

COUNCIL MEETING AGENDA

Monday 21 September 2020
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
14 September 2020

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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 21 September 2020 commencing at 10.00am.

CERTIFICATION

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



JOHN BROWN
GENERAL MANAGER

Date: 14 September 2020

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CONTENTS

NOTICE OF MEETING.....	3
CONTENTS	5
AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL	7
OPENING	7
ACKNOWLEDGEMENT OF COUNTRY.....	7
09/20.1.0 ATTENDANCE	7
09/20.1.1 Present	7
09/20.1.2 Apologies.....	7
09/20.1.3 Leave of Absence	8
09/20.1.4 Staff in Attendance	8
09/20.2.0 PUBLIC QUESTION TIME.....	8
09/20.3.0 DECLARATION OF PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE.....	8
09/20.4.0 CONFIRMATION OF MINUTES.....	8
09/20.4.1 Confirmation of Minutes – Council Meeting 17 August 2020	8
09/20.5.0 COUNCIL WORKSHOPS HELD SINCE 17 AUGUST 2020 COUNCIL MEETING	9
09/20.6.0 PLANNING AUTHORITY	10
09/20.6.1 DA 147-2020 – Dwelling and Shed – 25 Maori Place, Akaroa	10
09/20.6.2 DA 141-2020 – Dwelling Alterations and Additions – 8 Barrack Street, Akaroa	31
09/20.6.3 DA 060-2020 – Visitor Accommodation – Four (4) Pods, Eight (8) Glamping Tents, Shed and Amenities – 21040 Tasman Highway, Chain of Lagoons	72
09/20.6.4 DA 098-2020 – Change of Use (Existing Dwelling), Dwelling Alterations and Additions and New Visitor Accommodation Pod – 64-68 Tasman Highway, St Helens.....	120
09/20.6.5 DA 104-2020 – Dwelling Addition, Additions and Alterations to Shed and Replace Onsite Wastewater System – 266 Gardens Road, Binalong Bay	145
09/20.7.0 PETITIONS.....	165
09/20.8.0 NOTICES OF MOTION	165
09/20.9.0 COUNCILLOR’S QUESTIONS ON NOTICE	165
09/20.10.0 COUNCILLOR’S QUESTIONS WITHOUT NOTICE	165
09/20.11.0 MAYOR’S & COUNCILLOR’S COMMUNICATIONS.....	165
09/20.11.1 Mayor’s Communications for Period Ending 21 September 2020	165
09/20.11.2 Councillor’s Reports for Period Ending 21 September 2020	166
09/20.12.0 BUSINESS AND CORPORATE SERVICES.....	167
09/20.12.1 Corporate Services Department Report	167
09/20.12.2 Monthly Financial Report.....	173
09/20.12.3 Visitor Information Centre Report.....	197

09/20.12.4 Policy – LG12 Fit for Work (Alcohol & Drug) Policy	200
09/20.13.0 WORKS AND INFRASTRUCTURE	205
09/20.13.1 Works and Infrastructure Report.....	205
09/20.13.2 Animal Control Report	211
09/20.13.3 Wheelie Bin Surrounds	214
09/20.13.4 Local Roads and Community Infrastructure Program (LRCIP)	216
09/20.14.0 COMMUNITY DEVELOPMENT	220
09/20.14.1 Community Services Report.....	220
09/20.14.2 Policy CB06 – Community Grants/Assistance Policy	227
09/20.14.3 Policy CB08 – Council Fee Remission of Building and Development Fees for Community Groups Policy.....	232
09/20.15.0 DEVELOPMENT SERVICES.....	236
09/20.15.1 Development Services Report.....	236
09/20.15.2 Dog Management Enforcement Campaign with PWS.....	246
09/20.16.0 GOVERNANCE.....	249
09/20.16.1 General Manager’s Report.....	249
09/20.16.2 Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report.....	255
09/20.16.3 Policy Review – AM12 – Council Vehicles Policy	277
09/20.16.4 Community Care and Recovery Package – COVID-19 - Update.....	282
09/20.17.0 CLOSED COUNCIL	289
09/20.17.1 Confirmation of Closed Council Minutes – Council Meeting 17 August 2020	289
09/20.17.2 Outstanding Actions List for Closed Council	289
09/20.17.3 Request for Council Sponsorship - Closed Council Item Pursuant to Section 15(2)C of the Local Government (Meeting Procedures) Regulations 2015	289
09/20.17.4 Sale of Properties for Non-Payment of Rates - Closed Council Item Pursuant to Section 15(2)F of the Local Government (Meeting Procedures) Regulations 2015	289
09/20.17.5 Tender – 2020/2021 Bituminous Surfacing Program - Closed Council Item Pursuant To Section 15(2)D Of The Local Government (Meeting Procedures) Regulations 2015.....	289
09/20.17.6 General Manager’s Annual Leave and Appointment of Acting General Manager – Closed Council Item Pursuant To Section 15(2)A Of The Local Government (Meeting Procedures) Regulations 2015	289
09/20.17.7 NTDC Membership – Meander Valley Council – Closed Council Item Pursuant To Section 15(2)B Of The Local Government (Meeting Procedures) Regulations 2015.....	289

AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

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

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

OPENING

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

ACKNOWLEDGEMENT OF COUNTRY

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

09/20.1.0 ATTENDANCE

09/20.1.1 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

09/20.1.2 Apologies

Nil

09/20.1.3 Leave of Absence

Nil

09/20.1.4 Staff in Attendance

General Manager, John Brown
Executive Assistant, Angela Matthews

09/20.2.0 PUBLIC QUESTION TIME

09/20.3.0 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.

09/20.4.0 CONFIRMATION OF MINUTES

09/20.4.1 Confirmation of Minutes – Council Meeting 17 August 2020

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 17 August 2020 be confirmed.

09/20.5.0 COUNCIL WORKSHOPS HELD SINCE 17 AUGUST 2020 COUNCIL MEETING

There was a Workshop held on Monday 7 September 2020 – the following items were listed for discussion as well as a Presentation from Parks & Wildlife Service.

