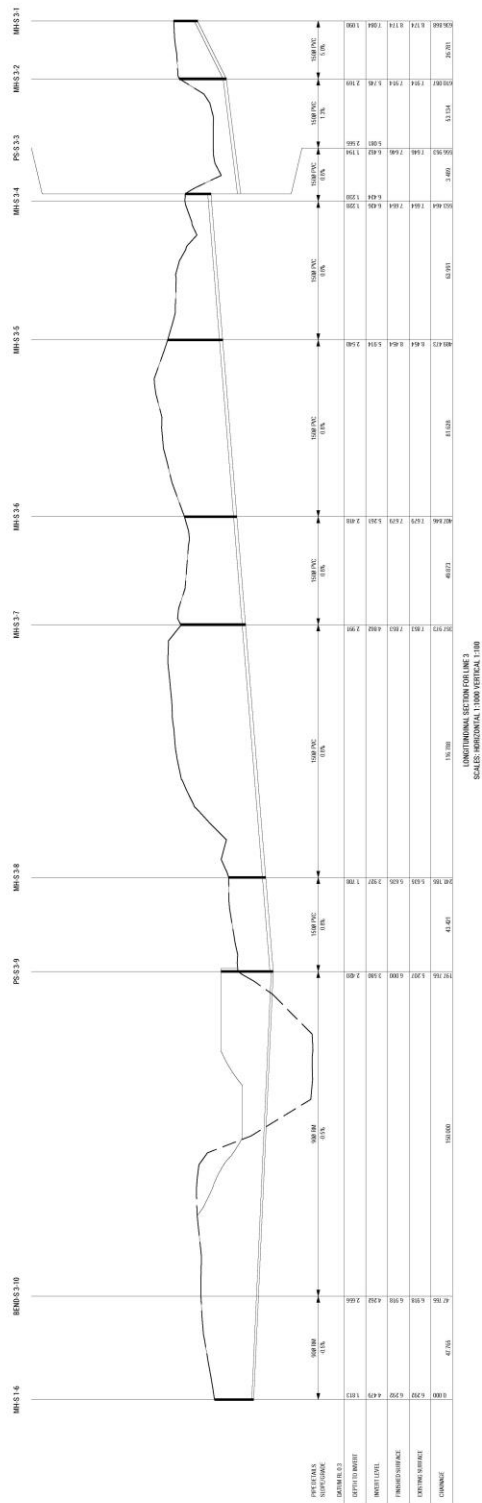
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DESIGN REF:	AMS	DESIGN DATE:	14/01/19	DESIGN BY:	AMS	PROJECT:	GEORGE ESTATE	CLIENT:	MORWAY	PROJECT:	GEORGE ESTATE	PROJECT NO.:	19025	DATE:	14/01/19
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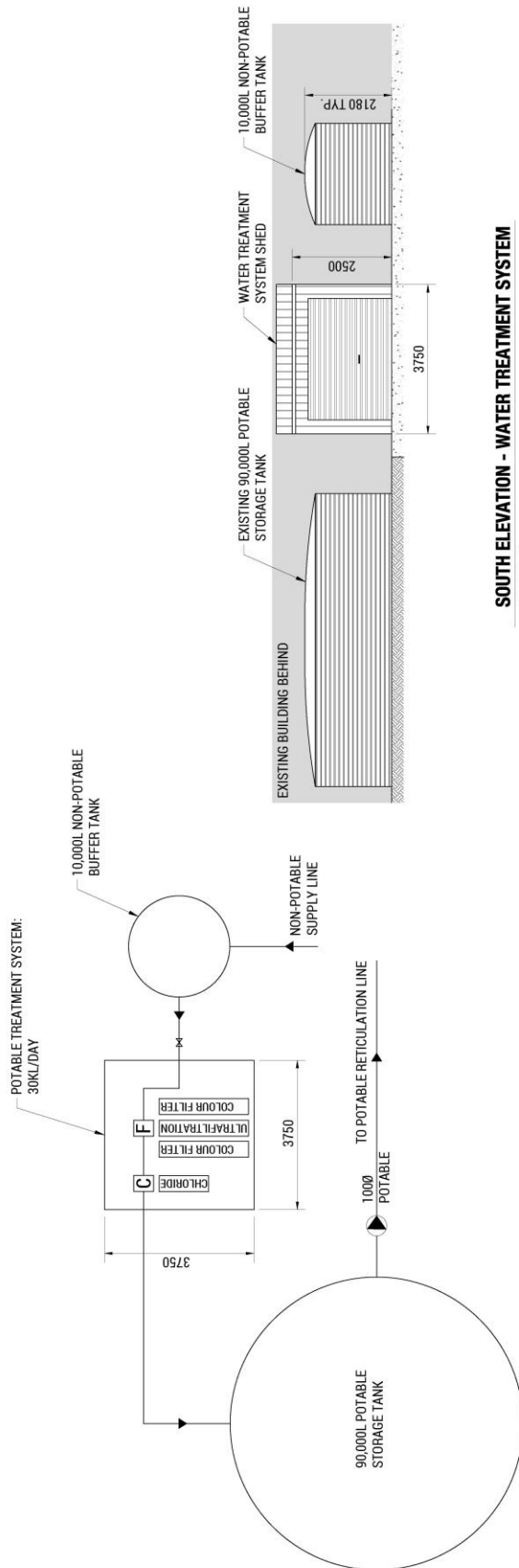
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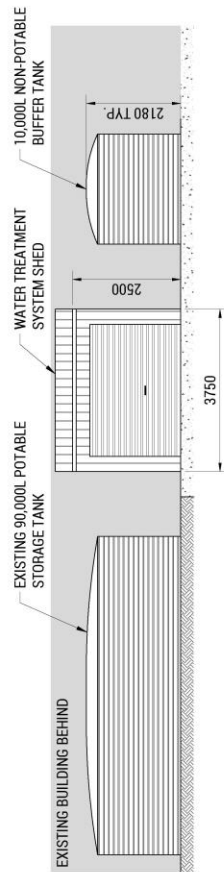
© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–406



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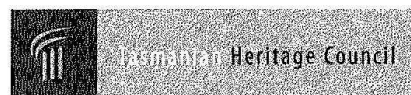


PLAN VIEW - WATER TREATMENT SYSTEM SCHEMATIC
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SOUTH ELEVATION - WATER TREATMENT SYSTEM
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STATUS				CLIENT: MORWAY				TITLE: WATER TREATMENT SYSTEM DETAILS			
PRELIMINARY / INFORMATION				GERROCK ESTATE				SHEET SIZE: A1			
DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.				PROJECT: MORWAY				PROJECT NO: 19025			
APPROVED: R. JESSON				ADDRESS: TASMAN HWY				DRAWN: SK08			
BY: DATE: 10-08-19				FALMOUTH				REV: A			
A. REVIEW / INFORMATION				rare.				rare.com.au			
REP: ISSUED FOR DESCRIPTION				Level 1A, 10-14 Palmerston Street				P.O. BOX 8000			



Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: DA 139-2019
THC WORKS REF: #6031
REGISTERED PLACE NO: #554
FILE NO: 09-70-33THC
APPLICANT: Rebecca Green & Associates
DATE: 25 October 2019

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 'Glencoe', 22464 Tasman Highway, Falmouth.
Proposed Works: Use and development of visitor services and accommodation.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application DA 139-2019, advertised on 28/09/2019, subject to the following conditions:

- I. Roof cladding replacement must be in accordance with the following:**
 - (i) The new roof sheeting must be of corrugated 'deep' or 'barrel rolled' profile (ie: approximately 21mm depth).
 - (ii) The infill roof planes must be constructed in a manner that retains the integrity of the historic roof structures, ie: timber frames fixed between, and not cut into, the historic rafters.
 - (iii) The minimum pitch of the 'deep' or 'barrel rolled' profile must be applied to the new infill roofing (ie: 3-degree pitch, or approved similar) to reduce the potential prominence of the new infill roof sheeting.

Reason for condition

To ensure that the heritage fabric is not unnecessarily damaged by the new work, and to ensure that the visual character of the new roofing is in keeping with the place's historic character.

- 2. The concrete floors proposed for the new works must be detailed such that the junctions between the slab and existing masonry walls are constructed in a manner that:**
 - (i) Does not result in the transfer of moisture or the introduction of soluble salts to the existing walls; and,

Notice of Heritage Decision 6031, Page 1 of 3

- (ii) **Incorporates a porous strip of minimum 200mm width alongside the base of the masonry wall, enabling the evaporation of moisture from the ground at the base of the wall; or other detail having similar effect, to the satisfaction of Heritage Tasmania's Works Manager.**

Reason for condition

To avoid any circumstances that may cause or exacerbate rising damp or rot in the historic masonry or timber wall structures. This is consistent with the appropriate outcomes described in Section 9.5 of the *Works Guidelines*.

- 3. A detailed schedule of conservation and refurbishment work to the Glencoe homestead must be provided to Heritage Tasmania and be to the satisfaction of the Works Manager prior to that work commencing.**

Reason for condition

To ensure that future works have regard for the site's heritage values.

- 4. The conservation works identified in the schedule required by Condition 3, as endorsed by the Works Manager, must be completed prior to the time that an Occupancy Permit is issued for any of the Accommodate Suites.**

Reason for condition

To give priority to conservation work to the homestead so as to ensure that the structure is weatherproof, stable and secure.

- 5. Prior to the commencement of any works involving ground disturbance, including site landscaping within the registered area, and removal of timber floors from within the Glencoe building:**
 - (i) An Archaeological Method Statement (AMS) must be prepared by a qualified professional historical archaeologist; and**
 - (ii) The AMS must include a method for sorting, assessing, discarding, curating and interpreting any identified materials; and**
 - (iii) The AMS must be submitted to and endorsed by Heritage Tasmania's Works Manager. Once endorsed, the archaeological processes that are recommended in the AMS will form part of this approval and must be implemented.**
 - (iv) A report detailing the findings of the archaeological investigations must be submitted to the Heritage Council within six (6) months of the commencement of excavations.**

Reason for condition

To ensure that archaeological features and deposits are properly assessed for their heritage value and, if necessary, are appropriately investigated and managed, consistent with the appropriate outcomes described in Section 7 of the *Works Guidelines*.

6. The new formal tree planting shown to the western side of the hardstand carpark, must be sufficiently dense (ie: hedgerow) to screen the view of parked cars from within all areas of the Glencoe 'Marquee Gardens'.

Reason for condition

To ensure that the works have an acceptable impact on the place's visual setting.

Advice to Applicant

It is recommended that the Archaeological Method Statement includes a protocol for the management of unexpected archaeological features and/or deposits that may be revealed during excavation outside of the registered place, acknowledging that these works will not be subject to regulation by the Tasmanian Heritage Council.

Please contact Heritage Tasmania if you are unsure what information needs to be included in an Archaeological Method Statement. The Heritage Services Directory on the Heritage Council's website may be referred to if needing to find a consultant.

The Tasmanian Heritage Council recommends that arboricultural advice is obtained to mitigate the potential impacts of the proposed hardstand carpark in proximity to the mature eucalypt to the east side of the building. A Tree Protection Zone (TPZ), as defined by AS4970-2009 *Protection of Trees on Development Sites* is recommended.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Mr Chris Bonner on 1300 850 332.



Brett Torossi

Chair

Under delegation of the Tasmanian Heritage Council

Nil.

11/19.8.0

NOTICES OF MOTION

11/19.8.1

Notice of Motion – Bike/Pedestrian Track, Swimcart to Binalong Bay Road – Cllr G McGuinness

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:

1. That Council investigates the best route for a dual access, (bike/pedestrian), dual direction track between Swimcart Beach and the “yet to be built” dual access Binalong Bay Rd. track.
2. That Council seeks funding to enable this track to be built as soon as practical.

SUBMISSION IN SUPPORT OF MOTION:

Although there will be shuttle buses running between St. Helens and Swimcart Beach, there is bound to be a significant cohort who wish to ride into town or in fact to Swimcart Beach from town. The scenery from parts of this route showcases our incredible environment and can only enhance the connectivity of our mountain bike networks. However the primary reason is safety. The Binalong and Gardens Roads are being used by an increasingly large number of large mobile homes and caravans. The possibility of a fatality on these roads involving mountain bikes is real and would be catastrophic.

There is absolutely no doubt that walkers would also like to be able to walk to The Bay of Fires in relative safety and this project would enhance that reality.

11/19.9.0

COUNCILLOR'S QUESTIONS ON NOTICE

Nil.

11/19.10.0

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.

11/19.11.0

MAYOR'S & COUNCILLOR'S COMMUNICATIONS

11/19.11.1

Mayor's Communications for Period Ending 18 November 2019

29.09.2019	Hobart	– Meeting with the Premier, Will Hodgman & Treasurer, Peter Gutwein
06.11.2019	Fingal	– Council Workshop
06.11.2019	Launceston	– Northern Tasmania Development Corporation (NTDC) Annual General Meeting
08.11.2019	St Helens	– St Helens District High School, Celebration Assembly
11.11.2019	St Helens	– Remembrance Day
11.11.2019	St Helens	– Bendigo Bank Annual General Meeting
13.11.2019	Launceston	– TasWater General Meeting
18.11.2019	St Helens	– Council Meeting

11/19.11.2

Councillor's Reports for Period Ending 18 November 2019

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
- Regional Tourism Organisation (RTO) – Clr Glenn McGuinness
- Mental Health Action Group – Clr Barry LeFevre
- Disability Access Committee – Clr Janet Drummond

11/19.12.0 BUSINESS AND CORPORATE SERVICES

11/19.12.1 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:

OUTSTANDING REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
02/19.12.4.26	18 February 2019	That Council petition for the removal of notations relating to Public Open Space/Set Apart for Public Recreation on properties identified for disposal.	Working with Planning Coordinator to progress this.
07/19.12.4.168	15 July 2019	<ol style="list-style-type: none">1. That Council receive the minutes of the Audit Panel 24 June 2019, the Annual Report of the Chair of the Audit Panel and the Audit Panel Performance Review, and2. That Council endorse the Audit Panel Annual Workplan, and3. That Council request a report on the recommendation that Council a Cyber Security Policy.	<p>Noted.</p> <p>Noted.</p> <p>Report being investigated.</p>

COMPLETED REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
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Staff Movements:

Nil.

Meetings Attended:

Meeting in St Helens with a representative of Synectic Group (Accountants) with respect to internal audit support.

Regular meetings with corporate service team members, individually and together.

Other Issues:

Investments – Term Deposits

BENDIGO:

\$1,031,080.03	1.65%	Maturing 16/12/2019
\$1,005,110.96	1.65%	Maturing 16/12/2019
\$1,004,684.93	1.60%	Maturing 23/12/2019
\$1,054,091.41	1.45%	Maturing 28/01/2020

CBA:

\$1,005,908.77	1.70%	Maturing 12/11/2019
\$1,005,621.92	1.70%	Maturing 19/11/2019
\$1,000,000.00	1.67%	Maturing 26/11/2019
\$1,000,000.00	1.65%	Maturing 09/12/2019
\$1,000,000.00	1.65%	Maturing 11/12/2019

Right to Information (RTI) Requests

Nil.

132 and 337 Certificates

	132	337
October 2019	67	36
September 2019	61	32
October 2018	66	36

Debtors/Creditors @ 6 November 2019

DEBTORS INFORMATION

Invoices Raised

Current		Previous Year	
Month	YTD 19/20	Month	YTD 18/19
68	281	86	345

CREDITORS INFORMATION

Payments Made

Current		Previous Year	
Month	YTD 19/20	Month	YTD 18/19
277	1447	400	1436

Work Health & Safety Coordinator

The Work Health & Safety Coordinator attended various internal meetings related to risk management and WHS induction of new contractor.

Ongoing consultation with outdoor workers regarding new safe operating procedure, hazards and risk controls.

Regular meetings with the corporate service manager, indoor council staff meetings and other risk management meetings relating to upcoming events i.e. Mountain to the Sea Trail fest.

On Wednesday 23 and 30 October, attended WorkSafe Tasmania workshops in Launceston on the following topics:

- Positive Work Culture;
- Early Intervention: An Effective Strategy for Office and Manual Tasks Workers to Reduce Injury Risk;
- Return to Work;
- Safe Driving for Work by RACT;
- Lived experience of tractor accident; and
- Discrimination Law: Rights and Responsibilities.

Facilitated Council's Work Health & Safety and Risk Management Committee meeting on 31 October 2019.

During the period **3 October to 7 November 2019** no vandalism was reported to Council.

RATES INFORMATION as at 7 November 2019						
This financial Year						
2019/2020	Rates Levied	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	7,313,018.65	73,859.29	7,386,877.94	14,841.71	12,869.54	61,181.83
Waste	1,186,206.00	6,414.50	1,192,620.50			
Wheelie	429,934.75	3,367.08	433,301.83			
Recycling	242,865.00	981.45	243,846.45			
Fire	365,043.55	1,123.07	366,166.62			
TOTAL	9,537,067.95	85,745.39	9,622,813.34	14,841.71	12,869.54	61,181.83
Last Financial Year						
2018/2019	Rates Levied	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	7,141,391.88	-4,788.04	7,136,603.84	19,418.70	14,252.82	55,546.40
Waste	1,151,304.00	2,666.40	1,153,970.40			
Wheelie	411,595.00	-1,373.68	410,221.32			
Recycling	231,894.00	332.49	232,226.49			
Fire	346,194.93	-161.81	346,033.12			
TOTAL	9,282,379.81	-3,324.64	9,279,055.17	19,418.70	14,252.82	55,546.40
Instalments						
2019/2020		Instalment \$	Outstanding \$	Outstanding %		
10 September 2019	Instalment 1	2,382,877.95	110,463.71	4.64%		
12 November 2019	Instalment 2	2,384,730.00	719,498.01	30.17%		
4 February 2020	Instalment 3	2,384,730.00	987,970.70	41.43%		
5 May 2020	Instalment 4	2,384,730.00	1,003,823.07	42.09%		
	TOTAL:	9,537,067.95	2,821,755.49	29.59%		
2018/2019		Instalment \$	Outstanding \$	Outstanding %		
11 September 2018	Instalment 1	2,321,833.55	121,051.21	5.21%		
13 November 2018	Instalment 2	2,320,182.09	696,485.39	30.02%		
5 February 2019	Instalment 3	2,320,182.09	958,673.38	41.32%		
7 May 2019	Instalment 4	2,320,182.08	972,064.19	41.90%		
	TOTAL:	9,282,379.81	2,748,274.17	29.61%		
Discount						
	Discount	No. of	Total Ratable	% of total		
2019/2020	145,785.52	3,272	6,461	50.64%		
2018/2019	139,869.97	3,232	6,470	49.95%		

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	David Doyle, Finance Manager
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Reports

OFFICER'S RECOMMENDATION:

That the following reports for the month ending 31 October 2019 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 31 October 2019.

Trading Account Summary

Council's current position for the month ending 31 October 2019 is summarised as follows:-

CASH AT BEGINNING OF PERIOD	11,952,026
TOTAL INCOME FOR PERIOD	803,283
TOTAL AVAILABLE FUNDS	12,755,308
LESS TOTAL EXPENDITURE	1,267,384
CASH AT END OF PERIOD	11,487,924
OUTSTANDING SUNDRY DEBTORS 60 DAYS & OVER	12,387

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				
2019-2020				
	2018-2019 Budget	Year to Date Actual	Year to Date Budget	2019-2020 Budget
INCOME				
Rates and Charges	9,234,097	9,519,873	9,522,561	9,635,814
User Charges	825,091	331,418	259,949	833,091
Grants	2,855,798	371,415	379,491	2,927,718
Other Income	152,000	109,233	57,333	152,000
Investment Income	538,000	46,252	53,000	538,000
Total Income	13,604,986	10,378,191	10,272,334	14,086,623
Capital Income				
Capital grants	4,949,400	1,161,550	591,916	2,875,210
Profit or Loss on Sale of Assets	40,000	878	-	27,000
Total Income	18,594,386	11,540,619	10,864,250	16,988,833
EXPENSES				
Employee Expenses	4,998,145	1,408,892	1,752,451	5,063,524
Materials and Services	4,209,874	1,625,242	1,577,371	4,386,834
Depreciation and amortisation	3,457,248	1,181,691	1,168,064	3,507,593
Other expenses	769,772	193,097	196,762	720,115
Total Expenses	13,435,039	4,408,923	4,694,648	13,678,066
FAGs in advance				
Net Operating Suplus\ (Deficit)	169,947	5,969,268	5,577,686	408,556
Net Suplus\ (Deficit)	5,159,347	7,131,696	6,169,602	3,310,766

Profit & Loss Statement

2019-2020

		Month Actual	Year to Date Actual	Year to Date Budget	2019- 2020 Budget	% of Annual Budget used	Comments
1600	Revenues						
1611	General Rate	19,178	7,388,844	7,368,676	7,368,676	100%	
1612	Waste Charges	2,255	1,192,621	1,188,585	1,188,585	100%	
1613	Fire Levy	917	366,239	365,186	365,186	100%	
1614	Tips & Transfer Stations	13,519	40,788	56,627	169,880	24%	
1615	Recycling Charges	512	243,846	243,216	243,216	100%	
1616	Early Settlement Discounts	76	(145,767)	(130,000)	(130,000)	112%	
1617	Wheelie Bin Charges	1,604	433,302	430,271	430,271	101%	
	Total Rates	38,061	9,519,873	9,522,561	9,635,814	99%	
	Environmental Health						
1622	Inspection Fees	-	-	2,000	6,000	0%	
1623	Health/Food Licence Fees and Fines	(350)	(1,335)	1,000	14,000	-10%	
1624	Immunisations	-	-	-	1,000	0%	
	Total Environmental Health	(350)	(1,335)	3,000	21,000	-6%	
	Municipal Inspector						
1631	Kennel Licences	70	140	-	1,200	12%	
1632	Dog Registrations	713	9,798	6,000	50,100	20%	
1633	Dog Impoundment Fees & Fines	50	350	833	2,500	14%	
1634	Dog Replacement Tags	20	80	-	-		
1635	Caravan Fees and Fines	(520)	60,525	49,500	50,000	121%	
1636	Fire Abatement Charges	-	-	-	2,000	0%	
1637	Infringement Notices	270	3,559	5,833	17,500	20%	
	Total Municipal inspector	603	74,452	62,167	123,300	60%	
	Building Control Fees						
1641	Building Fees	3,045	12,490	10,000	30,000	42%	
1642	Plumbing	4,340	18,525	16,667	50,000	37%	
1643	Building Search Fees	60	300	400	1,200	25%	
1644	Permit Administration	3,450	17,595	11,667	35,000	50%	
1645	Building Inspections	4,067	20,658	13,333	40,000	52%	
1647	Certificates of Likely Compliance	3,959	15,788	7,333	22,000	72%	
1651	Development Application Fees	6,193	27,472	16,667	50,000	55%	
1653	Subdivision Fees	-	470	1,167	3,500	13%	
1654	Advertising Fee	4,800	18,400	16,667	50,000	37%	
1655	Adhesion Orders	-	210	167	500	42%	

		Month Actual	Year to Date Actual	Year to Date Budget	2019- 2020 Budget	% of Annual Budget used	Comments
1656	Engineering Fees	428	2,140	667	2,000	107%	
	Total Planning And Building Control Fees	30,342	134,048	94,733	284,200	47%	
	Government Fees Levies						
1661	B.C.I Training Levy	3,894	16,416	10,000	30,000	55%	
1662	Building Permit Levy	1,947	8,208	5,667	17,000	48%	
1663	132 & 337 Certificates	9,599	40,416	26,667	80,000	51%	
	Total Government Fees Levies	15,440	65,040	42,333	127,000	51%	
	Investment Income						
1671	Interest Income	5,040	46,252	53,000	150,000	31%	
1676	Dividends - TasWater	-	-	-	388,000	0%	
	Total Investment Income	5,040	46,252	53,000	538,000	9%	
	Sales Hire and Commission						
1681	Sales	8,762	13,697	16,913	130,100	11%	
1682	Commission	22	4,027	4,319	16,491	24%	
1683	Equipment Hire	9	36	-	-		
1684	Facilities and Hall Hire	2,237	10,964	7,150	55,000	20%	
1685	Facilities Leases	10,913	30,113	29,000	75,000	40%	
1686	Public Liability Blanket Cover	-	18	-	-		
1687	History Room Other Income	61	357	333	1,000	36%	
	Total Sales Hire and Commission	22,004	59,212	57,716	277,591	21%	
	Other Income						
1761	Late Payment Penalties inc Interest	2,254	25,253	40,000	100,000	25%	
1763	Heavy Vehicle Contributions	-	48,809	-	-		
1765	Private Works	3,927	6,573	6,667	20,000	33%	
1766	Cemetery	-	4,409	8,333	25,000	18%	
1768	Miscellaneous Income	3,182	5,000	-	-		
	Total Other Income	9,363	90,044	55,000	145,000	62%	
	Reimbursements						
1773	Workers Comp. Recoveries	-	-	667	2,000	0%	
1775	Roundings	(0)	(377)	-	-		
1776	Miscellaneous Reimbursements	6	676	1,667	5,000	14%	

		Month Actual	Year to Date Actual	Year to Date Budget	2019- 2020 Budget	% of Annual Budget used	Comments
1778	GST free reimbursements	2,360	18,889	-	-		Recovery of legal fees, overdue rate collection costs, property sales costs etc from ratepayers
	Total Reimbursements	2,366	19,189	2,333	7,000	274%	
					-		
	Gain or Loss on Sale of Assets				-		
1781	Profit or Loss on Sale of Assets	878	878	-	27,000	3%	
	Total Gain or Loss on Sale of Assets	878	878	-	27,000	3%	
	Grant Income						
	Operating Grants			-			
1792	Financial Assistance Grant	-	351,491	351,491	2,907,718	12%	
1794	Learner Driver Mentor Grant	-	19,924	20,000	20,000	100%	
1796	NRM Facilitator		-	8,000			
	Total Operating Grants	-	371,415	379,491	2,927,718	13%	
	Capital Grants						
1791	Roads to Recovery	-	80,000	80,000	650,000	12%	
1791	Old Tasman Hotel			-	500,000		
1791	Blackspot			-	600,000		
1791	Jetty Upgrades			-	155,000		
1791	Mountain Bike Trails		269,634	-	-		
791	Drought Communities Grant		511,916	511,916	970,210		
1793	State Grants Other	300,000	300,000	-	-		
	Total Capital Grants	300,000	1,161,550	591,916	2,875,210	40%	
	Total Revenue	423,747	11,540,619	10,864,250	16,988,833	68%	
	Expenses						
	Employee Costs						
1811	Salaries and Wages	254,447	985,702	1,207,976	3,489,708	28%	
1812	On Costs	93,713	411,366	536,475	1,549,816	27%	
1813	Overtime Payments	3,731	11,824	8,000	24,000	49%	
	Total Employee Costs	351,891	1,408,892	1,752,451	5,063,524	28%	
	Energy Costs						
1851	Electricity	10,307	41,822	38,864	143,875	29%	
	Total Energy Costs	10,307	41,822	38,864	143,875	29%	

		Month Actual	Year to Date Actual	Year to Date Budget	2019- 2020 Budget	% of Annual Budget used	Comments
	Materials and Contracts						
1861	Advertising	-	18,376	16,117	48,350	38%	
1862	Accom Receipts & Park Passes - Hist Rm	-	-	300	-		
1863	Bank Charges - GST	5,193	12,185	8,067	24,200	50%	
1864	Books Manuals Publications	-	489	1,597	4,790	10%	
1865	Catering	48	962	4,700	14,100	7%	
1866	Bank Charges - FREE	67	270	333	1,000	27%	
1867	Computer Hardware Purchase	2,804	6,264	4,000	12,000	52%	
1869	Computer Internet Charges	-	382	850	2,550	15%	
1870	Computer Licence and Maintenance Fees	4,010	83,406	113,150	203,000	41%	
1872	Corporate Membership	-	114,809	115,790	144,790	79%	
1873	Debt Collection	-	16,665	5,333	16,000	104%	
1876	Stock Purchases for Resale	2,114	18,655	8,250	45,000	41%	
1890	Equipment Hire and Leasing	2,199	9,220	12,667	38,000	24%	
1891	Equipment Maintenance and Minor Purchases	1,857	3,746	5,900	17,700	21%	
1893	Internet Billpay Costs	1,266	2,853	2,333	7,000	41%	
1895	Licensing and Licence Costs	600	23,029	15,000	39,379	58%	
1896	Land and Building Rental or Leasing Costs	3,143	4,809	17,600	9,000	53%	
1897	Materials	26,015	88,573	94,933	284,800	31%	
1898	Phone Calls Rental Fax	3,074	11,865	13,635	40,906	29%	
1899	Postage/Freight	1,813	11,682	8,003	24,010	49%	
1900	Printing/Laminating	-	-	5,533	16,600	0%	
1901	Property Insurance	-	94,237	95,500	95,500	99%	
1902	Room Hire	-	200	233	700	29%	
1904	Royalties and Copyright Licences	-	-	1,667	5,000	0%	
1905	Stationery	254	2,704	3,000	9,000	30%	
1906	Water and Property rates Payable	-	24,985	33,240	105,800	24%	
	Total Materials and Contracts	54,456	550,367	587,732	1,209,175	46%	
	Contractor Costs						
1971	Contractors	39,794	210,004	208,133	624,400	34%	
1972	Cleaning Contractors	3,425	55,398	60,950	182,850	30%	
1973	Waste Management Contractors	32,645	345,325	378,238	1,249,425	28%	
	Total Contractor Costs	75,864	610,727	647,321	2,056,675	30%	
	Professional Fees						
1992	Audit Fees	-	14,340	25,738	36,000	40%	

		Month Actual	Year to Date Actual	Year to Date Budget	2019- 2020 Budget	% of Annual Budget used	Comments
1993	Legal Fees	-	9,092	9,500	28,500	32%	
1994	Internal Audit Fees	1,594	1,594	4,000	12,000	13%	
1995	Revaluation Fees- Municipal only	6,450	7,050	9,333	28,000	25%	
1996	Professional Fees - Grant funded	8,548	41,730	-	-		
1997	Professional Fees - Strategic Projects	-	-	-	150,000	0%	
1998	Other Professional Fees	19,944	98,799	62,333	187,000	53%	
	Total Professional Fees	36,536	172,605	110,905	441,500	39%	
	Plant Hire						
2101	Plant Hire - Internal	37,405	150,053	167,000	501,000	30%	
2102	Plant Hire - External	-	-	1,833	5,500	0%	
2103	Registration and MAIB	-	34,866	34,387	34,387	101%	
2104	Insurance Premiums	-	20,779	27,830	27,830	75%	
2105	Plant Repairs and Maintenance	12,274	50,183	33,433	100,300	50%	
2140	Plant Hire Recovered	(42,560)	(179,473)	(233,667)	(701,000)	26%	
2141	Fuel	11,030	52,425	49,500	148,500	35%	
2142	Fuel Credit	-	(5,466)	(5,000)	(15,000)	36%	
	Total Plant Hire	18,149	123,367	75,317	101,517	122%	
	Government Fees and Levies						
2255	Fire Levy	-	91,232	91,232	332,279	27%	
2257	Building Permit Levy	-	6,259	5,000	15,000	42%	
2258	Land Tax	2,858	16,342	11,000	56,813	29%	
2259	Training Levy	-	12,522	10,000	30,000	42%	
	Total Government Fees and Levies	12,858	126,354	117,232	434,092	29%	
	Depreciation						
2305	Depreciation Buildings	18,252	73,010	72,029	216,088	34%	
2306	Depreciation Roads and Streets	152,167	608,668	608,667	1,826,000	33%	
2307	Depreciation Bridges	36,708	146,832	146,832	440,496	33%	
2308	Depreciation Plant & Equipment	30,580	122,662	109,692	329,075	37%	
2310	Depreciation Stormwater Infrastructure	27,658	110,632	110,632	331,896	33%	
2311	Depreciation Furniture	12,646	49,272	46,839	140,517	35%	
2312	Depreciation Land Improvements	15,853	63,415	66,174	198,521	32%	
2313	Amortisation of Municipal Valuation	1,800	7,200	7,200	25,000	29%	
	Total Depreciation	295,664	1,181,691	1,168,064	3,507,593	34%	

		Month Actual	Year to Date Actual	Year to Date Budget	2019- 2020 Budget	% of Annual Budget used	Comments
	Other Expenses						
2401	Interest Payable	-	27,169	32,000	335,328	8%	
2404	Grants and Community Support Given	400	41,327	46,100	142,800	29%	
2405	Rate Remissions	-	61,182	57,000	57,000	107%	
2407	Waiver of Fees and Lease etc	-	678	-	-		
2408	Refunds/Reimbursements	685	1,396	-	-		
2409	Council Member Expenses	927	5,335	6,000	18,000	30%	
2410	Council Member Allowances	14,003	56,010	55,662	166,987	34%	
	Total Other Expenses	16,014	193,097	196,762	720,115	27%	
	Total Expenses	871,740	4,408,923	4,694,648	13,678,066	32%	
	Net Surplus\ (Deficit) before Capital amounts	(748,870)	5,969,268	5,577,686	408,556		
	Capital Grants	300,000	1,161,550	80,000	2,875,210		
	Profit or Loss on Sale of Assets	78	878	-	27,000		
	Net Surplus\ (Deficit)	(447,993)	7,131,696	5,657,686	3,310,766		

Profit And Loss Statement				
2019-2020				
	Month Actual	Year to Date Actual	2019-2020 Budget	Comments
Business & Corporate Services				
Total Investment Income	5,040	46,254	538,000	
Total Sales Hire and Commission	412	1,178	6,000	
Total Other Income	3,182	5,000	-	
Total Reimbursements	6	4,450	-	
Total Revenue	8,641	56,882	544,000	
Total Employee Costs	58,441	236,631	771,532	
Total Energy Costs	1,100	2,305	5,800	
Total Materials and Contracts	16,894	276,148	483,650	
Total Contractor Costs	-	1,730	7,900	
Total Professional Fees	1,594	2,571	18,000	
Total Plant Hire	909	7,221	12,350	
Total Government Fees and Levies	46	46	180	
Total Depreciation	12,272	47,180	140,905	
Total Expenses	91,255	573,831	1,440,318	
Net Surplus\ (Deficit) before Capital Income	(82,615)	(516,949)	(896,318)	
Net Surplus\ (Deficit)	(82,615)	(516,949)	(896,318)	
Development Services				
Total Environmental Health	(350)	(1,335)	21,000	
Total Municipal inspector	(520)	60,525	59,500	
Total Planning And Building Control Fees	29,914	131,908	282,200	
Total Government Fees Levies	15,440	65,040	127,000	
Total Sales Hire and Commission	-	356	1,300	
Total Other Income	-	200	-	
Total Reimbursements	-	187	-	
Total Revenue	44,484	256,882	491,000	
Total Employee Costs	59,089	246,055	913,788	
Total Materials and Contracts	706	15,392	45,910	
Total Contractor Costs	-	-	20,000	
Total Professional Fees	9,972	79,956	91,500	
Total Plant Hire	792	4,715	11,802	
Total Government Fees and Levies	-	18,781	45,000	
Total Depreciation	1,196	4,784	14,352	
Total Other Expenses	685	1,285	1,000	
Total Expenses	72,438	370,967	1,143,352	
Net Surplus\ (Deficit) before Capital Income	(27,954)	(114,086)	(652,352)	
Net Surplus\ (Deficit)	(27,954)	(114,086)	(652,352)	

	Month Actual	Year to Date Actual	2019-2020 Budget	Comments
Community Services				
Total Reimbursements	-	2,008	-	
Total Operating Grants	-	19,924	20,000	
Total Capital Grants	300,000	569,634	-	
Total Revenue	300,000	591,566	20,000	
Total Employee Costs	18,395	79,951	307,619	
Total Materials and Contracts	2,052	6,040	26,450	
Total Contractor Costs	-	-	30,000	
Total Professional Fees	620	7,665	8,000	
Total Plant Hire	(80)	7,816	12,640	
Total Depreciation	2,575	8,557	23,780	
Total Other Expenses	400	41,327	141,800	
Total Expenses	23,962	151,356	550,289	
			-	
Net Surplus\ (Deficit) before Capital Income	(23,962)	(129,425)	(530,289)	
Net Surplus\ (Deficit)	276,038	440,209	(530,289)	
Works and Infrastructure				
Total Rates	17,890	1,910,557	2,031,952	
Total Municipal inspector	1,123	13,927	63,800	
Total Planning And Building Control Fees	428	2,140	2,000	
Total Sales Hire and Commission	17,577	45,711	175,000	
Total Other Income	3,927	59,591	45,000	
Total Reimbursements	-	(285)	2,000	
Total Gain or Loss on Sale of Assets	878	878	27,000	
Total Operating Grants	-	192,600	1,569,650	
Total Capital Grants	-	80,000	1,905,000	
Total Revenue	41,822	2,305,119	5,821,402	
Total Employee Costs	167,089	669,376	2,219,761	
Total Energy Costs	8,107	37,339	133,075	
Total Materials and Contracts	29,079	146,229	454,399	
Total Contractor Costs	75,864	607,715	1,993,925	
Total Professional Fees	5,330	33,029	94,000	
Total Plant Hire	16,489	99,724	59,350	
Total Government Fees and Levies	11,717	15,200	52,354	
Total Depreciation	277,772	1,113,774	3,301,335	
Total Other Expenses	-	31,386	335,328	
Total Expenses	591,446	2,753,772	8,643,527	
			-	
Net Surplus\ (Deficit) before Capital Income	(549,624)	(528,653)	(4,727,125)	
Net Surplus\ (Deficit)	(549,624)	(448,653)	(2,822,125)	

	Month Actual	Year to Date Actual	2019-2020 Budget	Comments
Visitor Information Centre, History Room and Tourism				
Total Sales Hire and Commission	4,015	8,318	82,000	
Total Revenue	4,015	8,318	82,000	
Total Employee Costs	11,450	43,030	149,804	
Total Energy Costs	1,100	2,177	5,000	
Total Materials and Contracts	2,334	19,653	49,700	
Total Contractor Costs	-	1,282	4,850	
Total Professional Fees	9,500	9,547	9,000	
Total Plant Hire	40	160	-	
Total Government Fees and Levies	411	411	1,600	
Total Depreciation	706	2,824	8,472	
Total Expenses	25,541	79,085	228,426	
			-	
Net Surplus\ (Deficit) before Capital Income	(21,527)	(70,767)	(146,426)	
Net Surplus\ (Deficit)	(21,527)	(70,767)	(146,426)	
Governance and Members Expenses				
Total Rates	20,171	7,609,316	7,603,862	
Total Investment Income	-	(2)	-	
Total Sales Hire and Commission	-	3,649	13,291	
Total Other Income	2,254	25,253	100,000	
Total Reimbursements	2,360	12,830	5,000	
Total Operating Grants	-	158,891	1,338,068	
Total Capital Grants	-	511,916	970,210	
Total Revenue	24,785	8,321,853	10,030,431	
Total Employee Costs	37,426	133,849	701,019	
Total Materials and Contracts	3,392	86,905	149,066	
Total Professional Fees	9,521	39,838	221,000	
Total Plant Hire	-	3,731	5,375	
Total Government Fees and Levies	685	91,917	334,958	
Total Depreciation	1,143	4,572	18,749	
Total Other Expenses	14,929	119,099	241,987	
Total Expenses	67,097	479,911	1,672,154	
			-	
Net Surplus\ (Deficit) before Capital Income	(42,311)	7,330,026	7,388,067	
Net Surplus\ (Deficit)	(42,311)	7,841,942	8,358,277	

	Month Actual	Year to Date Actual	2019-2020 Budget	Comments
Council Total				
Total Rates	38,061	9,519,873	9,635,814	
Total Environmental Health	(350)	(1,335)	21,000	
Total Municipal inspector	603	74,452	123,300	
Total Planning And Building Control Fees	30,342	134,048	284,200	
Total Government Fees Levies	15,440	65,040	127,000	
Total Investment Income	5,040	46,252	538,000	
Total Sales Hire and Commission	22,004	59,212	277,591	
Total Other Income	9,363	90,044	145,000	
Total Reimbursements	2,366	19,189	7,000	
Total Gain or Loss on Sale of Assets	878	878	27,000	
Total Operating Grants	-	371,415	2,927,718	
Total Capital Grants	300,000	1,161,550	2,875,210	
Total Revenue	423,747	11,540,619	16,988,833	
Total Employee Costs	351,891	1,408,892	5,063,524	
Total Energy Costs	10,307	41,822	143,875	
Total Materials and Contracts	54,456	550,367	1,209,175	
Total Contractor Costs	75,864	610,727	2,056,675	
Total Professional Fees	36,536	172,605	441,500	
Total Plant Hire	18,149	123,367	101,517	
Total Government Fees and Levies	12,858	126,354	434,092	
Total Depreciation	295,664	1,181,691	3,507,593	
Total Other Expenses	16,014	193,097	720,115	
Total Expenses	871,740	4,408,923	13,678,066	
Net Surplus\ (Deficit) before Capital Income	(747,993)	5,969,268	408,556	
Capital Income	300,000	1,162,428	2,902,210	
Net Surplus\ (Deficit)	(447,993)	7,131,696	3,310,766	

Financial Position					
2019-2020					
	2018-2019 Budget	Year to Date Actual	Year to Date Budget	2019-2020 Budget	Comments
Current Assets					
Cash	3,644,755	11,487,923	8,588,001	3,539,214	
Receivables	600,000	3,813,901	3,555,921	600,000	
Inventories	120,000	149,621	120,000	120,000	
Other Current Assets	30,000	59,461	30,000	30,000	
Total Current Assets	4,394,755	15,510,907	12,293,922	4,289,214	
Non Current Assets					
Property Plant and Equipment	141,267,981	145,903,974	142,376,046	144,311,102	
Investment in TasWater	33,285,899	38,672,525	38,672,525	38,672,525	
Other Non Current Assets	74,000	63,800	74,000	74,000	
Total Non -Current Assets	174,627,880	184,640,298	181,122,571	183,057,627	
Total Assets	179,022,635	200,151,205	193,416,492	187,346,841	
Current Liabilities					
Payables	850,000	1,200,244	1,307,926	850,000	
Interest Bearing Liabilities	326,296	315,314	315,314	326,296	
Provisions	664,164	847,943	664,164	664,164	
Total Current Liabilities	1,840,460	2,363,500	2,287,404	1,840,460	
Non Current Liabilities					
Interest Bearing Liabilities	7,651,610	8,484,374	8,484,374	7,651,610	
Provisions	520,964	569,414	520,964	520,964	
Total Non Current Liabilities	8,172,574	9,053,788	9,005,338	8,172,574	
Total Liabilities	10,013,034	11,417,288	11,292,742	10,013,034	
Net Assets	169,009,601	188,733,917	182,123,750	177,333,807	
Accumulated surplus	24,815,980	42,941,696	36,331,529	31,541,586	
Asset revaluation reserve	143,813,516	145,384,764	145,384,764	145,384,764	
Other reserves	380,105	407,457	407,457	407,457	
TOTAL EQUITY	169,009,601	188,733,917	182,123,750	177,333,807	
Other Reserves - detailed separately	380,105	407,457	407,457	407,457	
Employee Provisions	967,735	1,417,356	1,185,128	1,185,128	
Unallocated accumulated surplus	2,253,139	9,663,110	6,995,416	1,946,629	
Total cash available	3,600,979	11,487,923	8,588,001	3,539,214	
Note: This reflects the cash position and does not include Payables and Receivables					

Other Reserves				
2019-2020				
	Other Reserves 1/7/2019	Reserves new 2019- 2020	Reserves used 2019- 2020	Remaining 30/6/2019
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	23,398			23,398
St Marys	32,509			32,509
Stieglitz	6,752			6,752
Total Public Open Space	76,907	-	-	76,907
General Reserves				
Community Development	12,500			12,500
137 Trust Seizures	261,080	-		261,080
Total General Reserves	273,580	-	-	273,580
Grant Proceeds Reserve				
Projectors for Stadium	14,000		-	14,000
Regional Workforce Development	15,710		-	15,710
Community Infrastructure Fund Grant	28,010		(750)	27,260
Total Grant Reserves	57,720	-	(750)	56,970
Total Other Reserves	408,207	-	(750)	407,457

Estimated Cash Flow					
2019-2020					
	2018-2019 Budget	Year to Date Actual	Year to Date Budget	2019-2020 Budget	Comments
CASH FLOWS FROM OPERATING ACTIVITIES					
RECEIPTS					
Operating Receipts	13,604,986	7,718,577	6,604,817	14,086,623	
Less FAGs received in advance	(1,462,513)				
PAYMENTS					
Operating payments	(9,977,791)	(3,783,507)	(3,390,158)	(10,170,473)	
NET CASH FROM OPERATING	2,164,682	3,935,070	3,214,659	3,916,150	
CASH FLOWS FROM INVESTING ACTIVITIES					
RECEIPTS					
Proceeds from sale of Plant & Equipment	182,000	878	-	52,000	
PAYMENTS					
Payment for property, plant and equipment	(12,989,934)	(2,276,129)	(3,885,128)	(11,655,385)	
Capital Grants	4,949,400	1,161,550	591,916	2,875,210	
Payments for financial assets					
NET CASH FROM INVESTING ACTIVITIES	(7,858,534)	(1,113,702)	(3,293,212)	(8,728,175)	
CASH FLOWS FROM FINANCING ACTIVITIES					
RECEIPTS					
Proceeds from borrowings	-	-	-	-	
PAYMENTS					
Repayment of borrowings	(326,296)	(25,627)	(25,627)	(340,941)	
NET CASH FROM FINANCING ACTIVITIES	(326,296)	(25,627)	(25,627)	(340,941)	
NET INCREASE (DECREASE) IN CASH HELD	(6,020,148)	2,795,742	(104,180)	(5,152,966)	
CASH AT BEGINNING OF YEAR	9,664,903	8,692,181	8,692,181	8,692,180	
CASH AT END OF PERIOD	3,644,755	11,487,923	8,588,001	3,539,214	

Capital Expenditure							
2019-2020							
Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
	PLANT & EQUIPMENT						
	Replacement of the following vehicles						
CH015	1339 General Managers Vehicle	-	-		45,000	45,000	
CH020	1322 Pool Car - Forester wagon	-	-		20,000	20,000	
CH025	Garbage truck	-	-		280,000	280,000	
CH030	1307 Toro Mower 42in	15,086	15,086		16,000	16,000	
CF012	1040 Dual Cab Ute 4WD	-	-		38,000	38,000	Disposal Jan 2020
CH035	1041 Ute 2WD Tipper	-	-		27,000	27,000	
CH010	Mitsubishi Trtion Ute GLX 2.4L	-	37,684		38,000	38,000	
CH005	Mitsubishi Trtion Ute GLX 2.4L with Canopy	-	39,323		38,000	38,000	1294 Dual Cab Ute 4WD - Disposal in 2020/21
CG049	HiperVR Base & Rover Kit (Surveying Equip)	-	42,512			-	
CH040	Hi-Ab truck crane for #1270	-	7,233			-	
	TOTAL PLANT & EQUIPMENT	15,086	134,606	-	502,000	502,000	
						-	
	FURNITURE & IT					-	
CH075	Town Christmas Decorations	-	-		5,000	5,000	
CD730	Hall Furniture Replacement	-	984		10,000	10,000	
CE085	Additional sit down/stand up desks	-	1,455		,500	2,500	
CG060	IT - Major Software Upgrades	1,980	26,930		28,000	28,000	Office 2019 for 50 computers
CH060	IT - Server Upgrades	-	7,847		17,500	17,500	Wifi & remote server upgrades 2019/20
CH055	Desktop/Laptops/Monitors	-	21,005		20,000	20,000	Desktops/lapt op/monitors 2019/20
CH070	Printers/Copiers History Room 2019/20	-	3,390		6,500	6,500	History Room
CG820	Foreshore Power Upgrade	-	14,686	12,000		12,000	
CH065	Audio visual equip	14,982	14,982		20,000	20,000	Chamber
	TOTAL FURNITURE & IT	16,962	91,279	12,000	109,500	121,500	
						-	
	BUILDINGS					-	
CE770	Workspace Renovations - History Rooms	-	750	28,020		28,020	
CF705	Weldborough Amenities	-	-	125,000		125,000	
CH705	Install 1 X Bus Shelter - High St, Mathinna	1,468	2,935		15,000	15,000	As per community consultation in April 2018

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
CH735	Fingal Park Shelter	-	1,469			-	As per community consultation in April 2018
CH710	St Helens Waste Transfer Station Tip Shop	3,814	10,857		45,000	45,000	New Addition to Tip Shop
CH715	Fingal Sports Complex - Toilet Addition	6,815	22,373		60,000	60,000	As per community consultation in April 2018
CH720	Four Mile Creek Community Hub	-	-		58,690	58,690	FOFMC
CH725	Break O Day Community Stadium - Upgrades	-	-		30,000	30,000	Roof Replacement to original amenities section
CC730	Old Tasmanian Hotel Upgrades in Accordance with Conservation Mgt Plan	4,080	12,920	5,630	600,000	605,630	Annual commitment to Heritage upgrades and renovations
CH730	Portland Hall Upgrades	-	2,818	12,440	100,000	112,440	2019/20 Upgrades
CG725	Scamander Sports Complex Disabled Toilet & Improvements	-	5,484	5,500		5,500	
	TOTAL BUILDINGS	16,176	59,605	176,590	908,690	1,085,280	
						-	
	PARKS, RESERVES & OTHER					-	
CH805	St Marys Cemetery Master Plan	52,500	4,709		20,000	20,000	DCP
CH810	St Helens Cemetery Master Plan	-	-		50,000	50,000	
CH815	Dog exercise area St Helens Improvements	-	-		10,000	10,000	
CH820	Medeas Cove & Annie St intersection	-	-		15,000	15,000	Installation of crash barrier
CE715	Break O Day Community Stadium - External Upgrades	-	-	9,950	-	9,950	as per Council decision 10/19.17.3 Moved \$150k to CH530
CH530	Car Parking & MTB Hub - Cecilia St Carpark	-	-		300,000	300,000	as per Council decision 10/19.17.3
CH825	Cornwall Playground Upgrade (Slide Only)	-	-		5,000	5,000	Cornwall - Slide Only
CH830	Binalong Bay Playground site improvements	-	-		25,000	25,000	
CD815	Wrinklers Lagoon Redevelopment Design & Planning	-	-	89,400		89,400	
CE820	Street furniture & signage	-	11,149	8,860		8,860	
	Jetty upgrades - TBA	-	-		155,000	155,000	Grant funded
CD830B	Jetty Upgrades - Cunningham Street	-	42,161	13,880		13,880	

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
CH835	St Helens Rec ground - Football Grounds	-	35,000		35,000	35,000	Irrigation
	Break O Day Community Stadium	-	-		45,000	45,000	Completed
CH840	St Helens Croquet Playing Field	-	-		0,000	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	-	-	50,000		50,000	C/f to CF805
CF805	Parnella/Foreshore Walkway	591	6,870	250,510		250,510	Moved from Footpaths
CG825	Streetlighting - LED Implementation	-	-	22,700		22,700	C/f to CF805
CH845	Street banner pole refurbishment St Helens	1,335	24,648		25,000	25,000	
CH850	Scamander Sports - Bowls Green Shade Structure	-	1,838		-	-	Replacement
CF820*	Mountain Bike Trails - Poimena to Bay of Fires	73,842	201,934	419,570		419,570	
CF820A*	Mountain Bike Trails - Stacked Loops-St Helens	49,973	1,039,885	2,609,550	100,000	2,709,550	
	TOTAL PARKS, RESERVES & OTHER	178,240	1,418,194	3,534,420	815,000	4,349,420	
						-	
	ROADS					-	
	STREETSCAPES					-	
CE110	Scamander entrance at Wrinklers	-	-	93,500	100,000	193,500	
CE105	Cecilia St (Circassian to Esplanade)	-	15,046	-	-	-	
CF105	Fingal Streetscape - Stage 2	22,034	22,372	40,000	-	40,000	
CG120	Fingal Streetscape - Stage 3	45,819	96,046			-	
	TOTAL STREETSCAPES	67,852	133,463	133,500	100,000	233,500	
						-	
	FOOTPATHS					-	
CG115	Annual replacement of damaged footpaths	-	-		30,000	30,000	
CH105	Binalong Bay Footpath - Main Road	-	-		30,000	30,000	as per foreshore masterplan
CF130	Parkside Foreshore Footpath	-	870			-	
CH110	Binalong Bay - Pacific to Bevan Streets	-	-		3,000	3,000	Replace gravel
CH115	Fingal - Talbot Street	-	-		30,000	30,000	Avoca end near old town hall to PO.
CH120	Scamander - Scamander Ave	-	-		58,000	58,000	Part A

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
CH125	Stieglitz - Chimney Heights	-	-		3,000	3,000	Replace gravel
CF125	Medea Cove Footpath/Road options	-	-	38,640	32,000	70,640	
CG110	Storey St, St Marys	-	-	50,000		50,000	Replace gravel
CF135	Cycleway/Walkway - St Helens - Upgrade	725	4,497			-	
	TOTAL FOOTPATHS	725	5,367	88,640	186,000	274,640	
						-	
	KERB & CHANNEL					-	
CH155	Byatt Court, Scamander	-	-		46,000	46,000	Stormwater management plan
	Replacements TBA	-	-		22,000	22,000	to be allocated
CG155	Cameron St, St Helens (south of Quail St intersection) (0.16km)	-	-	9,000	11,000	20,000	Width to be checked for onstreet parking options
CG160	Penelope St St Helens	-	2,051			-	Replace 50mt kerb & channel on western side of Penelope St, St Helens - starting at intersection of Lawry Heights
CG165	Helen Grove, St Helens (Northern Side)	-	20,632	23,530		23,530	
CE165	Treloggen Drive, Binalong Bay	-	-	50,360		50,360	
CG170	Aerodrome Road, Stieglitz	-	23,014	33,190		33,190	
	TOTAL KERB & CHANNEL	-	45,697	116,080	79,000	195,080	
						-	
	RESHEETING					-	
	2054 - Brooks Rd	-	-		10,046	10,046	
	2138 - Franks St Fingal	-	-		3,795	3,795	
CH305	2161 - Groves Rd	-	-		15,288	15,288	
CH305	2160 - Groves Rd				15,288	15,288	
CH310	2285 - North Ansons Bay Rd		-		5,528	5,528	
CH310	2286 - North Ansons Bay Rd				16,517	16,517	
	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	

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
	2015 - Ansons Bay Rd (Priory Rd)	-	-		4,277	4,277	
	2016 - Ansons Bay Rd (Priory Rd)		-		7,287	7,287	
	2008 - Ansons Bay Rd (Priory Rd)		-		20,093	20,093	
	2011 - Ansons Bay Rd (Priory Rd)		-		11,717	11,717	
	2012 - Ansons Bay Rd (Priory Rd)		-		11,652	11,652	
	2013 - Ansons Bay Rd (Priory Rd)		-		8,328	8,328	
	2014 - Ansons Bay Rd (Priory Rd)		-		8,234	8,234	
	2017 - Ansons Bay Rd (Priory Rd)		-		20,300	20,300	
	2176 - Honeymoon Point Rd	-	-		1,401	1,401	
	2331 - Reids Rd	-	-		5,528	5,528	
	2332 - Reids Rd		-		5,405	5,405	
	2333 - Reids Rd		-		4,641	4,641	
CG310	Reids Rd		-	33,780	10,000	43,780	
CF355	Lottah Road, Pyengana	-	-	8,820		8,820	
CF325	Upper Scamander Road, Scamander	-	-	14,820		14,820	
	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	-	-	40,000		40,000	
CD305	Mathinna Plains Road	-	-	39,000		39,000	
	Ansons Bay Road, Ansons Bay	-	-	80,000		80,000	
CH310	North Ansons Bay Road, Ansons Bay	-	72,666	80,000		80,000	
	TOTAL RESHEETING	-	72,666	324,900	239,326	564,226	
						-	
	RESEALS					-	
CH405	799 - Acacia Dve	-	-		11,135	11,135	
CH410	731 - Aerodrome Rd	-	-		17,514	17,514	
CH415	673 - Akaroa Ave	-	-		29,225	29,225	
CH420	683 - Cannell Pl	-	-		15,734	15,734	
CH425	434 - Circassian St	-	-		15,585	15,585	
CH425	433 - Circassian St		-		8,789	8,789	
CH430	788 - Coffey Ct	-	-		12,680	12,680	
CH435	379 - Douglas Crt (turning circle only)	-	-		50,000	0,000	
CH440	526 - Fresh Water St	-	-		6,726	6,726	
CH440	525 - Fresh Water St		-		2,178	2,178	

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
CH445	564 - Hodgman St	-	-		12,049	12,049	
CH450	792 - King St Binalong Bay	-	-		3,695	3,695	
CH450	791 - King St Binalong Bay		-		3,743	3,743	
CH453	Talbot Street, Fingal	-	-			-	
CH455	58 - Lottah Rd	-	-		9,346	9,346	
CH460	760 - Main Rd Binalong Bay	-	-		8,658	8,658	
CH460	766 - Main Rd Binalong Bay		-		81,648	81,648	
CH460	762 - Main Rd Binalong Bay		-		13,498	13,498	
CH465	670 - Maori Pl	-	-		3,934	3,934	
CH470	389 - Medeas Cove Esp	-	-		8,579	8,579	
CH473	Heather Place	-	-			-	
CH475	1257 - Melaleuca St	-	-		2,004	2,004	
CH480	- Quail St parking	-	-		25,000	25,000	
CH485	951 - Reids Rd	-	-		7,290	7,290	
CH485	947 - Reids Rd	-	-		6,210	6,210	
CH487	758 - Reserve St	-	-		5,138	5,138	
CH488	549 - Rest Area C/P	-	-		9,339	9,339	
CH490	541 - Scamander Ave	-	-		5,055	5,055	
CH490	543 - Scamander Ave	-	-		22,810	22,810	
CH490	540 - Scamander Ave	-	-		1,320	1,320	
CH491	512 - Seaview Ave (turning circle only)	-	-		43,750	43,750	
CH492	71 - St Columba Falls Rd	-	-		4,311	4,311	
CH492	69 - St Columba Falls Rd		-		26,760	26,760	
CH493	Beaumaris Avenue	-	-			-	
CH494	380 - Susan Crt (turning circle only)	-	-		50,000	50,000	
CH495	St Marys - Esk Main Road Storey to Groom Street	-	-		50,000	50,000	To coincide with DSG Road Sealing Programme
CH490	Scamander Ave - Bridge to IGA	-	-		120,000	120,000	To coincide with DSG Road Sealing Programme
	TOTAL RESEALS	-	-	-	693,699	693,699	
						-	
	ROADS OTHER					-	
	Reconstruction & Dig Outs - Roads to be specified	-	-		300,000	00,000	
CF515	The Gardens Road RTR	-	-	4,460		4,460	
CG540	Ansons Bay Rd dig out	-	-	13,880		13,880	
CG545	Rex Ct St Helens dig out	-	-	27,540		27,540	
CG550	St Helens Pt Rd dig out	-	-	50,000		50,000	
CH505	St Helens Pt Rd (Parkside)	4,913	6,113		800,000	800,000	Part B - Requires Grant Finding

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
CH510	Atlas Drive - Retaining Wall Anchor	-	-		40,000	40,000	
CH515	Ansons Bay Road - Gravel Stabilisation	-	-		75,000	75,000	
	Gardens Road - Sight Distance Works	-	-		400,000	400,000	Subject to successful Black Spot funding application
	Road Intersection Upgrade Works	-	-		50,000	50,000	
CH520	Talbot St, Fingal - Off Hwy Reconstruction/DigOut	-	-		100,000	100,000	Gleadow St to Brown St
CH525	Crash Barrier - Fingal Bridge	50,119	50,573		150,000	150,000	Mathinna Rd - DSG Bridge
	ROAD ASSET MANAGEMENT	-	-			-	
	Sealed Roads - Condition Assessments	-	-		32,500	32,500	
	Road Network - Sign Replacement	-	-		25,000	25,000	
CG520	Beaumaris Ave	-	-	15,000		15,000	
	TOTAL ROADS OTHER	55,032	56,687	110,880	1,972,500	2,083,380	
						-	
	ROADS TOTAL	123,609	313,879	774,000	3,270,525	4,044,525	
						-	
	BRIDGES					-	
CG205	B185 Gillies Road, St Marys	318	8,094		25,000	25,000	Replace Deck
CG220	B2293 Cecilia St, St Helens	250	250		22,000	22,000	Replace Deck
CG210	B760 Bent St, Mathinna	-	-	5,500		5,500	
CG215	B1675 Lower Germantown Road, St Marys	-	-	2,600		2,600	
CG230	B2809 Argyle St, Mangana	-	-	30,000		30,000	
CG235	B3765 Argonaut Road, St Helens (Upper Golden Fleece)	-	-	11,620		11,620	
CG245	B7032 Davis Gully Road, Four Mile Creek	-	-	19,790		19,790	
CG250	B7027 Mathinna Plains Road	-	-	15,000		15,000	
CH220	B2006 - Reids Rd, Priory	682	1,077		90,000	90,000	Replace Deck
CH225	B2809 - Argyle St, Mangana	318	318		30,000	30,000	Replace Deck
CG240	B7004 Richardson Road, St Marys	364	364		38,000	38,000	Replace Deck
CH230	B7005 - Tims Ck Rd	250	250		30,000	30,000	Replace Deck
CH235	B2242 - Hodges Rd	598	598		60,000	60,000	Replace Deck
CH215	B2191 - Fletchers Creek, Reids Rd	-	132,447		150,000	150,000	Extra Budget Approved \$130K Bridgepro \$20 Variation

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
CH205	Footpath Bridge at Fingal Culvert	-	3,000		30,000	30,000	New bridge - footpath
CG225	B2792 Four Mile Creek Road	-	-	29,550	220,000	249,550	renew coating
CH240	B2117 The Flat Road Bridge, St Marys	338	338			-	Funding Due December 2019 as per DJ??
	Install/upgrade traffic barriers	-	-	120,000		120,000	
CH245	B2006 - Reids Road - Barrier Upgrade	-	-			-	
CH535	Medeas Cove Esp/Annie St Int - Barrier Upgrade	-	-			-	
CH540	Gardens Road Twin Culverts - Barrier Upgrade	-	-			-	
CH210	B7043 Mathinna Road, Fingal (DSG)	-	1,500	-		-	
	TOTAL BRIDGES	3,118	146,736	234,060	695,000	929,060	
						-	
	STORMWATER					-	
CH660	Minor stormwater Jobs 2019/20	-	4,572		50,000	50,000	
CD655	Implement SWMP priorities	26	48,390	138,600	80,000	218,600	
CG665	Freshwater Street / Lade Court (Beaumaris)	-	-	30,000	40,000	70,000	Install new stormwater pipe rear of Freshwater Street properties to prevent Lade Court properties flooding.
CG670	Medea St - Opposite Doepel St	-	-	40,000	5,000	45,000	115m of open drain
CF665	Beauty Bay Access track improvements	-	-	6,000		6,000	
CH655	Beaumaris Ave	-	-		25,000	25,000	New Stormwater main
	TOTAL STORMWATER	26	52,962	214,600	200,000	414,600	
						-	
	WASTE MANAGEMENT					-	
CH605	St Helens WTS - Polystyrene Densifier	-	-		30,000	30,000	
CH610	Scamander WTS - Reseal entrance road	-	-		20,000	20,000	
CG605	Reconstruction & seal entrance to St Helens WTS	-	3,194	4,320		4,320	
CE615	Scamander WTS retaining wall replacement	-	-	52,000		52,000	
	Recycling facilities	-	-	20,000		20,000	

Project Code	Details	Month Actuals	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comment
CE625	Rehabilitation of former Binalong Bay Tip	-	-	2,680		2,680	
CF610	Fingal WTS Retaining Wall Replacement	-	46,941	80,000		80,000	
	WASTE MANAGEMENT TOTAL	-	50,135	159,000	50,000	209,000	
						-	
	Total Capital expenditure	353,218	2,276,129	5,104,670	6,550,715	11,655,385	

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:**

Nil.

Meetings Attended/Other information:

Visitor numbers are now consistently over 50 each day with occasional days approaching 200. The part time VIC staff have undertaken some familiarisation visits during the month.

Statistics:**Door Counts:**

Month/Year	Visitor Numbers	Daily Average	History Room
October 2010	1,755	56.61	158
October 2011	2,286	73.74	247
October 2012	2,408	77.68	99
October 2013	2,774	89.48	85
October 2014	2,725	87.90	135
October 2015	2,870	92.58	108
October 2016	2,400	77.42	148
October 2017	2,799	90.29	111
October 2018	2,625	84.68	104
October 2019	2,560	82.58	106

Revenue 2018/2019:

Month	VIC Sales	HR Entry	HR Donations
July	\$2,065.20	219.00	79.10
August	2,418.45	176.00	76.15
September	5,711.75	352.00	121.00
October	5,759.40	478.00	136.75
November	6,182.01	560.00	200.00
December	6,938.21	490.00	45.60
January	10,386.85	799.00	106.45
February	10,940.75	881.00	55.65
March	10,480.35	1,125.50	70.85
April	5,855.70	547.50	555.30
May	2,869.50	400.00	51.40
June	1,580.86	227.00	70.50

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

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 2018-2019*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.

11/19.12.4 Financial Management Strategy 2019 to 2028

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Bob Hoogland, Manager Corporate Services
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Management Strategy 2019 - 2028

OFFICER'S RECOMMENDATION:

That Council adopt the Financial Management Strategy 2019 – 2028, replacing Financial Management Strategy 2015 - 2023

INTRODUCTION:

Council adopted Financial Management Strategy 2015 -2023 in May 2016. The Local Government Act requires this to be reviewed no less frequently than every four (4) years.

PREVIOUS COUNCIL CONSIDERATION:

Council adopted Financial Management Strategy 2015 -2023 in May 2016. This review has not previously been considered by Council.

Recent November Workshop discussion.

OFFICER'S REPORT:

Council adopted Financial Management Strategy 2015 -2023 in May 2016. The Local Government Act requires this to be reviewed no less frequently than every four (4) years.

As this is a Policy or Plan of a financial nature, the draft Strategy was presented to Council's Audit Panel for review.

The Audit Panel provided the following recommendations/notes:

Financial Management Strategy – the Audit Panel considered the draft Financial Management Strategy as circulated. The Chair noted that the Strategy could include:

- Version control
- A review period (every 4 years as per Local Government Act)
- Monitoring against actuals and budget

The Chair also noted that, as per the Objective, the position of “financial comfort” would be achieved in 2024/2025 rather than 2023/2024.

Management to consider the recommendations and prepare a report for Council

In response to the recommendations:

- Version control was considered unnecessary considering the very different periods covered by the Strategies
- A review clause has been added
- As this is a very high level and overarching document, of a strategic nature and covering multiple financial years, it was considered that monitoring against actuals and budgets more appropriately occurs at a lower level
- The Objective has been amended as recommended

On that basis, it is recommended that Council adopt the Financial Management Strategy 2019 – 2028 to replace the Financial Management Strategy 2015 - 2023

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.

Strategies

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

LEGISLATION & POLICIES:

Local Government Act section 70A identifies the requirement for a Financial Management Strategy; section 70E identifies the requirement to review at least every four (4) years.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority.



FINANCIAL MANAGEMENT STRATEGY 2019 to 2028

Purpose and Intent

The Financial Management Strategy (FMS) has been prepared in accordance with Section 70A of the Local Government Act 1993 to guide Council in its financial decision making.

The FMS integrates with the overarching Break O'Day Council Strategic Plan 2017-2027 which provides a broader understanding of Council's role in achieving the strategic vision having regard to Fiscal Responsibility as well as Infrastructure and Services. The Plan defines Council and Community Roles:

We will....	COUNCIL ROLE	COMMUNITY ROLE
Infrastructure and services We willplan, deliver and maintain quality infrastructure and services. ... strive to deliver excellent customer service and promote Break O'Day as a desired destination.	...plan and provide community facilities and services in partnership with Council for our community.
Fiscal Responsibility We will...	...work within a culture of financial sustainability focusing on securing outside funding, spending wisely and being fair to all. ...recognise the limitations of resources and the community's capacity to pay.	...be mindful that every request has an impact on finances and that difficult decisions need to be made to ensure the best outcome for all. ...be prepared to pay for additional services and infrastructure that are requested.

The FMS has been prepared with the following key principles in mind. Break O'Day Council will:

- Manage its finances on behalf of its community in a responsible and sustainable manner and identifying opportunities to diversify revenue sources
- Maintain its community wealth in a manner where the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation
- Apply a user pays principle where appropriate, while taking into account any community service obligation
- Manage its financial position with an ability to recover from unanticipated events and to absorb the potential volatility inherent in revenues and expenses
- Manage its Long Term Financial Plan (LTFP) to retain an underlying surplus
- Manage the FMS in keeping with the Strategic Plan

These principles, in addition to the 'Rates and Charges' policy, are key considerations in preparation of Council's annual budget, LTFP and Asset Management Plans (AMP).

The LTFP will be prepared using Council's forecast information at the time of preparation for a period of ten years. The Asset Management Plans determine the projected spend on capital renewals and new/upgraded assets that are integrated into the LTFP. Revenues and Expenditure in the LTFP will not be indexed with inflation and will be stated in today's values.

OBJECTIVE

The Council is seeking to move beyond 'financial sustainability' to a position of 'financial comfort' by 2024/2025. Financial comfort is considered to be a position where Council has an underlying ongoing annual surplus of \$500,000 providing Council with the flexibility to initiate activities and services within the Break O'Day area which facilitates the growth of the population and local economy or progress objectives of the Strategic Plan

GENERAL UNDERLYING PRINCIPLES AND DIRECTIONS

The vision for the future can be achieved by pursuing a range of key directions which contribute to the underlying objective of achieving financial comfort.

1. **Collective Action Model** – shared projects and services with other Councils (Northern Region Shared Services program), Government agencies and the private sector.
2. **Diversify revenue** – through commercial activities and delivering services aligned with Council's core competencies.
3. **Expand the rate base** – through economic development activities and support of the business community, including unlocking state owned land (excluding state reserves and national parks) for commercial activities and potentially adjusting the municipal area as part of an overall boundary consideration.
4. **Identify and secure new sources of revenue** – reduce impact on ratepayers by seeking alternative revenue options.
5. **Boundary and service delivery logic** – service delivery is not determined by Council boundaries but by efficiency, logic and Council priorities.
6. **Maximise grant revenue** – actively pursue grant funding opportunities for Council priorities and capital projects identified in Council budget, Annual and/or Strategic Plan
7. **Identify operational savings** – through reviews of service delivery and procurement to identify cost and/or labour efficiencies.
8. **Tender for internal and external infrastructure projects (eg for state agencies)** - to enhance economies of scale and maximise plant utilisation.
9. **Address underutilised capacity and skills** – identify opportunities to take advantage of unused resources, both within and external to the municipality.

In pursuing the identified strategies, it is important that the actions and decisions of the Council are guided by well-established and agreed principles.

1. **Competition is okay** – work with and support existing businesses to ensure no long-term negative impact on them whilst supporting new growth
2. **Profit is acceptable** – whatever is taken on or outsourced occurs on a full cost recovery basis plus a 'profit' margin
3. **Asset use maximised** – resources can be developed for commercial purposes or to increase the rate base.
4. **Outcomes must be quantified** – measurement processes must be established to quantify the savings achieved or the 'profit' derived from a change
5. **Non-quantifiable benefits** – can be considered provided there is no significant negative quantifiable outcome.

PRINCIPLES, STRATEGIES & TARGETS - INCOMINGS

General Rates

- General rates are taxation for the purposes of local government rather than a fee for service. It is the revenue source that Council has the greatest influence over when determining the annual budget. Council will ensure that it raises the revenue required to meet expenditure obligations in an efficient and equitable manner.
- Council's general rates will be established in the annual budget process in line with the 'Rates and Charges' policy. The objective is to maintain a sustainable rates system that provides revenue and stability and supports a balanced budget to avoid placing the burden of current expenditure on future generations; and ensuring that all councillors and staff work together and have a consistent understanding of the Council's long term revenue goals.
- The general rates will be levied based on a property's Assessed Annual Value (AAV) as determined by the Tasmanian Valuer General; AAV generally reflects a rate payer's capacity to pay.
- General rates will be increased annually in line with inflation to ensure that the primary source of funding in the LTFP is not diminished and that Council is keeping pace with meeting the cost of providing services to the community.

Service Charges

- Service charges will be regarded as a fee for service. The aim with service charges is to set the charge to match the cost of service provision associated with the charge.
- Fire levies are set by the Tasmanian State Government with Council acting as an agent for collection.

User Fees

- User fees and charges are for use of council goods and services. Generally, it is the intent that fees and charges are increased annually in small increments rather than large intermittent increases, commensurate with CPI increases.
- Where applicable, service provision will be at full cost recovery with an appropriate margin for which reflects normal commercial practices

Other Revenue

- The main source of other revenue is the Financial Assistance Grants received from the Commonwealth Government.
- Other revenue is primarily distributions from Council's investment in Tas Water. Revenue is in line with Tas Water's current Corporate Plan. This is based on Council's existing ownership interest.

PRINCIPLES, STRATEGIES & TARGETS - OUTGOINGS

Operating Expenditure

The operational expenditure of Council covers a wide range of services in the functions of Administration, Roads Streets and Bridges, Health and Community Services, Land Use Planning and Building, Recreation and Culture and Unallocated and Unclassified. Council will determine the level and range of services it provides to the community and approve funding of these services in the annual budget process.

Depreciation and Amortisation

- Depreciation recognises the allocation of the value of an asset over its useful life. Management will make informed assumptions regarding the value of assets and the period of time the assets will provide services to the community. External specialists will be used for valuation services as deemed appropriate.
- The depreciation charged on an annual basis is reflective of the services being provided to the residents in that year.
- The value of depreciation as estimated in the LTFP does not allow for changes due to revaluation of asset classes.

Finance Costs & Borrowings

- Finance costs relate to interest charged by financial institutions on funds borrowed. The level of borrowings and the level of interest rates influence costs.
- Borrowings are intended to fund long term new asset creation that improves services to the community.
- Council will manage existing borrowings, cash and investments to ensure debts are repaid when they are due.

Capital Expenditure

Council will use Asset Management Plans to ensure the service capacity of infrastructure and manage maintenance and upgrade intervention with appropriate and cost-effective timing.

Review

The Strategy will be reviewed every four years as required by the Local Government Act unless an earlier review is required by a change in legislation or Council/General Manager identify a significant change in strategic approach.

11/19.12.5 Budget Review as 30 September 2019

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Bob Hoogland, Manager Corporate Services
FILE REFERENCE	018\007\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Reports as at 30 September 2019 with recommended budget amendments

OFFICER'S RECOMMENDATION:

That Council receive the Budget Estimates 2019-2020 Review as at 30 September 2019 and the following variances be applied to the original 2019-2020 budget as set by Council Minute:

Amend Capital Expenditure	\$
Carried forward changes	
CG820 Foreshore Power Upgrade	12,000
CE770 History Room Renovations	28,020
CF705 Weldborough Amenities	125,000
CC730 Old Tasmanian Hotel	5,630
CH730 Portland Hall Upgrades	12,440
CG275 Scamander Sports Complex Improvements	5,500
CE715 BOD Community Stadium	9,950
CE820 Street Furniture	8,860
CD815 Wrinklers Lagoon Development	89,400
CD308 Cunningham St Jetty	13,880
CF825 Parnella Foreshore	50,000
CF805 Parnella/Foreshore Walkway	(34,490)
CG825 Street lighting	22,700
CF820 MTB Bay of Fires	(180,430)
CF820A MTB Stacked Loops	(97,950)
CE110 Wrinklers Streetscape	(1,500)
CF105 Fingal Streetscape	40,000
CG110 Storey St Footpath	50,000
CF125 Medea Cove Footpath	(4,360)
CG160 Penelope St K & C	(30,000)
CE165 Treloggen Drive K & C	50,360
CG165 Helen Grove K & C	23,530
CG170 Aerodrome Road K & C	33,190
Resheeting projects:	
CG310 Reids Road - \$33,780 not \$10,000	23,780
CF355 Lottah Road	8,820
CF325 Upper Scamander Road	14,820
Fingal Streets	6,500
CG345 German Town Road	6,980
CG350 Dublin Town Road	15,000
Falmouth Streets	40,000

Amend Capital Expenditure	\$
CD305 Mathinna Plains Road	39,000
Roads Other (dig outs/reconstructions):	
CF515 The Gardens Road	4,460
CG540 Ansons Bay Road	13,880
CG545 Rex Court	27,540
CG550 St Helens Point Road	50,000
Bridges:	
CG210 Bent Street, Mathinna	5,500
CG215 Lower Germantown Road	2,600
CG230 Argyle Road, Mangana	30,000
CG235 Argonaut Road	11,620
CG245 Davis Gully Road	19,790
CG250 Mathinna Plains Road	15,000
Traffic Barriers (\$120,000 not \$100,000)	20,000
CG225 Four Mile Creek Road (\$29,550 not \$30,000)	(450)
Stormwater:	
CD655 Implement SWMP Priorities	138,600
CF665 Beauty Bay Access Track	6,000
CG665 Freshwater Street/Lade Court	30,000
Waste Management:	
CG605 St Helens WTS Entrance	56,320
CE615 Scamander WTS Retaining Wall	20,000
Recycling Facilities	2,680
CE715 BOD Community Stadium (car parking)	(150,000)
MTB Hub/Car Park	300,000
TOTAL CAPITAL ADJUSTMENT (\$5,254,670 not \$4,264,500)	\$990,170
Amend Operating Revenue	
1791 Drought Communities Grant	\$970,210
TOTAL OPERATING ADJUSTMENT	\$970,210
TOTAL BUDGET ADJUSTMENT	(\$19,960)

INTRODUCTION:

The 2019/2020 budget has been reviewed by management, with changes reflecting corrections to actual verses expected carried forward capital projects and recognising drought community grant funds.

PREVIOUS COUNCIL CONSIDERATION:

The original 2019/2020 budget was presented to Council and adopted by Council. Monthly financial statements have been reported to Council. This matter has not previously been considered by Council.

Previous November Workshop discussion.

OFFICER'S REPORT:

The 2019/2020 budget has been reviewed by management, with changes reflecting corrections to actual verses expected carried forward capital projects and recognising drought community grant funds.

At the time of the preparation of the budget, reviews were undertaken with respect to capital projects which would be completed by the end of the financial year and works to be carried over. Management are now able to properly budget for these projects carried over from 2018/2019 and the budget amended accordingly. In general, amendments are not made to the operating budget however the receipt of drought community grant funds is a very significant revenue item and therefore budget amendment is recommended for this item.

As most of the capital works projects are funded from cash unexpended at the end of 2018/2019, there is a significant increase in budgeted cash at the end of 2019/2020.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

Goal

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

Strategy

Develop and maintain infrastructure assets in line with affordable long-term strategies.

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:

Section 82 of the *Local Government Act 1993*.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

As identified in the report.

VOTING REQUIREMENTS:

Simple Majority.