- 2021-2022 State Budget Consultation
- Policy – LG12 Fit for Work (Alcohol & Drug) Policy
- Sale of Properties for Non Payment of Rates
- Capital Budget 2020-2021 Footpaths: St Helens Existing Sub-Division
- Wheelie Bin Surrounds
- Local Roads and Community Infrastructure Program (LRCI Program)
- Animal Control Update
- Policy CB08 – Council Fee Remission of Building and Development Fees for Community Groups Policy
- Request for Council Sponsorship – Ten Days on the Island 2021
- Break O’Day Drought Weeds Grants 2020
- Family and Domestic Violence
- Policy CB06 – Community Grants/Assistance Policy
- Park Snack & Chat
- Climate Change Action Plan 2020
- Policy Review – AM12 – Council Vehicles Policy
- Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report
- Mental Health and Wellbeing Draft Plan
- Pedestrian Bridge Balustrade Design

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.

ACTION	DECISION
PROPONENT	J. Binns obo D & L Tucker
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 147-2020
ASSOCIATED REPORTS AND DOCUMENTS	Proposed Plans Written Submission Bushfire Report Further Information Details Representation (1) Correspondence between Applicant and Representor

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 **Dwelling and Shed** on land situated at **25 Maori Place, Akaroa** described in Certificate of Title CT 141769/112 be **APPROVED** subject to the following conditions:

1. Development must accord with the Development Application DA 147-20 received by Council 14 July 2020, together with all submitted documentation received and forming part of the development application, except as varied by conditions on this Planning Permit.
2. All stormwater runoff from the proposed buildings must be detained by on-site water storage systems and overflow disposed of by means to Council's reticulated network via one point of discharge only for the subject land that will not result in soil erosion or other stormwater nuisance. The connection must be completed by a licensed plumber to the end of one of the soakage pipes within the easement. The end of the pipe must be exposed and suitable proprietary fittings used to connect a 100mm pipe to the pipe within the easement.
3. No native vegetation removal/modification is permitted outside the title boundaries of 25 Maori Place, Akaroa as part of this approval.
4. Plants listed in Appendix 3 of the *Break O'Day Interim Planning Scheme 2013* must not be used in landscaping.
5. 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.
6. Any damage that may occur to any Council infrastructure during the construction of the proposed dwelling and shed must be reinstated to the satisfaction of Council and at the cost of the developer.

ADVICE

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

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

PROPOSAL SUMMARY:

Application is made for the use and construction of a single dwelling and shed at 25 Maori Place, Akaroa.





PREVIOUS COUNCIL CONSIDERATION:

No previous applicable application.

OFFICER'S REPORT:

1. The Proposal

Break O'Day Council received an application on 14 July 2020 from Jennifer Binns on behalf of D & L Tucker for use and development of a new single dwelling and shed at 25 Maori Place, Akaroa.

The subject site is a vacant fully serviced lot comprising an area of 1064m². An existing vehicle access is provided to the lot with no changes proposed. A 3.0m wide drainage easement is located partly along the northern boundary. The site has been predominantly cleared of vegetation, with some modification of vegetation required on the northern boundary, within the extent of the title boundary for bushfire risk management.

The dwelling component of the building will comprise on the ground floor level entry, rumpus, two (2) bedroom, bathroom and laundry. The first floor level of the dwelling component of the building will comprise an open plan kitchen, dining and living area, study, and toilet. A deck is proposed on the first floor level.

The building is to be clad with Colorbond for external wall and roof cladding.

An extension of time to assess the development application was requested to 28 September 2020.

2. Applicable Planning Scheme Provisions

Part 10 General Residential Zone

E6 Car Parking and Sustainable Transport Code

E8 Biodiversity Code

3. Referrals

No referrals required.

4. Assessment

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

- 1) E8.6.1 Habitat and Vegetation Management P2.1

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

Planning Assessment

10 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

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

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

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

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

10.2 Use Table

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

Residential as defined by the Scheme means:

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

10.3.1 Amenity

Acceptable Solutions	Proposed Solutions
A1 If for permitted or no permit required uses.	A1 The proposed is a No Permit Required Use. Acceptable solution met.

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

10.3.2 Residential Character – Discretionary Uses

Not applicable. The application is for a No Permit Require Residential Use. Acceptable solution met.

10.4 Development Standards

10.4.1 Residential density for multiple dwellings

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

10.4.2 Setbacks and building envelope for all dwellings

Acceptable Solutions	Proposed Solutions
<p>A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) If the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) If the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) If for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) If the development is on land that abuts a road specified in Tables 10.4.2, at least that specified for the road. 	<p>A1 The proposed dwelling and shed is to be located at least 7.0 metres from the primary frontage. Acceptable solution met.</p>
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the façade of the dwelling; or (b) The same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>A2 The proposal complies. The shed component of the proposed dwelling is located at least 5.5m from the primary frontage (7.0m). Acceptable solution met.</p>

Acceptable Solutions	Proposed Solutions
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) Be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (i) A distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (ii) Projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) Only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> (i) Does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (ii) Does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser). 	<p>A3 The proposed development is contained within the prescribed building envelope. A small portion of the eaves on the north-eastern corner extend outside the envelope, but considered as a minor protrusion and is therefore excluded from further consideration. Acceptable solution met.</p>

10.4.3 Site coverage and private open space for all dwellings

Acceptable Solutions	Proposed Solutions
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) a site coverage of not more than 50% (excluding eaves up to 0.6 m); and (b) for multiple dwellings, a total area of private open space of not less than 60 m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) a site area of which at least 25% of the site area is free from impervious surfaces. 	<p>A1 The proposed dwelling will have a site coverage of less than 50 per cent and will provide an area greater than 25 per cent that is free of impervious surfaces. A total private open space will be in excess of 60m². Acceptable solution met.</p>

Acceptable Solutions	Proposed Solutions
<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) is in one location and is at least: <ul style="list-style-type: none"> (i) 24 m²; or (ii) 12 m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (b) has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4 m; or (ii) 2 m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8 m above the finished ground level (excluding a garage, carport or entry foyer); and (c) is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) is located between the dwelling and the frontage, only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north, excluding any dwelling located behind another on the same site; and (f) has a gradient not steeper than 1 in 10; and (g) is not used for vehicle access or parking. 	<p>A2 The proposed dwelling will have an area of private open space that is in one location, is at least 24 m², has a minimum horizontal dimension of 4 m and is directly accessible from, and adjacent to, a habitable room (other than a bedroom) and is not located to the south, south-east or south-west of the dwelling and has a gradient not steeper than 1 in 10 and is not used for vehicle access or parking. Acceptable solution met.</p>