Trading Account Summary

Council's current position for the month ending 30 September 2019 is summarised as follows:-

CASH AT BEGINNING OF PERIOD	10,440,761
TOTAL INCOME FOR PERIOD	2,798,619
TOTAL AVAILABLE FUNDS	13,239,380
LESS TOTAL EXPENDITURE	1,288,275
CASH AT END OF PERIOD	11,951,104
OUTSTANDING SUNDRY DEBTORS 60 DAYS & OVER	14,356

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				
2019-2020				
	2018-2019 Budget	Year to Date Actual	Year to Date Budget	2019-2020 Budget
INCOME				
Rates and Charges	9,234,097	9,473,743	9,508,404	9,635,814
User Charges	825,091	263,379	197,137	833,091
Grants	2,855,798	371,415	371,491	2,927,718
Other Income	152,000	97,504	39,000	152,000
Investment Income	538,000	40,274	39,000	538,000
Total Income	13,604,986	10,246,315	10,155,032	14,086,623
Capital Income				
Capital grants	4,949,400	861,550	80,000	2,875,210
Profit or Loss on Sale of Assets	40,000	-	-	27,000
Total Income	18,594,386	11,107,865	10,235,032	16,988,833
EXPENSES				
Employee Expenses	4,998,145	1,057,001	1,168,967	5,063,524
Materials and Services	4,209,874	1,343,051	1,283,377	4,386,834
Depreciation and amortisation	3,457,248	887,373	876,048	3,507,593
Other expenses	769,772	168,984	175,247	720,115
Total Expenses	13,435,039	3,456,409	3,503,639	13,678,066
FAGs in advance				
Net Operating Surplus\ (Deficit)	169,947	6,789,906	6,651,393	408,556
Net Surplus\ (Deficit)	5,159,347	7,651,456	6,731,393	3,310,766

Profit & Loss Statement								
2019-2020								
		Month Actual	Year to Date Actual	Year to Date Budget	New Budget Items	2019-2020 Budget	% of Annual Budget used	Comment
1600	Revenues							
1611	General Rate	-	7,361,472	7,368,676		7,368,676	100%	
1612	Waste Charges	-	1,190,490	1,188,585		1,188,585	100%	
1613	Fire Levy	-	365,322	365,186		365,186	100%	
1614	Tips & Transfer Stations	8,997	27,270	42,470		169,880	16%	
1615	Recycling Charges	(60)	243,334	243,216		243,216	100%	
1616	Early Settlement Discounts	(53,321)	(145,843)	(130,000)		(130,000)	112%	
1617	Wheelie Bin Charges	328	431,698	430,271		430,271	100%	
	Total Rates	(44,056)	9,473,743	9,508,404	-	9,635,814	98%	
	Environmental Health							
1622	Inspection Fees	-	-	1,500		6,000	0%	
1623	Health/Food Licence Fees and Fines	(300)	(985)	1,000		14,000	-7%	
1624	Immunisations	-	-	-		1,000	0%	
	Total Environmental Health	(300)	(985)	2,500	-	21,000	-5%	
	Municipal Inspector							
1631	Kennel Licences	-	70	-		1,200	6%	
1632	Dog Registrations	2,250	9,085	5,000		50,100	18%	
1633	Dog Impoundment Fees & Fines	-	300	625		2,500	12%	
1634	Dog Replacement Tags	35	60	-		-		
1635	Caravan Fees and Fines	(65)	61,045	49,000		50,000	122%	
1636	Fire Abatement Charges	-	-	-		2,000	0%	
1637	Infringement Notices	1,512	3,289	4,375		17,500	19%	
	Total Municipal inspector	3,733	73,850	59,000	-	123,300	60%	
	Building Control Fees							
1641	Building Fees	2,680	9,445	7,500		30,000	31%	
1642	Plumbing	7,455	14,185	12,500		50,000	28%	
1643	Building Search Fees	-	240	300		1,200	20%	
1644	Permit Administration	6,550	14,145	8,750		35,000	40%	
1645	Building Inspections	6,964	16,591	10,000		40,000	41%	
1647	Certificates of Likely Compliance	4,555	11,829	5,500		22,000	54%	

		Month Actual	Year to Date Actual	Year to Date Budget	New Budget Items	2019-2020 Budget	% of Annual Budget used	Comment
1651	Development Application Fees	6,949	21,279	12,500		50,000	43%	
1653	Subdivision Fees	-	470	875		3,500	13%	
1654	Advertising Fee	4,000	13,600	12,500		50,000	27%	
1655	Adhesion Orders	210	210	125		500	42%	
1656	Engineering Fees	642	1,712	500		2,000	86%	
	Total Planning And Building Control Fees	40,004	103,706	71,050	-	284,200	36%	
	Government Fees Levies							
1661	B.C.I Training Levy	6,042	12,522	7,500		30,000	42%	
1662	Building Permit Levy	3,021	6,261	4,250		17,000	37%	
1663	132 & 337 Certificates	13,946	30,818	20,000		80,000	39%	
	Total Government Fees Levies	23,009	49,601	31,750	-	127,000	39%	
	Investment Income							
1671	Interest Income	15,150	40,274	39,000		150,000	27%	
1676	Dividends - TasWater	-	-	-	-	388,000	0%	
	Total Investment Income	15,150	40,274	39,000	-	538,000	7%	
	Sales Hire and Commission							
1681	Sales	2,591	4,934	9,107		130,100	4%	
1682	Commission	3,821	4,005	3,330		16,491	24%	
1683	Equipment Hire	(73)	27	-		-		
1684	Facilities and Hall Hire	2,922	8,727	1,650		55,000	16%	
1685	Facilities Leases	5,038	19,200	18,500		75,000	26%	
1686	Public Liability Blanket Cover	-	18	-		-		
1687	History Room Other Income	59	296	250		1,000	30%	
	Total Sales Hire and Commission	14,359	37,208	32,837	-	277,591	13%	
	Other Income							
1761	Late Payment Penalties inc Interest	17,132	22,999	26,000		100,000	23%	
1763	Heavy Vehicle Contributions	48,809	48,809	-		-		
1765	Private Works	387	2,646	5,000		20,000	13%	
1766	Cemetery	2,709	4,409	6,250		25,000	18%	

		Month Actual	Year to Date Actual	Year to Date Budget	New Budget Items	2019-2020 Budget	% of Annual Budget used	Comment
1768	Miscellaneous Income	-	1,818	-		-		
	Total Other Income	69,037	80,681	37,250	-	145,000	56%	
	Reimbursements							
1773	Workers Comp. Recoveries	-	-	500		2,000	0%	
1775	Roundings	(1)	(376)	-		-		
1776	Miscellaneous Reimbursements	768	670	1,250		5,000	13%	
1778	GST free reimbursements	3,066	16,529	-		-		
	Total Reimbursements	3,833	16,823	1,750	-	7,000	240%	
						-		
	Gain or Loss on Sale of Assets					-		
1781	Profit or Loss on Sale of Assets	-	-	-		27,000	0%	
	Total Gain or Loss on Sale of Assets	-	-	-	-	27,000	0%	
	Grant Income							
	Operating Grants			-				
1792	Financial Assistance Grant	-	351,491	351,491		2,907,718	12%	
1794	Learner Driver Mentor Grant	-	19,924	20,000		20,000	100%	
	Total Operating Grants	-	371,415	371,491		2,927,718	13%	
	Capital Grants							
1791	Roads to Recovery	-	80,000	80,000		650,000	12%	
1791	Old Tasman Hotel			-		500,000		
1791	Blackspot			-		600,000		
1791	Jetty Upgrades			-		155,000		
1791	Mountain Bike Trails		269,634	-		-		
1791	Drought Communities Grant	26,811	511,916	-	970,210	970,210		
	Total Capital Grants	26,811	861,550	80,000	970,210	2,875,210	30%	
	Total Revenue	151,579	11,107,865	10,235,032	970,210	16,988,833	65%	
	Expenses							
	Employee Costs							
1811	Salaries and Wages	255,701	731,255	805,317		3,489,708	21%	
1812	On Costs	104,915	317,654	357,650		1,549,816	20%	

		Month Actual	Year to Date Actual	Year to Date Budget	New Budget Items	2019-2020 Budget	% of Annual Budget used	Comment
1813	Overtime Payments	3,512	8,093	6,000		24,000	34%	
	Total Employee Costs	364,128	1,057,001	1,168,967	-	5,063,524	21%	
	Energy Costs							
1851	Electricity	13,531	31,515	34,530		143,875	22%	
	Total Energy Costs	13,531	31,515	34,530	-	143,875	22%	
	Materials and Contracts							
1861	Advertising	6,725	18,376	12,088		48,350	38%	
1862	Accom Receipts & Park Passes - Hist Rm	-	-	100		-		
1863	Bank Charges - GST	2,650	6,993	6,050		24,200	29%	
1864	Books Manuals Publications	154	489	1,198		4,790	10%	
1865	Catering	351	903	3,525		14,100	6%	
1866	Bank Charges - FREE	59	203	250		1,000	20%	
1867	Computer Hardware Purchase	2,702	3,460	3,000		12,000	29%	
1869	Computer Internet Charges	-	382	638		2,550	15%	
1870	Computer Licence and Maintenance Fees	6,489	78,893	104,000		203,000	39%	
1872	Corporate Membership	36	114,809	110,000		144,790	79%	
1873	Debt Collection	-	14,486	4,000		16,000	91%	
1876	Stock Purchases for Resale	1,500	16,044	8,250		45,000	36%	
1890	Equipment Hire and Leasing	2,151	7,021	9,500		38,000	18%	
1891	Equipment Maintenance and Minor Purchases	-	1,337	4,425		17,700	8%	
1893	Internet Billpay Costs	873	1,586	1,750		7,000	23%	
1895	Licensing and Licence Costs	41	22,119	15,000		39,379	56%	
1896	Land and Building Rental or Leasing Costs	1,666	1,666	10,500		9,000	19%	
1897	Materials	13,682	57,962	71,200		284,800	20%	
1898	Phone Calls Rental Fax	2,578	8,791	10,227		40,906	21%	
1899	Postage/Freight	1,222	9,831	6,003		24,010	41%	
1900	Printing/Laminating	-	-	4,150		16,600	0%	
1901	Property Insurance	-	94,237	95,500		95,500	99%	
1902	Room Hire	-	200	175		700	29%	

		Month Actual	Year to Date Actual	Year to Date Budget	New Budget Items	2019-2020 Budget	% of Annual Budget used	Comment
1904	Royalties and Copyright Licences	-	-	1,250		5,000	0%	
1905	Stationery	603	2,226	2,250		9,000	25%	
1906	Water and Property rates Payable	23,504	24,985	33,240		105,800	24%	
	Total Materials and Contracts	66,988	487,000	518,267	-	1,209,175	40%	
	Contractor Costs							
1971	Contractors	55,777	166,800	156,100		624,400	27%	
1972	Cleaning Contractors	16,823	51,973	45,713		182,850	28%	
1973	Waste Management Contractors	45,618	254,816	274,119		1,249,425	20%	
	Total Contractor Costs	118,218	473,590	475,931	-	2,056,675	23%	
	Professional Fees							
1992	Audit Fees	14,340	14,340	13,750		36,000	40%	
1993	Legal Fees	3,472	9,092	7,125		28,500	32%	
1994	Internal Audit Fees	-	-	3,000		12,000	0%	
1995	Revaluation Fees- Municipal only	-	600	7,000		28,000	2%	
1996	Professional Fees - Grant funded	11,318	33,182	-		-		
1997	Professional Fees - Strategic Projects	-	-	-		150,000	0%	
1998	Other Professional Fees	36,046	77,355	46,750		187,000	41%	
	Total Professional Fees	65,176	134,569	77,625	-	441,500	30%	
	Plant Hire							
2101	Plant Hire - Internal	32,265	112,508	125,250		501,000	22%	
2102	Plant Hire - External	-	-	1,375		5,500	0%	
2103	Registration and MAIB	34,345	34,866	34,387		34,387	101%	
2104	Insurance Premiums	-	20,779	27,830		27,830	75%	
2105	Plant Repairs and Maintenance	5,731	36,755	25,075		100,300	37%	
2140	Plant Hire Recovered	(47,760)	(136,573)	(175,250)		(701,000)	19%	
2141	Fuel	10,616	39,582	37,125		148,500	27%	
2142	Fuel Credit	-	(4,166)	(3,750)		(15,000)	28%	
	Total Plant Hire	35,197	103,752	72,042	-	101,517	102%	
	Government Fees and Levies							
2255	Fire Levy	91,232	91,232	91,232		332,279	27%	

		Month Actual	Year to Date Actual	Year to Date Budget	New Budget Items	2019-2020 Budget	% of Annual Budget used	Comment
2257	Building Permit Levy	2,979	6,259	3,750		15,000	42%	
2258	Land Tax	-	2,612	2,500		56,813	5%	
2259	Training Levy	5,922	12,522	7,500		30,000	42%	
	Total Government Fees and Levies	100,133	112,625	104,982	-	434,092	26%	
	Depreciation							
2305	Depreciation Buildings	18,253	54,758	54,022		216,088	25%	
2306	Depreciation Roads and Streets	152,167	456,501	456,500		1,826,000	25%	
2307	Depreciation Bridges	36,708	110,124	110,124		440,496	25%	
2308	Depreciation Plant & Equipment	32,276	92,082	82,269		329,075	28%	
2310	Depreciation Stormwater Infrastructure	27,658	82,974	82,974		331,896	25%	
2311	Depreciation Furniture	13,575	37,972	35,129		140,517	27%	
2312	Depreciation Land Improvements	16,432	47,562	49,630		198,521	24%	
2313	Amortisation of Municipal Valuation	1,800	5,400	5,400		25,000	22%	
	Total Depreciation	298,869	887,373	876,048	-	3,507,593	25%	
	Other Expenses							
2401	Interest Payable	-	27,169	32,000		335,328	8%	
2404	Grants and Community Support Given	22,200	40,927	40,000		142,800	29%	
2405	Rate Remissions	838	53,113	57,000		57,000	93%	
2407	Waiver of Fees and Lease etc	473	678	-		-		
2408	Refunds/Reimbursemen ts	312	712	-		-		
2409	Council Member Expenses	1,367	4,378	4,500		18,000	24%	
2410	Council Member Allowances	14,003	42,008	41,747		166,987	25%	
	Total Other Expenses	39,193	168,984	175,247	-	720,115	23%	
	Total Expenses	1,101,433	3,456,409	3,503,639	-	13,678,066	25%	

		Month Actual	Year to Date Actual	Year to Date Budget	New Budget Items	2019-2020 Budget	% of Annual Budget used	Comment
	Net Surplus\ (Deficit) before Capital amounts	(976,665)	6,789,906	6,651,393	0	408,556		
	Capital Grants	26,811	861,550	80,000	970,210	2,875,210		
	Profit or Loss on Sale of Assets	-	-	-		27,000		
	Net Surplus\ (Deficit)	(949,854)	7,651,456	6,731,393	970,210	3,310,766		

Financial Position					
2019-2020					
	2018-2019 Budget	Year to Date Actual	Year to Date Budget	2019-2020 Budget	Comments
Current Assets					
Cash	3,644,755	11,951,103	8,711,604	3,689,214	
Receivables	600,000	4,190,170	4,096,385	600,000	
Inventories	120,000	148,352	120,000	120,000	
Other Current Assets	30,000	61,108	30,000	30,000	
Total Current Assets	4,394,755	16,350,733	12,957,989	4,439,214	
Non Current Assets					
Property Plant and Equipment	141,267,981	145,807,241	142,250,082	144,161,102	
Investment in TasWater	33,285,899	38,672,525	38,672,525	38,672,525	
Other Non Current Assets	74,000	63,800	74,000	74,000	
Total Non -Current Assets	174,627,880	184,543,566	180,996,607	182,907,627	
Total Assets	179,022,635	200,894,298	193,954,596	187,346,841	
Current Liabilities					
Payables	850,000	1,434,077	1,073,540	850,000	
Interest Bearing Liabilities	326,296	315,314	315,314	326,296	
Provisions	664,164	844,070	664,164	664,164	
Total Current Liabilities	1,840,460	2,593,461	2,053,018	1,840,460	
Non Current Liabilities					
Interest Bearing Liabilities	7,651,610	8,484,374	8,484,374	7,651,610	
Provisions	520,964	569,414	520,964	520,964	
Total Non Current Liabilities	8,172,574	9,053,788	9,005,338	8,172,574	
Total Liabilities	10,013,034	11,647,249	11,058,356	10,013,034	
Net Assets	169,009,601	189,247,049	182,896,240	177,333,807	
EQUITY					
Accumulated surplus	24,815,980	43,454,828	37,104,019	31,541,586	
Asset revaluation reserve	143,813,516	145,384,764	145,384,764	145,384,764	
Other reserves	380,105	407,457	407,457	407,457	
TOTAL EQUITY	169,009,601	189,247,049	182,896,240	177,333,807	
Other Reserves - detailed separately	380,105	407,457	407,457	407,457	
Employee Provisions	967,735	1,413,484	1,185,128	1,185,128	
Unallocated accumulated surplus	2,253,139	10,130,162	7,119,019	2,096,629	
Total cash available	3,600,979	11,951,103	8,711,604	3,689,214	
Note: This reflects the cash position and does not include Payables and Receivables					

Estimated Cash Flow

2019-2020

	2018-2019 Budget	Year to Date Actual	Year to Date Budget	2019-2020 Budget	Comments
CASH FLOWS FROM OPERATING ACTIVITIES					
RECEIPTS					
Operating Receipts	13,604,986	7,215,252	5,384,015	4,086,623	
Less FAGs received in advance	(1,462,513)				
PAYMENTS					
Operating payments	(9,977,791)	(2,934,103)	(2,542,618)	(10,170,473)	
NET CASH FROM OPERATING	2,164,682	4,281,149	2,841,397	3,916,150	
CASH FLOWS FROM INVESTING ACTIVITIES					
RECEIPTS					
Proceeds from sale of Plant & Equipment	182,000	-	-	52,000	
Capital Grants	4,949,400	861,550	80,000	2,875,210	
PAYMENTS					
Payment for property, plant and equipment	(12,989,934)	(1,858,150)	(2,876,346)	(11,505,385)	
Payments for financial assets					
NET CASH FROM INVESTING ACTIVITIES	(7,858,534)	(996,600)	(2,796,346)	(8,578,175)	
CASH FLOWS FROM FINANCING ACTIVITIES					
RECEIPTS					
Proceeds from borrowings	-	-	-	-	
PAYMENTS					
Repayment of borrowings	(326,296)	(25,627)	(25,627)	(340,941)	
NET CASH FROM FINANCING ACTIVITIES	(326,296)	(25,627)	(25,627)	(340,941)	
NET INCREASE (DECREASE) IN CASH HELD	(6,020,148)	3,258,923	19,424	(5,002,966)	
CASH AT BEGINNING OF YEAR	9,664,903	8,692,180	8,692,180	8,692,180	
CASH AT END OF PERIOD	3,644,755	11,951,103	8,711,604	3,689,214	

Capital Expenditure						
2019-2020						
Project Code	Details	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comments
	PLANT & EQUIPMENT					
	Replacement of the following vehicles					
CH015	1339 General Managers Vehicle	-		45,000	45,000	
CH020	1322 Pool Car - Forester wagon	-		20,000	20,000	
CH025	Garbage truck	-		280,000	280,000	
CH030	1307 Toro Mower 42in	-		16,000	16,000	
CF012	1040 Dual Cab Ute 4WD	-		38,000	38,000	Disposal Jan 2020
CH035	1041 Ute 2WD Tipper	-		27,000	27,000	
CH010	Mitsubishi Trtion Ute GLX 2.4L	37,684		38,000	38,000	
CH005	Mitsubishi Trtion Ute GLX 2.4L with Canopy	39,323		38,000	38,000	1294 Dual Cab Ute 4WD - Disposal in 2020/21
CG049	HiperVR Base & Rover Kit (Surveying Equip)	42,512			-	
CH040	Hi-Ab truck crane for #1270	7,233			-	
	TOTAL PLANT & EQUIPMENT	119,519	-	502,000	502,000	
					-	
	FURNITURE & IT				-	
CH075	Town Christmas Decorations	-		5,000	5,000	
CD730	Hall Furniture Replacement	984		10,000	10,000	
CE085	Additional sit down/stand up desks	-		2,500	2,500	
CG060	IT - Major Software Upgrades	24,950		28,000	28,000	Office 2019 for 50 computers
CH060	IT - Server Upgrades	7,847		17,500	17,500	Wifi & remote server upgrades 2019/20
CH055	Desktop/Laptops/Monitors	21,005		20,000	20,000	Desktops/lapt op/monitors 2019/20
CH070	Printers/Copiers History Room 2019/20	3,390		6,500	6,500	History Room
CG820	Foreshore Power Upgrade	14,686	12,000	-	12,000	
CH065	Audio visual equip	-		20,000	20,000	Chamber
	TOTAL FURNITURE & IT	72,862	12,000	109,500	121,500	
					-	
	BUILDINGS				-	
CE770	Workspace Renovations - History Rooms	750	28,020		28,020	
CF705	Weldborough Amenities		125,000		125,000	
CH705	Install 1 X Bus Shelter - High St, Mathinna	1,467		15,000	15,000	As per community consultation in April 2018
CH735	Fingal Park Shelter	1,469			-	As per community consultation in April 2018
CH710	St Helens Waste Transfer Station Tip Shop	7,043		45,000	45,000	New Addition to Tip Shop

Project Code	Details	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comments
CH715	Fingal Sports Complex - Toilet Addition	14,259		60,000	60,000	As per community consultation in April 2018
CH720	Four Mile Creek Community Hub	-		58,690	58,690	FOFMC
CH725	Break O Day Community Stadium - Upgrades	-		30,000	30,000	Roof Replacement to original amenities section
CC730	Old Tasmanian Hotel Upgrades in Accordance with Conservation Mgt Plan	8,840	5,630	600,000	605,630	Annual commitment to Heritage upgrades and renovations
CH730	Portland Hall Upgrades	2,818	12,440	100,000	112,440	2019/20 Upgrades
CG725	Scamander Sports Complex Disabled Toilet & Improvements	5,484	5,500		5,500	
	TOTAL BUILDINGS	42,129	176,590	908,690	1,085,280	
					-	
	PARKS, RESERVES & OTHER				-	
CH805	St Marys Cemetery Master Plan	2,209		20,000	20,000	DCP
CH810	St Helens Cemetery Master Plan	-		50,000	50,000	
CH815	Dog exercise area St Helens Improvements	-		10,000	10,000	
CH820	Medeas Cove & Annie St intersection	-		15,000	15,000	Installation of crash barrier
CE715	Break O Day Community Stadium - External Upgrades	-	9,950	150,000	159,950	Construction Phase
CE820	Street furniture & signage	-	8,860		8,860	
CD815	Wrinklers Lagoon Redevelopment Design & Planning	-	89,400	-	89,400	
CH825	Cornwall Playground Upgrade (Slide Only)	-		5,000	5,000	Cornwall - Slide Only
CH830	Binalong Bay Playground site improvements	-		25,000	25,000	
	Jetty upgrades - TBA	-		155,000	155,000	Grant funded
CD830B	Jetty Upgrades - Cunningham Street	42,161	13,880		13,880	
CH835	St Helens Rec ground - Football Grounds	35,000		35,000	35,000	Irrigation
	Break O Day Community Stadium	-		45,000	45,000	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	-	50,000		50,000	C/f to CF805
CF805	Parnella/Foreshore Walkway	6,279	250,510		250,510	Moved from Footpaths
CH845	Street banner pole refurbishment St Helens	23,051		25,000	25,000	
CG825	Streetlighting - LED Implementation	-	22,700	-	22,700	
CH850	Scamander Sports - Bowls Green Shade Structure	-		-	-	Replacement
CF820*	Mountain Bike Trails - Poimena to Bay of Fires	219,497	419,570		419,570	
CF820A*	Mountain Bike Trails - Stacked Loops-St Helens	881,946	2,609,550	100,000	2,709,550	
	TOTAL PARKS, RESERVES & OTHER	1,210,143	3,534,420	665,000	4,199,420	

Project Code	Details	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comments
	ROADS				-	
	STREETSCAPES				-	
CE110	Scamander entrance at Wrinklers	-	93,500	100,000	193,500	
CF105	Fingal Streetscape - Stage 2	338	40,000	-	40,000	
CG120	Fingal Streetscape - Stage 3	33,477			-	
	TOTAL STREETSCAPES	33,815	133,500	100,000	233,500	
					-	
	FOOTPATHS				-	
CG115	Annual replacement of damaged footpaths	-		30,000	30,000	
CG110	Storey St, St Marys	-	50,000		50,000	as per foreshore masterplan
CH105	Binalong Bay Footpath - Main Road	-		30,000	30,000	as per foreshore masterplan
CF130	Parkside Foreshore Footpath	870			-	
CH110	Binalong Bay - Pacific to Bevan Streets	-		3,000	3,000	Replace gravel
CH115	Fingal - Talbot Street	-		30,000	30,000	Avoca end near old town hall to PO.
CH120	Scamander - Scamander Ave	8,010		58,000	58,000	Part A
CH125	Stieglitz - Chimney Heights	-		3,000	3,000	Replace gravel
CF125	Medea Cove Footpath/Road options	-	38,640	32,000	70,640	
CF135	Cycleway/Walkway - St Helens - Upgrade	3,772			-	
	TOTAL FOOTPATHS	12,652	88,640	186,000	274,640	
					-	
	KERB & CHANNEL				-	
CH155	Byatt Court, Scamander	-		46,000	46,000	Stormwater management plan
	Replacements TBA	-		22,000	22,000	to be allocated
CG155	Cameron St, St Helens (south of Quail St intersection) (0.16km)	-	9,000	11,000	20,000	Width to be checked for onstreet parking options
CE165	Treloggen Drive, Binalong Bay	-	50,360	-	50,360	Width to be checked for onstreet parking options
CG160	Penelope St St Helens	2,051	-		-	Replace 50mt kerb & channel on western side of Penelope St, St Helens - starting at intersection of Lawry Heights
CG165	Helen Grove, St Helens (Northern Side)	20,632	23,530		23,530	

Project Code	Details	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comments
CG170	Aerodrome Road, Stieglitz	23,014	33,190		33,190	
	TOTAL KERB & CHANNEL	45,697	116,080	79,000	195,080	
					-	
	RESHEETING				-	
	2054 - Brooks Rd	-		10,046	10,046	
	2138 - Franks St Fingal	-		3,795	3,795	
CH305	2161 - Groves Rd	-		15,288	15,288	
CH305	2160 - Groves Rd			15,288	15,288	
CH310	2285 - North Ansons Bay Rd	-		5,528	5,528	
CH310	2286 - North Ansons Bay Rd			16,517	16,517	
	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	
	2015 - Ansons Bay Rd (Priory Rd)	-		4,277	4,277	
	2016 - Ansons Bay Rd (Priory Rd)	-		7,287	7,287	
	2008 - Ansons Bay Rd (Priory Rd)	-		20,093	20,093	
	2011 - Ansons Bay Rd (Priory Rd)	-		11,717	11,717	
	2012 - Ansons Bay Rd (Priory Rd)	-		11,652	11,652	
	2013 - Ansons Bay Rd (Priory Rd)	-		8,328	8,328	
	2014 - Ansons Bay Rd (Priory Rd)	-		8,234	8,234	
	2017 - Ansons Bay Rd (Priory Rd)	-		20,300	20,300	
	2176 - Honeymoon Point Rd	-		1,401	1,401	
	2331 - Reids Rd	-		5,528	5,528	
	- Reids Rd	-		10,000	10,000	
	2332 - Reids Rd	-		5,405	5,405	
	2333 - Reids Rd	-		4,641	4,641	
CG310	Reids Road	-	33,780		33,780	
CF355	Lottah Road, Pyengana	-	8,820		8,820	
CF325	Upper Scamander Road, Scamander	-	14,820		14,820	
	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	-	40,000		40,000	
CD305	Mathinna Plains Road	-	39,000		39,000	
	Ansons Bay Road, Ansons Bay	-	80,000		80,000	
CH310	North Ansons Bay Road, Ansons Bay	72,666	80,000		80,000	
	TOTAL RESHEETING	72,666	324,900	239,326	564,226	
					-	

Project Code	Details	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comments
	RESEALS				-	
CH405	799 - Acacia Dve	-		11,135	11,135	
CH410	731 - Aerodrome Rd	-		17,514	17,514	
CH415	673 - Akaroa Ave	-		29,225	29,225	
CH420	683 - Cannell Pl	-		15,734	15,734	
CH425	434 - Circassian St	-		15,585	15,585	
CH425	433 - Circassian St	-		8,789	8,789	
CH430	788 - Coffey Ct	-		12,680	12,680	
CH435	379 - Douglas Crt (turning circle only)	-		50,000	50,000	
CH440	526 - Fresh Water St	-		6,726	6,726	
CH440	525 - Fresh Water St	-		2,178	2,178	
CH445	564 - Hodgman St	-		12,049	12,049	
CH450	792 - King St Binalong Bay	-		3,695	3,695	
CH450	791 - King St Binalong Bay	-		3,743	3,743	
CH453	Talbot Street, Fingal	-			-	
CH455	58 - Lottah Rd	-		9,346	9,346	
CH460	760 - Main Rd Binalong Bay	-		8,658	8,658	
CH460	766 - Main Rd Binalong Bay	-		81,648	81,648	
CH460	762 - Main Rd Binalong Bay	-		13,498	13,498	
CH465	670 - Maori Pl	-		3,934	3,934	
CH470	389 - Medeas Cove Esp	-		8,579	8,579	
CH473	Heather Place	-			-	
CH475	1257 - Melaleuca St	-		2,004	2,004	
CH480	- Quail St parking	-		25,000	25,000	
CH485	951 - Reids Rd	-		7,290	7,290	
CH485	947 - Reids Rd	-		6,210	6,210	
CH487	758 - Reserve St	-		5,138	5,138	
CH488	549 - Rest Area C/P	-		9,339	9,339	
CH490	541 - Scamander Ave	-		5,055	5,055	
CH490	543 - Scamander Ave	-		22,810	22,810	
CH490	540 - Scamander Ave	-		1,320	1,320	
CH491	512 - Seaview Ave (turning circle only)	-		43,750	43,750	
CH492	71 - St Columba Falls Rd	-		4,311	4,311	
CH492	69 - St Columba Falls Rd	-		26,760	26,760	
CH493	Beaumaris Avenue	-			-	
CH494	380 - Susan Crt (turning circle only)	-		50,000	50,000	
CH495	St Marys - Esk Main Road Storey to Groom Street	-		50,000	50,000	To coincide with DSG Road Sealing Programme
CH490	Scamander Ave - Bridge to IGA	-		120,000	120,000	To coincide with DSG Road Sealing Programme
	TOTAL RESEALS	-	-	693,699	693,699	
					-	

Project Code	Details	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comments
	ROADS OTHER				-	
	Reconstruction & Dig Outs - Roads to be specified	-		300,000	300,000	
CF515	The Gardens Road RTR		4,460		4,460	
CG540	Ansons Bay Rd dig out		13,880		13,880	
CG545	Rex Ct St Helens dig out		27,540		27,540	
CG550	St Helens Pt Rd dig out		50,000		50,000	
CG520	Beaumaris Ave		15,000		15,000	
CH505	St Helens Pt Rd (Parkside)	1,200		800,000	800,000	Part B - Requires Grant Finding
CH510	Atlas Drive - Retaining Wall Anchor	-		40,000	40,000	
CH515	Ansons Bay Road - Gravel Stabilisation	-		75,000	75,000	
	Gardens Road - Sight Distance Works	-		400,000	400,000	Subject to successful Black Spot funding application
	Road Intersection Upgrade Works	-		50,000	50,000	
CH520	Talbot St, Fingal - Off Hwy Reconstruction/DigOut	-		100,000	100,000	Gleadow St to Brown St
CH525	Crash Barrier - Fingal Bridge	455		150,000	150,000	Mathinna Rd - DSG Bridge
	ROAD ASSET MANAGEMENT	-			-	
	Sealed Roads - Condition Assessments	-		32,500	32,500	
	Road Network - Sign Replacement	-		25,000	25,000	
	TOTAL ROADS OTHER	1,655	110,880	1,972,500	2,083,380	
					-	
	ROADS TOTAL	166,484	774,000	3,270,525	4,044,525	
					-	
	BRIDGES				-	
CG205	B185 Gillies Road, St Marys	7,776		25,000	25,000	Replace Deck
CG210	B760 Bent St, Mathinna		5,500		5,500	
CG215	B1675 Lower Germantown Road, St Marys		2,600		2,600	
CG220	B2293 Cecilia St, St Helens	-		22,000	22,000	Replace Deck
CG230	B2809 Argyle St, Mangana		30,000		30,000	
CG235	B3765 Argonaut Road, St Helens (Upper Golden Fleece)		1,620		11,620	
CG245	B7032 Davis Gully Road, Four Mile Creek		19,790		19,790	
CG250	B7027 Mathinna Plains Road		15,000		15,000	
	Install/upgrade traffic barriers to 3 bridges		120,000		120,000	
CH220	B2006 - Reids Rd, Priory	395		90,000	90,000	Replace Deck
CH225	B2809 - Argyle St, Mangana	-		30,000	30,000	Replace Deck
CG240	B7004 Richardson Road, St Marys	-		38,000	38,000	Replace Deck
CH230	B7005 - Tims Ck Rd	-		30,000	30,000	Replace Deck
CH235	B2242 - Hodges Rd	-		60,000	60,000	Replace Deck

Project Code	Details	Year to Date Actual	2018-2019 Budget C/F	2019-2020 Budget	Total New Budget + C/f	Comments
CH215	B2191 - Fletchers Creek, Reids Rd	132,447		150,000	150,000	Extra Budget Approved \$130K Bridgepro \$20 Variation
CH205	Footpath Bridge at Fingal Culvert	3,000		30,000	30,000	New bridge - footpath
CG225	B2792 Four Mile Creek Road	-	29,550	220,000	249,550	renew coating
CH240	B2117 The Flat Road Bridge, St Marys	-			-	Funding Due December 2019 as per DJ??
CH210	B7043 Mathinna Road, Fingal (DSG)	1,500	-		-	
	TOTAL BRIDGES	143,619	234,060	695,000	929,060	
					-	
	STORMWATER				-	
CH660	Minor stormwater Jobs 2019/20	4,572		50,000	50,000	
CD655	Implement SWMP priorities	39,954	138,600	80,000	218,600	
CF665	Beauty Bay Access track improvements		6,000		6,000	
CG665	Freshwater Street / Lade Court (Beaumaris)	-	30,000	40,000	70,000	Install new stormwater pipe rear of Freshwater Street properties to prevent Lade Court properties flooding.
CG670	Medea St - Opposite Doepel St	-	40,000	5,000	45,000	115m of open drain
CH655	Beaumaris Ave	-		25,000	25,000	New Stormwater main
	TOTAL STORMWATER	44,526	214,600	200,000	414,600	
					-	
	WASTE MANAGEMENT				-	
CH605	St Helens WTS - Polystyrene Densifier	-		30,000	30,000	
CH610	Scamander WTS - Reseal entrance road	-		20,000	20,000	
CG605	Reconstruction & seal entrance to St Helens WTS	3,194	4,320		4,320	
CG605	Reconstruction & seal entrance to St Helens WTS		52,000		52,000	
CE615	Scamander WTS retaining wall replacement		20,000		20,000	
	Recycling facilities		2,680		2,680	
CF610	Fingal WTS Retaining Wall Replacement	46,941	80,000		80,000	
	WASTE MANAGEMENT TOTAL	50,135	159,000	50,000	209,000	
					-	
	Total Capital expenditure	1,858,150	5,104,670	6,400,715	11,505,385	

11/19.13.0 WORKS AND INFRASTRUCTURE

11/19.13.1 Works and Infrastructure Report

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:

OUTSTANDING REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
04/18.16.4.102	16 April 2018	<ol style="list-style-type: none">Pursuant to section 14 of the <i>Local Government (Highways) Act 1982</i> (the Act), for the Council to discuss and consider the closure of the following assets for the public benefit due to "lack of use".<ol style="list-style-type: none">The closure of Bridge 3462 over the George River providing current access to Yosts Flat.The closure of Grimstones Road from chainage 910m to end of road at chainage 4,680m.resolves that the part of Grimstones Road, Goshen as marked on the plan annexed and marked "A" should be closed to all traffic for the public benefit.Council delegates its functions and powers pursuant to section 14(1)(b) of the Act to the General Manager and authorises the General Manager to take such steps as may be necessary to comply with each of the requirements of that section in relation to the closure of Bridge 3462 over the George River providing current access to Yosts Flat and the closure of Grimstones Road from chainage 910m to end of road at chainage 4,680m.	In-progress. Refer to Closed Council Resolution 11/18.17.3.

Motion Number	Meeting Date	Council Decision	Comments
11/18.8.5.247	19 November 2018	<i>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 as required from relevant State Agencies:</i> That Council explore opportunities of providing 2 - 6 free rubbish vouchers or something similar to every ratepayer to be used throughout that rateable year.	In progress. Item linked to 07/19.13.4.173.
04/19.8.2.68	15 April 2019	<i>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:</i> i. That Council allocate money to replace the picnic table at the river area in Fingal in front of the old Magistrates House. ii. That Council consider tidying up the area which residents use to access a swimming place in the river. This could include cutting back or removing vegetation and improving the steps down to the area.	In-Progress Customer Service Request raised. Works scheduled to occur prior to summer.
04/19.13.5.84	15 April 2019	That Council receive this report and the recommendation made to develop a policy position for the provision of Water Refill Stations (WRS's) in public open spaces that include a clear set of performance criteria that must be satisfied before a decision is made to install a WRS.	In-Progress
06/19.8.2.132	24 June 2019	<i>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:</i> That Council consider the establishment and fund allocation for the creation of a disabled parking bay, and relevant signage, at the rear of the toilets at the Fingal public toilet facility, and a new pathway into the toilet block.	In-progress This request has been incorporated into Streetscape Works taking place at Fingal and aligned with Councils summer sealing programme.
07/19.8.3.163	15 July 2019	<i>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:</i> That Council install a small playground in front of the toilet block that is to be replaced at the St Helens Sports Complex and that we do this out of public open space money - St Helens.	In-Progress Item being researched.
10/19.13.3.251	21 October 2019	That Council invoke Section 16 of the Local Government (Highways) Act 1982 in support of Forico's request for Beauty Flat Road, Transport Segment ID 6174046 off Barnes Road, near Mathinna to be changed from a public road to a Private road where it intersects with title 112336-2.	

COMPLETED REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
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Facilities Maintenance

Facility maintenance is an ongoing activity. During the month facility maintenance included the following tasks:

- Preventative Maintenance (PM) inspections of Council owned buildings and playgrounds.
- Maintenance identified during PM inspection and notified via Customer Service Requests.

Towns and Parks Maintenance

- Mowing/ground maintenance – all areas.
- Garden/tree maintenance and weeding where required.

Road Maintenance

- Sealed road patching – all areas.
- Traffic Signage replacement – damaged and removed signs.