10.4.4 Sunlight and overshadowing for all dwellings

Acceptable Solutions	Proposed Solutions
<p>A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p>	<p>A1 The dwelling will have a dining room window facing between 30 degrees west of north and 30 degrees east of north (facing 23 degrees west of north). Acceptable solution met.</p>

Acceptable Solutions	Proposed Solutions
<p>A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A), must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): <ul style="list-style-type: none"> (i) at a distance of 3 m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>A2 Not applicable. This application does not propose multiple dwellings.</p>
<p>A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <ul style="list-style-type: none"> (i) at a distance of 3 m from the northern edge of the private open space; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00 am and 3.00 pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4 m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6 m horizontally from the multiple dwelling. 	<p>A3 Not applicable. This application does not involve multiple dwellings.</p>

10.4.5 Width of openings for garages and carports for all dwellings

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

10.4.6 Privacy for all dwellings

Acceptable Solutions	Proposed Solutions
<p>A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1 m above natural ground level must have a permanently fixed screen to a height of at least 1.7 m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3 m from the side boundary; and (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4 m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6 m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. 	<p>A1 The proposed deck is to be located 2.0m from the side boundary. A privacy screen of at least 1.7m in height above the finished surface is provided along the south-eastern elevation. Acceptable solution met.</p>

Acceptable Solutions	Proposed Solutions
<p>A2 A window or glazed door, to a habitable room, of a dwelling, that has a floor level more than 1 m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <p>(a) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to have a setback of at least 3 m from a side boundary; and (ii) is to have a setback of at least 4 m from a rear boundary; and (iii) if the dwelling is a multiple dwelling, is to be at least 6 m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be at least 6 m from the private open space of another dwelling on the same site. <p>(b) The window or glazed door:</p> <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5 m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7 m above the floor level or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7 m above floor level, with a uniform transparency of not more than 25%. 	<p>A2 All windows fitting the description are offset appropriately from rear and side boundaries. Acceptable solution met.</p>
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <p>(a) 2.5 m; or</p> <p>(b) 1 m if:</p> <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7 m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7 m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7 m above the floor level. 	<p>A3 Not applicable. This application does not propose or require a shared driveway or parking space.</p>

10.4.7 Frontage fences for all dwellings

Acceptable Solutions	Proposed Solution
A1 A fence (including a free-standing wall) within 4.5 m of a frontage must have a height above natural ground level of not more than: (a) 1.2 m if the fence is solid; or (b) 1.8 m, if any part of the fence that is within 4.5 m of a primary frontage has openings above a height of 1.2 m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	A Not applicable.

10.4.15 Subdivision

Not applicable. This application does not propose a subdivision.

10.4.16.1 Stormwater Disposal

Acceptable Solutions	Proposed Solutions
A1 All run off from buildings must be directed into on-site water storage tanks and the overflow from the tanks disposed of into the Council maintained roadside drain or the reticulated stormwater system.	A1 Stormwater from the building will be directed to a storage tank with the overflow connected to the reticulated stormwater system. Acceptable solution met.

10.4.16.2 Filling of sites

Acceptable Solutions	Proposed Solution
A1 Fill must be; a) No more than 50m ³ , and b) Clean fill, and c) Located more than 2m from any boundary.	A1 Not applicable. This application does not propose either cut or fill.

Codes

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions	Proposed Solution
A1 The number of car parking spaces must not be less than the requirements of: 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).	A1 Two car parking spaces have been shown in compliance with Table E6.1. Acceptable solution met.

6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions	Proposed Solution
<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>A1 All car parking, access strips, manoeuvring and circulation spaces will be formed to an adequate level and drained. Acceptable solution met.</p>

E6.7.2 Design and Layout of Car Parking

Acceptable Solutions	Proposed Solution
<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 Not applicable. This application does not require or propose 4 or more parking spaces; and</p> <p>A1.2 Vehicular turning will not be located within the front setback for the residential building. Acceptable solution met.</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 <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p>	<p>A2.1 Car parking and manoeuvring space will:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) not applicable; and c) have a width of vehicular access no less than prescribed in Table E6.2; and d) not applicable as none of the following apply; and <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>. Acceptable solutions met.</p>

E6.7.3 Parking for Persons with a Disability

Not applicable. This proposal is not required to provide disabled parking.

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

Not applicable. The proposal is for a permitted residential use only.

E6.8 Provisions for Sustainable Transport

Not applicable. This application is not required to provide pedestrian walkways.

E8 Biodiversity Code – applicable**E8 Biodiversity Code****E8.6.1 Habitat and Vegetation Management**

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1.1 Clearance or disturbance of priority habitat is in accordance with a certified Forest Practices Plan or; A1.2 Development does not clear or disturb native vegetation within areas identified as priority habitat.	A1.1/A1.2 A review of Council's priority habitat layer indicates the vegetation is not located within an area of priority habitat. Not applicable
A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan. P2.1 Clearance or disturbance of native vegetation must be consistent with the purpose of this code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the : a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and b) means or removal; and c) value of riparian vegetation in protecting habitat values; and d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations in proximity to habitat or vegetation: and e) need for and adequacy of proposed vegetation or habitat management; and f) conservation outcomes and long-term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of primary Industries, Parks, Water and Environment.	P2.1 Minimal native vegetation will be modified/removed within the title boundary in accordance with the Bushfire Hazard Management Report and as a consequence the application relies upon the performance criteria. Although existing vegetation has been substantially removed, a small amount of regenerated native vegetation is located on the subject site and adjacent to the northern boundary. No native vegetation is proposed to be removed/modified outside the subject site. The vegetation is to be removed with machinery and offset planting is not considered warranted. The small amount of proposed vegetation required for removal is not within an area of high biodiversity value. The proposal is considered to be compliant with the performance criteria.