Bridge Maintenance

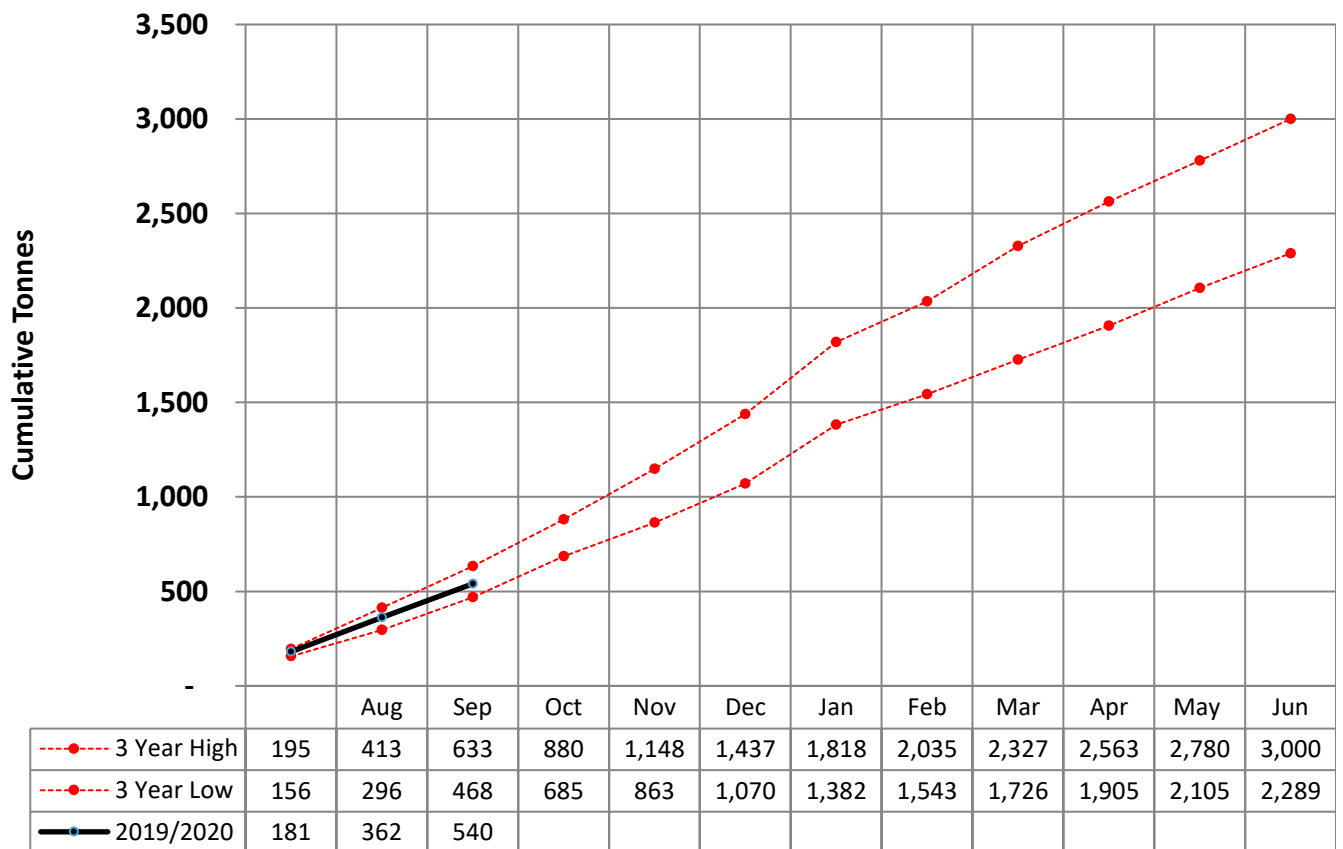
- Nil.

Waste Transfer Station

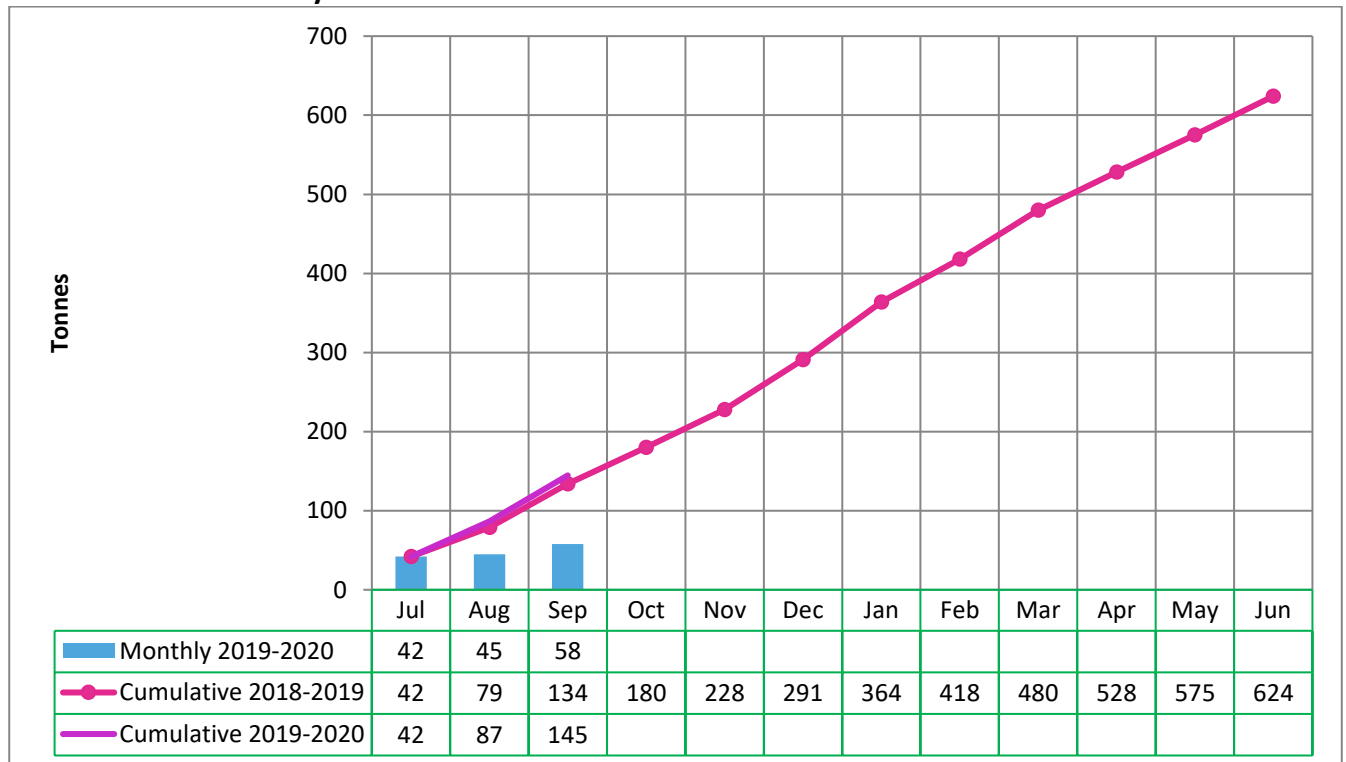
- The new WTS attendants' hut is under construction at St Helens WTS.
- The green mulch trial material has been acquired by a local contractor and is ongoing.
- Scrap metal is scheduled for removal this month.
- A larger asbestos receiving bin is in place at Scamander WTS.
- A hazardous household waste day was held at the St Helens WTS in October which was arranged through the Northern Tasmania Waste Management Group.

Waste Management

Municipal General & Putrescible Wastes to Copping Landfill



Collected Kerbside Recyclables



CAPITAL WORKS

Project Code	Details	Budget	Project Update
	Garbage Truck	280,000	Vehicle Ordered – Delivery confirmed; mid-November
	Toro Mower	16,000	COMPLETED
	Medeas Cove, Annie Street Intersection Crash Barrier	15,000	In-progress, quotations received.
CF805	Parnella/Foreshore Walkway	285,000	Government approvals – being sought.
	Scamander Avenue Footpath Part A	58,000	Works rescheduled early 2020 – due to resource constraints
CG165	Helen Grove northern side kerb	25,000	In-progress. New kerb installed. Minor sealing works scheduled to align with Summer road resealing activity.
CG170	Aerodrome Road Kerb	35,000	In-progress. New kerb installed. Minor sealing works scheduled to align with Summer road resealing activity.
	Crash Barrier – Fingal Bridge	150,000	COMPLETED
CD655	Implement SWMP priorities	80,000	In progress. Catchment modelling completed. Stormwater asset information is being updated and Priority Plan under draft.
	Bridge 185 - Gillies Rd	25,000	Deck timbers in stock. Contractor to undertake works.
	Bridge 2293 - Cecilia St	22,000	Deck timbers in stock. Contractor to undertake works.
	Bridge 2006 - Reids Rd	90,000	Deck timbers in stock. Contractor to undertake works.
	Bridge 2809 - Argyle St	30,000	Deck timbers in stock. Contractor to undertake works.
	Bridge 7004 - Richardson Rd	38,000	Deck timbers in stock. Contractor to undertake works.
	Bridge 7005 - Tims Ck Rd	30,000	Deck timbers in stock. Contractor to undertake works.
	Bridge 2242 - Hodges Rd	60,000	Deck timbers in stock. Contractor to undertake works.
	Footpath Bridge at Fingal Culvert	30,000	Engineering Design under review.
	Fingal Streetscape Stage 3		Drought Communities Funded Project – In Progress
	Brown Street, Fingal		Engineering assessment completed. Given the revised estimate of cost, a tender for works will be advertised.
	Mathinna Falls Road		Drought Communities Funded Project – Bridge Replacement – timbers ordered – Bridge and Track Works scheduled to commence November 2019
	St Patricks Head – Trail Works		Drought Communities Funded Project – In progress
	St Marys Cemetery		Drought Communities Funded Project – Drainage works completed. Road base laid in preparation for sealing.
END OF REPORT			

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:

This is a monthly update of the complaints and work that has been done and the action that has been taken for each complaint for the month of August 2019:

9 October 2019

- A resident from Clive Street, St Marys came into the Council offices late last week regarding two (2) barking dogs from Main Street. He stated they have been barking for a few months now and that they did go quiet for about two (2) weeks but that the barking has since started again. The complainant was asked to keep a bark diary and provide to Council this week if possible. A generic bark letter was posted to the dog owner. Animal Control Officer spoke with complainant for an update and he advised that the barking has been exceptionally good since his complaint – monitor.
- St Helens Patrol.
 - A lady was given a verbal warning walking her dog off lead whilst crossing the bridge.
- Animal Control Officer received a report of a number of issues in Heritage Road, St Helens.
 - Complainant advised there is a large Mastiff that roams constantly. Animal Control Officer went to the property and spoke with two (2) males and found one (1) blue Staffordshire Bull Terrier present owned by a person from Launceston staying at the address for a few weeks. The residents advised that this is the only dog on the property and there is definitely no Mastiff. A verbal warning was issued about the Staffordshire Bull Terrier going out on the road – monitor.
 - Complainant advised that two (2) dogs from other property come out and chase cars. Discussed issue with the owner and the importance of not letting her dog chase cars. She advised she will try to stop it happening – monitor.
 - Complainant advised of another dog that wanders every night and goes onto the neighbours deck and does it's business. Complainant stated he and the neighbour

have spoken to the dog owner who said it is not his dog and it doesn't wander. Went to the property on two (2) separate occasions but no one was home – revisit.

- The last complaint was about a Kelpie/Border Collie X that has bitten him twice now, both were minor attacks but did draw blood. Went to the property but no one home – revisit.
- Received further complaints about the barking dog from Tully Street, St Helens, barking all weekend. The owner hasn't been at the property for a week or more and it is believed he is away. Confirmed that the owner is away until the 21 October and would like a meeting on his return.
- Received a call from a resident in Manley Street, Fingal concerned about a neighbour's two (2) dogs. It appears the dog's owner was taken to hospital but the dogs have food & water. Council staff contacted the hospital and were advised that the dog owner was likely to be admitted but they didn't know for how long. The RSPCA were to be contacted to see if they could assist in providing emergency accommodation for the dogs if required. One (1) of the dogs a Staghound was found wandering in Fingal and impounded. Through the hospital the owner was contacted and he asked if Council can find a new home for the dog as he struggles to contain her and she likes to go for a wander on a regular basis. Council was able to find a new home for the dog. The neighbour that reported issue was contacted and thanked for his assistance and given an update on what had happened.
- Animal Control Officer received a report that a dog in Medeas Cove Esplanade, St Helens was tied up and had been howling since Thursday of last week. Spoke to the dog owner about the complaint but he claimed it wasn't his dog. A few days later the dog owner called the Animal Control Officer and left a message to say that it was his male dog howling for a few days as his bitch was in season and the male dog had to be tied up. He apologised for lying and said the howling won't happen again. Notice to register both dogs sent out.
- Council received a report from a neighbouring resident about a dog from Charles Street, Beaumaris that had pushed through the fence into another property in Florence Court, Beaumaris and attacked a little dog inside the yard last night. The little dog had to spend the night at the vets and had six (6) puncture wounds. The owner of the little dog was also attacked. The incident had not been reported to Council by the people involved and evidently the owner of the attacking dog had been asked to pay for the vet bill. It was also found out at a later stage the small dog that was attacked died and the dog that attacked was put down.

18 October 2019

- Control Officers received a call to advise that a German Shepherd & Staffordshire Bull Terrier from a property in Tully Street, St Helens had got into a neighbouring property and killed their chickens. Council officers went to the property and witnessed three (3) dead chickens and two (2) dogs from the neighbours barking at the side fence. The owner of the chickens was very upset and advised that the dogs next door had broken into the chicken yard and killed the chickens. There was evidence of the fence palings being knocked aside and one (1) of the chicken bodies was left halfway through the fence. The owner advised that she had six (6) chickens in the run but there were only three (3) bodies. The Council officers went into the neighbour's property and both dogs were in the yard but there was no one home. There was a search of the yard that didn't find the other three (3) chickens nor any sign of feathers. The owner of the dogs is overseas on holiday returning 20 October. A message was sent to the owner telling him what had happened and that he needs to contact Council or have the person looking after the dogs to contact instead. The owner's daughter came and removed the dogs from the property until the owner returns. It was discussed with the owner of the chickens that no one had witnessed the attack and the hole in the fence was only big enough for the

Staffordshire Bull Terrier to fit through, however with no witness at all and no one seeing the dog on their side it makes it really difficult to issue any infringement/order. A meeting with the dogs owner to be arranged when he returns to discuss replacing the chickens and fixing the fence.

- Received a complaint of a barking dog at a property in Petrel Place, Stieglitz. Owner contacted and batteries renewed in the bark collar.
- Follow up on an unregistered Kelpie X in Cecilia Street, St Helens – infringement issued of \$168.
- Follow up on another unregistered Bull Mastiff X in Moriarty Road, Stieglitz – infringement issued of \$168.
- Patrol of Cleland Drive, St Helens and no sign of English Bull dog wandering.

25 October 2019

- St Helens Patrol.
 - Cleland Drive – no English Bull dog present.
 - Heritage Road – no wandering dogs.
 - Thompson Court
 - Quail/Tully Streets
- Animal Control Officer received an anonymous complaint of barking Labradors from a property in Frederick Street, St Marys. There are two (2) Short Haired Pointers registered to this address with no previous issues on file so a generic bark letter was sent to the property. The owner of the Pointers called to discuss the letter and advised that there were three (3) Labradors that lived in Hugh Street that do bark along with two (2) Springer Spaniels from another property in Frederick Street that also bark. The Labradors belong to two (2) separate owners but are allowed to play together on the vacant block in Hugh Street and that is when they mostly bark. A bark letter posted to both owners and a letter to register the dogs at Frederick Street.
- The owner of the Kelpie X from Cecilia Street, St Helens came into Council to discuss revoking her infringement for unregistered dog. She claims that she no longer has the dog and was advised that she would need to provide Council with the new owners name before infringement will be revoked. She claimed she didn't know who the new owner was but would try and find out – to be investigated further.
- Stieglitz Patrol.
- Previous complainant from Heritage Road, St Helens took photos of the dog chasing his car on the 9 October at 2.04pm and sent to Council. Animal Control Officer went to the property and discussed the issue with the owner and advised her that further complaints will result in infringements being issued.
- Animal Control Officer had a meeting with the owner of the German Shepherd & Staffordshire Bull Terrier from Tully Street, St Helens to discuss the chicken attack and continual barking of the German Shepherd. He advised he had purchased a new bark collar and has installed a new dog door so the dogs can go inside at will. The adjoining neighbours fence is 28 years old and he is getting quotes for a new fence is to be put up. The Staffordshire Bull Terrier is registered and owned by someone else and although sure it broke through the fence and killed the chickens no one witnessed the event and no feathers or chickens were found at the property. Spoke with complainant and discussed the meeting with the neighbour and advised her to report any excess barking from the German Shepherd and it should have the bark collar on from now when the owner leaves the property.

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.

11/19.13.3 St Marys Recreation Ground Lighting

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure and Development Services
FILE REFERENCE	004\008\031\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council consult with the St Marys Community to ascertain specific night-time usage requirement at the recreational ground, prior to giving consideration to commit \$35,000 to lighting infrastructure renewal.

INTRODUCTION:

The St Marys Recreation Ground lights were removed earlier this year due to the pole infrastructure being condemned as a result of extended deterioration and electrical components no longer complying with current standard.

The purpose of this report is:

- i) To provide a cost estimate to replace condemned infrastructure.
- ii) For Councillors to give consideration to the level of night time usage (requiring lighting) by the community against the cost of replacing lighting infrastructure before making a decision to replace the lighting infrastructure.

PREVIOUS COUNCIL CONSIDERATION:

Previous November Council Workshop discussion.

OFFICER'S REPORT:

The cost estimate to supply and install new light poles including laying new underground sub-circuit feed cables and associated power box upgrades is \$35,000.

Night-time recreation ground usage demand is unknown.

It is recommended that Council consult with the St Marys Community to ascertain specific night-time usage requirement at the recreational ground, prior to giving consideration to commit \$35,000 to lighting infrastructure renewal.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2017

Goal

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

Strategies

- 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.

Key Focus Areas

Community Facilities - Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers.

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.

LEGISLATION & POLICIES:

Not applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

11/19.14.0 COMMUNITY DEVELOPMENT

11/19.14.1 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:

OUTSTANDING REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
05/15.13.4.135	18 May 2015	<ol style="list-style-type: none">1. Increase General Manager's delegation for waiver of fees from \$350 to \$750.2. That a review of the leased facilities is undertaken within the next financial year with a view to charges being applied.	Delegations updated. To be reviewed in 2018.
05/18.14.2.117	21 May 2018	Council to take over ownership of the toilet block to be built at The Gardens with Council entering into an agreement with Parks & Wildlife (PWS) who will maintain and service the toilet block.	PWS in discussion with the Gardens community as to the location of the temporary toilet.
08/18.8.2.182	20 August 2018	<p>A report is sought providing advice in accordance with the requirements of <i>Section 65 of the Local Government Act 1993</i> for the information of Council at a future meeting and consider any advice as required from relevant State Agencies:</p> <p>That Council work with the Fingal Valley Neighbourhood House, the SES, local police and others to establish a Driver Reviver Site in Fingal at the Council owned Park and Public Toilet Facility on the Esk Highway. This site ideally should be operational before Christmas and operate through until after the Easter long weekend.</p>	Awaiting a response from SES as to why this did not occur and when they intend to commence this project in our Municipality.

Motion Number	Meeting Date	Council Decision	Comments
11/18.14.5.268	19 November 2018	That Council consider defining areas of Georges Bay Foreshore for specific purposes eg Beauty Bay swimming activities, grassed area in front of the Bayside – event space. The current jetty project which has been funded by the State Government is separate to this proposal.	Document currently being finalised in readiness to be forwarded to those who attended the session.
02/19.14.2.31	18 February 2019	The following areas have been identified as possible sites that could be suitable to house a basic toilet and shelter amenity to visitors whilst also creating an unexpected and memorable experience: <ul style="list-style-type: none"> • The Gardens • Scamander • Four Mile Creek (north of entry point) • South of Little Beach • St Helens • Burns Bay 	Report to be provided by October, 2019.
03/19.8.2.47	18 March 2019	<i>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:</i> That Council look at building a mountain bike and walking tracks in the Fingal Valley, and have it shovel ready for funding at the next State election.	Workshop agenda to look at options.
09/19.14.3.229	16 September 2019	That Council: <ol style="list-style-type: none"> 1. Replace the fence and fix the steps on the Medea Cove side of Kings Park; 2. Work with Tasmania Fire Service to undertake an assessment as to whether Kings Park is currently a fire risk to adjoining properties; 3. Commence the process to develop some walking trails and interpretative signage that helps to create a narrative that acts to generate a positive user experience within the Kings Park area. 	Advised the Works Department of Council decision to replace the fence and fix the steps

COMPLETED REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
06/17.14.3.139	26 June 2017	That Council extend their current lease area of the Binalong Bay Foreshore to include Grants Lagoon and Skeleton Bay to the high tide water mark.	Lease document signed, action complete.

Council Community Grants/Sponsorship 2019-2020:

Council Community Grants/Sponsorship	2019-20
Community Services	
Community Grants	30,000
Youth Services	8,000
Misc Donations & Events	7,500
School Prizes	1,000
Community Event Funding	
Seniors Day	3,000
Australia Day Event	4,000
Swimcart	1,000
St Helens Athletic Carnival	2,500
Carols by Candlelight	1,600
St Helens Car Show (including Woodchopping)	7,000
Fingal Valley Coal Festival	2,000
Pyengana Endurance Ride -	500
Game Fishing	2,000
Marketing Greater Esk Tourism	2,500
Volunteer Week	2,500
Break O'Day Woodcraft Guild	2,500
Bay of Fires Winter Arts Festival	14,000
St Marys Memorial Service funding	500
St Marys Community Car & Bike show	2,000
East Coast Masters Golf Tournament	1,500
Fun in the Sun	500
Triathlon	2,000
Council Sponsorship	
Funding for BEC Directory	2,000
Community car donation	2,500
St Helens Girl Guides - Sangaree	2,500
St Helens Marine Rescue	3,000
Suicide Prevention Golf Day	1,000
BEC	28,000

Updates on current projects being managed by Community Services:

Tasmania Fire Service Community Briefings

Tasmania Fire Service in conjunction with PWS and Council held pre fire season briefings aimed at residents to assist them in preparing their properties for the upcoming fire season.

The sessions were held in St Marys and St Helens. St Marys was well attended with approximately 50 residents and approximately 11 at the St Helens session. There is a session scheduled for Fingal on the 6 November, 2019.

St Helens Mountain Bike Network

Construction activity

The progress on trail construction has been excellent with four (4) Trail Construction crews working on trail construction representing 12 to 15 persons engaged in trail construction activities each day.

We are on target to have eight (8) of the ten (10) Loop trails, two (2) of the three (3) Descent trails and the Town Link Trail complete and ready for the planned opening on Friday 22 November 2019 which represents 27km of the planned 66km. Full completion of all trails is on target for the end of March 2020 timeframe projected.

The pedestrian refuge road crossing across Tasman Highway connecting the trail to the boardwalk is currently being constructed by council crews

Construction of the Trail Head on Flagstaff Road has continued with all the facilities on target to be operational by the opening weekend.

State Growth commenced the upgrade of the intersection of the Tasman Highway and Flagstaff Road in preparation of the opening weekend. Basin Creek Road intersection up grade has also commenced.

The speed limit zone of 60km on the Tasman Highway south of the St Helens Point Road intersection is being considered by Department of State Growth to be moved further to the south as well as the 80km speed limit also to be pushed further out to prior to Basin Creek Road.

Branding and Marketing

We have started organising the official opening which will include a ribbon cutting ceremony at Swimcart Beach and a VIP ride on the bottom 20km of the Bay of Fires Trail. Senator Duniam will be participating in the ride and Senator Claire Chandler will be doing the official ribbon cutting.

The trail has now been officially named “Bay of Fires” and a pictogram has been designed. We have also ordered signage to be placed along the trail and at the trailhead.

The facebook page and Instagram pages for the St Helens Mountain Bike Network have been officially launched and are steadily growing in membership.

At the moment the website is just a holding page, however the website has been developed and we are just waiting on the final pieces of information from World Trail including completed maps and trail descriptions before we officially launch the page.

To foster engagement and ownership of the brand we have run a series of Information Sessions. At the first session we had around 140 attendees. The following sessions were focussed on the business community where we not only provided project updates but information for businesses to help them seize opportunities presented as part of the project. This included; a talk on free web and

facebook sessions in our area from Digital Ready, Customer Service information from the Tasmanian Hospitality Industry and discussions on the trail and its comparison to others from World Trail Director Glen Jacobs. We have one more session scheduled for 14 November.

We have been working with Tourism Tasmania around the promotion of the trail and with their support we will have MTB influencer Hans Rey tackling and promoting the trail through his networks around the same time as the opening.

We have also had a second lot of photography and videography completed which is being rolled out over social channels. We have also made imagery and videos available to businesses who want to secure their place in the MTB market.

We have also developed a comprehensive dated collection plan which we have tested and approved with Tourism Tasmania as well as TRC Tourism. The first Business survey was sent out in August and had a 36% answer rate. This information is in the final stages of collation and will form the basis of a quantifiable approach to monitoring the effect of MTB visitation on local businesses.

Bay of Fires Trail

Construction activity

The new alignment of the beginning of the Bay of Fires Trail at Poimena has been completed. This section of trail will enable riders to traverse the Eastern face of the Blue Tier and once taken in the amazing vista proceed down the trail to the beach.

Construction of a new carpark, installation of new toilet facilities at Poimena is completed which includes a temporary carpark which is managed by Parks and Wildlife Tasmania.

The other two (2) sections of trail that has been approved that will link the Blue Tier Trail with the new Bay Of Fires trail will be constructed over the coming months with a proposed second launch in the new year 2020.

The raised platform structures on this trail have been completed by council crews and have delivered high quality structures in very challenging conditions. A big thank you to all those involved.

Car parking and traffic movement improvement features at Swimcart Beach trail end point and Anson Bay Road half way point are complete.

Monitoring of both above mentioned sites will occur over the summer to see how they function and if required further works may be considered.

Community Events

This upcoming event season, we have noticed an increase in the number of external providers wishing to hold an event in our Municipality. You can see from the list below the number of new events that are coming to the Break O'Day region. Compared to the same timeframe in the last financial year we only had seven (7) in planning compared to 25 events in which we are working

with the event organisers. The new events are generally large, National, Australasian and International events, which take a lot of planning and permit processes with external agencies.

Delivery

- 10 October - Mental Health Week Event Comedy Event
- 26 October – St Helens and St Marys Trivia night (Scouts)
- 1-4 November – Launceston Church Grammar School Rowing Camp (Stadium)

Planning

2019

November

- 5 November - Hub 4 Health Melbourne Cup Fundraiser
- 9-10 November -The Australasian Rogaining Championships
- 11 November – Remembrance Day
- 17 November – Tour De Cure Breakfast
- 22-23 November Mountains to the Sea Trail Fest – St Helens Mountain Bike Opening Event

December

- 23 December – Fingal Valley Christmas Parade
- 24 December – St Helens Christmas Parade
- 24 December - St Marys Christmas Parade

2020

January

- 4 January – St Helens Shark Fishing Comp.
- 12-17 January – 91st Stonehaven Cup, Sailing
- 18 January – St Helens Athletic Carnival
- 25 January – Tasmanian Bream Fishing Competition
- 25 January – Wheels, Wine & Dine
- 26 January – Australia Day
- 26 January – BREATHE Pick Floyd Cover Band

February

- 8 February – JNR Triathlon & 5km fun Run
- 9 February - Break O'Day Community Triathlon

March

- 6 March – International Women's Day Luncheon
- 7 – 8 March – St Helens Game Fishing Competition
- 7-9 March – Wynyard Aero club Cicrum Tasmania Challenge (Aeroplanes)
- 14 March – Fingal Valley Festival
- 26-29 March - Dragon Trail MTB – 3 Day staged race (Derby, Poimena and St Helens MTB trails)

April

- 25 April - ANZAC Day Services
- 25 April – ANZAC Day Fun Run
- November – AOC2020 - Australian Orienteering Championships

Australasian Rogaining Championships

Athletes from across Australia and the world will converge on the St Helens area, Tasmania, to compete at the Australasian 24hr Rogaining Championships over the weekend of 9 and 10 November.

Event Director Peter Tuft said 282 athletes across 125 teams had entered from all Australian states, as well as New Zealand, Germany, France, Norway, South Korea and Sri Lanka.

“Across all the age groups we have some high level competitors entered, and we’re expecting to see the winning teams cover more than 100 kilometres during the event,” Mr Tuft said.

Rogaining is the sport of long distance cross-country navigation, with similarities to orienteering. However orienteering is generally an individual sport, with the objective to navigate to a set sequence of checkpoints in the shortest amount of time; whereas rogaining is a team sport, with the objective to collect the highest score by navigating to whichever checkpoints a team chooses, in any order, within the 24hr time limit.

The event will run from 11am Saturday to 11am Sunday, with teams of two to five travelling entirely on foot, navigating with the aid of only a map and compass.

Mr Tuft said the teams will run and walk through the day and night, over terrain ranging from beach to forest, near the Bay of Fires and St Helens.

“Good strategy, decision-making and teamwork are all important attributes of a successful rogaining team,” Mr Tuft said.

“Some of our competitors have won or placed at other national, regional and world championships – they are exceptional athletes in terms of their navigation skills and endurance,” he said.

“However rogaining is also a family-friendly sport and many teams, including some with young children, enjoy the challenge of bush navigation without taking competition too seriously,” Mr Tuft said.

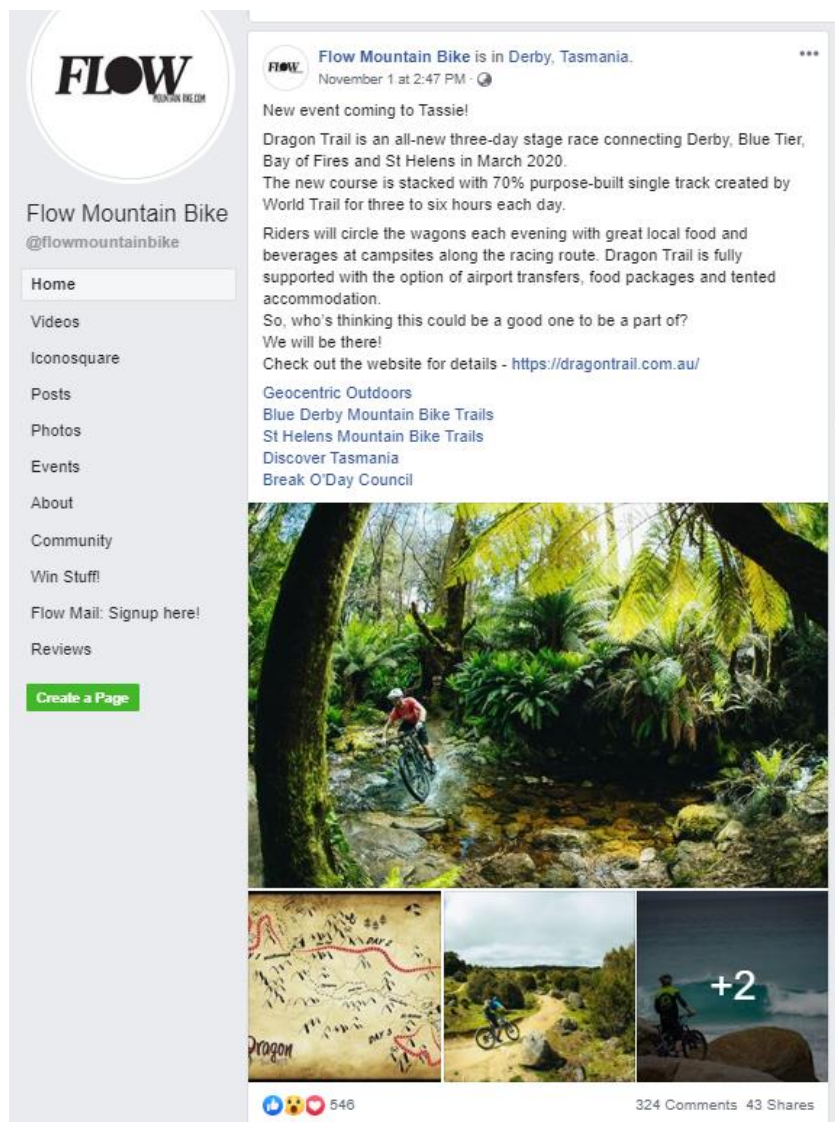
Rogaining originated in Australia, where the sport can be traced to the creation of the rules in 1968 and the first competition in 1969. The sport’s name comes from the names of its three founders: ROd, GAIL and NEil.

The 2019 Australasian Rogaining Championships is supported by the Tasmanian Government through Events Tasmania.

Update on Dragon Trail MTB Event – March 2020

Councils Sponsorship of the Dragon Trail event was for Flow Magazine and Social Media posts pre and during the event held in March 2020.

The post has currently been one of their most popular with 546 likes, 324 comments and 43 shares. Below is the post:



The event currently has 200 paid registrations from all over the world, with a capped number of 350 to be able to manage a safe event.

There is now a film crew coming over from South Africa and will be creating content and videos for Dragon Trial's Socials. South Africa is the world capital for Mountain Biking events, so it will be great for exposure within their market.

Call for community members to register to assist in the case of an emergency

Council is calling for members of the community to register their interest to volunteer their time if we are required to open up Evacuation Centres over this fire season. People who wish to have their name on this list will be required to have a current Working With Vulnerable People card and some training will be provided.

Driver Reviver Program

Council staff are working with the State Emergency Service to have a Driver Reviver Program opened on a location on the Esk Main Road. It is our understanding that SES are currently having discussions with State Growth as to a suitable location.

Georges Bay Foreshore Linkage

This project is progressing. Council are currently completing the Development Application. Discussions have been held with respective Government agencies, in which Council staff explained the project in detail.

Leaner Driver Mentor Program

Get In 2 Gear Statistics for October 2019.

This program has continued to support our youth and disengaged, unlicensed drivers in not only gaining their licences, but also addressing issues of social isolation, lack of self-confidence and self-worth. There are three (3) new Mentors who have commenced driving hours for the month of September. A big thank you to those in our community who volunteer their valuable time to assist with this program:

We currently have three (3) active Mentors on the books.

There were 17 active Leaners and seven (7) now on the waiting list, with driving hours for October sitting at 91.5 hours.

Driving Assessments:

- One (1) Learner failed their L2
- Four (4) Learners passed their P1's

Congratulations to Ben 😊

Ben arrived in the Get In2 Gear Learner Driver Mentor Program in November 2018 with an infectious enthusiasm to achieve his on road hours.

Ben wanted to commence with a manual car.

He was quite nervous and it was a bit overwhelming at first. So under the guidance of his mentor, he switched to an automatic transmission, for ease of gaining confidence on the road, with other road users.

Ben has since swapped back to a manual transmission and had been progressing really well prior to his test on Thursday 31st October 2019.

Ben also went for his P's test a month or so ago and did not quite achieve the outcomes required for a first time pass. He needed some improvement with coasting. If you do not know what coasting is, Ben's advice is to look it up on the internet. This helped him so much that Ben passed his second P's test today!

We wish you well in joining us on our Tasmanian roads Ben.

Well done Ben!

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.

11/19.14.2 Reconciliation Action Plan

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	011\002\002\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

1. That Council engage with the Aboriginal community with regard to the development of a Reconciliation Action Plan.
2. That Council provide the sum of \$2,500 towards the Mannalargenna event which is being held in December, 2019.

INTRODUCTION:

Reconciliation Tasmania seeks to assist the many Tasmanians seeking truth and reconciliation in order to make our State more welcoming and informed for all.

PREVIOUS COUNCIL CONSIDERATION:

August, 2019 Council meeting where the following motion was passed:

That Council work with Reconciliation Tasmania to develop a Reconciliation Action Plan.

Recent November Council Workshop discussion.

OFFICER'S REPORT:

By way of background, we provide the following information:

Reconciliation Tasmania work with organisations to develop a Reconciliation Action Plan which is a framework to support organisations to achieve positive reconciliation outcomes. The plan may address but not limited to the following:

Relationships

Building relationships between Aboriginal and Torres Strait Islander peoples, communities, organisations and the broader Tasmanian community.

Respect

Fostering and embedding respect for the world's longest surviving cultures and communities.

Opportunities

Develop opportunities within Tasmanian organisations or services to improve socio-economic outcomes for Aboriginal and Torres Strait Islander peoples and communities.

The draft quote provided by Reconciliation Tasmania is outlined below” in line with the below identified milestones. The amendments are marked in red:

- Milestone 1: Complete BODC workshops and establish the BODC RAPWG
- Milestone 2: Draft RAP document sent to Reconciliation Australia for an initial review
- Milestone 3: Final RAP Print Ready including approval from Reconciliation Australia
- Milestone 4: RAP Launch and Release.

The fee is inclusive of the following milestone completions:

1. Plan and facilitate BODC Elected members and Management Team workshop:
3 hours x 1 workshop x 2 consultants @ \$150ph each = \$900
2. Prepare and facilitate 1-2 staff workshops: **1 staff member**
3 hours x 2 workshops x 2 consultants = \$1800
3. Facilitate community workshop including representation to Aboriginal stakeholders
3 hours x 1 workshop x 2 consultants = \$900 **Cancel this workshop**
4. Prepare a draft RAP in consultation with the RAPWG
2 hours x 2 workshops x 2 consultants = \$1200
A further RAPWG meeting can be held online via Zoom x 2 hours x 2 consultants= \$600
5. Prepare Draft RAP for RA review and respond to RA review findings
3 hours x 2 consultants = \$900 **Reduce number of consultants in reviewing Draft RAP to 1 consultant**
6. Finalise and prepare final RAP Draft including endorsement by Reconciliation Australia:
4 hours x 2 consultants = \$1200 **Reduce number of consultants in reviewing Draft RAP to 1 consultant**
7. Prepare and facilitate as necessary RAP Launch:
3 hours x 2 consultants = \$900
8. Travel costs for Fiona and Mark
5 trips @ \$140 pd hire car and petrol x 2 consultants = \$1400
9. 5 Overnight accommodation x \$150 per night x 1 consultant= \$750
Travel time @ \$75ph = 6hrs (4 hrs Hobart + 2 hrs Launceston travel) x 2 consultants x 5 trips
= \$4500 **(one way only costed)**

Total: \$15,050.00 + GST

Revised Cost \$12,500 +GST

The above fee quotation is not inclusive of the following items:

- Professional graphic art for RAP format, layout, artwork and photography
- Professional printing of the RAP document and associated promotional pieces – banners, flyers etc
- Catering costs for the above workshops
- RAP Launch event costs.

Council staff will also be part of this process so there will be additional staff costs as well to be included within this project – unfortunately at this time – they are unknown.

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

Strategies

Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge

STRATEGIC PLAN & ANNUAL PLAN:

Not Applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

This item has not been budgeted for in the 2019-2020 budget document which Council has approved.

VOTING REQUIREMENTS:

Absolute Majority.

11/19.14.3 Disability Action Plan

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	011\011\002\
ASSOCIATED REPORTS AND DOCUMENTS	Disability Action Plan

OFFICER'S RECOMMENDATION:

1. That Council in principle adopt the draft Disability Action Plan; and
2. That Council seek community feedback in relation to the draft Disability Action Plan.

INTRODUCTION:

The Disability Access Committee have undertaken a revision of the Disability Action Plan that was adopted by Council in July, 2014.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting – July 2014.
Council Workshop – November 2019.

OFFICER'S REPORT:

The Disability Action Plan is a way for Council to plan the removal, as far as possible, of discrimination against people with disabilities. An action plan identifies ways that Council can ensure that services and facilities are accessible and non-discriminatory to people with disabilities. People with disabilities and their carers are a significant group within the Break O'Day community.

The Disability Action Plan aims to reduce barriers to people with disabilities accessing goods, services and facilities, support education and employment pathways, promote inclusion and participation in our community and to also change people's attitudes and practices which may discriminate against people with disabilities.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

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

Strategies

- 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.

Key Focus Area

Recreational Facilities - Support an outdoor, active and healthy lifestyle for residents and visitors through a range of recreational facilities including walking trails, bike tracks and other identified infrastructure.

LEGISLATION & POLICIES:

Not Applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There is currently no cost to Council at this stage. If the motion is passed, there may be some small cost to Council in arranging meetings with the community.

VOTING REQUIREMENTS:

Simple Majority.

Disability Action Plan 2019 – 2022

Welcome to the Break O'Day Disability Action Plan 2019-2022. This is Council's second Disability Action Plan, continuing our commitment to an inclusive municipality where people of all abilities are encouraged and enabled to lead fulfilling and contributory lives.