5. Representations

The application was advertised 1 August 2020 to 14 August 2020 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. One (1) representation was received prior to the closing date and time. The representation is as follows:-

Issues	Response
The representor has raised a matter that the application is not exempt under the Biodiversity Code.	Although the original application detailed that the Biodiversity Code did not apply as the vegetation removal was not considered to be "native vegetation" according to the applicant, a request for additional information was requested for the Planning Scheme Response to address the performance criteria, and as such the application is discretionary. The Biodiversity Code is applicable and has been assessed earlier within this report. It is noted that the representor and the applicant have liaised on the matters of concern. A condition making it very clear that no native vegetation is permitted outside the title boundaries is considered appropriate to ensure vegetation "creep" does not take place.

Issues	Response
Concerns that the subject site adjoins the St Helens Point Conservation Area and there are no details of landscaping in the DA.	The Planning Scheme does not require landscaping within the subject zone. However, a condition is necessary to ensure that any Plants listed in Appendix 3 of the <i>Break O'Day Interim Planning Scheme 2013</i> will not be used in landscaping due to the proximity of the site to the Conservation Area.
Representor has raised that the area is highly likely to have Aboriginal Heritage items.	A standard advisory note is considered warranted to any approval, given the location of the subject site, but cannot be conditioned as Aboriginal Heritage is not a consideration of the Planning Scheme.

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

6. Mediation

Nil.

7. Conclusion

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

LEGISLATION / STRATEGIC PLAN & POLICIES:

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

BUDGET AND FINANCIAL IMPLICATIONS:

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

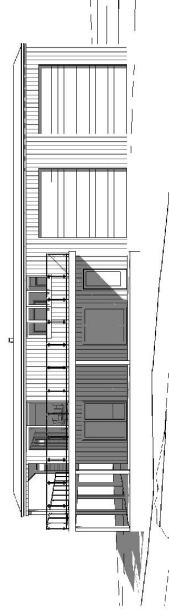
VOTING REQUIREMENTS:

Simple Majority

proposed shed + dwelling

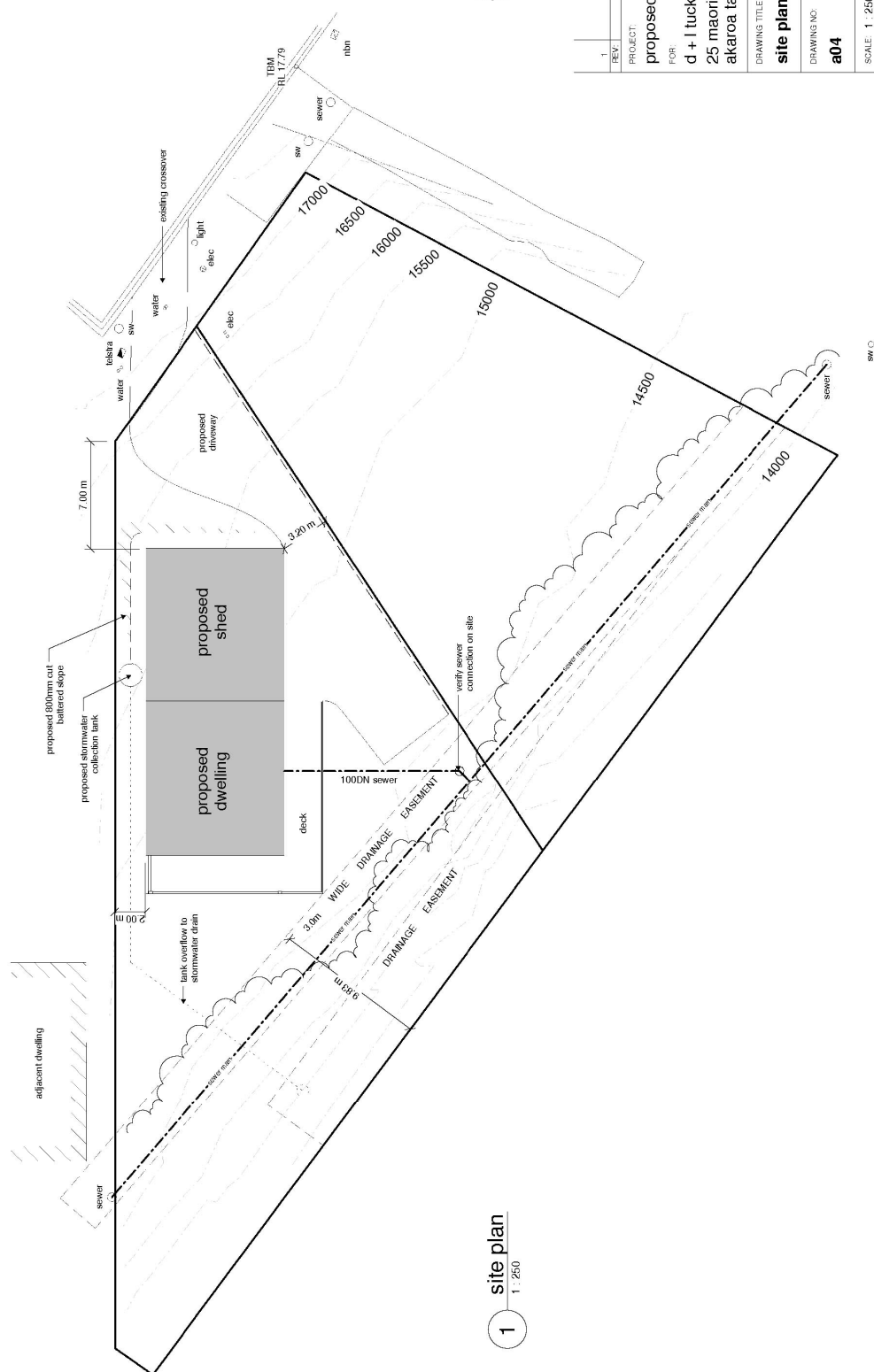
damien + larissa tucker
25 maori place akaroa tasmania 7216

planning application




Building Areas


proposed garage	90.53
proposed first floor	90.09
proposed ground floor	89.24
deck 1	55.80
deck 2	55.42
	381.07



1	REV	DESCRIPTION	drawing	06.07.20
		PROPOSED		DATE:
<p>proposed shed + unit</p> <p>FOR</p> <p>d + lucker</p> <p>25 maori place</p> <p>akaroa tasmania 7216</p>				
DRAWING TITLE				
site plan				
DRAWING NO.		DRAWN BY: JB		
a04		DATE: 06.07.20		
SCALE: 1 : 250		PROJECT: 0420TU		

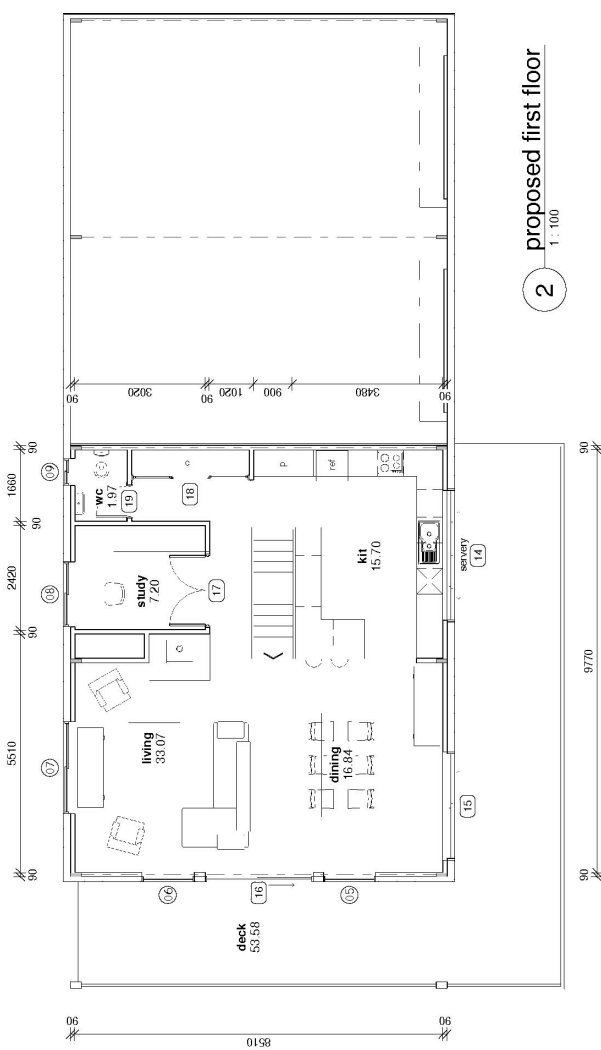
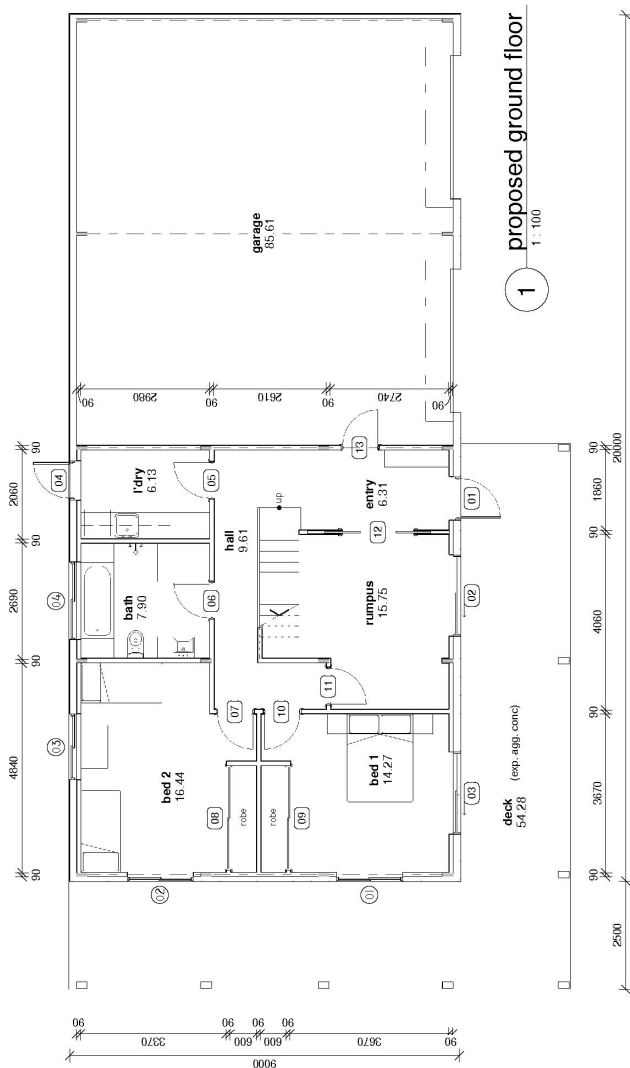


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BRAND
 DESIGN
 ASSOCIATES


ACCREDITATION NO:
 CC1268L



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<p>PROJECT</p> <p>proposed shed + unit</p> <p>FOR</p> <p>d + lucker</p> <p>25 maori place</p> <p>akaroa tasmania 7216</p>					
DRAWING TITLE					
floor plans					
DRAWING NO.		DRAWN BY: JB		DATE: 06.07.20	
a05				PROJECT: 0420TU	
SCALE: 1 : 100					

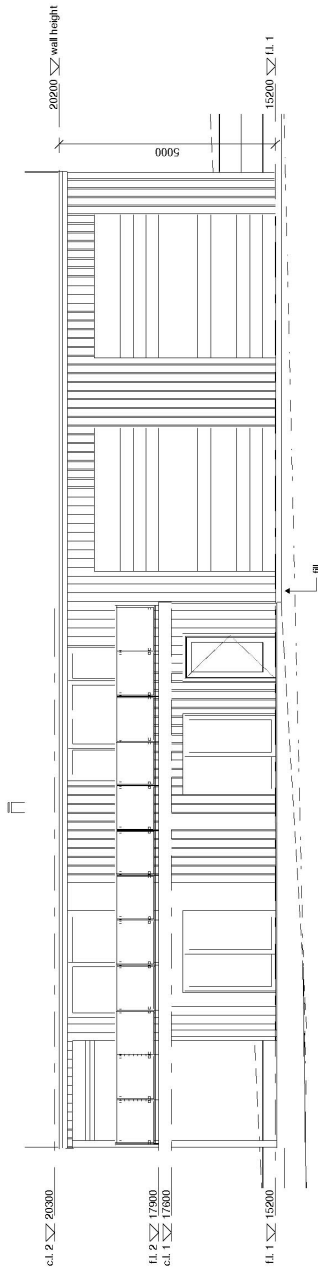


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 10/10 5 star hwy rating 16 critics stars 11 news 125