The Disability Discrimination Act 1992 (Cth) defines disability as:

- total or partial loss of the person's bodily or mental functions
- total or partial loss of a part of the body
- the presence in the body of organisms causing disease or illness
- the malfunction, malformation or disfigurement of a part of the person's body
- a disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction
- a disorder, illness or disease that affects a person's thought processes, perception of reality, emotions or judgment, or that results in disturbed behaviour;
- and includes disability that:
 - presently exists
 - previously existed but no longer exists
 - may exist in the future
 - is imputed to a person (meaning it is thought or implied that the person has disability but does not).

The Disability Action Plan aims to remove barriers and build opportunities for people with disabilities to participate fully in their local communities. The plan has been informed by the Disability Access Committee, and will go out to public consultation, the plan will identify many of the priorities and challenges faced by the individuals, carers and families who live with disability across our community. We would like to thank the numerous individuals that have contributed to the development of this plan. This plan will enable Council to continue to realise its responsibility to advocate for, promote and protect the human rights of all our citizens.

This Disability Action Plan aims to build on the work of the previous plan, moving on from successive actions that have now been integrated into the core business of Council, to prioritise the issues of current importance of people with disabilities. The plan makes four explicit commitments to:

1. inclusive communities;
2. good health, housing and wellbeing for people with disabilities
3. respect, equity and safety for all
4. contributory community living as a right for all regardless of ability.

This document is to be reviewed at regular intervals (? Time frame) and progress on individual items should be noted. In this way the of review policies, plans and strategies will assist in fostering equitable access and participation of those living with disability and their carers'.

Commitment 1: Inclusive Communities – Social connectedness and citizenship

Inclusive communities will not merely remove physical, social and procedural barriers to equity of access but will also create and promote the concept that non-inclusive communities are incomplete.

Strategy	Goal	Actions	Measure
1.1 Ensure that public infrastructure is accessible to all into the future.	The public built environment is barrier free and accessible to all	1.1.1 Develop a priorities process for the Disability Discrimination Act (DDA) compliant upgrade of existing Council public buildings. With reference to the National Construction Code and Australian Standards Design For Access & Mobility A1428.	1.1.1 Ongoing and working with Council officers to achieve this
		1.1.2 Develop and establish a standardised whole of Council approach and process for use of Tactile Ground Surface Indicators (TGSi) in reference to new footpaths and refurbishment of footpaths. Provide staff training where required.	1.1.2 Chairperson had a recent discussion with Works Manager in regard to using Tactile Ground Surface Indicators.
		1.1.3 Establish a standardised whole of Council approach and process for use of Tactile Ground Surface Indicators (TGSi).	1.1.3 There is a need to develop into a procedure
		1.1.4 Develop a Public Toilets Provision Guide that will inform the work on public	1.1.4 Presentation from Jake to understand how the public toilets meet the DDA requirements

		<p>toilets across the municipality.</p> <p>1.1.5 Develop a policy statement on the level of enhanced accessibility, to be incorporated into the design and construction of new and redeveloped Council facilities.</p>	<p>1.1.5 Policy Statement to be developed. Practically this is happening at the Portland Hall redevelopment.</p>
<p>1.2 Take a leadership role in promoting inclusiveness</p>	<p>People with disability are able to access and join their communities as freely as do people without disabilities. Break O'Day Council will lead by example in improving community attitudes towards the disabled and their carers'.</p>	<p>1.2.1 Support local events for International Day of People with Disability, and encourage nominations for other events.</p>	<p>1.2.1 Council hosts a yearly International Day of People with Disability Event.</p>
		<p>1.2.2 Increase awareness among and cooperation between community groups and community members of local disability needs and encourage more activities to occur that meet the social needs of people with disabilities; example social card games, bowling for those with disability. Link to integration with the wider community.</p>	<p>1.2.2</p>
		<p>1.2.3 Engage with the quarterly networking meetings run through Hub4Health.</p>	<p>1.2.3 Chairperson or member(s) of Disability Access Committee to attend the networking meetings.</p>
		<p>1.2.4 Advocate to local event organisers for the provision of a quiet room to support families with sensory issues.</p>	<p>1.2.4 Provide a "Quiet Tent" with a table and sofa at Council hosted events, or in Council leased venues.</p>
		<p>1.2.5 Develop internal and external funding proposals (including the</p>	<p>1.2.5</p>

<p>1.3 Advocate for disability matters among community, Regional Tourism Activities, businesses and Chamber of Commerce; lobby State and Federal governments</p>		<p>investigation of other funding sources) for the development of a regionally accessible playground in the municipality. Work with local groups to make this happen.</p> <p>1.2.6 Develop an online list of public toilets and accessible changing rooms managed by Break O'Day Council.</p> <p>1.2.6 See City of Hobart hosted list of public toilets online @ https://www.hobartcity.com.au/City-services/City-of-Hobart-public-toilets</p>	<p>1.2.6 See City of Hobart hosted list of public toilets online @ https://www.hobartcity.com.au/City-services/City-of-Hobart-public-toilets</p>
<p>1.3 Advocate for disability matters among community, Regional Tourism Activities, businesses and Chamber of Commerce; lobby State and Federal governments</p>	<p>To expand inclusiveness to all areas of civic life.</p>	<p>1.3.1 Council to build on it's established connections with the local business community and business association to encourage and facilitate employment and economic development opportunities for and by the disabled and their carers'. Ensure disability matters are considered throughout employment practices and the council workplace and develop pathways through skill acquisition for equity of employment.</p> <p>1.3.2 Encourage Council to demonstrate leadership as a major employer of people with a disability.</p> <p>1.3.3 Businesses are encouraged to be disability aware. Encourage businesses to provide equitable access and participation.</p> <p>1.3.4 Where necessary, Council will be a lead or partner agency in advocacy action and coordinating services.</p>	<p>1.3.1 Utilise the Economic Development Officer to identify employment and economic opportunities in the area.</p> <p>Partnership – Hub4Health & Council Gym space at St Marys</p> <p>Rehabilitation gym and hydrotherapy pool – seeking external funding when available</p>

		<p>1.3.5 Actively pursue more state and federal government grant funding in our municipality for equitable access and participation, for example, a rehabilitation gym and hydrotherapy pool.</p> <p>1.3.6 Stimulate and lead conversations on equitable access and participation</p> <p>1.3.7 Be a voice on matters of concern of groups of local people with disabilities and their carers</p>	<p>1.4 Enable maximum participation in all areas of civic life</p> <p>Increased participation of people living with disability in all areas of civil life.</p>
		<p>1.4.1 Encourage empowerment through consultation and involvement in issues that concern people with disabilities and their carers'. Identify skills gaps.</p> <p>1.4.2 Encourage services that support the disabled by forming partnerships and connections with relevant organisations that enable participation and skills development. Tap into existing resources; work with Trade Training Centre, medical assistance dogs, arts, culture and cooking programs utilising Neighbourhood Houses and other community resources.</p> <p>1.4.3 Encourage young people with a disability and young carers to be involved with the Break O'Day Council's Community Services Project Officer to identify their needs.</p>	<p>1.4.1 Hold regular community consultation with people living with disability and their carers'.</p> <p>1.4.2 Established programs utilising existing community resources.</p> <p>1.4.3 Involvement of youth living with disability in Youth Week activities.</p>

<p>1.5 Ensure information and communication occurs in accessible formats and venues</p>		<p>Ensure that community information and consultation occurs in suitable or adaptable venues and formats</p>	<p>1.4.4 Encourage people with disability to nominate for committees.</p> <p>1.5.1 Attract and utilise technology that is supportive of disability needs</p> <p>Technology that increases access to information and services both within and outside of the municipality is promoted and provided.</p> <p>1.5.2 Make available relevant information through alternative means and technology to assist people with disabilities</p> <p>1.5.3 Increased council web-based information and service access</p> <p>1.5.5 As needed, review council's communication procedures to ensure they capture the needs of the disabled, such as being aware of large-print versions of documents, and dyslexic-friendly fonts.</p> <p>1.5.6 Consider picture/symbol-based signage.</p> <p>1.5.7 Lobby for better communication coverage/facilities within the Municipality to increase access to e-health; improve emergency communication; and improve access to assistive technologies</p>	<p>1.4.4 This can be done through Council information sharing.</p>
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Commitment 2: Good health, housing and wellbeing for people with disabilities

People with disabilities and their carers' are among the most socially and economically disadvantaged groups in Australia. The social and economic disadvantage in which they live is a major contributor to their poor health.

Strategy	Goal	Actions	Measure
2.1 The improved provision of accessible, affordable and well-designed housing, with choice for people with disability, about where they live.	Ensure that people with disability have a range of accessible and affordable housing choices in their chosen community.	<p>2.1.1 Build the evidence for the need for accessible and adaptive housing in the municipality.</p> <p>2.1.2 Advocate for increased accessible housing for those living with disability and their carers in the municipality. This should include respite accommodation and supported accommodation facilities</p>	<p>2.1.1 A body of evidence to be provided to potential developers of accessible and adaptive housing.</p> <p>2.1.2 Increased levels of accessible housing being provided in the municipality.</p>
2.2 The health, safety and well-being of those living with disability and carers is addressed.	To ensure that people living with disability, and their carers', feel healthy and safe within our community	<p>2.2.2 Ensure that disability issues are considered in making decisions on community safety matters.</p> <p>2.2.3 People with disabilities and their carers are educated about making emergency plans.</p>	<p>2.2.3 Workshops to be held, where Community members will design their own emergency plan (similar to bushfire planning)</p> <p>Continued liaison with local agencies, which ensure that community safety matters, such as local policing issues are addressed as required</p>
2.3 Build networks and partnerships on key local issues	2.3.1 Council will build strategic alliances and provide incentives with relevant peak and advocacy bodies	2.3.1 Connect with advisory organisations to liaise on behalf of the disabled and their carers on	

	to enhance its capacity to develop and attract appropriate services and infrastructure	concerns that affect groups of local individuals regarding participation and access 2.3.2 Improved communication between agencies and community, to enhance the community's understanding/interaction/relationship with people living with a disability.	
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Commitment 3: Respect, equity and safety

The universal rights of all people are to be treated with respect, equality and dignity.

Strategy	Goal	Actions	Measure
3.1 People with a disability are respected within their community and the wider municipality	People with disability and carers are safe and free from family violence	3.1 Council and committee members of the Disability Access Committee become mandatory reporters	
3.2 That people living with disability, and their carers, have equal and equitable opportunities to services, events & facilities within their community.	Council understands and responds to the disadvantage and needs of citizens with disabilities in the municipality.	3.2.1 Council to acknowledge concession cards, particularly for entry to the History Room and Council organised events. 3.2.2 Transport needs and associated costs are identified and where change is necessary Council along with lead agencies can act as an advocate	
3.3 Ensure council's own services and facilities promote equitable access and participation	All new and upgraded commercial/public access infrastructure is built with consideration given to access arrangements.	3.3.1 Recognition is given of the need to adapt or replace council infrastructure that is currently non-compliant for equitable access and participation. Specific locations utilised frequently by people with	3.3.1 Portland Hall upgrade as an example. Along with recent streetscape developments in Fingal and St Marys. New toilet blocks are all compliant

		<p>disabilities are identified as priority locations for infrastructure upgrades. Indoor and built amenities, such as (halls, toilets and BBQs/BBQ shelters) to be designed and constructed compliant with disability access</p> <p>3.3.2 Improved acoustics in halls/buildings as upgrades are undertaken.</p> <p>3.3.3 Consistent and coherent signage throughout the municipality – for example - look at colours of signs (blue on white); toilet signs in Braille; the use of consistent toilet symbols throughout the municipality</p> <p>3.4.4 Provide sufficient, suitable and safe disabled parking areas</p>			
<p>3.4 Engage with community groups, business operators, developers and service providers to encourage equitable access to existing and new services, events and facilities and the community in general</p>	<p>Service providers bringing new or expanded services to the municipality</p> <p>Increased access/participation opportunities to local places of cultural, heritage, scenic or environmental value</p> <p>Better informed and responsive community and businesses</p>	<p>3.4.1 Council to offer facilities/incentives to attract services (such as reduced rates for Not For Profit service providers).</p> <p>3.4.2 Liaise with agencies (such as Parks and Wildlife Services) to increase access/participation opportunities to local places of cultural, heritage, scenic or environmental value</p> <p>3.4.3 Provide mobility mapping for council's facilities (indoors and outdoors) that community events'</p>	<p>3.5.1 Tim Gowans can assist here and the business prospectus should include incentives for not for profits</p>		

		organisers can utilise when planning their events	<p>3.4.4 Informative and practical articles in council's newsletter.</p> <p>3.4.4.4 Educate the community of the impact of overhanging vegetation on footpaths; of cars parked over driveway entrances/overhanging footpaths; and the purpose of allocated disabled parking spaces</p> <p>3.4.5 Council to acknowledge and where possible, promote medi-alert, Acquired Brain Injury (ABI) cards and similar</p>
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Commitment 4: Contributory lives

There is equity of access to education and training to enable appropriate and valued employment opportunities, and access to inclusive communities through cultural, sporting and leisure activities.

Strategy	Goal	Actions	Measure
4.1 Volunteer opportunities	<p>Acknowledge and ensure that volunteers with disabilities and carers can contribute to a healthy and diverse workplace</p> <p>Council acknowledge that people with disabilities and carers can contribute to a healthy and diverse volunteer workforce. Council recognises that flexibility may be required for people with disabilities and carers which can be catered for with minimal disruption to normal volunteer work routines</p>	<p>4.1.1 Endeavour to ensure that community events, activities, sporting, recreation and cultural opportunities are inclusive of people with disabilities as participants, leaders / organisers and / or volunteers.</p> <p>4.1.2 People with disability are actively involved in communities as leaders and / or volunteers.</p> <p>4.1.3 Recognise that flexibility may be required for people with disabilities and carers.</p>	

		<p>4.1.4 Ensure recruitment practices are not discouraging people with disabilities and carers from applying to be a volunteer. Recognise and utilise the assistance which can be obtained from disability employment agencies (such as providing large print versions of dyslexia-friendly fonts for selection criteria)</p> <p>4.1.5 Ensure the culture of the volunteer workplace is inclusive of people with a disability</p>	
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Next meeting 22nd October to review this document for presentation at the November Council meeting 11am – 1pm

International disability day December 3rd BBQ on the Foreshore

11/19.15.0 DEVELOPMENT SERVICES

11/19.15.1 Development Services Report

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:

OUTSTANDING REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
01/19.6.2.3	21 January 2019	DA021-2018 – Planning Scheme Amendment and Subdivision – Parkside Farm – St Helens Point Road, St Helens	Additional submissions requested of all parties by TPC. Compilation of information in progress.
01/19.8.3.6	21 January 2019	<i>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:</i> Council to investigate and consult with relevant agencies (including but not limited to Parks & Wildlife, State Government and neighbouring Councils) to explore options for both educating the public about, and enforcing, the new 'Dog Management Policy'. This would include greater hours for the Animal Control Officer and increased signage.	Resourcing of enforcement being considered and PWS consultation continuing.

Motion Number	Meeting Date	Council Decision	Comments
05/19.6.2.102	20 May 2019	DA040-2019 – Application to Amend the Break O’Day Interim Planning Scheme 2013 – Draft Amendment 02/2019	Hearing held 3 September 2019. Awaiting TPC decision. Council will be advised when TPC decision made and Council’s decision to adopt the maps can be actioned.
07/19.8.2.162	15 July 2019	<i>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:</i> That Council establish a working group, comprised of interested councillors, to form a review panel. This review panel will review the report “Responding to Climate Change” Municipal Management Plan September 2013. Further, and most importantly, to revise the action plan to take account of the changed climate landscape in which we now find ourselves and to bring a new and revised action plan back to Council for consideration.	Update on Responding to Climate Change MMP and revised action plan being prepared for information and discussion at the December Councillor Workshop.
08/19.15.5.210	19 August 2019	That Council in regards to the development of a new dog Exercise Area on Humbug Point Nature Recreation Area at Reserve Street Binalong Bay that this come back to a workshop for further discussion and consideration.	Alternative options to be planned and brought to Council for discussion.
10/19.15.6.255	21 October 2019	Provide free replacement sharps containers to those on low incomes as evidenced by a health care card or equivalent.	
10/19.15.7.257	21 October 2019	<ol style="list-style-type: none"> 1. That Council, considering the community input on additional off-lead dog exercise areas for St Marys and St Helens, Declare these Exercise Areas under the Dog Control Act at the old St Marys Sports Complex (2 Gray Road) and to extend the Exercise Area at St Helens Sports Complex (Young Street St.). Declaration of these areas under the Dog Control Act, wholly or in parts, is subject to the installation of safe dog exercise facilities being completed and reported to Council for confirmation. 2. Priorities for development of new dog parks in 2019-2020 are the eastern half of the proposed new dog park site at and the extension of the St Helens dog park at St Helens Sports Complex, to a minimal standard of facilities. 3. Council review the site constraints prior to confirming being suitable – Old St Marys Railway Station. 	After installation of new dog exercise facilities, report back to Council to confirm declaration. Review Old St Marys Railway Station site when Council considers options at Binalong Bay.

Motion Number	Meeting Date	Council Decision	Comments
10/19.15.8.258	21 October 2019	That Council undertakes the appropriate level of improvement works to improve the embankment between the Scamander Skate Park and car park in line with Council's endorsed Scamander Beach Reserve Master Plan.	

COMPLETED REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
08/19.8.5.192	19 August 2019	<i>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:</i> Council urgently investigate the provision and advertising of basic snack food at Binalong Bay in preparation for the Summer holiday season. Relevant changes be considered to zoning if required to enable the matter to be quickly progressed.	Considered at October Council meeting, complete.
08/19.15.5.209	19 August 2019	That Council develop new dog Exercise Areas on 7265 Esk Main Road St Marys (Railway Station land), 2 Gray Road St Marys (Sports Complex) and an extension of the Exercise Area at Young Street St Helens (St Helens Sports Complex); inviting community submissions on its intention to Declare them in accordance with Division 2 of the Dog Control Act 2000.	Completed minute 10/19.15.7.
09/19.15.9.235	16 September 2019	That Council consider changes proposed in the draft Bill to amend the Cat Management Act 2009 and note the following: <ul style="list-style-type: none"> Council receive and support the changes but note Council's concerns around any financial implications on Council arising. 	Completed.

RMPAT and TPC Cases:

DA 040-2019 – Application to Amend the Break O'Day Interim Planning Scheme 2013 – Draft Amendment 02/2019. Currently with the TPC for hearing, one (1) representation received.

Projects Completed in the 2019/2020 financial year

Description	Location	Updates
Nil	-	-

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

Description	Location	Updates
Amenities & Shelter Building	Flagstaff	<ul style="list-style-type: none"> On track to be operational for Opening (22 November 2019); Cladding and Painting to be finalised.
Description	Location	Updates
Transportable Cafe	Flagstaff	<ul style="list-style-type: none"> On track to be operational for Opening (22 November 2019); Cladding and Painting to be finalised.
Old Tasmanian Hotel Redevelopment & Refurbishment	Fingal	<ul style="list-style-type: none"> Tender advertised and closing Friday 8 November 2019; Scheduled for consideration at December Council Meeting.
Design Works for Future Upgrades to Portland Hall	Portland Hall, St Helens	<ul style="list-style-type: none"> Building Application approved 13 September 2019. Work commencement date yet to be scheduled.
St Helens Aerodrome Hanger Door Extensions	St Helens Aerodrome	<ul style="list-style-type: none"> Works Authorised to Proceed; Pending commencement date from contractor.
Community Notice Board	Cecilia Street, St Helens	<ul style="list-style-type: none"> Proposed location confirmed and owners permission received; Design finalised. Works yet to be scheduled.
New Bus Shelter	Mathinna	<ul style="list-style-type: none"> Works Commenced; Scheduled for Completion prior to end of calendar year.
Recycling Shed Additions	St Helens Waste Transfer Station	<ul style="list-style-type: none"> Preparation works progressed onsite which include earthworks and relocation of fence; Slab and Erection of Shed currently being scheduled.
Fingal Sports Complex Amenities Addition	Fingal Recreation Complex	<ul style="list-style-type: none"> Works commenced; Scheduled for Completion prior to end of calendar year.
Fingal Park Shelter	Fingal Park	<ul style="list-style-type: none"> Proposed project as part of Fingal Drought Communities Funding Package; Council approval granted; Planning application pending.

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"> Works scoping underway.
Re Roof of Amenities Section	Bendigo Bank Community Stadium	<ul style="list-style-type: none"> Quotations currently being sought.

NRM

Meetings

Nil.

St Marys Rivulet flood management

- Awaiting Grant Deed from Community Development Grants Programme for final sign-off
- Preparations for works to raise The Flat bridge are already being made to have the work done this year. Planning is also underway for the other flood mitigation projects – a flood warning system and levee bank at Groom Street.

Dog Management

- With Council decisions made, new dog exercise facilities at St Helens and St Marys can be built, ahead of being declared and available for use. These works may be delayed by other significant works projects Council has underway.
- With the start to beach season (for people and shorebirds) the community, and media, are paying more attention to dog management issues. There have been reports that new signage has been removed or damaged and instances of non-compliance from Seymour, Scamander and Binalong Bay. Responses are being addressed in cooperation with PWS and the community plays an important role.

Weed management

- Council's weed control program for 2019/20 has been delayed but is being reviewed to follow-up and maintain gains over the last three years.
- Work to review and update a municipal Weed Action Plan is underway, the NRM Committee will discuss it ahead of community input on shared priorities for coordinating weed management.
- Landholder and community group support for weed management, including to control a significant isolated infestation of gorse at Gould's Country.

Cat Management

- Development of a Northern Region Cat Management Strategy is approaching public draft stage. Break O'Day Council is participating in development of the strategy with other northern region Councils, representatives from animal shelter organizations and veterinarians, facilitated by the Regional Cat Management Coordinator.

On-going on the NRM desk

- NRM Committee.
- Investigating options for impact assessment of Lower George floodplain risks.
- Sustainability: review of the Municipal Management Plan - Climate Change report and priorities; policy opportunities on 'single-use plastics' issues.

Environmental Health

No Report available.

Weed Management Progress Report

No report available.

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	2018/2019		2019/2020	
	Persons	Vaccinations	Persons	Vaccinations
July - December	49	51	50	53
January - June	124	124	0	0
TOTAL	173	175	50	53

Sharps Container Exchange Program as at 8 October 2019

Current		Previous Year	
Month	YTD 19/20	Month	YTD 18/19
0	0	N/A	N/A

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.

INFORMATION

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
111-2019	Stieglitz	2 x Tree Removal	S57	84	41
374-2005 FINAL	St Helens	2 Lot Subdivision	Final Plan	56	56
035-2019	St Helens	Shed	S57	205	49
099-2019	Binalong Bay	2 x Visitor Accommodation	S57	98	62
152-2019	St Helens	Tourist Operation	S57	34	34
158-2019	St Helens	Dwelling	S57	2	2
129-2019	Stieglitz	Shed with Amenities & Veranda	S57	63	33
144-2019	Scamander	Demolition & New Shed	S57	35	35
178-2019	St Helens	Signage	S58	15	13
135-2019	St Helens	Shed Addition with Veranda	S57	59	59
164-2019	St Helens	Dwelling & Garage	NPR	8	8
097-2019	St Helens	Shed	S57	115	39
093-2019	Beaumaris	Shed	S57	121	53
166-2019	Akaroa	Change of Use - Dwelling to Visitor Accommodation	S58	26	26
132-2018 AMEND	Binalong Bay	Minor Amendment	S56 Amend	35	35
154-2019	Falmouth	Change of Use - Dwelling to Visitor Accommodation	S58	41	17
159-2019	Stieglitz	Change of Use - Dwelling to Visitor Accommodation	S58	36	32
169-2019	Binalong Bay	Change of Use - Dwelling to Visitor Accommodation	S58	28	28
171-2019	St Helens	Change of Use - Dwelling to Visitor Accommodation	S58	29	27
187-2019	Scamander	Change of Use - Dwelling to Visitor Accommodation	S58	5	5
168-2019	Beaumaris	Change of Use - Dwelling to Visitor Accommodation	S58	26	26
161-2019	Stieglitz	Change of Use - Dwelling to Visitor Accommodation	S58	30	30
155-2019	Falmouth	Dwelling	S57	49	39
035-2018	Falmouth	Dwelling & Carport	S57	624	36
147-2019	Scamander	Dwelling	S57	44	44

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	EOFY 2018/ 2019
NPR	2	3	2	1									8	
Permitted	3	3	4	9									19	
Discretionary	16	11	12	13									52	
Amendment	1	2	2	1									6	
Strata		1											1	
Final Plan			1	1									2	
Total applications	22	20	21	25									88	226

Ave Days to Approve Nett (1)	33.13	36.25	36.71	33.16									34.81
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Note (1) - Ave Days to Approve Nett - Calculated as Monthly Combined Nett Days to Approve/Total Applications

Building Services Approvals Report

October 2019

Date of Approval	BA No.	Town	Development	Value
03-Oct-19	2019 / 052	St Marys	New Dwelling with attached Decks	\$167,000.00
14-Oct-19	2019 / 062	Falmouth	Alterations & Additions to Ancillary Dwelling & Veranda	\$68,000.00
16-Oct-19	2019 / 174	St Helens	Minor Works to an existing tenancy (Retail Bank)	\$35,000.00
17-Oct-19	2019 / 048	Binalong Bay	2nd Floor Addition to existing Dwelling	\$181,000.00
17-Oct-19	2019 / 182	St Marys	Minor Works to an existing tenancy (Retail Bank)	\$70,000.00
17-Oct-19	2019 / 020	Four Mile Creek	New Dwelling incorporating Garage & Attached Deck & Habitable Studio	\$559,000.00
17-Oct-19	2019 / 133	Binalong Bay	Alterations, Additions & New - Dwelling Additions, Garage, Decks, Pool & Shed	\$182,000.00
21-Oct-19	2019 / 030	St Marys	New Dwelling with attached Decks	\$136,000.00
23-Oct-19	2018 / 208	Binalong Bay	Demolition (Dwelling) & New two storey dwelling incorporating decks, pool & Carport	\$233,000.00
24-Oct-19	2019 / 071 - UNIT 1	St Helens	New (Front Unit 1) Dwelling incorporating Storage Room, Deck & Carport	\$167,000.00
24-Oct-19	2019 / 071 - UNIT 2	St Helens	New (Rear Unit 2) Dwelling incorporating Storage Room, Deck & Carport	\$167,000.00
ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE			2018/2019	2019/2020
			\$6,589,627.00	\$8,381,046.00
ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH		MONTH	2018	2019
		October	\$1,724,087.00	\$1,965,000.00
NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE		MONTH	2018/2019	2019/2020
		October	62	51

11/19.15.5 Amendment to Northern Tasmania Regional Land Use Strategy (NTRLUS)

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager & Geraldine O'Connor, Planning Services Coordinator
FILE REFERENCE	031\011\017\
ASSOCIATED REPORTS AND DOCUMENTS	Letter from Mayor of Northern Midlands Council Traders in Purple (TIP) (applicant) overview Letter of objections from residents group Letter from resident Letter from Farmers and Graziers

OFFICER'S RECOMMENDATION:

That Council note the proposal being considered by the Northern Midlands Council and indicate 'in principle' support for amendment to the Northern Tasmania Regional Land Use Strategy provided the amendment is based on sound strategic planning.

INTRODUCTION:

This paper responds to a request from the Northern Midlands Council to consider amending the NTRLUS to create an additional Urban Growth Area in the Regional Strategy. The Urban Growth Area land adjoining Evandale is proposed to be developed for a Housing and Tourism Sustainable Community.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting 19 January 2015.

01/15.15.6 Endorsement of the Revised Regional Land Use Strategy (RLUS) and RLUS Greater Launceston Plan 'Gap Analysis'

COUNCIL DECISION:

01/15.15.6.026 Moved: Clr M Osborne / Seconded: Clr G McGuinness

That Council endorse the final draft Northern Tasmania Regional Land Use Strategy of October 2014, and the NTRLUS Review: GLP Gap Analysis Advice, dated 7 October 2014.

CARRIED UNANIMOUSLY

October 2019 Council Workshop.

OFFICER'S REPORT:

The Northern Tasmanian Regional Land Use Strategy (NTRLUS) is an overarching strategic document encompassing the eight (8) Council areas which was endorsed by Council at its meeting on 19 January 2015. The purpose and Scope of the NTRLUS

The Regional Land Use Strategy (RLUS) is the statutory regional plan for Northern Tasmania. It applies to all land in the northern region of Tasmania. It sets out the strategy and policy basis to facilitate and manage change, growth, and development to 2032. Across the Northern Region the RLUS will guide land use, development and infrastructure decisions made by State and local government, and by key infrastructure providers.

The RLUS is a living document. As the strategy is implemented and results monitored, this document will be updated to reflect new and revised State, regional and municipal land use, policies, projects and initiatives.

The Minister for Planning declared the first edition of the Regional Land Use Strategy of Northern Tasmania in October 2011 and a revised edition was declared in January 2016. This is the fourth edition of the RLUS.

(Northern Tasmania Regional Land Use Strategy, pg2)

Since the adoption of the Strategy (nearly 5 years ago) there have been no updates made to reflect changes which have occurred in municipal land use nor has there been a governance framework in place to manage the NTRLUS which now is playing a significant part in major land use planning considerations. A critical element of the Purpose and Scope was that the RLUS is a living document. From discussions with other northern region Councils, The General Manager is aware of a number of potential significant developments areas within the northern region which will require a review of the NTRLUS.

The matter being considered by Council results from the Mayor of Northern Midlands Council writing to Council requesting Council consider the amendment of the NTRLUS to allow for the development of Housing and Tourism Sustainable Community at Evandale. The proposed development cannot be considered unless it is within an Urban Growth Area. Below are two (2) maps from the NTRLUS:

- a map of the location of the proposed development in relation to Evandale and other nearby towns.
- a map showing the current urban growth areas.

Subsequently Council received three (3) letters/emails requesting that council not support a change to the NTRLUS.

Changes to the NTRLUS would need to be based on sound strategic planning which addresses for example, supply and demand, infrastructure impact, and potentially financial viability. This is a matter for the affected Council/Planning Authority (in this case Northern Midlands) to be satisfied that the required information has been provided to demonstrate sound strategic planning has occurred.

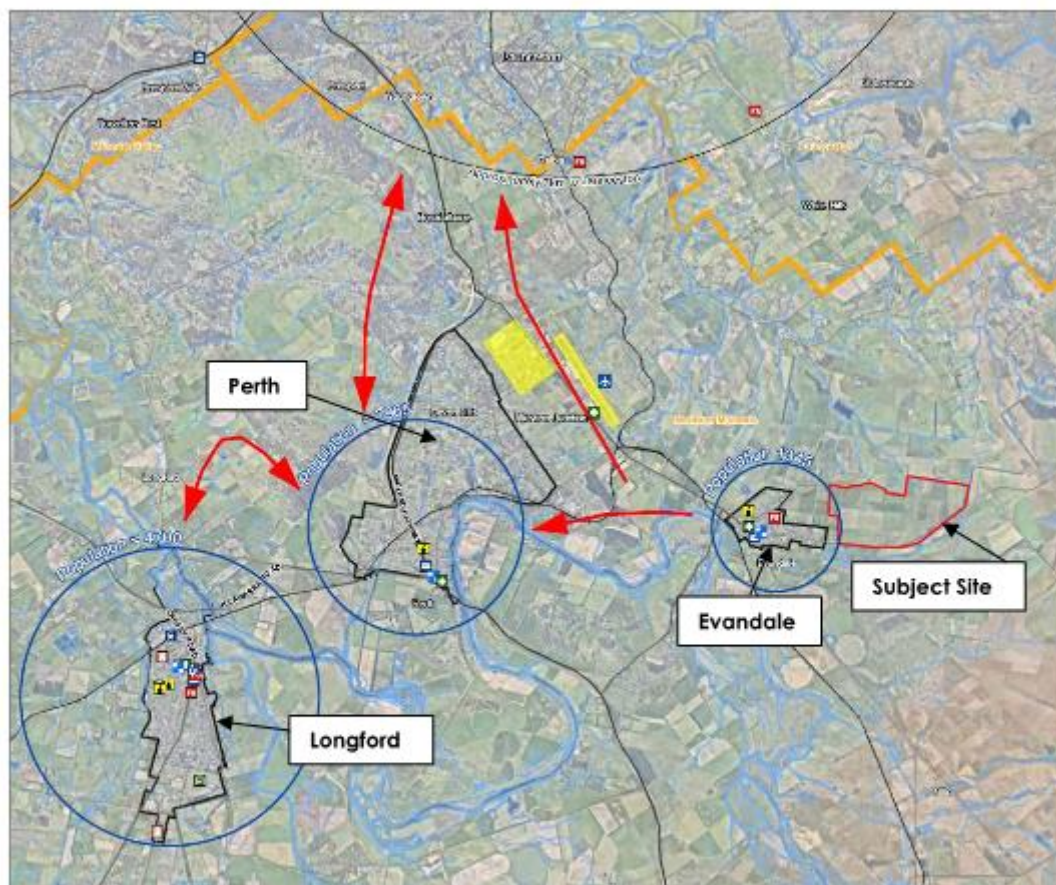
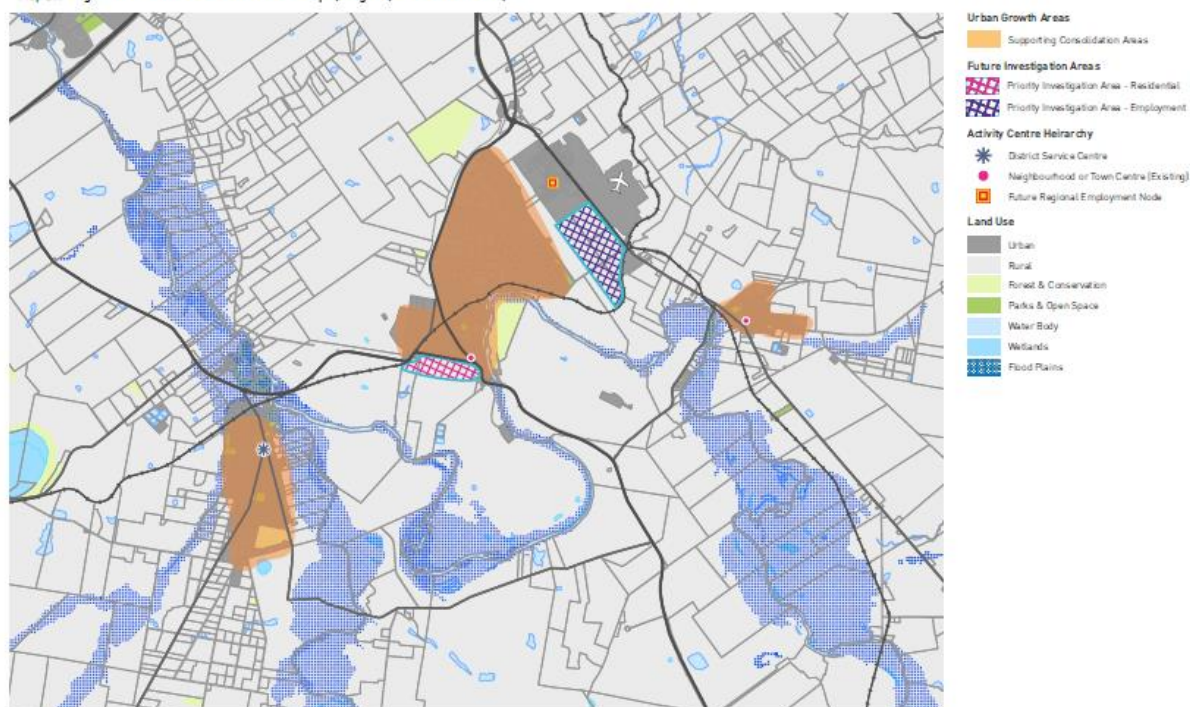


Figure 1: Aerial photo showing location of subject site (Base Map Source: Cardno 2018)

Map D.3 Regional Framework Plan: Northern Townships (Longford, Perth and Evandale)



Ultimately the proposal will be considered on its merits by the Tasmanian Planning Commission who will give close consideration to the relationship with the NTRLUS.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

LEGISLATION & POLICIES:

Northern Tasmanian Regional Land Use Strategy provides for urban expansion across the region. Northern midlands has a range of towns. A development of this scale may not have the energy to back its development to completion.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not Applicable.

VOTING REQUIREMENTS:

Simple Majority.

5 September 2019

The General Manager
Mr John Brown
Break O'Day Council
32-34 Georges Bay Esplanade
St Helens 7216
Via email: admin@bodc.tas.gov.au



Dear Mr Brown,

REQUEST TO AMEND NORTHERN TASMANIA REGIONAL LAND USE STRATEGY

Council is writing to you, as one of the northern region Councils, seeking your view on a request to amend the Northern Tasmania Regional Land Use Strategy by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'urban growth area' classification under the Strategy.

Background

The project is proposed to be located on land fronting Ridgeside Lane and Logan Road, Evandale on certificates of title 145763/2 (98 Ridgeside Lane), 106773/1 (211 Logan Road), and 101154/1 (Logan Road), with a combined area of 246.97 hectares according to the titles.

To develop the project in accordance with the Concept Masterplan, an amendment to the *Northern Midlands Interim Planning Scheme 2013* (the planning scheme), rezoning the land from Rural Resource to General Residential, Low Density Residential, Rural Living, Mixed Use, Open Space and Utilities is required.

The *Land Use Planning & Approvals Act 1993* requires that an amendment to a planning scheme must be consistent with the relevant regional land use strategy.

The Northern Tasmania Regional Land Use Strategy is the relevant regional land use strategy and it does not identify the land for a development as is proposed. As such an amendment to the planning scheme would be inconsistent with the relevant regional land use strategy.

TCG Planning is therefore requesting an amendment to the Northern Tasmania Regional Land Use Strategy to include the land within the 'urban growth area' classification under the Strategy. This would allow consideration of an amendment to the planning scheme.

TCG Planning has provided a Concept Masterplan and advises that the project will incorporate the following key elements:

- A village comprising a café, restaurant, cellar door specialising in local produce. The village will also include a sustainability centre, education hub and artisan village, with a variety of Green Star buildings accommodating workshops, studios and classroom

facilities for sustainable living, backyard growing and small-holder farm courses, culinary arts and art & craft courses.

- A 4.5 star 100 room hotel with conference and wedding facilities for 200 guests, restaurant, bar and café. A hotel management education facility will provide training for up to 25 students.
- A health and wellbeing retreat in a tranquil setting with accommodation.
- Eco resort accommodation consisting of 20 villas within a landscaped setting.
- A retirement village comprising a care centre including specialist aged care, palliative care and dementia care facilities in addition to independent living units.
- 7 residential super lots to provide up to 160 affordable housing opportunities.
- 346 x General Residential allotments ranging in size from 450m² to 669m².
- 81 x Low Density Residential allotments ranging in size from 1,500m² to 5,500m².
- 27 x Rural Living 'Zone A' lots ranging in size from 1 hectare to 1.95 hectares.
- 17 x Rural Living 'Zone B' lots ranging in size from 2 hectares to 2.64 hectares, with private driveways off Logan Road.
- Botanical gardens featuring native and exotic species and demonstration gardens, pathways, picnic shelters and seating area.
- Neighbourhood parkland providing recreational open space for residents and visitors, with a pathway network connection through to Evandale village.
- Utilities precinct to accommodate the neighbourhoods 'state of the art' sewerage and waste water treatment facility, renewable energy storage facility, recycling centre and green waste composting facility.
- A demonstration farm and agribusiness facility including organic gardening around a co-op store, plant nursery, farm workshop and café.

Requirements to amend the Northern Tasmania Regional Land Use Strategy

In January 2019 the Minister for Planning, released an Information Sheet titled "Reviewing and Amending the Regional Land Use Strategies" which states:

Any amendment to a regional land use strategy that is requested by an individual or a planning authority would need to be supported by documentation that identified and justified the need for the amendment. Moreover, as the regional land use strategies are a regional plan, it would require the general support from all councils within the region.