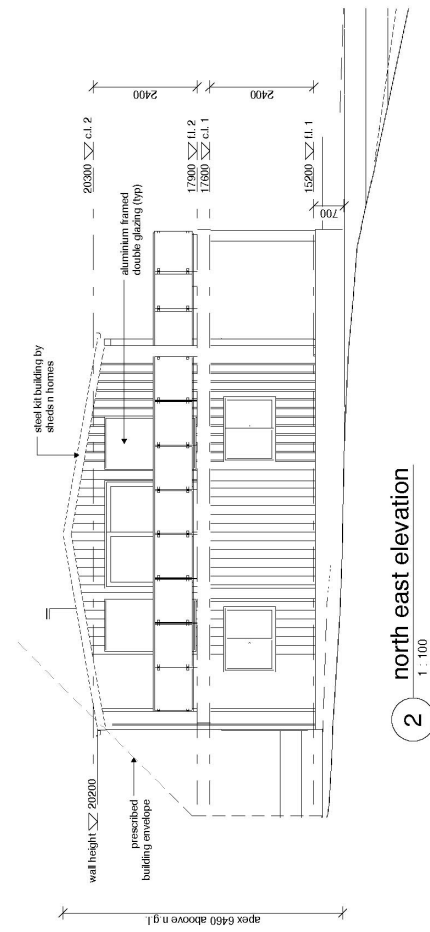


BRAND
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 ASSOCIATES

ACCREDITATION NO:
 CC1268L



1 north west elevation
1 : 100

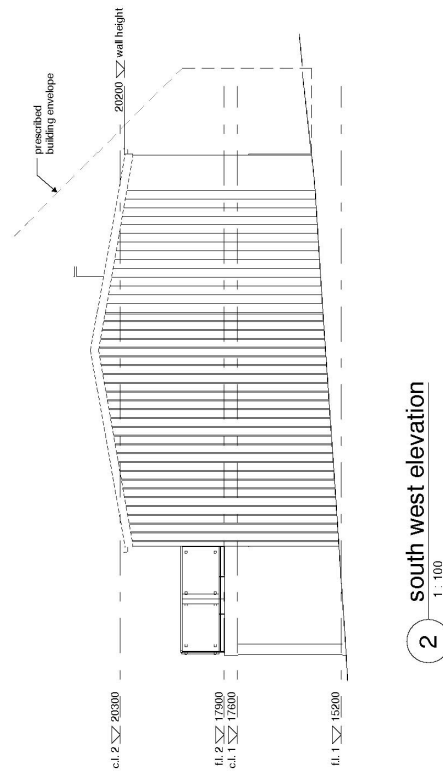
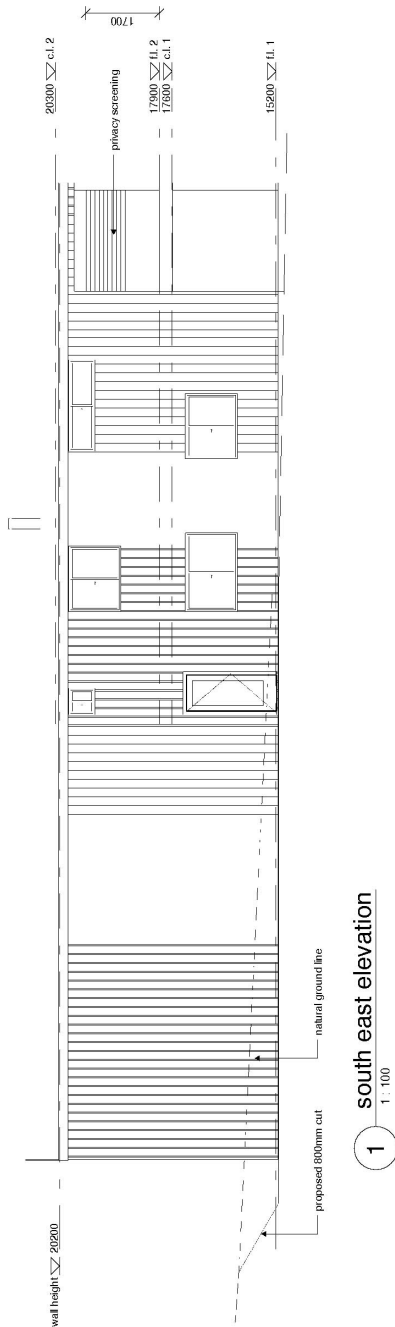


2 north east elevation
1 : 100

REV.	1	DESCRIPTION	DRAWING DATE
PROJECT	proposed shed + unit		
FOR:	d + i tucker		
	25 maori place		
	akaroa tasmania 7216		
DRAWING TITLE	elevations		
DRAWING NO.	a06		
DRAWN BY	JB		
DATE	06.07.20		
SCALE	1 : 100		
PROJECT	0420TU		

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 suite 8 level 1 every house, 48 Cecilia Street, St Helens 7216

bda
 BUILDING DESIGNER
 ACCREDITED NO. 001 0784



REV.	1	DRAWING DESCRIPTION	06.07.20	DATE
PROJECT	proposed shed + unit			
FOR:	d + i tucker			
	25 maori place			
	akaroa tasmania 7216			
DRAWING TITLE	elevations			
DRAWING NO.	a07		DRAWN BY	JB
SCALE	1 : 100		DATE	06.07.20
			PROJECT	0420TU


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bda
 BUILDING DESIGNER ASSOCIATION
 ACCREDITED DESIGNER

window and door schedule notes

all openings and dimensions to be verified on site prior to commencing manufacture of windows and doors.

glazing to be in accordance with AS 1288 glass in buildings and AS 2047 windows in buildings.

glazing to be in accordance with BCA part 3.6

where glazing is capable of being mistaken for a doorway or

- provide opaque band min 20mm high, broken line or
- upper edge of band min 700mm above FFL,
- lower edge of band min 200mm above FFL,
- does not apply to glazing <500mm in width, where there is no adjacent room or room where glazing is required to be at least one horizontal glazing bar.