Minimum information requirements to support an amendment request:

1. *All requests for an amendment to a regional land use strategy should first be directed to the **relevant local planning authority or regional body representing the local planning authorities in the region.***

2. *All draft amendments to a regional land use strategy should be submitted in writing to the Minister for Planning by the **relevant local planning authority** or **regional body representing the local planning authorities in the region**.*
3. *The supporting documentation should include details on why the amendment is being sought to the regional land use strategy.*
4. *The supporting documentation should include appropriate justification for any strategic or policy changes being sought and demonstrate how the proposed amendment:*
 - a) *further the Schedule 1 objectives of the Land Use Planning & Approvals Act;*
 - b) *is in accordance with State Policies made under section 11 of the State Policies and Project Act 1993;*
 - c) *is consistent with the Tasmanian Planning Policies, once they are made;*
 - d) *meets the overarching strategic directions and related policies in the regional land use strategy*

TCG Planning have provided supporting documentation addressing items 3 and 4 above.

The full report which was presented to Council and the supporting documentation can be found at

<https://www.dropbox.com/sh/ngwa6gdivwa2rs6/AABVPEzennpr8p3CxaG1TEV2a?dl=0>

Our request

Council is seeking your view on the proposal and an indication as to whether or not you support the proposal.

If you require any additional information regarding the proposal, please contact me on 6397 7303. We would also be pleased to present the proposal to your Council.

Yours sincerely



Des Jennings

GENERAL MANAGER



11 September 2019

John Brown
General Manager
Break O' Day Council
32-34 Georges Bay Esplanade St Helens, Tasmania 7216
john.brown@bodc.tas.gov.au
bob.hoogland@bodc.tas.gov.au

Attention: Bob Hoogland, Acting General Manager

Dear Bob,

RE: Ridgeside Lane, Evandale; Lot 106773/1 No. 211 Logan Road; Lot 101154/1 Logan Road & Lot 145763/2 No.98 Ridgeside Lane Evandale

Traders In Purple, as owners of the above properties, recently submitted a request to the Northern Midlands Council requesting amendment of the Northern Regional Land Use Strategy to allow the assessment and progression of the proposed Ridgeside Lane project on the outskirts of Evandale.

The Northern Midlands Council voted on the 19th August 2019 to commence the process to write to other Northern Region Councils seeking their view on the request to amend the Northern Tasmania Regional Land Use Strategy by including the land at 98 Ridgeside Lane, 211 Logan Road and CT 101154/1 Logan Road, Evandale within the 'Urban growth area' classification under the Strategy.

Our vision for the Ridgeside Lane project is a \$450 million, first-of-its-kind, community, designed from the ground up, with the application of best-practices in environmental, building, land-use, amenity, and social responsibility.

Our objective is for Ridgeside Lane to be the most sustainable project in Australia; providing a diverse range of housing, tourism offering, investment and employment to Northern Tasmania. The forecast investment of \$450m over a 20+ year period will deliver significant economic benefits to the North of Tasmania, not just the Northern Midlands region.

Attached is a short summary of our proposal and we would welcome the opportunity to meet and present to you, your Councillors and Council officers, on our vision for Ridgeside Lane and answer any questions you may have.

I can be contacted on 0402 260 590 or via email at brett.robinson@tradersinpurple.com to discuss further.

Yours Sincerely ,

Brett Robinson
Chief Executive Officer
Traders In Purple Pty Ltd
M: 0402 260 590 E: brett@tradersinpurple.com

CC Des Jennings
General Manager
Northern Midlands Council

T: 1300 432 432
E: INFO@TRADERSINPURPLE.COM
W: TRADERSINPURPLE.COM
ABN 52 162 126 721

SYDNEY: LEVEL 31, 264 GEORGE ST, SYDNEY, NSW 2000
BRISBANE: 113 LANDSBOROUGH AVE, SCARBOROUGH, QLD 4020
TASMANIA: AUSTRALIAN MARITIME COLLEGE, BAGOT STREET, BEAUTY POINT, TAS 7270
PO BOX 1984, MACQUARIE CENTRE, NSW 2113

NSW • QLD • TASMANIA

Break O Day Office Admin

From: Neil Mackinnon <nmack@bigpond.net.au>
Sent: Wednesday, 28 August 2019 10:34 AM
To: contactus@launceston.tas.gov.au; West Tamar Council; Meander Valley Council;
George Town Council; Dorset Council; Break O Day Office Admin;
vicki.warden@flinders.tas.gov.au
Subject: REQUEST TO AMEND THE NORTHERN TASMANIAN REGIONAL LAND USE
STRATEGY
Attachments: PDA Final June 2019.pdf

Would you please re-direct this email to the Mayor and General Manager. Thank you.

Dear Mayors and General Managers of Northern Tasmanian Councils,

We understand Northern Midlands Council has asked, or will ask, all councils in the Northern Tasmanian region for their view on a request to amend the Northern Tasmanian Regional Land Use Strategy (NTRLUS).

Traders in Purple have asked the Northern Midlands Council to progress an amendment to the NTRLUS to incorporate a new Urban Growth Area on the outskirts of Evandale. The Minister for Planning's January 2019 Information Sheet RLUS 1 titled "Reviewing and Amending the Regional Land Use Strategies" states that "an amendment would need to be supported by documentation that identified and justified the need for the amendment", be subject to "rigorous assessment....to ensure that the agreed medium and long-term strategic directions are not undermined" and "would require the general support from all councils within the region".

The attached report by PDA Surveyors on lot yields on available land zoned or set aside for residential development in the region was commissioned to assist in assessing the need for amendment to the NTRLUS. The report shows clearly that, based on the most recent Department of Treasury and Finance Population Projections, there is no identified need before at least the year 2032 for more land release than as currently identified in the NTRLUS. Nor have Traders in Purple and/or the Northern Midlands Council demonstrated "exceptional circumstances" or "changes in strategic direction" to justify a need for the requested amendment as the Ministerial guidelines require or made any attempt to do so. The location of the proposed new Urban Growth Area is in contrary to and undermines identified residential development locations as set out in the NTRLUS for Northern Midlands and Evandale. The NTRLUS is fully consistent with all development guidelines for Evandale over the last 40 years. On the basis of the information provided in this email and in the PDA report, we say this request for amendment to the NTRLUS should be rejected. We have provided the PDA report to the Northern Midland Council, made representations at Council meetings and written to Councillors expressing that view.

The land in question is currently zoned rural and is within the North Esk Irrigation Scheme Irrigation District. As such, it is subject to further limitations on its use under State legislation, namely the *Protection of Agricultural Land Act 2009* and the *Water Management Act 1999* either of which would preclude its development as proposed. There are any number of other concerns about the developer's Concept Plan if the proposal ever progresses beyond this amendment to the NTRLUS.

We respectfully request an early reply to this email advising the view of your Council on the proposed amendment. Representatives of the group would be happy to meet in person at your convenience to expand on and explain our position further if you wished.

Yours faithfully,

Evandale Residents and Ratepayers

Vanessa and Neville Bagot (Barringwood Estate), Tom Graesser, Stephanie Kensitt, Jonathan Knox, Barry Lawson, Neil Mackinnon, Jacqueline Nicolson, Philip Page, Bob Strachan.

Attachment: PDA Report

Per email from: Neil MacKinnon, nmack@bigpond.net.au, 29 High Street, Evandale, 7212. Mob. 0408 329 322

LAUNCESTON
 J.W. Dent, OAM, B. SURV. (Tas.), M.SSSI. (Director)
 M.B. Reid, B. GEOM.(HONS) (Tas.), M.SSSI M.A/PM (Associate)
HOBART
 C.M. Terry, B. SURV. (Tas.), M.SSSI. (Director)
 H. Clement, B. SURV. (Tas.), M.SSSI (Director)
 M.S.G. Denholm, B. GEOM. (Tas.), M.SSSI (Director)
 T.W. Waller, Dip. Surv & Map; (Director)
 A.M. Peacock, B. APP. SC. (SURV), M.SSSI. (Consultant)
 D. Pantou, B.E. M.I.E. AUSTR., C.P.ENG. (Consultant)
 A. Collins, Ad. Dip. Surv & Map. (Senior Associate)
 L.H. Kiely, Ad. Dip. Civil Eng. Cert IV I.T., (Associate)
KINGSTON
 A.P. (Lex) McIndoe, B. SURV. (Tas.), M.SSSI. (Director)
BURNIE/DEVONPORT
 A.J. Hudson, B. SURV. (Tas.), M.SSSI. (Director)
 A.W. Eberhardt, B. GEOM. (Tas.), M.SSSI (Director)



PDA Surveyors
 Surveying, Engineering & Planning
 ABN 71 217 806 325

Incorporating
**WALTER
 SURVEYS**

PO Box 284 (3/23 Brisbane Street)
 Launceston, Tasmania, 7250
 Phone (03) 6331 4099

ABN 71 217 806 325
 Email: pda.ltn@pda.com.au
 www.pda.com.au

14th June, 2019.

AVAILABLE RESIDENTIAL LAND IN THE GREATER LAUNCESTON AREA

Purpose:

This report identifies available zoned land for residential development and land set aside for residential development in the Greater Launceston area. The report aims to assist in assessing the need for amendment of existing Urban Growth Boundaries under the Northern Tasmanian Regional Land Use Strategy.

Introduction:

This report looks at the available zoned land that can be utilised for residential development. The greater Launceston area is as referred to in the Greater Launceston Plan and includes Launceston and its suburbs as well as the nearby commuter towns of Legana, Perth, Evandale, Longford, Cressy, Hadspen and Carrick as well as smaller settlements between them. We have not included the George Town Municipality in this report.

Methodology:

LISTmap was used to identify un-subdivided land in the General Residential and Low Density Residential zones in the greater Launceston area. Some of the land is already approved for subdivision and where possible approved plans have been used to determine likely lot yield. Where they are not available a review of the servicing, slope, lot size and other factors has been undertaken to determine a conservative lot yield for each parcel.

The Findings:

The parcel by parcel lot yield for each municipality is detailed at Appendix 1 for the General Residential zone and appendix 2 for the Low Density Residential zone.

The parcel-by-parcel lot yield in areas currently zoned for residential development for each municipality is detailed below.

	General Residential (Appendix 1)	Low Density Residential (Appendix 2)	TOTAL
Launceston	2,313	157	2,470
West Tamar	881	207	1,088
Northern Midlands	712	80	792
Meander Valley	1,439	913	2,352
Total Lots Currently Zoned Residential	5,345	1,357	6,702

In addition, each Council has Outline Development Plans for suburbs and towns with future lot yields estimated at: - (Refer Appendix 3).

OFFICES ALSO AT:

- 16 Emu Bay Road, Deloraine, 7304
- 6 Queen Street, Burnie, 7320
- 63 Don Road, Devonport, 7310

(03) 6362 2993
 (03) 6431 4400
 (03) 6423 6875

- 127 Bathurst Street, Hobart, 7000
- 6 Freeman Street, Kingston, 7050
- 8/16 Main Road, Huonville, 7109

(03) 6234 3217
 (03) 6229 2131
 (03) 6264 1277

Launceston	St Leonards, Relbia, Prospect	1,000
West Tamar	Legana Structure Plan	2,000
Northern Midlands	Perth Outline Development Plan	420
Meander Valley	Blackstone Heights	Unknown
Total Lots in Outline Development Plans (estimated)		3,420
TOTAL LOT AVAILABILITY – 2019 (est'd)		10,122

The Greater Launceston Plan 2014, forecasts a need for residential lots by 2036, including a rolling seven-year reserve, as follows:

Launceston	4,810
West Tamar	3,530
Northern Midlands	1,720
Meander Valley	1,370
	11,430
Less lots already subdivided 2014-2019 (unknown, but say)	(1,500)
CURRENT ESTIMATE OF LOT REQUIREMENT BY 2036	9,930

This summary indicates that there are sufficient lots already zoned residential, or planned to be re-zoned residential, to adequately meet forecast needs. Zones excluded from the lot count (small lots, brownfield, sites, etc - see "Exclusions" below) will add a significant but unquantifiable number of lots to the lot availability.

Exclusions:

A number of residential lots may be able to be created in other zones. The Inner Residential Rural Living, Village and Urban Mixed Use zones have not been included but there will be a number of residential lots created from within these zones.

There are a number of residential zoned parcels that contain schools or school ovals as well as elderly persons units. These have not been included but over the next 10 to 15 years there may well be residential development on some of these sites.

Only parcels that can create more than 5 lots were included in these figures, and along with infill development these smaller parcels will account for many new residential houses or units in the next 15 years.

There is also likely to be some "brownfield" development for residential purposes. Where existing commercial or industrial areas are no longer required for that purpose they will be likely to be rezoned to allow for residential use. This has not been included in the figures.

There are likely to be a large number of residential lots from these sources in the future but at this stage this is unquantifiable but is likely to significantly increase the number of lots available well beyond the 10,000 lots shown to be available above.

Northern Midlands Council Area:

The Greater Launceston Plan identified a total of 1,720 lots needed for the Northern Midlands Council area from 2013 to 2036 based on a return to growth "scenario" (page 64). Appendix 4 summarises the current land zoned residential and planned to be re-zoned in the near future and finds that with the existing and planned rezonings there is sufficient land already available to meet this projected land demand by 2036 without needing a large additional area of land to be set aside for residential development, other than that proposed in the Perth Outline Development Plan.

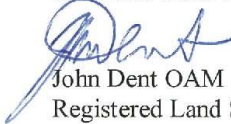
Updated 2019 Population Projections:

The Department of Treasury and Finance have recently (April 2019) published their 2019 Population Projections – Tasmania and Local Government Areas.

In that document they predict the NE regional population in 2020 will be about 144, 152 people and in 2032 will be likely to be 145, 755 people.

The Regional Land Use Strategy of Northern Tasmania (NTRLUS) predicted in 2011 that the population of the North East Region would be about 153,702 people by 2020 and in 2032 it would be about 166,053 people.

The NTRLUS predictions have proved to be too optimistic by about 9500 people in 2020. The consequence of this for land release is that there will be likely to be no demand for any more land release than identified in the NTRLUS and the land identified as being needed by 2032 is likely to not be taken up by that time. The most recent Treasury population forecasts indicate that there is even less need to rezone Urban Growth Boundaries in the NTRLUS than there was when the NTRLUS was most recently updated.


John Dent OAM
Registered Land Surveyor

LAND ZONED GENERAL RESIDENTIAL AS AT 1/4/2019
DETERMINATION OF LIKELY LOT YIELD
LAUNCESTON CITY COUNCIL

ROCHERLEA

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
38-50 Lilydale Road	116713/1	80
68-74 Lilydale Road	125726/1 & 100338/1	12
		Total: 92

NEWNHAM / ALANVALE

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
204 George Town Road	150271/1	18
3 Tallentire Road	140723/1	Elderly person's units
259 Alanvale Road	152629/1	40
33 Mt Stuart Drive	143180/1	80
35-39 Box Street	152322/1	15
		Total: 153

MAYFIELD

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
95A Hargrave Crescent	19877/1 (approved)	86
Parklands Parade	164784/1, 38194/3 (approved)	87
Parklands Parade	38194/3	350
		Total: 523

VERMONT

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
168-178 Vermont Road	47/2282, 38/3117, 30553/4	20
48 Bill Grove	114412/1	15
		Total: 35

RAVENSWOOD/WAVERLEY

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
361 Vermont Road	49558/5	5
1 Lambert Street	25289/1	10
9-27 Lambert Street	138942/30	10
Chapple Street	46272/1 (approved)	25
33 Chapple Street	33653/1	12
38A Faulkner Road	127363/1	10
43-47 Faraday Street	171896/2	80
113A Ravenswood Road	127362/2	20
131A Ravenswood Road	127362/1	15
32-38 Waverley Road	144765/2	20
33 Hogarth Street	246452/40, 131402/2	300
Regent Street	198787/1, 198857/1	250
		Total: 757

LAND ZONED GENERAL RESIDENTIAL AS AT 1/4/2019
DETERMINATION OF LIKELY LOT YIELD
LAUNCESTON CITY COUNCIL

ST LEONARDS

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
169 St Leonards Road	40483/3	60
186 St Leonards Road	199703/1	10
217B St Leonards Road	29990/1	15
217A St Leonards Road	29990/2	20
Celery Top Drive	165211/1	15
249 St Leonards Road	16436/1	10
253 St Leonards Road	242240/1	5
23 Station Road	20673/1	5
14 Abels Hill Road	15797/1	5
56 Abels Hill Road	30075/1	5
285A St Leonards Road	138165/1	18
29 Hillary Street	138165/2	20
31 Benvenue Road	159920/4	7
356 St Leonards Road	128740/1	5
368 St Leonards Road	152338/4	6
		Total: 206

KINGS MEADOWS/YOUNGTOWN

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
3 Techno Park Drive	126947/12 (underway)	14
48 Innocent Street	140565/1	10
65 Punchbowl Road	53711/1 (approved/started)	80
42 McKellar Road	174714/1 (approved)	14
270 Hobart Road	22/263	30
5 Dundas Street	160981/2 (approved/started)	53
Victoria Street	137357/1 (approved)	15
24 Raglan Street	131894/3, 64608/1, 243882/1 (approved)	218
77 Victoria Street	24356/3	45
1A Napier Street	199908/1	9
5 Napier Street	11810/2	5
Poplar Parade	174514/301 (approved)	9
390 Hobart Road	163579/1	elderly person's units
		Total: 502

PROSPECT/SUMMERHILL

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
239 Westbury Road	21787/1	5
70 Havelock Street	164440/1 & 2	10
110A/B Cambridge Street	141256/1 & 2	30
30 Ralph Street	2037/6	School
282 Westbury Road	247354/1	School
		Total: 45

LAUNCESTON CITY COUNCIL - OVERALL TOTAL: 2313

LAND ZONED GENERAL RESIDENTIAL AS AT 1/4/2019
DETERMINATION OF LIKELY LOT YIELD
WEST TAMAR COUNCIL

LEGANA

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
Dowerin Drive	176026/1. (Approved/started.)	80
20-32 Bindaree	44681/1. 3.7ha.	35
44-76 Bindaree	249548/1. 3.8ha	35
Jetty Road	174704/1. (Approved/started.)	90
Jetty Road	174706/1; 174662/1	110
95 Beach Road	86528/2	60
Jonagold Grove	175159/302. 2.9ha.	20
148 Freshwater Point Road.	162597/1, 35391/2	70
		<u>TOTAL: 500</u>

RIVERSIDE

Cormiston Road	139235/1 (approved/started)	30
Cormiston Road	139235/3 (approved/started)	29
81A Cormiston Road	15689/3	15
Stanton Drive	96786/3	10
43 Orana Place	148053/1	5
Cormiston Road	157576/1 (approved)	15
2 New Ecclestone Road	148690/3	10
13 Orana Place	22223/1	10
33 Orana Place	136693/1	10
9 Elben Court	170506/103	10
Allison Avenue	175075/200 (approved)	14
39 Ecclestone Road	174335/101 (approved/started)	40
Tamar Rise	175903/1 (approved/started)	145
Tennyson Drive	113572/100	20
72 Pomona Road	45/815	8
Cherry Road	141255/1	10
		<u>TOTAL: 381</u>

WEST TAMAR COUNCIL - OVERALL TOTAL: 881

LAND ZONED GENERAL RESIDENTIAL AS AT 1/4/2019
DETERMINATION OF LIKELY LOT YIELD
NORTHERN MIDLANDS COUNCIL

PERTH (As per ODP Structure Plan)

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
Napoleon Street	174678/1	110
Cromwell Street	136428/1&2, 136429/3&4	60
80 Drummond Street		
101 Drummond Street	11479/1	10
10 Norfolk Street	128769/2	10
17 Youl Road	175601/1 (underway)	10
84-102 Fairtlough Street	46765/1, 140407/1, 158305/101	30
7-15 Secombe Street	50990/27, 220978/1, 112126/1	40
		270
	Other Smaller Lots:	30
	<u>TOTAL:</u>	<u>300</u>

EVANDALE

67 Logan Road	145468/1	70
50 Logan Road	135864/6	9
43 Cambock Lane	160080/105	60
White Hills Road	159893/4	55
32c Logan Road	135864/5	8
	<u>TOTAL:</u>	<u>202</u>

LONGFORD

30 Paton Street	43775/1	8
22 Paton Street	173373/2	6
21 Paton Street	168222/1 (approved)	23
53 Burghley Street	206163/17	8
64 Burghley Street	107731/3	5
30-42 Puttney Street	229628/1, 25298/3	12
7 Laycock Street	213951/1	12
189 Wellington Street	129525/1	30
205 Wellington Street	200556/1	20
9 Cracroft Street	64944/1	8
132 Marlborough Street	112949/3	8
Cressy Road	113018/1	14
109 Catherine Street	117462/1	10
	<u>TOTAL:</u>	<u>164</u>

CRESSY

143 Main Street	39097/1	20
26A Charles Street	129045/1	8
2 Archer Street	251998/2	8
4 William Street	251998/1	10
	<u>TOTAL:</u>	<u>46</u>

NORTHERN MIDLANDS COUNCIL - OVERALL TOTAL: 712

LAND ZONED GENERAL RESIDENTIAL AS AT 1/4/2019
DETERMINATION OF LIKELY LOT YIELD
MEANDER VALLEY COUNCIL

PROSPECT

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
1A Pitcher Parade	133503/2, 133503/3	300
122 Mt Leslie Road	163467/1. 6.6 ha	60
120 Mt Leslie Road	151993/1. 1 ha	10
Montpelier Drive	139774/2. Approved	23
Harley Parade	176277/100, 176278/1. Approved	40
334 Westbury Road	237405/1	30
		<u>TOTAL: 463</u>

HADSPEN

Between Meander Valley Road and Bass Highway	<u>TOTAL: 950</u>
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CARRICK

20 Seymour Street	63919/1	8
22 Percy Street	169519/2	10
19 Meander Valley Highway	125791/1	8
		<u>TOTAL: 26</u>

MEANDER VALLEY COUNCIL - OVERALL TOTAL: 1,439

Appendix 2.

LAND ZONED LOW DENSITY RESIDENTIAL AS AT 1/4/2019

LAUNCESTON CITY COUNCIL

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
19 Mt Stuart Drive	163210/1	6
204 Vermont Road	164535/1	15
56 Henry Street	132065/4	6
165B Ravenswood Road	250759/1	15
177 Ravenswood Road	199135/1	8
21 Waverley Road	159395/500	15
Audrey Avenue	169280/100	5
80A Abels Hill Road	174768/5	5
9 Luxmore Place	173898/1, 738816/2	40
123 Westbury Road	165677/1 (approved)	17
181 Westbury Road	51268/1	10
Hardwicke Street	175505/303	15
		Total: 157

WEST TAMAR COUNCIL

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
Acropolis Drive, Legana	172776/1	100
Bindaree Road, Legana	two titles	30
Ecclestone Road, Riverside	43468/1	56
89 New Ecclestone Rd, Riverside	244039/1	5
53 Bridgenorth Road, Legana	125557/1	8
8-42 Bridgenorth Road, Legana	113840/1 & 2	8
		Total: 207

MEANDER VALLEY COUNCIL

BLACKSTONE HEIGHTS

<u>ADDRESS</u>	<u>TITLE NUMBERS</u>	<u>LOT YIELD</u>
Panorama Road	173550/1 (soon)	80
	(remainder)	200
Panorama Road	134910/1	50
Columbus Drive	172430/2 (no frontage)	0
34 Panorama Drive	173549/13	15
12 Neptune Drive	169236/2, 146423/2, 112632/1	400
Kelsey Road	141734/6 (approved)	18
107 Blackstone Road	169236/1	10
3 Lakeview Court	131885/3	10
		TOTAL: 783

HADSPEN

Low Density Residential	TOTAL: 130
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NORTHERN MIDLANDS COUNCIL

LONGFORD:

Anstey and Marlborough Street. 173613/6, 173613/1&2, 157278/2 30

132 Marlborough Street 1/2949/3 10

Brickendon & Wellington Streets 124312/1, 244840/1, 244841/1 40

TOTAL: 80

NORTHERN MIDLANDS COUNCIL - OVERALL LDR TOTAL 1,357

**LAND AVAILABLE/UNDERWAY/SET ASIDE FOR
GENERAL RESIDENTIAL ZONE**

This appendix looks at the Outline Development Plans currently underway or planned by each Council. The numbers of lots on this page are rough estimates only and may vary when the ODPs are actually implemented.

The Meander Valley Council – Blackstone Heights ODP is not yet finalised. Some low density residential zoned areas may become general residential but no extra lots have been counted for this at this stage.

The Launceston City Council ODPs have not yet commenced but the number of 400 extra lots is a conservative estimate of likely land to be zoned general residential.

The Perth and Legana ODPs have been released to the public so these numbers of lots should be fairly accurate, as it is based on the publicly available plans.

NORTHERN MIDLANDS COUNCIL

PERTH OUTLINE DEVELOPMENT PLAN

South Perth (between Drummond Street & New Highway)	280
West Perth/Napoleon Street 173776/1	30
North Perth (Current PPZ –future Urban) 23463/1&2, 18082/1	110
<u>TOTAL:</u>	<u>420</u>

WEST TAMAR COUNCIL

LEGANA

Land in PPZ (soon to be Gen Res) 248676/14, 199395/1, 248748/1, 96031/13	300
Land to south of Legana (Legana Structure Plan)	1512
Muddy Creek Hill (Legana Structure Plan)	200
<u>TOTAL:</u>	<u>2012</u>

LAUNCESTON CITY COUNCIL

PROSPECT

Reserve land in GLP 114487/1	600
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ST. LEONARDS/RELBIA

LCC are commencing a study to increase residential lots in this area.	At least 400
<u>TOTAL:</u>	<u>at least 1000 lots</u>

OVERALL TOTAL: MORE THAN 3,432 LOTS

Appendix 4.

RESIDENTIAL LAND IN NORTHERN MIDLANDS COUNCIL

General Residential	712
Low Density Residential (Longford)	80
South Perth ODP	280
North Perth ODP	110
West Perth ODR	30
	<u>1,212</u>
Infill, rezonings, other residential zones (village, urban mixed use, rural living)	Say 200
Lots subdivided since 2013 not known but approximately	375
<u>TOTAL LOTS AVAILABLE (since 2013)</u>	<u>1,787</u>

Note:

The Greater Launceston Plan has a targeted lot yield in Northern Midlands Council from 2013 to 2036 of 1,720 lots. With the existing and planned rezonings there is enough land available to satisfy demand until 2036.

Break O Day Office Admin

From: Barry Lawson <barryj.lawson@hotmail.com>
Sent: Thursday, 29 August 2019 12:00 PM
To: contactus@launceston.tas.gov.au; West Tamar Council; Meander Valley Council; George Town Council; Dorset Council; Break O Day Office Admin; vicki.warden@flinders.tas.gov.au
Subject: Referral for advice from Northern Midlands Council of amendment to Regional Land Use Strategy

Where required, could you please re-direct this email to the Mayor and General Manager. Thank you.

Dear Mayors and General Managers of Northern Tasmanian Councils,

The Northern Midlands Council (NMC) has or will contact your Council in respect to an application from Traders in Purple (TIP) to amend the Northern Tasmania Regional Land Use Strategy (RLUS). Given the media coverage for this proposal and the fact that Traders in Purple consultants have met with at least some of the northern councils, I am sure that not much background needs to be provided about the project.

Suffice it to say that the proposed amendment to the RLUS seeks to change designated agricultural land (in a designated irrigation area) to urban growth corridor. TIP completely ignored current zoning and the Northern Midlands Interim Planning Scheme (NMIPS) and bought 600 acres and is now trying to seduce NMC, your Council and the State Government by promises of economic development based on projections that have already changed from the initial proposal and which TIP freely admits will change in the future. There is a good deal of scepticism about whether TIP will deliver any of its 'sweeteners' such as the aged care facility, 100 room hotel, child care facility and agricultural education centre.

In addition, the NMIPS states Evandale village is to have a hard boundary and population capped at 2000 to protect heritage values. TIP's proposal would more than double the size of the current village, more than double the population of the village with an increase of 498 dwellings and 7 "super lots" to cater for multiple dwellings. This will result in a fundamental, irreversible and I believe detrimental change to Evandale.

The proposal is also contrary to the Greater Launceston Plan.

TIP's application is seeking an *"amendment to the RLUS to allow for the inclusion of the subject land in the 'urban growth area' classification under this strategy"* and *"we consider it appropriate this new 'urban growth area' be considered as a 'growth corridor' which the RLUS strategy defines as 'land contiguous with existing urban areas, including greenfield land, which will be developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development'"*. Of the types of new growth area, TIP has not sought Priority Consolidation Area nor a Supporting Consolidation Area – just Growth Corridor.

Contiguous is defined as "sharing a common boundary; touching" (Wikipedia). At 300m away from the current urban footprint of Evandale, it is hardly touching! Indeed, TIP consistently argue that the "development" will be even further away (in excess of 1km I have heard them say in meetings) due to the planned green corridor, yet the RLUS amendment request comprises the entire land parcel. Clearly, the subject land is not contiguous and therefore cannot be reclassified as a growth corridor. The application must therefore be refused on these grounds alone.

1

Apart from comprising land contiguous with existing urban land, the RLUS requires 'Growth Corridor urban growth area' is to be *"developed to accommodate projected population growth where the land has been assessed against contemporary evidence and determined as being suitable for urban development"*. TIP has not done this required analysis and consequently, I believe the request to amend the RLUS should be denied immediately.

I understand that a copy a report from PDA Surveyors of Launceston has already been provided to you. This report clearly shows that the proposal does not meet the required needs test for the proposed change and an examination of the data for your municipality will show how and where your area will be disadvantaged by TIP's proposal. For example, the parcel by parcel lot yield in areas currently zoned residential development for each municipality is 6,702. When combined with outline plans for development in suburbs and towns, the estimated lot total climbs 10,122. The Greater Launceston Plan predicted a demand of 9,930 lots by 2036 (including a 7 year rolling reserve). The land currently ready or planned for future development now is greater than the need in 2036!

It should also be noted that the Greater Launceston Plan used population predictions from 2011. Based on recent State Government population forecasts, there will be an over estimate of 9,500 people in 2020. Clearly, it would seem that the predicted need for a change to the RLUS for additional housing is just not there. However, a change to that strategy will have adverse impacts for other municipalities wanting to develop their own available land.

Changing the land use from rural to urban growth would categorically alienate the subject land from agricultural purposes. TIP's report in this regard was provided by NMC to GES Geo-Environmental Solutions for peer review. That company's response could not be clearer. With respect to compliance with the State Policy on Agricultural Lands, the reviewer states: "The proposal would result in the permanent loss of agricultural land of local and regional agricultural significance within a declared irrigation district. It is therefore my conclusion that the proposal does not comply with the State Policy on the Protection of Agricultural Land and should not proceed".

In addition, I note that consultants for TIP have met with (at least) General Managers of the Northern Councils. The outcomes of this meeting submitted by TIP to NMC suggested that some councils believed the decision to support or refuse TIP's request is delegated to the General Manager. Not all of those consulted agreed on this matter. Can you please advise whether your Council will leave this decision to the General Manager or refer the matter to Councillors.

To finish, let me say, the idea of reverse engineering the State Policy on the Protection of Agricultural Land, the local planning scheme and the RLUS to suit a developer's thought bubble of a development concept is ludicrous. Policies, Strategies and Planning Schemes are about providing planning certainty. Isn't it now time to give some certainty to the people of Evandale, the planners, the developers, your Council and other Councils in the RLUS area? Just say no to advancing an amendment to the RLUS to the Minister for Planning.

Thank you for your consideration of this letter.

Yours sincerely

Barry Lawson
19 High Street Evandale



TASMANIAN FARMERS & GRAZIER ASSOCIATION

Mick Tucker
Mayor
Break O'Day Council

Email: admin@bodc.tas.gov.au

Dear Mick

RE: Request to amend the Northern Tasmania Regional Land Use Strategy: 98 Ridgeside Lane, 211 Logan Road, Evandale

A request by Traders in Purple to amend the Northern Tasmania Regional Land Use Strategy (RLUS) to allow the progression of their 'Ridgeside Lane' project has been tabled with the Northern Midlands Council. The amendment is to rezone the land from Rural Resource to General Residential, Low Density Residential, Rural Living, Mixed Use, Open Space and Utilities.

The Tasmanian Farmers and Graziers Association (TFGA) is against the request to amend the Northern Tasmania RLUS based on the dangerous precedent, if this request was approved, that would provide further developments across the Tasmanian farming landscape with the permanent loss of agricultural land.

Tasmanian agriculture is one of the state's key economic drivers. Primary industry output is worth almost \$2 billion a year at farm gate and employs around one in six of every working Tasmanians. These figures clearly demonstrate the importance of the sector to the State.

The government's Cultivating Prosperity: A 2050 Vision for Agriculture, is to grow the value of the agricultural sector in Tasmania tenfold to \$10 billion per year by 2050. It states that Tasmania has a remarkable opportunity to leverage off our competitive strengths in agriculture – rich soil, favourable climate, abundant water, enterprising farmers and premium brand – to significantly expand our agricultural industries and food manufacturing capacity.

On the back of this vision is the transformation of irrigation throughout the state. Irrigated agriculture contributes more than 50 per cent of the value of the state's agricultural production from eight per cent of the land. One of the schemes included in these figures is the North Esk Irrigation Scheme, which the land for the proposed Traders in Purple development is located.

ACN 009 477 810
ABN 51 009 477 810

P: (03) 6332 1800
W: www.tfga.com.au

A: PO Box 193
56a Charles Streets
Launceston TAS 7250

Land suitable for agriculture is a limited resource that cannot be replaced. New agricultural land cannot be manufactured. Once converted to another use, it is extremely difficult, if not impossible, to naturalize it to a productive state.

As documented in the Northern Midlands Council Minutes, 19 August 2019, Traders in Purple provided documents relating to the State Policy on the Protection of Agricultural Land. These documents were peer reviewed by GES Geo-Environmental Solutions where they concluded:

It is my opinion that the response documents do not adequately address the State Policy on the Protection of Agricultural Land. The proposal would result in the permanent loss of agricultural land of local and regional significance within a declared irrigation district. It is therefore my conclusion that the proposal does not comply with the State Policy on the Protection of Agricultural Land and should not proceed.

The statement by Geo-Environmental Solutions reaffirms TFGAs sentiments that the proposal would see the permanent loss of agricultural land.

The TFGA asks that you consider whether we want to set a dangerous precedent for more agricultural land being permanently lost or do we want to continue see agricultural land being used productively, knowing that farmers are becoming more innovative and diversified in their operations that benefits all Tasmanians.

Please contact the TFGA if you require further information.

Yours Sincerely,



Marcus McShane

President

20th September 2019

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:**OUTSTANDING REPORTS:**

Motion Number	Meeting Date	Council Decision	Comments
07/19.16.2.182	15 July 2019	In accordance with section 156 of the <i>Local Government Act 1993</i> , Council resolves to make a by-law for the regulation of the Trail Networks.	Draft By-Law currently being prepared.

COMPLETED REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
10/19.16.2.260	21 October 2019	That Council authorise the General Manager to close the Council Office and the Works Depot for the Christmas Break from 12.30pm on Tuesday 24 December 2019 and reopen on Thursday 2 January 2020.	Action taken to implement
10/19.16.3.261	21 October 2019	That Council request that the Department of State Growth: 1. Extend the current 60km/h speed limit zone south by 100 metres with required adjustments being made to the 80km/h zone.	Letter sent to Department of State Growth

		2. Review the decision to not reduce the current 100km/h speed limit between the southern entrance to St Helens and Flagstaff Road.	
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Meeting and Events attended:

22/10/19	St Helens	– MTB Business Community Session, the session provided an update on progress with the project and also included a presentation from Glen Jacobs of World Trail which was well received. Session attended by approximately 35 people.
25/10/19	St Helens	– Aero Medical Retrievals, initial meeting with Tas Ambulance Service and Rotolift to discuss potential options for a permanent Helicopter landing pad to support the St Helens Hospital. Helicopter usage is an increasing trend for those cases which are time critical
26/10/19	Gardens	– PWS Gardens Toilet, on site meeting arranged by PWS with local residents to provide a progress update and review the 8 sites which have been investigated for suitability.
26/10/19	Launceston	– Launceston Chamber of Commerce Business Excellence Awards
29/10/19	Hobart	– Local Government Act Review Working Group was recalled to further consider a number of items which arose through the public submission process.
29/10/19	Hobart	– Premier & Minister Gutwein meeting with the Mayor. Matters covered included Bay of Fires Master Plan; toilet facilities in the Bay of Fires; St Helens MTB Project update; Georges Bay Slipway EoI Process; and changes to Crown Land Services and PWS processes.
30/10/19	St Marys	– Tas Fire Service Community Preparedness Forum
30/10/19	St Helens	– Tas Fire Service Community Preparedness Forum
1/11/19	Launceston	– Northern Tasmanian Waste Management Group, half yearly meeting with Council General Managers to discuss the Annual Plan and Budget for the 2019-20 year along with ongoing activities.
6/11/19	Fingal	– Council Workshop
7/11/19	Hobart	– Georges Bay Foreshore Track, briefing provided to officers from Crown Land Services on the project which is being developed. Discussed CLS processes and requirements to progress the project.
7/11/19	Hobart	– Georges Bay Foreshore Track, briefing provided to officers from Department of State Growth on the project which is being developed. Discussed CLS processes and requirements to progress the project.

Meetings & Events Not Yet Attended:

11/11/19	St Helens	– Bendigo Bank AGM
12/11/19	Scamander	– CentaCare Evolve Affordable Housing Project
13/11/19	Launceston	– TasWater AGM
14/11/19	St Helens	– MTB Business Community Session

General – regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meeting with community members and

organisations included, Kerry & Joanne Franklin, Brett Woolcott, Donna Stanley (Parks & Wildlife Service), John Ayres (GHD).

Brief Updates:

Drought Communities Programme

The Federal Government announcement in relation to the Drought Relief Package has provided some funding opportunities for Council to consider. There is an additional \$1 million for drought affected Councils, this has similar guidelines to the original \$1 million which Council is currently undertaking projects. Projects will need to be completed by 31 December 2020. Given the previous experience with this programme it can take a number of months to secure approval. There are some other components in the package which Council will need to consider:

- \$50 million discretionary fund to support projects in Local Government Areas impacted by the drought
- Redirecting \$200 million into a Building Better Regions Fund drought round to support new projects that deliver social and economic benefits to drought-affected communities
- \$138.9 million additional Roads to Recovery funding in calendar year 2020 for the 128
- Local Government Areas eligible for the Drought Communities Programme

Council officers are currently reviewing Local Township Plans and Council's Four Year Capital Works and Projects Budget to identify projects which can be brought forward

Gardens Toilet

The meeting with local residents discussed progress with construction of a toilet at the Gardens including reviewing the eight sites which have been considered in the process. It was apparent from discussions at the meeting that there is no site which is supported by the local community which is making it very difficult to progress the projects. The two potential sites, near the car park and near the boat ramp were highlighted as these were the ones with the least site constraints. PWS would like to install a temporary portable toilet facility at the car park to gather data on the potential level of usage as this would guide the design of the permanent facility. It was proposed to site this adjacent to the existing car park, this also met with resistance from local residents who live nearby. Installation of a temporary toilet will also require compliance with the Break O'Day Planning Scheme.

Mountain Bike Trails Project

The delivery of the project is progressing on a number of fronts concurrently. Over the last month the Trail Ambassador program has been rolled out to the business and we are working with these businesses to finalise the arrangements. Another identified initiative were 'tap n go' eftpos machines to enable donations towards the maintenance and development of the trail which have now been received. Arrangements are well in hand for the opening events. The final elements of signage is being progressively installed.