for windows to bedrooms where the adjacent surface is likely to be used as a window ledge, openings in walls to be protected by 120mm minimum depth sills with child resistant release mechanism in accordance with BCA part 3.9.2.5

window + door assemblies to be in accordance with AS 3559 buildings in bushfire prone areas, refer BPC notes

unless otherwise indicated, window and door heads at 2100 or near to suit external cladding requirements

unless otherwise indicated, flyscreens to be provided to all operable porches or windows + doors, refer BPC notes

window + door assemblies to be installed + finished in accordance with manufacturer's specification, flashing materials to comply with AS/NZS 2504.

external doors and windows to be fitted with seals to resist air movement.

windows, doors, hardware and finishes as selected by client

Window Schedule					
No.	Location	Height	Width	Style	Frame Glazing
01	bed 1	1200	1510	sliding	aluminium double clear
02	bed 2	1200	1510	sliding	aluminium double clear
03	bed 2	1200	1510	sliding	aluminium double clear
04	bath	1200	1810	sliding	aluminium double clear
05	living	2100	1210	fixed	aluminium double clear
06	living	2100	1210	fixed	aluminium double clear
07	living	600	2110	sliding	aluminium double clear
08	study	1200	1510	sliding	aluminium double clear
09	wc	600	610	sliding	aluminium double clear

Door Schedule					
No.	Location	Height	Width	Style	Frame Glazing

01	entry	2100	920	glazed external	aluminium double clear
02	rumpus	2100	1810	2 panel glazed sliding	aluminium double clear
03	bed 1	2100	1810	2 panel glazed sliding	aluminium double clear
04	laundry	2100	820	glazed external	aluminium double clear
05	laundry	2040	820	selected internal panel	timber -
06	bath	2040	820	selected internal panel	timber -
07	bed 2	2040	820	selected internal panel	timber -
08	bed 2	2400	2400	2 panel sliding robe	aluminium -
09	bed 1	2400	2400	2 panel sliding robe	aluminium -
10	bed 1	2040	820	selected internal panel	timber -
11	rumpus	2040	820	selected internal panel	timber -
12	rumpus	2040	820	double cavity slider	timber -
13	entry	2040	820	solid core external	timber -
14	kitchen	1200	3010	4 panel servery	aluminium double clear
15	dining	2100	2410	2 panel glazed sliding	aluminium double clear
16	living	2100	2410	2 panel glazed sliding	aluminium double clear
17	study	2040	820	double selected internal panel	aluminium -
18	hall	2400	2700	3 panel sliding linen	timber -
19	wc	2040	720	selected internal panel	timber -
20	garage	4200	3300	steel roller door	-
21	garage	4200	3300	steel roller door	-

DESIGN WIND SPEED: N3
BAL 29

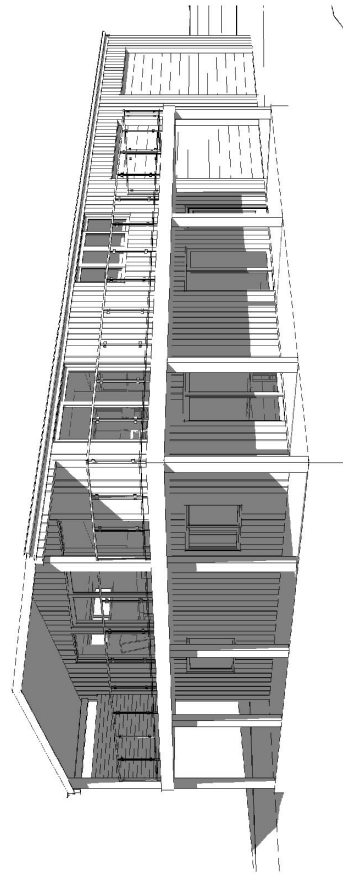
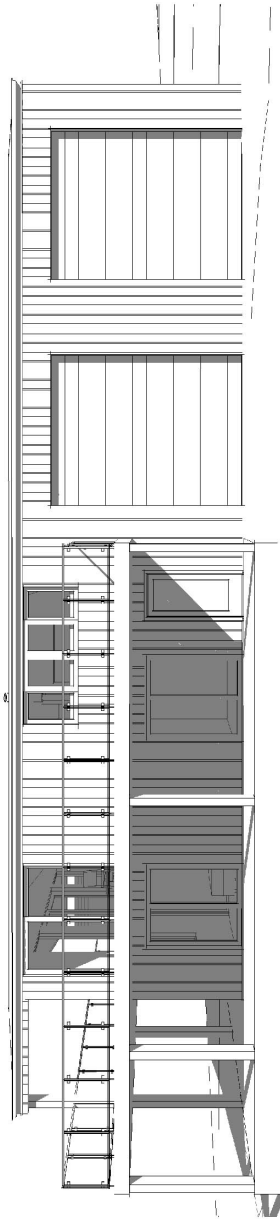
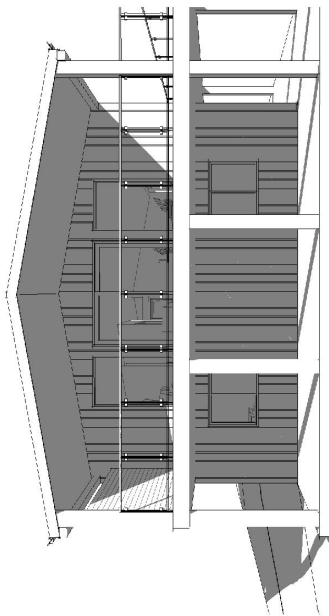
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REV	DESCRIPTION	DATE
PROJECT		
proposed shed + unit		
FOR:		
d + i tucker		
25 maori place		
akaroa tasmania 7216		
DRAWING TITLE		
schedules		
DRAWING NO	DRAWN BY	JB
a08	DATE	06.07.20
SCALE	PROJECT	04/20TU
1 : 100		



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REV.	DRAWING DESCRIPTION	DATE
1		06.07.20
PROJECT		
proposed shed + unit		
FOR:		
d + i tucker		
25 maori place		
akaroa tasmania 7216		
DRAWING TITLE		
visuals		
DRAWING NO.	DRAWN BY	
a09	JB	
SCALE	DATE	
	06.07.20	
	PROJECT	
	04420TU	
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 <small>becomes bda</small> <small>ACCREDITATION NO. 021 6764</small>		