We are dealing with a bit of attention around use of the Trails pre-opening at the moment. Following advice from World Trail that we need to get some wheels on the trails to settle them down pre-opening we developed a plan to cover group requests we had been receiving as well as familiarisation activities for local business operators with an MTB focus. As part of this we have been ensuring that hygiene protocols are being followed for the group activities which have been occurring.

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
Lawry Heights, St Helens	Affixing Common Seal	Title Transfer	Number 12 – Miscellaneous Powers and Functions to the General Manager
Land at Georges Bay	Affixing Common Seal	Variation to Crown Lease	Number 12 – Miscellaneous Powers and Functions to the General Manager
Land at Humbug Point	Affixing Common Seal	Variation to Crown Lease	Number 12 – Miscellaneous Powers and Functions to the General Manager
Stieglitz Street, Falmouth	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:

01.10.2019	337 Certificate	Albert Street, Fingal	1755413
01.10.2019	337 Certificate	Peters Road, Goulds Country	7447008
01.10.2019	337 Certificate	130 St Helens Point road, Stieglitz	6788951
02.10.2019	337 Certificate	130 Main Road, Binalong Bay	6797276
02.10.2019	337 Certificate	19 Oberon Place, Scamander	2948591
03.10.2019	337 Certificate	1 Hodge Court, Stieglitz	6784651
03.10.2019	337 Certificate	28 Halcyon Grove, St Helens	7511057
03.10.2019	337 Certificate	German Town Road, St Marys	3508192
03.10.2019	337 Certificate	31 Quail Street, St Helens	6795035
03.10.2019	337 Certificate	195 Tully Street, St Helens	7641804
04.10.2019	337 Certificate	9 Hilltop Drive, Binalong Bay	6796927
04.10.2019	337 Certificate	63 North Ansons Road, Ansons Bay	6810549
07.10.2019	337 Certificate	31 Morrison Street, Falmouth	3009545
09.10.2019	337 Certificate	12 Susan Court, St Helens	2282670
09.10.2019	337 Certificate	10 Byatt Court, Scamander	6782576
16.10.2019	337 Certificate	53 Franks Street, Falmouth	6400646
16.10.2019	337 Certificate	U2, 41-43 Beaulieu Street, St Helens	3078700
16.10.2019	337 Certificate	U1, 2 Palm Court, St Helens	2885682
21.10.2019	337 Certificate	12 MacMichael Terrace, St Helens	6794470
23.10.2019	337 Certificate	Scamander Avenue, Scamander	3181265
23.10.2019	337 Certificate	79 North Ansons Road, Ansons Bay	1819077
23.10.2019	337 Certificate	197 Ansons Bay Road, St Helens	2819685
23.10.2019	337 Certificate	4 Barnett Close, Binalong Bay	3411446
23.10.2019	337 Certificate	U2, 74 Medeas Cove Esplanade	2627931
28.10.2019	337 Certificate	10 Florence Court, Beaumaris	6787713
28.10.2019	337 Certificate	96 Scamander Avenue, Scamander	2671342

29.10.2019	337 Certificate	79 Parnella Drive, Stieglitz	2215494
29.10.2019	337 Certificate	200 Cameron Street, St Helens	3195659
29.10.2019	337 Certificate	7 King Street, Binalong Bay	6797065
29.10.2019	337 Certificate	83 Cecilia Street, St Helens	2988817
29.10.2019	337 Certificate	158-164 Scamander Avenue, Scamander	3389621
30.10.2019	337 Certificate	117 Eastern Creek Road, Upper Scamander	7796072
30.10.2019	337 Certificate	205 Binalong Bay Road, St Helens	1788979
30.10.2019	337 Certificate	12 Florence Court, Beaumaris	6787721
31.10.2019	337 Certificate	109 Cecilia Street, St Helens	2642592
31.10.2019	337 Certificate	300 Mount Elephant Road, Gray	7298794
31.10.2019	337 Certificate	18 Malibu Street, Scamander	9550309
31.10.2019	337 Certificate	Falmouht Street, St Helens	3546236

Tenders and Contracts Awarded:

Tender Closing Date	Description of Tender	Awarded to
7 October 2019	Bulk Waste Transport Service	Currently being assessed.
11 November 2019	Old Tasmanian Hotel, Fingal Restoration Project	Not yet closed.

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.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	039\011\003\
ASSOCIATED REPORTS AND DOCUMENTS	Quarterly Report of the Northern Tasmania Development Corporation Ltd (NTDC)

OFFICER'S RECOMMENDATION:

That Council receive the quarterly report of the Northern Tasmania Development Corporation (NTDC).

INTRODUCTION:

The Northern Tasmania Development Corporation (NTDC) has been formed as an enterprise under the Local Government Act. Accordingly, NTDC provides quarterly reports to its shareholders including Break O'Day Council.

PREVIOUS COUNCIL CONSIDERATION:

Reports from NTDC are provided to, and considered by Council, quarterly.

OFFICER'S REPORT:

The Northern Tasmania Development Corporation (NTDC) has been formed as an enterprise under the Local Government Act.

Section 21 (5) of the Local Government Act requires Council's General Manager to report to Council at least every three (3) months on the performance of any activities of such an enterprise.

Accordingly, NTDC provides quarterly reports to its shareholders including Break O'Day Council in a format to comply with this requirement.

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.

Strategy

- 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.

- Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focussed service delivery.

LEGISLATION & POLICIES:

Section 21 Enterprise Powers - Local Government Act 1993.

21. Enterprise powers

- (5) The general manager is to report to the council –
- (a) at least once every three (3) months in respect of the performance of any activities carried out pursuant to subsection (1) and any strategic issues related to those activities; and
 - (b) any adverse developments that significantly affect or are likely to significantly affect the financial viability, the operating viability or any other aspect of any of those activities.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority.

Quarterly Progress Report to Council Members July - September 2019

1. Regional Economic Development Strategy (REDS) - Update

The draft REDS was progressed with the Office of Coordinator General and Department of State Growth over this quarter.

The REDS replaces the Regional Economic Development Plan (REDP) as it was noted by stakeholders that a lot of the detailed plan components have been removed at the request of the State Government, so therefore the document becomes more of a strategy which outlines the priority actions.

The State Government and NTDC are scheduling workshops that intend to develop an Implementation Plan that the State will support via reallocation/refinement of State programs or by overtly supporting applications from Federal Government/City Deal.

A communications plan was developed including direct email contact with over 1,100 stakeholders and business contacts to advise them of the release of the draft and ask for their feedback.

Next Steps:

- a) 1 October - Draft REDS (no 5) is finalized and distributed according to the Communications Plan
- b) 22 October – Consultation deadline for feedback of the Draft REDS
- c) November/December – Workshops with Council Members and State Government to commit to supporting specific actions and programs to deliver on the REDS.
- d) February 2020 – Draft Implementation Plan available for review (this is dependent on agreement of State Government and Council Members)

2. Population Action Program

The Population Taskforce met in April and endorsed the Final Population Strategy. The request for a \$50,000 contribution by Council Members for one year was supported and has been paid for the 2019/2020 financial year. Edward Obi, Population Coordinator, is working to implement the Population Action Plan.

Work underway between July – September included:

- **Assisting Skilled Migrants** - Edward is seeing between 5-10 skilled migrants per month that have been referred to us via the State Government program. Edward assists these migrants to revise their CV's and connect them to potential employers.
- **MakeitTasmania Website** – the State Government's website for potential interstate and international migrants has developed a 'Launceston and the North East' section to better reflect the regional variation to the otherwise 'Hobart' focus. To ensure this website reflects the images and content that the Council Members require – consultation is underway with each Council to better reflect the key messages and images to further enhance the website to our regional needs.
- **Jobs in Northern Tasmania (FaceBook page)** – Edward has developed a FaceBook page for people looking for jobs in Northern Tasmania to connect with employers – and also to receive tips and support from NTDC.
- **Population Symposium** - Edward led/contributed to a roundtable session at the Population Symposium.
- **Migrant Case Studies** – these profiles of interstate and international migrants that have successfully settled in Northern Tasmania region, provide real examples of how people have settled into the region. The case studies are then used by NTDC to educate our employers and

residents of the type of people that have moved to the region.

- www.australiamagazine.co.uk - an article organized by State Government was provided by NTDC with a focus on the Greater Launceston area for the UK market considering relocating to Australia.
- **Population Network/Steering Committee** - the Terms of Reference for a Population Network/Steering Committee is being finalized (the next iteration of a taskforce) that will have more emphasis on ensuring the work already underway in our community is better connected and can offer new arrivals a more seamless level of support.
- **Population Program Funding** – NTDC has submitted a funding request for the Regional Jobs Trial – but was unsuccessful due to funds being already allocated. Also the alignment of this funding stream with the ‘Welcoming Region’ proposal may not have met the needs of the program. The ongoing identification of new revenue streams is still underway.

3. Hydrogen Energy Plant (Bell Bay)

The development of a hydrogen energy hub concept at Bell Bay was endorsed by the Northern Tasmania Development Corporation (NTDC) 7 Member Councils as one of the priority projects for the region in early 2019. John Pitt the Chair of NTDC has been actively promoting the opportunity for the past 18 months, including lobbying State and Federal politicians to consider the opportunity.

This was in response to the Federal Government’s investigation of the potential for Hydrogen as a new export sector in Australia, and the quickly developing interest of green hydrogen as a way to reduce emissions domestically, and for developing a new export industry as a result of increasing interest in Asia. A COAG sponsored National Hydrogen Energy Strategy is now due for release in December.

NTDC has been working with Council Members to position Bell Bay as a potential green hydrogen energy hub that could attract support from the Federal Government for demonstration and early stage commercial projects.

High-level economic modelling by ACIL Allen estimates that hydrogen exports could provide around \$4 billion direct and indirect economic benefits to Australia by 2040 based on a medium growth assumption and up to 7000 jobs. A Hydrogen Energy Hub at Bell Bay could ramp up to a \$1.3B export industry with 2,300 jobs by 2040. Construction of demonstration projects is occurring in other states now, with small scale commercial plants possibly operating as early as 2022.

Bell Bay has been identified by various proponents, and by a recent Geoscience Australia study as a competitive location for hydrogen production because of the abundant and competitively priced renewable energy, coupled with Bell Bay’s industrial port infrastructure and skills base.

A green hydrogen energy hub at Bell Bay also complements the Battery of the Nation and Marinus projects and also aligns with Tasmania’s clean green brand. NTDC has been actively working with the Office of the Coordinator General, lobbying State Government Ministers to be more explicit in the support for the hydrogen energy as a complementary energy project, and working with various proponents to support their efforts to secure investment for Bell Bay as their preferred hydrogen energy site.

Activities over the last quarter have included:

- **Site inspections** – by two proponents to Bell Bay with OCG and meetings with stakeholders
- **Green Ammonia Conference** – the CEO attended a conference in Melbourne to better understand some of the technical aspects of using ‘green’ ammonia as a carrier of hydrogen energy, and the potential to use green ammonia as a marine bunker fuel.
- **Tasports** – with OCG we met with Tasports to ensure they understood the strategic nature of any investment and to clarify tanker access for hydrogen transport into the future.

NTDC has been actively working with the Office of the Coordinator General, lobbying State Government Ministers to be more explicit in the support for the hydrogen energy as a complementary energy project, and working with various proponents to support their efforts to secure investment for Bell Bay as their

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preferred hydrogen energy site.

4. Lamb Tasmania

In response to the concerns regarding meat processing in Northern Tasmania over the past 12 months, NTDC organised a guest facilitator, Richard Webb, to work with farmers and potential meat processors to consider alternative processing, marketing and distribution of meat products.

There have been two sessions to date that have outlined the possibility of farmers considering alternative and direct distribution of quality 'Tasmanian' branded products including details of the provenance of meat products to premium markets (such as direct to international hotel chains, restaurants, etc). Next steps include a branding workshop with Brand Tasmania with agricultural producers looking to add greater value to their products and assist them to develop their provenance and branding.

5. LoRaWAN 'Internet of Things'

NTDC is assisting with facilitating opportunities to integrate the LoRaWAN 'Internet of Things' into the municipalities across the region. Definium has installed a number of gateways across Tasmania (with an aim to provide full coverage) creating wireless sensor networks that with a small battery powered IoT device can remotely monitor assets and collect data.

During August Definium presented an overview of the LoRa network and its potential to relevant council staff and Councilors at WTC and GTC. The presentations focused on an overview of the product & the opportunities it presents, sharing some specific case studies that may have potential municipal applications, discussing the value and opportunities that can be derived from the available data, small business opportunities and to provide a clearer understanding of the costs involved.

6. Policy Submissions

NTDC made submissions to the following Federal Government enquiries on behalf of the Region:

- Parliamentary Committee on Migration into Regional Australia
- Select Committee on Regional Jobs

7. Funding Submissions

NTDC made the following funding submissions:

- Regional Jobs Trial – Welcome Region Program (unsuccessful)

NTDC assisted the following funding submissions by other proponents that will positively impact on the region:

- Tasmanian Food Incubator Funding Submission (by Hazel McTavish West)
- Tasmanian Food Export Hub Funding Submission (By Van Diemen Project)

If any elected or Council staff members have any questions please make contact with us.

Contact Details:

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Office Phone: 0400 338 410

Website: www.ntdc.org.au

Please note new email addresses;

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PO Box 603 Launceston TAS 7250	F +61 400 338 410 E admin@ntdc.org.au	ACN 616 650 367 ABN 13 585 842 417	ntdc.org.au



Georgina Brown	Projects Manager (Mon/Tues/Wed)	0418 172 606	georgie@ntdc.org.au
Edward Obi	Population Attraction Officer	0469 827 427	edward@ntdc.org.au
Rikki-lee Ross	Executive Support and Communications Officer	Office number	rikki-lee@ntdc.org.au
John Pitt	NTDC Chair	0417 310 490	jpitt@uhuru.com.au

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ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	014\001\022\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the following dates and times be approved for Council Meetings and Workshops to be held in 2020:

Council Meetings Commencing at 10.00am	Council Workshops Commencing at 10.00am
Monday 20 January	
Monday 17 February	Monday 3 February
Monday 16 March	Monday 2 March
Monday 20 April	Monday 6 April
Monday 18 May	Monday 4 May
Monday 22 June	Monday 1 June
Monday 20 July	Monday 6 July
Monday 17 August	Monday 3 August
Monday 21 September	Monday 7 September
Monday 19 October	Monday 5 October
Monday 16 November	Wednesday 4 November
Monday 21 December	Monday 7 December

INTRODUCTION:

It is necessary to determine Council meeting dates prior to the commencement of the New Year. The above dates are submitted for Council's consideration.

PREVIOUS COUNCIL CONSIDERATION:

Setting Council meeting dates is an annual requirement.

OFFICER'S REPORT:

Once the meeting dates have been established they will be published on the Council website, Council does have the opportunity to amend these dates if issues arise during the year.

In regards to the dates set above I highlight the following variations from what would be the normal 1st and 3rd Monday of each month.

June – The Council Meeting will be held one (1) week later on Monday 22 June due to the Australian Local Government Association (ALGA) General Assembly being held the previous week on what would be the 3rd Monday of the month.

November – The workshop will be held on Wednesday 4 November due to the 1st Monday (2 November) falling on a public holiday and Tuesday 3 November is Melbourne Cup Day.

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.

LEGISLATION & POLICIES:

Local Government (Meeting Procedures) Regulations 2015 – Part 2, Division 1 - Dates must be established to enable appropriate notification of meeting dates as required under Legislation.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are no budget implications to Council.

VOTING REQUIREMENTS:

Absolute Majority.

ACTION	DISCUSSION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	018\033\007\
ASSOCIATED REPORTS AND DOCUMENTS	Report on Outcomes of Annual Plan 2019/2020 as at 30 September 2019

OFFICER'S RECOMMENDATION:

That Council endorse the Review as at the 30 September 2019 of the Break O'Day Council Annual Plan 2019/2020.

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 2019/2020 Annual Plan was adopted at the June 2019 Council Meeting.

OFFICER'S REPORT:

The 2019/2020 Annual Plan is a working document based on Council's current Strategic Plan 2017-2027. This report comprehensively identifies progress, to date, for each of the identified objectives of the Annual plan as measured against the identified "assessing progress" target.

This plan is generally based on the 10 Year Strategic Plan 2017 – 2027 and was also influenced by the outcomes from the Priorities workshop conducted with Councillors in February 2019. The 2019/2020 Annual Plan is managed using the Envisio software to assist with monitoring progress, delays, et.

The key themes for 2019 - 2020 included:

- Developing the vision and ideas which communities have for their individual towns.
- Engagement with the community.
- Communication internally and through Council service delivery.
- Customer service – internal and external focus (links strongly with the above mentioned items).

Other significant areas of attention in 2019 - 2020 include:

- Natural resource management, strategic level and on-ground activities.
- Waste management including minimisation and recycling.
- Asset management.
- Financial sustainability.
- Stormwater management planning.

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 2019 - 2020 Annual Plan are detailed in Council adopted budget but are summarised in the Plan.

VOTING REQUIREMENTS:

Simple Majority.

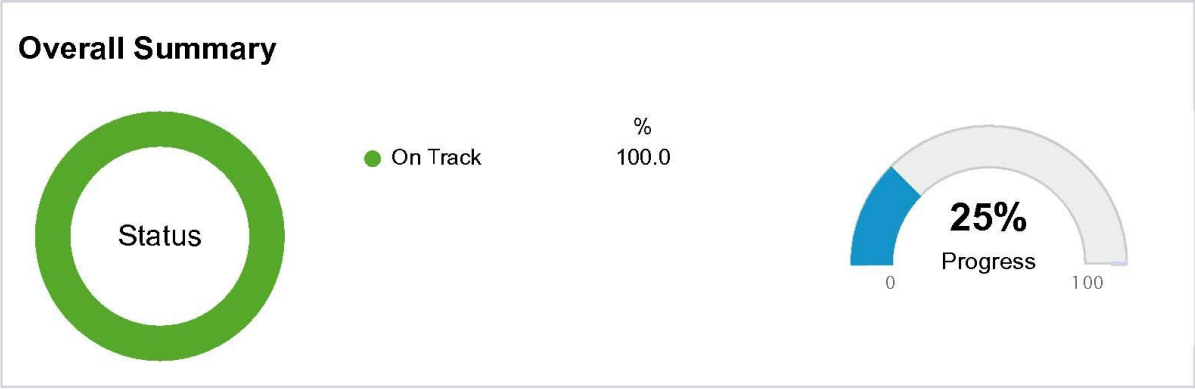


Quarterly Report as at 30/9/19


Date not set


Report Created On: Oct 24, 2019


40 Key Focus Area	1 Actions
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Report Legend

 No Update

 Overdue

 Priority

Key Focus Area 1.1.1

Progress 13%

Communication:

Improve and develop communication processes that lead to the community feeling more informed and involved.

Owner: Jayne Richardson

Actions: 4

Update provided by John Brown on Oct 24, 2019 01:03:22

Communication activities will come on line as we progress through the year, there will be a significant focus around community surveys in relation to the MTB project.

Actions 1.1.1.1: Online Surveys - Use surveys in community consultation regarding Council activities and show transparency and accountability of Council (25% completed)

A survey was sent out to our business database, around 200 businesses. This survey was designed to capture data that will help us measure the effect of the MTB visitors on our area. This first survey was to help us establish a benchmark of where businesses in the area are before MTB visitation.

This was completed by 48 businesses. The same survey will be rolled out 2 to 4 times a year.

Actions 1.1.1.2: Council Services Survey - Publish online survey regarding Council services and perception in the community in order to establish a benchmark to gauge brand development. (0% completed)

No progress to date

Actions 1.1.1.3: Plain English Communication - Develop a 'Plain English' approach to Council communications in line with the new Communications Guide. (25% completed)

FAQ sheets and further information has been developed as part of the Local Provisions Schedule Development. As planning is a complicated topic, this information needed to be easy to understand. This information was made available on the website as well as through two community drop-in sessions, as well as over the counter at the main office.

A FAQ sheet and process flow chart has also been drafted and just needs approval and implementation.

A Communications Guide was also designed and implemented which is designed to help staff write plain English documents.

Actions 1.1.1.4: Communication Activities - Examine opportunities to implement new communication activities or develop existing activities to increase engagement with the community and knowledge of Council activities. (0% completed)

no progress to date



Key Focus Area 1.2.1

Progress 31%

Events and Activities:

Creates a culture of volunteering and support to enable vibrant and sustainable events, activities and community groups

Owner: Chris Hughes

Actions: 4

Update provided by John Brown on Oct 24, 2019 01:05:27



Solid progress in this KFA due to the focus on preparations for event delivery which occurs during the first half of the year. Potential for new Events in the area is strong with increased opportunity with the MTB project.

Actions 1.2.1.1: Increasing Volunteers - Work with Volunteering Tasmania to engage with our community to increase our volunteer pool. (30% completed)

Volunteer pool has increased by 12 to work with Council staff in relation to emergency preparedness. Volunteering Tasmania have advised that they have a pool of volunteers that can be called on to work in Evacuation Centres if required

Actions 1.2.1.2: Event Capacity Building - Build the capacity of the community to conduct events. (25% completed)

Two new events on our calendar organised by outside groups - as part of the event organisation they are utilising community members to assist as well as give experience in relation to the running of events

Actions 1.2.1.3: Community Event Support - Liaise with local organisations to facilitate community events which are held throughout the year with a focus on encouraging sustainability of these events. (32% completed)

Council continues to support and work with community event organisers by stepping them through the appropriate permit process and ensuring that they are aware of the risks and they mitigate against them in their planning.

Actions 1.2.1.4: Event Attraction - Build connections with external event holders to encourage them to host events in our municipality resulting in one (1) new event. (35% completed)

Worked with representatives of Black Dog for a new community event at Fingal - currently planning stages. Continue to work with Louise Foulkes re Dragon Trail MTB event to be held in early 2020 - the relationship built with Louise Foulkes with the past event XPD and this new event has cemented good relationship for future events for our municipality with her company. Other new events for this financial year are - Launceston Church Grammar School Rowing Camp - utilising the Stadium as well, The Australasian Rogaining Championships, Cicrum Tasmania Challenge (Aeroplanes) and AOC2020 - Australian Orienteering Championships. A few of the organisers of these events, Council staff have worked with previously, hence the return our municipality.

Key Focus Area 1.3.1

Progress 23%

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.

Owner: Chris Hughes

Actions: 4

● On Track	%	#
	100.0	4

Update provided by John Brown on Oct 24, 2019 01:10:55

Progress with actions relating to the Community Engagement Framework will be delayed to some extent due to the Local Government Act Review identifying a Framework as a key part of new legislation potentially. Awaiting greater clarity from this.

Actions 1.3.1.1: Community Engagement Framework - Complete the development of a Community Engagement Framework for consideration and adoption by Council. (18% completed)

Community Engagement strategy has been developed and just needs Council sign off. The strategy itself has been written with the community as our main audience and was designed to clearly outline expectations, process etc. Sitting alongside this is the process document which will be used in house to ensure meaningful consultation occurs.

This document was assessed by Our Say - an organisation dedicated to Community Consultation who scored the document highly.

Actions 1.3.1.2: Framework Integration - Commence the implementation of the Community Engagement Framework in Council activities. (25% completed)

Draft document developed, awaiting new Local Government Legislation as to whether any changes need to be made

Actions 1.3.1.3: Local Township Plans - Work with the community to ensure the identified activities in the Township Plans are addressed. (25% completed)

Scamander drop in session held to develop Scamander Township Plan

Actions 1.3.1.4: Arts & Cultural Strategy - Review the Strategy to reflect changes in community group activity levels. (25% completed)

Continue to work with the new Bay of Fires Arts Committee to develop an event in line with the Art & Cultural Strategy and provide guidance in relation to future events - look at what worked and build on those experiences.

Key Focus Area 2.1.1

Progress 41%

Opportunities:

Prepare and maintain an economic prospectus which details opportunities; infrastructure and land availability; and local resources.

Owner: John Brown

Actions: 9

Update provided by John Brown on Oct 24, 2019 02:17:32

Activity has occurred in a number of key areas, increased priority being provided to the Housing related actions which are identified.

Actions 2.1.1.1: Economic Prospectus - Promote availability of economic prospectus and update to maintain relevance. (80% completed)

Prospectus is in final draft. A mini prospectus around the MTB was proposed so it was decided probably best to wait till after the MTB opening o complete the Economic Prospectus so as to include the MTB trails etc.

Actions 2.1.1.2: Irrigation Projects - Support the investigations by Tas Irrigation of infrastructure servicing the eastern end of the Fingal Valley. (16% completed)

Monitoring developments by Tas Irrigation.

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 particular focus on the Fingal Valley. (25% completed)

Have met with some local growers and farmers in an attempt to flush out any opportunities. Little gained other than water is the main concern/impediment to expansion or new agricultural developments. Worked with a farmer at Evercreach with expansion/diversification into free range chickens, eggs, pork and future visitor accommodation.

Actions 2.1.1.4: MTB Business Tool Kit - Develop a 'Mini Prospectus' or Business Tool Kit to address business interest arising from the MTB Project. (100% completed)

As part of the MTB project, we designed an Industry Tool Kit in conjunction with Kingthing Marketing which was presented to businesses at a Business Information Session. The tool kit outlined in simple terms how businesses could align with the MTB brand.

We plan to develop a mini prospectus in the coming months once the trails open.

Actions 2.1.1.5: Population Strategy - Participate in regional approach to addressing the population decline of the Break O'Day area. (25% completed)

	%	#
On Track	77.78	7
Some Disruption	11.11	1
Completed	11.11	1

The NTDC Population Attraction Program has commenced and Council officers have been providing the required information on the BODC area to the NTDC Project Officer. The developed information will form part of an overall State Government website and provide the regional and Local Government area (LGA) focus. The General Manager recently saw a presentation from Dr Lisa Denny, Institute for the Study of Social Change at UTas, which focussed on Tasmanian population trends from a LGA perspective which showed that Break O'Day was classified as being in a population decline. Further work and understanding in this area is of interest and will be pursued with Dr Denny.

Actions 2.1.1.6: Growing the Population - Review the Break O'Day Economic Development Strategy and develop an approach for consideration by Council and subsequent implementation. (13% completed)

Have had a brief review of the Strategy and will soon begin to further assess what is required for Council.

Actions 2.1.1.7: Aged Housing - Investigate the demand for Independent Living Units and explore the possibility of attracting a development(s) to the area. (10% completed)

Some work has been done in looking for appropriate land for this type of development. So far nothing found.

Actions 2.1.1.8: Public Housing - Lobby the State Government and housing providers to build new public housing to replace the houses which have been sold to private buyers. (99% completed)

Council partnered with CatholicCare in the submission of an Expression of Interest to the State Government's regional Affordable Housing Supply program which has been successful in securing funding to build units on a block of land owned by Council at Scamander.

Actions 2.1.1.9: Housing - Review and report to Council on how Council might encourage new housing to be made available for the private rental market. (0% completed)

No progress with this activity. Increased the priority for the next 3 months with a view to a report to Council

Key Focus Area 2.1.2



Progress 10%

Tourism:

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

Owner: John Brown

Actions: 8



Update provided by John Brown on Oct 24, 2019 01:17:58

Activity has commenced in a number of areas. Some actions are the responsibility of other organisations which determines the rate of progress.

Actions 2.1.2.1: Visitor Information Provision - Work with East Coast Tourism to strategically review the provision of visitor information services on the East Coast. (0% completed)

No progress to date however the local DAP group have raised interest in this project. ECRTTO has now appointed a new CEO and we expect this project will become more of a focus in the first 6mths of 2020.

Actions 2.1.2.2: Bay of Fires Master Plan - Liaise with the State Government and other stakeholders to develop a Master Plan for the Bay of Fires area. (25% completed)

Letter sent to Premier and Minister for Parks regarding formulation of Plan on 16 August 2019. Arranging conversation with PWS when Regional Manager returns to work

Actions 2.1.2.3: Visitor Information Sites - Review Tourism signage at 'mushrooms' and design new information with updated images where required. (0% completed)

No progress to date.

Actions 2.1.2.4: Fingal Valley Tourism - Support Fingal Valley community groups to undertake tourism activities and projects. (25% completed)

Updated the Let's talk about Fingal Valley Gateway to the East Coast brochure with the tourism group in readiness for printing. Working through projects identified within the DAP plan - upgrade of walks - Drought funding program has assisted in this - walking trails to be promoted once all upgrades of walks have been completed, eg. St Patricks Head and Grey Mares Walk

Actions 2.1.2.5: St Helens Destination Action Plan - Support the business community to finalise and implement a Destination Action Plan (DAP) for St Helens. (25% completed)

Communications Coordinator has attended all DAP meetings and is the designated Scribe. Activities to date include working with the group to develop:

- Student and Business Waste Warriors
- Ask a local campaign
- Looking at how the group can add to the value of the Bay of Fires Winter Arts Festival.

Actions 2.1.2.6: Break O'Day Visitor APP - Examine the validity and develop business case for funding of an APP. (0% completed)

No progress to date.

Actions 2.1.2.7: Tourism Reliance - Develop a greater community understanding of the importance of Tourism to the local economy. (6% completed)

The business information sessions we have been running as part of the MTB opening has been really useful in illustrating to our community the importance of our reliance on tourism as a region. The business survey developed as part of the MTB data collection plan will also be useful in illustrating this reliance.

Actions 2.1.2.8: T21 Review - Participate in the Review of the T21 Strategy being undertaken by the State Government. (0% completed)

Tourism Tasmania have recently commenced the consultation phase of this project, a workshop is scheduled for St Helens on 17/10/19.

Key Focus Area 2.2.1

Progress 21%

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.

Owner: John Brown

Actions: 4



Update provided by John Brown on Oct 24, 2019 01:27:59

Activities will be ongoing during the year

Actions 2.2.1.1: Economic Development Assistance - Provide direct support for new and existing businesses wishing to establish or expand activities. (25% completed)

Aside from work in progress with the BEC there are a few projects being discussed. To list just a few - a pool complex at a cabin park, visitor accommodation on Binalong Bay road and Gardens Rd and an expansion of an oyster lease.

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. (25% completed)

Meet weekly with BEC discussing new business enquiries and other activity in the business community. Assist the BEC with business activity that relates to Council requirements particularly with respect to the planning scheme. Currently working with the BEC and 3 families relocating from the mainland to establish businesses that are related to MTB.

Actions 2.2.1.3: Business Opportunities - Research and examine business opportunities that could create jobs in Break O'Day. (10% completed)

Preliminary investigations are under way into a biochar facility in BOD. This has potential to be incorporated in a waste to energy facility.

Actions 2.2.1.4: Business Community Leadership - Support the development of strong leadership in the community to facilitate overall development and growth. (25% completed)

Working closely with the Chamber of Commerce to encourage new and existing businesses to become more involved in Chamber activities. The strategy is to change the culture around the Chamber to make it more relevant and useful to businesses. A step towards this is a name change to Business Break O'Day designed to remove old stigma and attract a younger business group.

Key Focus Area 2.4.1

Progress 33%

Support:

Integrate and simplify processes and services to facilitate the development and growth of businesses.

Owner: David Jolly

Actions: 1



Update provided by John Brown on Oct 24, 2019 01:30:07

This KFA is primarily focused on the implementation of I-Plan.

Actions 2.4.1.1: I-Plan - Participate with the State Government I-PLAN technology to enable online development query and online submission of development applications. Result, simplified Council processes and integration with I-PLAN. (33% completed)

Iplan is currently with the State Government pending the release of the development application module. Timing is in the hands of the state Government however once completed residents will be able to lodge DA's on-line via the web portal.

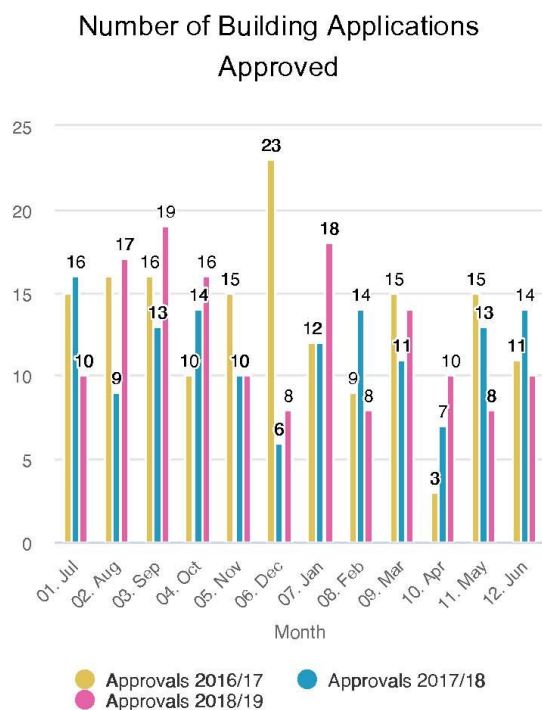
Council is progressing the development of Local Provision Schedules that are intended to apply the State Planning Provisions while meeting local needs and objectives.

The Local Provisions Schedules indicate how the State Planning Provisions will apply in each local municipal area. Draft zone maps and overlay maps and the description of places where the codes apply are currently being developed with the assistance of Insight GIS. Maps contain local area objectives and any planning controls for unique places specific to the local area and are in the form of particular purpose zones, specific area plans, and site-specific qualifications.

The schedules include planning controls to accommodate unique locations such as universities and hospitals, as well as unique development conditions such as building height restrictions. To further meet their communities' needs, councils are responsible for preparing their Local Provisions Schedules in consultation with local stakeholders and community members.

Drafted Local Provisions Schedules are to be submitted to the Tasmanian Planning Commission for consideration prior to the public exhibition and assessment process.

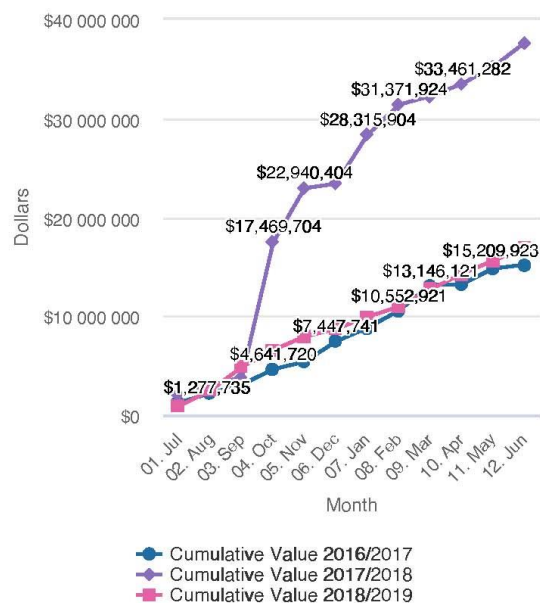
Number of Building Applications Approved



BODC Total number of building applications by month and financial year

Cumulative Value of Building Approvals

Cumulative Value of Building Approvals



Key Focus Area 3.1.1



Progress 11%

Appropriate Development:

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

Owner: Geraldine O'Connor

Actions: 4

Update provided by John Brown on Oct 24, 2019 02:10:37

The focus of activity in this KFA is firmly on the Local Provisions Schedule and preparation for submission to the Tasmanian Planning Commission.

Actions 3.1.1.1: Local Provisions Schedule (LPS) - Complete and submit LPS to the Tasmanian Planning Commission. (25% completed)



Community engagement with the LPS process underway. Drop-in sessions held at St Marys and St Helens. Draft Maps 90% completed and will be reviewed following community comment. Background report underway. SAP's, PPZ's and Stormwater Code in preparation. Date to be set for councillor workshop for consideration of final draft. Working towards having all material ready for December Council meeting.

Actions 3.1.1.2: Tree Guide - Develop a guide for the municipality to inform street tree establishment and management. (10% completed)

Work to develop as guideline criteria for street trees in towns and integrate with Tree Management Policy started but paused for other priorities.

Actions 3.1.1.3: Communication - Increase communication with local real estate agents to build understanding of the critical changes in land use planning. (10% completed)

Discussion points and agenda currently being collated. Scope of information sessions are proposed to be increased to other building industry groups and stakeholders.

Actions 3.1.1.4: Industrial Land - Develop land use strategy to address immediate and longer term industrial land requirements in the St Helens area. (0% completed)

To be undertaken following the completion of the LPS.

Key Focus Area 3.2.1

Progress 22%

Enjoying our Environment:

Provide opportunities to access and learn more about our environment and the ways it can be enjoyed in a sustainable manner.

Owner: Polly Buchhorn

Actions: 3



Update provided by John Brown on Oct 24, 2019 02:11:53

Generally these are ongoing activities during the year and progress reflects this.

Actions 3.2.1.1: Community Activation - Produce and provide information, publications and resources on natural resource management and support activities that foster a positive relationship with the environment. (38% completed)

Support provided with promotion and weed mapping resources for a successful Irapuna Community Weekend was held with over 130 volunteers over 3 days enjoying and working to protect the Irapuna / Bay of Fires coast .

Actions 3.2.1.2: Recognition Program - Recognise significant contributions to the environment and natural resource management with targeted awards, grant programs or events. (3% completed)

Options for recognition activities have been discussed by the NRM Committee for further development.

Actions 3.2.1.3: Waste Reduction - Undertake community education and activities focused on waste reduction and minimisation. (25% completed)

Working with the local DAP group and the ST Helens District High School to implement a student waste warrior program. To date there are 30 students signed up to the program. A teacher is also working with the group and we plan on working with the students and their ideas in the school, community and business sectors.

Key Focus Area 3.3.1

Progress 11%

Land Management:

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

Owner: Polly Buchhorn

Actions: 5

Update provided by John Brown on Oct 24, 2019 02:22:48

Implementation of outcomes from the Dog Management Policy are resource and time consuming which is having an impact on the opportunity to progress some activities such as the Weed Plan.

Actions 3.3.1.1: Land Management Activities - Secure financial and human resources for projects to rehabilitate degraded land and sustain soil productivity. (25% completed)

Supported two landholders with successful applications for TFGA Landcare grants. Weed Action Fund application for a joint Patersons curse control program at Mangana by Upper South Esk Landcare and Productivity group with Council support.

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. (0% completed)

Scheduling activity for later in the year.

Actions 3.3.1.3: Weed Plan - Update Weed Plan with community consultation. (2% completed)

To evaluate progress over last 3 years and current situation from weed data and draft municipal priorities map.

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. (5% completed)

Scheduled activity for later in the year, and supporting MTB Trails to apply best practice.

Actions 3.3.1.5: Dog Management Policy - Implement revised Dog Management Policy - signage, education, compliance and new dog exercise facilities. (25% completed)

Community consulted on new dog Exercise Areas for St Marys and St Helens and considered by Council. Options for Binalong Bay being developed further. Operational aspect of cooperation on dog management with PWS is being evaluated.

	%	#
On Track	100.0	5

Key Focus Area 3.4.1

Progress 12%

Water:

Develop and implement strategies and activities to reduce the risk of flooding, inundation and erosion within our rivers, estuaries and coastal areas.

Owner: Polly Buchhorn

Actions: 4

Update provided by John Brown on Oct 24, 2019 02:23:59

Priority has been given to the St Marys Flood Mitigation actions due to the Community Development Grant funding Council will receive.

Actions 3.4.1.1: George River Catchment - Review issues and their management status in the George River catchment and bay system to identify catchment and water quality priorities. (0% completed)

	%	#
On Track	100.0	4

Yet to commence.

Actions 3.4.1.2: Boat Sewage - Address dumping of boat sewage in Georges Bay by working with the boating community and authorities on use of the wharf sewage pump-out station. (0% completed)

Yet to commence.

Actions 3.4.1.3: St Marys Flood Mitigation - Support implementation of Plan priorities - flood mitigation work, warning system and other strategies. (24% completed)

Assessment by Federal Community Development Programme of our plans for flood mitigation works and warning system have progressed and an outcome to secure the funding is expected soon.

Actions 3.4.1.4: Lower George Riverworks Trust - Support and work with the Trust to implement and secure funding for a works action plan for managing flooding issues. (25% completed)

Supporting Lower George Riverworks Trust for their AGM to adopt the Lower George River Flood and River Management ACTION PLAN 2019-2022. Two landholders secured funding for works stabilizing sediment on the river; planning an impact assessment project for of river channel break-out scenarios.

Key Focus Area 4.1.1

Progress 10%

Community Facilities:

Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers.

Owner: David Jolly

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:25:27

The key focus area action is the commencement of external and internal upgrade to the Old Tasmanian Hotel in accordance with grant funding. Planning approvals for the project were obtained in April 2019 and Building and Plumbing Approvals granted at September 2019. A Grant Funding Agreement is currently being negotiated. A Tender for works has been prepared and scheduled for advertising in mid October 2019.

Actions 4.1.1.1: Old Tasmanian Hotel - Commence external and internal upgrade to the Old Tasmanian Hotel in accordance with grant funding. (10% completed)

Key Focus Area 4.2.1

Progress 0%

Towns:

Create townships that are vibrant and welcoming through improvements to infrastructure such as streetscapes, parking, safety and signage.

Owner: David Jolly

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:26:01



The action item associated with this KFA is to develop a car parking strategy for St Helens providing a long term plan for off-street parking.

Action has not been commenced in the period July to September due to competing priorities and resource availability.

Key Focus Area 4.2.2

Progress 25%

Telecommunications:

Ensure residents and visitors can access telecommunication services such as NBN and mobile phone coverage where they are living and visiting.

Owner: David Jolly

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:37:21

The Government has committed \$380 million to the Mobile Black Spot Program (the Program) to invest in telecommunications infrastructure to improve mobile coverage and competition across Australia. This Program is supported by co-contributions from state and local governments, mobile network operators (Optus, Telstra and Vodafone), businesses and local communities.

Under the first four rounds of the Program (Round 1, Round 2, the Priority Locations Round and Round 4), the Government's commitment has generated investment of more than \$760 million, delivering a total of 1,047 new base stations across Australia.

On 20 March 2019 as part of the Government's response to the 2018 Regional Telecommunications Review \$160.0 million in funding was allocated to rounds 5 and 6 of this highly successful program.

Council continues to monitor the roll-out of the Australian Government Mobile Black Spot Programme. Round 6 of the programme yet to be announced will provide Council with the opportunity to give consideration to supporting applications and the provision of financial contributions to enable improved mobile coverage at Pyengana, Ansons Bay and The Gardens.

	%	#
On Track	100.0	1

Key Focus Area 4.3.1

Progress 25%

Waste Management:

Provide access to services and facilities which support a sustainable lifestyle.

Owner: David Jolly

Actions: 4

Update provided by John Brown on Oct 24, 2019 02:38:01

This KFA has three (3) associated Actions to be addresses during the 2019/2020 financial year.

Actions 4.3.1.1: Green Waste Recycling - Produce weed-free green mulch for sale on a full cost recovery basis at the St Helens Waste Transfer Station. (25% completed)

Green waste represents the largest by volume waste stream at Councils Waste Transfer Stations. Material has been traditionally shredded and spread within WTS sites at significant cost. The material however represents a valuable and saleable resource for re-use as a mulch, composting feedstock and soil enhancer.

	%	#
On Track	100.0	4

A pilot trial that commenced in May 2019 at the St Helens WTS to double mulch and age green waste has concluded. The trial was successful in producing an aerobic mulch.

Opportunities to sell the mulch on a cost recovery basis and to establish mulching as a viable proposition longer term are being investigated.

Actions 4.3.1.2: Inert Landfill Resource Recovery - Invoke operational changes at the St Helens Waste Transfer Station to enable the separation and recovery of materials for re-use. (25% completed)

July - September 2019

Operational changes have been implemented at the St Helens Waste Transfer Station that provide users with the opportunity to separate and recover for re-use the following materials from builders waste streams;

1. Untreated and unpainted timber, is stock piled. Attempts to sell the timber for firewood or repurposing at \$2/load with the intent of supporting the St Helens Hospital Auxiliary have received little interest at this stage. Unsold timber will however be converted to woodchip and used by Council, when green waste is next shredded.
2. Scrap Steel is separated and revenue raised when sold as scrap steel.
3. Plaster board containing calcium sulphate is to be separated in the near future and ground for use as a green waste additive.
4. Concrete, bricks, gravel and soil are being stockpiled for re-use/reprocessing. Opportunities exist for excess gravels and soils to be resold as clean fill, pending PC status.

Plastics recovery options are being investigated.

Implemented changes have substantially reduced the type and volume of material being placed at the inert landfill.

Actions 4.3.1.3: Glass Re-Use - Investigate and verify by Cost Benefit Analysis - re-use opportunities for glass collected at Municipal Waste Transfer Stations. (25% completed)

Glass collected at Council's Waste Transfer Stations is transported to the Scamander site and stockpiled. Resource quantity is low and re-use opportunities such as crushing for drainage line fill, road base and sealing additive and sorting by colour for remelt markets are being investigated.

Actions 4.3.1.4: Single Use Plastics - Develop a Municipal Policy position

Actions 4.3.1.2

Jul 01, 2019 - Jun 30, 2020

On Track

Progress 25%

Inert Landfill Resource Recovery -

Invoke operational changes at the St Helens Waste Transfer Station to enable the separation and recovery of materials for re-use.

Owner: David Jolly

Update provided by David Jolly on Oct 10, 2019 01:26:11

July - September 2019

Operational changes have been implemented at the St Helens Waste Transfer Station that provide users with the opportunity to separate the following materials from builders waste streams;

1. Untreated and unpainted timber, is stock piled and made available for purchase at \$2/load with the intent of supporting the St Helens Hospital Auxillary. Interest at this stage has been disappointing. Unsold timber will be converted to woodchip and used by Council.

2. Scrap Steel

3. Plaster board

4. Concrete, bricks, gravel and soil.

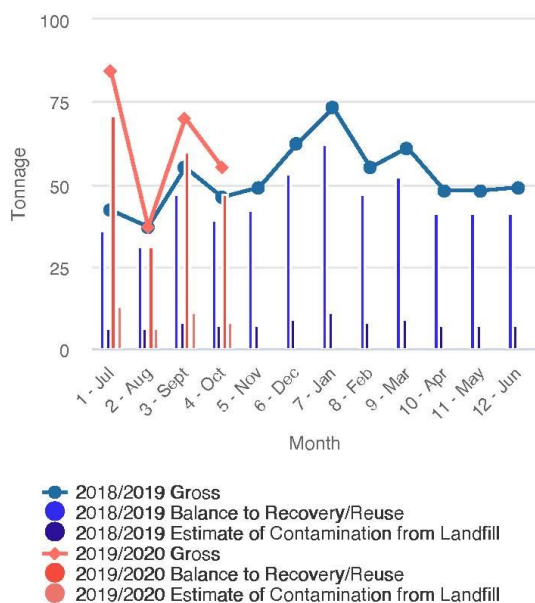
Plastics recovery options are being investigated.

Implemented changes have substantially reduced the type and volume of material being placed at the inert landfill.

Kerbside Recyclables Collection Service

Actions 4.3.1.2 Inert Landfill Resource Recovery - Invoke operational changes at the St Helens Waste Transfer Sta...

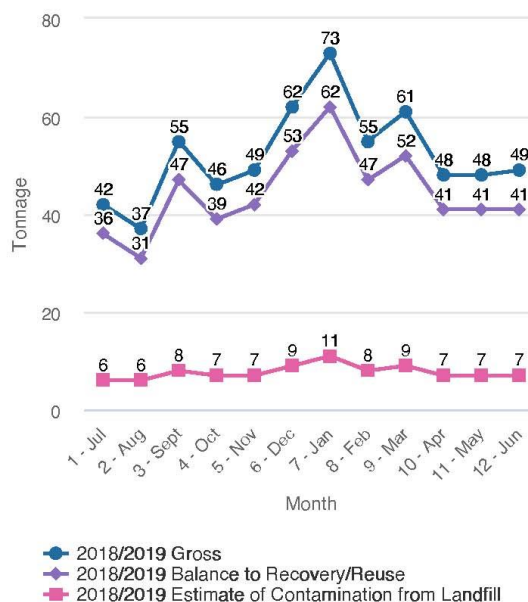
Kerbside Recyclables Collection Service



Kerbside Recyclables Collection Service 2018 / 2019

Actions 4.3.1.2 Inert Landfill Resource Recovery - Invoke operational changes at the St Helens Waste Transfer Sta...

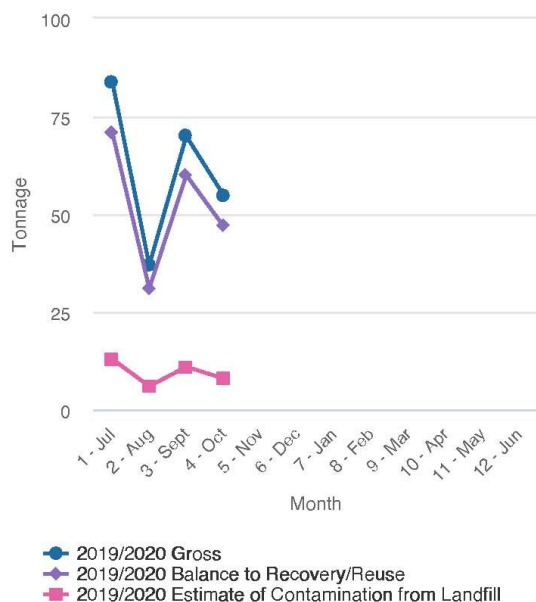
Kerbside Recyclables Collection Service 2018 / 2019



Kerbside Recyclables Collection Service 2019 / 2020

Actions 4.3.1.2 Inert Landfill Resource Recovery - Invoke operational changes at the St Helens Waste Transfer Sta...

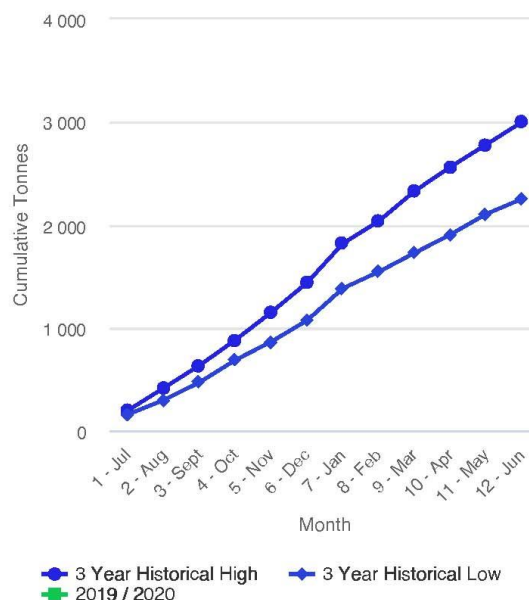
Kerbside Recyclables Collection Service 2019 / 2020



Cumulative Tonnage of Municipal Waste to Copping Landfill

Actions 4.3.1.2 Inert Landfill Resource Recovery - Invoke operational changes at the St Helens Waste Transfer Sta...

Cumulative Tonnage of Municipal Waste to Copping Landfill



Key Focus Area 4.3.2

Progress 11%

Roads and Streets:

Develop a well-maintained road network that recognises the changing demands and requirements of residents and visitors.

Owner: David Jolly

Actions: 4

Update provided by John Brown on Oct 24, 2019 02:38:51

This KFA has a number of associated Actions for both the State and Council road network within the municipality designed to meet the stated objective of developing a well-maintained road network that recognises the changing demands and requirements of residents and visitors.

Actions 4.3.2.1: State Network - Pursue upgrades to State Government road infrastructure assets (Esk Main Road and Tasman Highway) to improve safety and reliability - result, network quality. (25% completed)

Esk Main Road

		%	#
On Track	50.0	2	
Some Disruption	50.0	2	

The State Government will be undertaking road widening and sealing works from the Cornwall Junction to St Marys (Tinkers Museum) from October 2019. The works include an upgrade of the Cornwall junction .

Tasman Highway

State Growth have commenced upgrade works at the intersection with Flagstaff Road with works to be finished at end of November 2019. This and a second upgrade at the Basin Creek Road intersection are important upgrades that support the advent of the Mountain Bike Trails in the area and provide safe vehicle access to the Tasman Highway.

Great Eastern Drive

Current continues to advocate priorities within the municipality being the upgrade of the Elephant Pass/Tasman Highway intersection and passing bays on the Tasman Highway at access points to the Chain of Lagoons.

Actions 4.3.2.2: Municipal Road Network - Complete transfer of the responsibility of Binalong Bay Road to the State Government. (10% completed)

In a State Government media release on 27 February 2018 an announcement was made that the State Government would be taking over responsibility for a section of Binalong Bay Road from the Break O'Day Council, the release in part stated

"A re-elected majority Liberal Government will write the next chapter in this success story by extending the Great Eastern Drive around 10 kilometres north, from St Helen's to overlooking the globally recognised shores of the Bay of Fires.

We will invest \$4.5 million to improve visitor access at Binalong Bay Road allowing more visitors to enjoy a stretch of coastline named by Lonely Planet as the hottest travel destination in the world.

As part of the Government's road swap program with local government the road from St Helens to Binalong Bay will be brought into the State Road Network. Planning and design will then occur with works expected to commence in 2019-20. This will include road widening, sealing and associated improvements".

Council is seeking an indication from the State Government as to the timing of the road transfer.

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. (0% completed)

The project has not commenced due to other priorities and current resource constraints.

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. (10% completed)

Project activity is in progress and includes the drafting of a revised site plan based on community feedback and toilet design. Next generation concept to be workshopped with Councillors at a future workshop prior to PWS consent being obtained and a Development Application being lodged which also enables community representation to be made.

There is some disruption to the project due to delays in receiving toilet building design options.

Key Focus Area 4.3.3

Progress 29%

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.

Owner: Ben Pettman

Actions: 8

Update provided by John Brown on Oct 24, 2019 02:43:40



Primary focus is currently on managing the construction activities of the MTB Trails and the Drought Communities Project. This impacts on our capacity to progress some actions but on the whole good progress is being made.

Actions 4.3.3.1: Short Walks - Develop walking trail inventory for short walks. (10% completed)

Short day walks are being identified between land managers across the municipality that will form the basis of a consolidated list of trails that will be promoted as key destinations for people of all capabilities.

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. (25% completed)

Service levels will be established and resources provided to keep these trails at agreed service levels. Developed a Walking Trail upgrade project with PWS using Drought Communities Program funding, focus on upgrading key trails in the Fingal Valley, Gray Mares Tail Falls, Mathinna Falls and St Patrick Head Walking Tracks

Actions 4.3.3.3: Georges Bay Foreshore Trail - Secure approvals and commence construction. (25% completed)

Completed flora and fauna assessments, AHT surveys and commenced preparation of relevant Property Services documentation - Funding Agreement currently being finalised and Development Application commenced

Actions 4.3.3.4: St Helens to Binalong Bay Link - Develop the project to a shovel ready stage and pursue funding. (25% completed)

Route options have been researched with an indicative cost for a preferred route prepared and provided to Council. Current activity is focused on project development to a shovel ready state.

Actions 4.3.3.5: St Helens MTB Network - Complete construction of Network including support infrastructure. (40% completed)

Trail construction commenced in April 2019. There is currently 4 trail construction crews working on this network.

Trails completed to date are Loops 1, 3, 8, 9, 10, 4, 5, Town Link trail complete except some retaining and capping in specified locations. Loops 6 and 7 have also commenced.

Descent 3 is near completed and Descent 2 commenced.

The boardwalk at the St Helens Point Road / Tasman Highway intersection which is the access point of the Town Link Trail is complete.

The pedestrian refuge / road crossing will be installed in October 2019.

Trailhead construction on Flagstaff Road is well underway with hardstand, roads and carparks established. The effluent system is installed and 3 phase power is connected on the site.

The Trail Head features include toilet block, shelters, bike hygiene station and signage.

Construction of toilet block and shelter is on target to be completed for November 2019 trails opening.

The construction program and resources being used puts us on target for a partial opening of the network in November 2019 and all trails completed by mid 2020.

Actions 4.3.3.6: Bay of Fires Trail - Complete construction of Poimena to Swimcart trail including support infrastructure. (75% completed)

Sections completed to date are Sections 1, 4, 5, 6, 7 (no construction required on section 7 as trail is on existing roads / tracks) and section 8 to the Gardens Road. The last section of trail from Gardens Road to Swimcart Beach is planned to be completed in October 2019.

Section 2 and 3 will be constructed post the planned opening on 22 November 2019. These two sections link the trail back onto the existing Blue Tier Trail which will be slightly modified so that the Trail Head for the Poimena to Swimcart Trail will also be the start of the Blue Tier Trail with the existing entrance reverted to a walking track. These changes to occur between March - June 2020.

Negotiations with Parks and Wildlife has defined the car park and Shuttle Bus pick areas at Swimcart Beach and works are planned to be completed by end October 2019

A new car park is to be built at Poimena following negotiations with Parks and Wildlife that will provide extra parking and drop off point for the MTB shuttles and trail users. A temporary toilet will also be installed to provide extra facilities at the trail head.

Actions 4.3.3.7: Rail Trail - Develop a Master Plan for a Rail Trail between St Marys and Fingal. (25% completed)

Flora and fauna report completed, external funding to be sought. Action listed under Valley Destination Action Plan

Actions 4.3.3.8: Walking / Bike Trail - Develop a Feasibility Study for a walking / bike trail between Mt Nicholas and Elephant Pass subject to receipt of external funding. (10% completed)

No action at this stage - currently checking land tenure prior to looking at proposed trail alignments

Key Focus Area 5.1.1

Progress 19%

Health:

Retain and expand local provision of disability, preventative, chronic and acute health care services including pursuing innovative healthcare delivery options.

The provision of health services to be delivered at a local level addressing the community's needs.

Owner: Chris Hughes

Actions: 4



Update provided by John Brown on Oct 24, 2019 02:44:33

Actions in this KFA are linked closely to and driven by external stakeholders.

Actions 5.1.1.1: Local Services - Work with external health services to expand the delivery of services to our community and seek additional funding by supporting the Royal Flying Doctors Service to ensure services are delivered throughout our municipality. (25% completed)

Continue to work with the Royal Flying Doctors Service in identifying additional services for our area and supporting RFDS in sourcing funding

Actions 5.1.1.2: Old St Helens Hospital - Participate in the engagement process to determine the future use of the site. (25% completed)

Supported Department of Communities Tasmania in undertaking Community Engagement process on 18 July 2019 at St Helens. Community ideas collated and forward to Communities Tasmania for their consideration. Awaiting determination from Communities Tasmania as to the future of the Old Hospital

Actions 5.1.1.3: Local Service Delivery - Work with Government agencies in relation to provision of health services to be delivered at a local level. (2% completed)

No action at this stage - THRIVE looking at being part of the discussion

Actions 5.1.1.4: Doctors - Work with service providers, stakeholders and the State Government to ensure that adequate permanent doctors operate in Break O'Day. (25% completed)

No action at this stage - currently have full contingency of locum doctors - meeting to be arranged with Ochre to seek information re long term plans. Ongoing support with welcoming potential new Doctors is being provided.

Key Focus Area 5.2.1

Progress 31%

Mental Health:

Improve the mental health of our community through stability in service delivery and a holistic approach to the provision of services locally.

Continue to be part of the group which are funded by PHT in relation to suicide in males aged between 40 and 64 and identify learnings that can be shared with the whole community.

Owner: Chris Hughes

Actions: 3

Update provided by John Brown on Oct 24, 2019 02:45:13

Solid progress with all actions in this KFA.

Actions 5.2.1.1: Mental Health Working Group - Support the Mental Health Services Working Group to map changes if any and seek additional funding through partnerships with external services. (25% completed)

Committee currently in abeyance during the term of the BOD and Bicheno Suicide Prevention Trial

Actions 5.2.1.2: THRIVE - Maintain working relationship with THRIVE and participate in their activities. (30% completed)

THRIVE projects continuing, more specifically Thrive Build, Community Garden, School Mentoring, with a large number of community members volunteering to ensure the continuation of these projects. Thrive Build now has one trainee working to achieve an appropriate Certificate

Actions 5.2.1.3: Suicide Prevention - Maintain involvement in the Suicide Prevention Trial. (39% completed)

Several projects are now up and running under this Trial - Safe Cafe and the Community Suicide Response Group - terms of reference have been approved and currently developing protocols around communication for the Suicide Response

	%	#
● On Track	100.0	3

Key Focus Area 5.2.2

Progress 25%

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.

Owner: John Brown

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:46:14

Activity in this area is determined by actions of State Government agencies.

Actions 5.2.2.1: Jobs Action Package - Support the implementation of the outcomes of the TasCOSS and TCCI led process addressing employment barriers in the Break O'Day area. (25% completed)

Project proposal developed by local stakeholder group which addresses the key barriers identified through the consultation processes of TasCOSS and TCCI, this was submitted to the overall Steering Committee within State Government in July 2019. Committee have considered the proposal and potentially may go to an open Expression of Interest process. Awaiting discussions with Skills Tasmania.

	%	#
● On Track	100.0	1

Key Focus Area 5.2.3

Progress 13%

Transport:

Facilitate a range of transport options that support movement within and outside the Break O'Day area.

Owner: Chris Hughes

Actions: 3

Update provided by John Brown on Oct 24, 2019 02:49:56

Initial progress made with a number of these items which are generally small in nature.

Actions 5.2.3.1: Local Transport Network - Promote the transport services that are currently available through the development of a community page. (6% completed)

List of all options being generated

Actions 5.2.3.2: Transport Gap Analysis - Work with local community organisations who offer transport to identify where the needs are for additional transport options and work with the current providers on servicing the identified gaps. (9% completed)

Meeting with Josh Madwick, Innovation and Development Manager for CTST to explore the option of running a sister program, like area connect

Actions 5.2.3.3: Learner Driver Mentor Program - Recruit and train additional mentors to support the program. (25% completed)

One Mentor recruited 4.10.2019

	%	#
● On Track	100.0	3

Key Focus Area 6.1.1

Progress 25%

Local Government Reform

Owner: John Brown

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:50:52

Actions 6.1.1.1: Northern Region Shared Services - Pursue joint procurement opportunities and a common IT platform involving northern region Councils. (25% completed)

Regional approach to annual Road Sealing Tender being examined with BODC undertaking work associated with this approach. Common IT platform approach being progressed with information under development through a potential service provider. Joint Legal Services procurement finalised in July 2019 and now in operation, savings to be identified on an annual basis.

	%	#
● On Track	100.0	1

Key Focus Area 6.1.2

Progress 25%

Break O'Day Culture

Owner: John Brown

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:51:04

	%	#
● On Track	100.0	1

Actions 6.1.2.1: Organisational Development - Continue focus on service delivery based on agreed values and team based activities. (25% completed)

Work teams continuing to focus on the outcomes identified through the last round of workshops. Consideration being given to working on key areas of improvement and resilience as part of the next stage.

Key Focus Area 6.1.4

Progress 14%

Financial Sustainability

Owner: Bob Hoogland



Actions: 3

Update provided by John Brown on Oct 24, 2019 02:52:36

Initial focus is in relation to activities associated with Waste Management.

Actions 6.1.4.1: Value for Money Reviews - Undertake reviews of operational activities to identify revenue opportunities, cost savings and / or process improvements. Results, ongoing annual savings of \$50,000 and 500 hours identified and achieved. (17% completed)

Mobile phone/tablet package savings identified, yet to be quantified; LGAT coordinated electricity contract negotiated, savings yet to be quantified; green waste sale as landscape product trial progressing, change in gas energy provider also generated savings, yet to be quantified.

Actions 6.1.4.2: Procurement Processes - Undertake a review of procurement processes with a focus on environmental sustainability - the use of recyclable materials within the products etc which Council procures. (0% completed)

No action to date

Actions 6.1.4.3: Operational Efficiencies - Examine opportunities for operational cost reductions resulting in reduced waste management cost based on \$ / t to landfill. (25% completed)

General waste collected from Councils Waste Transfer Stations and kerbside collection contain materials that can be collected for reprocessing/recycling and reduce the costs associated with transport to and landfilling at Copping. These include, glass, metals, untreated timber, recyclable plastics and e-waste that can be placed into kerbside recyclables bins in the home or at Councils waste transfer stations free of charge.

The current focus is on:

- Council's waste management contracts expire at 30 June 2020. Contract tenders have a focus on competitive pricing, valuable materials recovery, community education and operational efficiencies.
- Waste Transfer Station layouts - changes being implemented to enable more material streams to be segregated and recovered, such as untreated timber and bulk cardboard handling and plastics.
- Updating current waste information/educational packages.

Key Focus Area 6.1.5

Progress 8%

Financial Management

Owner: Bob Hoogland



Actions: 3

Update provided by John Brown on Oct 24, 2019 02:53:32

A number of Actions are yet to commence in this area, this is not unexpected.

Actions 6.1.5.1: Audit Panel - Audit Panel meetings facilitated in accordance with legislative requirements, responding to all recommendations of the Panel. (25% completed)

October meeting of Audit Panel held, minutes and report being prepared for Council

Actions 6.1.5.2: Financial Viability and Accountability - Maintain financial viability and accountability in budgeting and administration. Regularly review the Long Term Financial Plan (LTFP) to ensure that it accurately reflects the results of Council decision making. Result, meet or exceed Long Term Financial Plan forecasts for operational results. (0% completed)

No action to date until audited 2018/2019 financial statements received

Actions 6.1.5.3: Internal Audits - Implement 2019 / 2020 Internal Audits according to the adopted schedule. (0% completed)

Initial discussions for implementing 2019/2020 audit program held

Key Focus Area 6.1.6

Progress 0%

Human Resources

Owner: Paula Kloosterman



Actions: 1

Update provided by John Brown on Oct 24, 2019 02:53:48

Actions 6.1.6.1: Workforce Plan - Develop a workforce plan to prepare for and manage succession requirements and ageing workforce. (0% completed)

No action to date.

Key Focus Area 6.1.8

Progress 25%

Elected Members

Owner: John Brown



Actions: 1

Update provided by John Brown on Oct 24, 2019 02:53:59

Actions 6.1.8.1: Councillors Professional Development - Facilitate participation of Councillors Professional Development. (25% completed)

The Mayor and two (2) Councillors attended the Local Government Association of Tasmania's (LGAT) Annual Conference in July 2019.

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The Mayor and four(4) Councillors attended the Local Government Association of Tasmania's (LGAT) Session in regards to the Local Government Legislation Review.

Key Focus Area 6.1.9

Progress 13%

Council Advocacy

Owner: John Brown

● On Track

%
100.0

2

Actions: 2

Update provided by John Brown on Oct 24, 2019 02:54:17

Actions 6.1.9.1: Priority Projects - Pursue identified priority projects through State and Federal Budget consultation processes. (25% completed)

Focus has been on securing the funding committed during the 2019 Federal Election process. Applications submitted for the Drought Communities Program in line with Council's identified projects, funding has been approved and major project commenced. Applications submitted through the Community Development Program with the Old Tasmanian Hotel project Grant Deed being signed. Tasman Highway intersection upgrades south of St Helens has required substantial pressure being exerted to ensure these are completed by mid-November. Binalong Bay road hand over yet to occur but has been raised with the Premier.

Actions 6.1.9.2: Potential Projects - Take a proactive approach with Government agencies by ensuring potential projects are adequately researched and outlined for Minister's consideration. (0% completed)

No action at this stage. Future activity with Council to review priority projects.

Key Focus Area 6.1.10

Progress 0%

Customer Service

Owner: John Brown

● On Track

%
100.0

1

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:54:28

Actions 6.1.10.1: Service Improvements - Encourage ongoing improvement of the customer service approach of the organisation through identified professional development activities. (0% completed)

No action to date

Key Focus Area 6.1.11

Progress 10%

Asset Management

Owner: David Jolly

● On Track

%
100.0

1

Actions: 1

Update provided by John Brown on Oct 24, 2019 02:54:52

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A key focus in the current year is the writing of a Building Asset Management Plan that enables Council to better manage the establishment of new assets, asset renewals and upgrades and operational and maintenance budgets in alignment with Councils Long Term financial Plan.

The key activity of updating building asset database to enable accurate financial reporting applies to this KFA.

Council maintains a building register that includes asset financial data and information. Building Asset Data currently being centralised and data gathering in the field to verify and validate asset dimensions and to complete required level of information for building revaluations and the writing of a building asset management plan.

Activity has included the production of a GIS Layer in 'My Maps'.

Key Focus Area 6.1.12

Progress 75%

Stormwater Management Plan

Owner: Stuart Barwick



Actions: 1

Update provided by John Brown on Oct 24, 2019 02:55:11

Actions 6.1.12.1: Stormwater Priorities Plan - Development and endorsement of the Municipal Stormwater Priorities Plan. (75% completed)

The Urban Drainage Act 2013 ("the Act") requires that all Tasmanian Councils develop Stormwater System Management Plans (SSMPs) for the urban areas within their municipalities. Tasmanian councils have to complete the task by 19th Dec 2019 to satisfy the requirements of the Act.

Progress on councils SSMP has accelerated ahead of anticipated completion by the end of this calendar year.

Specific items have been:

- Completion by Consultants (Water Technologies, Melbourne, "WaterTech") of computer modelling of rainfall and runoff for the whole of the Municipality.
- Transfer of digital results to Council
- Installation by InsightGIS of data onto Council systems
- WaterTech production of their draft Final Report
- WaterTech presentation to Council Staff of methodologies used in the modelling process, with context and reliability of results
- WaterTech training of Council staff on accessing/using data both on Council systems and web-based applications.
- Purchase of additional survey equipment to accelerate the work of updating Councils Storm Water Assets Register.
- Continuing work on preparing the draft SSMP for the Council's endorsement at the December 2019 Ordinary meeting of the Council.
- Continuing work by InsightGIS on the database which holds the Assets Registers.

Key Focus Area 6.1.13

Progress 30%

Work Health & Safety

Owner: Simone Ewald-Rist



Actions: 2

Update provided by John Brown on Oct 24, 2019 02:55:36

Actions 6.1.13.1: Incident Prevention - Take action to reduce the likelihood of incidents of injury and illness in the workplace, including: Review of reported incidents; Audits of staff and contractors; Inductions of staff and contractors; Facilitate WH&S Committee Meetings; Appropriate identified training. (35% completed)

Notification of incidents occurred on 23/9/2019, 25/9/2019 and again on 25/9/2019. All three incidents were discussed with the Works Operation Manager and considering the first two related to self-treatment, no administration action was required. The third incident related to aggressive behaviour by a member of the public (MOP) and hindering the Animal Control Officer to do his job. The ACO reported the incident and the MOP visited Council offices to make a verbal complaint but declined to make it an official written complaint. No further action was required.

As of 3 October a total of eight incidents were reported from three different departments.

No additional audit of staff or contractors took place since the last update.

One new contractor was inducted on 27/9 and three MTBT volunteers were inducted on 1/10/2019.

Refresher first aid training of 20 workers took place on 25/9 and since one worker missed out, alternative arrangements have to be made before end of 2019 or in 2020.

The next WHS / RM Committee meeting is scheduled for THU 31/10 which includes discussions for WHS training in 2020.

- Audiometric testing of 20 outdoor workers
- Skin Cancer Checks for approximately 50 workers/volunteers
- First Aid refresher training for 21 workers in September 2020.

Actions 6.1.13.2: Wellbeing Program - Undertake actions to improve the wellbeing of workers including appropriate training and awareness sessions. (25% completed)

8 October 2019 raise awareness of World Mental Health Day with all staff members.

Key Focus Area 6.1.14

Progress 62%

Public Health

Owner: Paula Kloosterman



Actions: 2

Update provided by John Brown on Oct 24, 2019 02:56:00

Actions 6.1.14.1: On Street Dining - Review Council's policy in relation to on-street dining to encourage a vibrant and inviting streetscape for residents and visitors alike. (99% completed)

Reviewed July 2018 therefore not due for review until July 2021.

Actions 6.1.14.2: Temporary Food Premises - In consultation with stakeholders develop a mobile and temporary food business policy and operator guide, to facilitate the service of food outside the traditional fixed premises model. (25% completed)

Draft guideline has been developed. Will be reviewed and circulated to managers for comment.

Key Focus Area 6.1.15

Progress 25%

Stakeholder Management

Owner: John Brown

Actions: 2

	%	#
● On Track	100.0	2

Update provided by John Brown on Oct 24, 2019 02:56:19

Actions 6.1.15.1: Northern Tasmanian Development Corporation (NTDC) - Participate in NTDC activities focused on developing the regional economy. (25% completed)

Consideration of the Regional Economic Development Plan and endorsement by Council undertaken at September 2019 Council meeting. Review of NTDC operations as part of considering ongoing funding has been requested as council is examining the value for money being received. Mayor and General Manager participating in development of Regional Collaboration Framework.

Actions 6.1.15.2: Local Government Association of Tasmania (LGAT) and Australian Local Government Association (ALGA) - Participate actively at the State and National level in Local Government matters including legislative reviews and policy development. (25% completed)

LGAT Conference attended by Mayor, 2 Councillors and General Manager, BODC received the Award for Excellence in Service Delivery for Small Councils.

Participation in legislative reviews and policy development has included:

- Local Government Act Review
- State Government Draft Waste Action Plan

Key Focus Area 6.1.16

Progress 0%

Improvements to Council's Systems and Processes

Owner: Bob Hoogland

Actions: 1

	%	#
● On Track	100.0	1

Update provided by John Brown on Oct 24, 2019 02:56:32

Actions 6.1.16.1: System and Process Improvements - Undertake an ongoing review of Council's systems and processes with a focus on simplification, time and resource reduction. (0% completed)

No action to date

Key Focus Area 6.2.1

Progress 100%

Asset Management Policy

Owner: Bob Hoogland

● On Track	50.0	1
● Completed	50.0	1

Actions: 2

Update provided by John Brown on Oct 24, 2019 03:06:51

Actions 6.2.1.1: Review AM15 Asset Disposal Policy Review Period: 3 years Adopted: 21.08.2014 Date last amendment: 21.03.2016 Renewal Due: November 2019 Source: Policy Review Schedule (100% completed)

Council adopted the amended update to AM15 Disposal Policy at the August 2019 Council Meeting after discussion at the August 2019 Councillor Workshop.

Actions 6.2.1.2: Review AM19 Asset Management Policy Review Period: 3 years Adopted: 15.08.2016 Renewal Due: August 2019 Source: Policy Review Schedule (99% completed)

Council adopted the amended update to AM19 Asset Management Policy at the August 2019 Council Meeting after discussion at the August 2019 Councillor Workshop.

Key Focus Area 6.2.2

Progress 15%

Community Building Policy

Owner: Bob Hoogland

● On Track	100.0	1

Actions: 1

Update provided by John Brown on Oct 24, 2019 03:07:05

Actions 6.2.2.1: Review CB04 Youth Policy and Strategy Review Period: 3 years Adopted: 19.03.2012 Date last amendment: 21.03.2016 Renewal Due: April 2020 Source: Policy Review Schedule (15% completed)

No action to date - contact made with Schools to work with SRC committees and invite ScamJam members to be part of the review

Key Focus Area 6.2.4

Progress 0%

Environment & Planning Policy

Owner: David Jolly

● On Track	100.0	1

Actions: 1

Update provided by John Brown on Oct 24, 2019 03:07:45

Actions 6.2.4.1: Review EP03 Conservation Covenant Support Policy Review Period: 3 years Adopted: 25.06.2012 Date last amendment: 21.03.2016 Renewal Due: December 2019 Source: Policy Review Schedule (0% completed)

No activity

Key Focus Area 6.4.1

Progress 25%

Grant Submissions

Owner: Angela Matthews

Actions: 1

Update provided by Angela Matthews on Oct 08, 2019 20:57:33

Actions 6.4.1.1: Grant Funding Opportunities - Actively seek and apply for grant funding opportunities which assist Council to achieve its identified priorities. Result(s), overall success rate of 75%, funding received for three (3) identified priorities and grant funding of \$250,000 secured. (25% completed)

Draft Grant Deeds have been received for the Old Tasmanian Hotel Restoration Project - \$500,000

Still waiting on draft Grant Deeds for the St Marys Flood Mitigation Project - Flood Proofing St Marys - \$400,000

Drought Communities Programme - \$1,000,000

- Grant Deeds Executed and works commenced for Enhancing the Fingal Valley

- St Marys Community Space

Advice received that the Recreational Boating Fund for Proposed upgrade to the Scamander Boat Ramp was successful - \$125,000

	%	#
● On Track	100.0	1

Key Focus Area 6.5.1

Progress 28%

Capital Works and Projects Program

Owner: Bob Hoogland

Actions: 6

Update provided by David Jolly on Oct 10, 2019 05:22:55

This KFA is supported by four (4) Actions

Council has held several community drop in sessions with the purpose of creating township plans with subsequent endorsement by the Council. Plan items are wide ranging in nature from infrastructure needs, maintenance and regulatory matters and are either being addressed through both the 4 year capital programme and current operational and maintenance budget and legislative frameworks.

A key focus is the delivery of a number of infrastructure projects funded under the Drought Communities Programme, with all projects to be completed by the end of December 2019. At the September quarter end one project has been completed; being the upgrade of the Grey Mares Trail at the top end of St Marys Pass.

In-progress projects are:

- St Marys Cemetery: Drainage and internal road pavement works in preparation for sealing have been completed. Sealing works are scheduled to occur December 2019.
- Fingal Streetscape: The project that commenced on 26 September works comprise the upgrade of the streetscape between Brown and Gleadow Streets on the southern side of Talbot Street and include the replacement of stormwater pipes and the connection of property stormwater points, new kerb and channel, footpath upgrades, property access upgrades and landscaping.
- St Patricks Head Trail Works - the upgrade and repair of the walking trail.
- Mathinna Falls Trail that includes the required upgrade of parts of the access road, the replacement of a vehicle bridge and walking

	%	#
● On Track	100.0	6

track repair and upgrade.

- Fingal Park Shelter with a Planning application pending.

The St Mary's Flood mitigation project scopes have been defined and Council has submitted an application for Australian Government funding to enable the implementation of priorities from the St Marys Flood Risk management Plan for the St Marys community. The objective of the flood mitigation projects is to reduce the area of St Marys that is flood prone, reducing flood hazards and impacts for households (including public housing), businesses and public infrastructure and improving.

There are three (3) proposed projects:

1. Establish a flash Flood Warning System, installing one automatic weather station, radio-links with an existing second station, data communications to Bureau of Meteorology and create a local flash flood alert communications system. The flood warning system will detect and warn the community, Council and emergency services, protecting people and property from flood losses by triggering pre-flood preparations and response and recovery actions.
2. Engineering works to raise the deck of 'The Flat' bridge 1 meter, clear of the stream channel to reduce inundation of Main Street.
3. Build a flood levee bank at Groom Street to protect the residential area east of Story Street.

Council has allocated funding in the 2019-2020 Capital budget for road Re-sheeting and Re-sealing projects. The gravel road re-sheeting program is on schedule with projects being delivered within budget. Councils Road Sealing Tender has been awarded to Crossroads with scheduled works to occur during November and December 2019.

During this financial year, several of councils timber bridge decks are to be replaced. Deck timbers have been sourced from the local sawmill and delivered to Councils Works depot. Contractors will undertake required Bridge works during the next quarter. There are no forecast delays to the bridge works program or unforeseen budget variations expected.

Kerb and channel and footpath replacement works are ongoing during the year and are expected to be completed by end of June, 2020 with project delivery within budget.

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

IN CONFIDENCE

11/19.17.0 **CLOSED COUNCIL**

11/19.17.1 **Confirmation of Closed Council Minutes – Council Meeting 21 October 2019**

11/19.17.2 **Outstanding Actions List for Closed Council**

11/19.17.3 **Tender – Contract 030\001\117\ Bulk Waste Transport Service - 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.