ACTION	DECISION
PROPONENT	Prime Design obo G P Thurlow
OFFICER	Rebecca Green, Planning Consultant
FILE REFERENCE	DA 141-2020
ASSOCIATED REPORTS AND DOCUMENTS	Plans and elevations Elevation showing Height Stormwater Connection Plan Planning Scheme Response Flood Risk Assessment Representation (1) Applicants Response to Representation

OFFICER'S RECOMMENDATION:

Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **DWELLING ALTERATIONS AND ADDITIONS** on land situated at **8 BARRACK STREET, AKAROA** described in Certificate of Title 58094/8 be **APPROVED** subject to the following conditions:

1. Development must accord with the Development Application DA 141-2020 received by Council 21 July 2020, together with all submitted documentation received and forming part of the development application, except as varied by conditions on this Planning Permit.
2. All stormwater runoff from the proposed building must be detained by on-site water storage systems and overflow disposed of by means that will not result in soil erosion or other stormwater nuisance. Absorption drains must be of sufficient size to absorb stormwater runoff.
3. 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.
4. The external building materials of the dwelling addition must be of types and colours that will blend rather than contrast with the surrounding environment. Colour and material type details must be provided to the satisfaction of the Development Services Coordinator prior to the commencement of works. Unpainted/ untreated metal surfaces will not be approved.
5. 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.
6. 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

- 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 Works Manager.

- Use or development which may impact on Aboriginal cultural heritage is subject to the Aboriginal Relics Act 1975. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures. Such relics are to be immediately reported to Aboriginal Heritage Tasmania and guided by the Unanticipated Discovery Plan.
- 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.
- Activities associated with construction works are not to be performed outside the permissible time frame listed:
Monday-Friday 7am to 6pm
Saturday 9am to 6pm
Sunday and public holidays 10am to 6pm

PROPOSAL SUMMARY:

Application is made for the construction of alterations and additions to an existing multiple dwelling at 8 Barrack Street, Akaroa.

The site is one of several strata title lots located off Barrack Street. The strata scheme is established on a lot of approximately 5575m², with 9 dwellings. The subject site is a regular shaped strata lot with a 408m² footprint, the site is flat, and has an existing cluster of trees along the shared boundary to the southeast.













PREVIOUS COUNCIL CONSIDERATION:

DA 016-2019 – Garage Addition to Dwelling.

OFFICER'S REPORT:

1. The Proposal

Break O'Day Council received an application on 21 July 2020 from Prime Design for the construction of an addition to an existing dwelling at 8 Barrack Street, Akaroa. Residential use in the General Residential Zone of St Helens is a permit required use without qualifications, under Table 10.2 of the *Break O'Day Interim Planning Scheme 2013*, as not a single dwelling. The subject site is part of strata corporation no. 58094 (9 dwellings).

Lot 8 of strata corporation no. 58094 has an area of 408 square metres and a dwelling and existing garden shed are present on the subject site. The site is located at the end of the cul-de-sac of Barrack Street and to the southwest. The total lot area is approximately 5762 square metres.

The existing dwelling is a single storey, vertical-board structure with two (2) bedrooms and multiple living areas. Much of the existing dwelling is to be demolished. Additions are across two (2) storeys. The ground floor will accommodate three bedrooms, living, bathroom and laundry with access from the garage (to be retained) and from undercover carparking on the northern elevation. The first-floor level is to comprise a master bedroom, living areas and deck. The northern part of the first-floor level overhangs the ground floor level to provide for undercover parking.

The dwelling is to be clad with a combination of rendered brickwork and Scyon Axon wall cladding. Existing vegetation on site will be retained. Water, sewer and stormwater services will be provided from existing connections, and existing vehicular access will remain.

Following receipt of a representation and to complete the assessment of the application, Council requested and received an extension of time to 28 September 2020.

2. Applicable Planning Scheme Provisions

Part 10 General Residential Zone

E5 Flood Prone Areas Code

E6 Car Parking and Sustainable Transport Code

3. Referrals

The application did not require any referrals.

4. Assessment

The advertised application relied upon the following ten (10) performance criteria as detailed below;

- 1) 10.4.2 Setbacks and Building Envelope for all Dwellings P3
- 2) 10.4.3 Site Coverage and Private Open Space for all Dwellings P2
- 3) & 4) 10.4.4 Sunlight and Overshadowing for all Dwellings P1 & P3
- 5) 10.4.6 Privacy for all Dwellings P1
- 6) 10.4.16.1 Stormwater Disposal P1
- 7) E5.5.1 Use and Flooding P1
- 8) & 9) E5.6.1 Flooding and Coastal Inundation P1.1 & P1.3
- 10) E6.7.1 Construction of Car Parking Spaces and Access Strips P1

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

10 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

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

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

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

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

10.2 Use Table

The proposed use fits the use class of Residential, being multiple dwelling, which is a Permitted use within the General Residential Zone.

Residential as defined by the Scheme means:

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

10.3 Use Standards

10.3.1 Amenity

Acceptable Solutions	Proposed Solutions
A1 If for permitted or no permit required uses.	A1 The proposed development is for an addition to the existing multiple dwelling, which is a permitted use within the General Residential zone. The proposal complies with the Acceptable Solution.
A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	A2 Not applicable.
A3 If for permitted or no permit required uses.	A3 The proposed development is for an addition to the existing multiple dwelling, which is a permitted use within the General Residential zone. The proposal complies with the Acceptable Solution.

10.4 Development Standards

10.4.1 Residential Density for Multiple Dwellings – not applicable, no changes proposed to existing density.

10.4.2 Setbacks and building envelopes for all dwellings

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 Unless within a building area, a dwelling, excluding protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m into the frontage setback, must have a setback from a frontage that is:</p> <ul style="list-style-type: none"> (a) If the frontage is a primary frontage, at least 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (b) If the frontage is not a primary frontage, at least 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; or (c) If for a vacant site with existing dwellings on adjoining sites on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) If the development is on land that abuts a road specified in Tables 10.4.2, at least that specified for the road. 	<p>A1 The proposed addition is to be located beside/above the dwelling onsite. The proposal is therefore at least 4.5 metres from the primary frontage with Barrack Street. The proposal complies with the Acceptable Solution.</p>

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A2 A garage or carport must have a setback from a primary frontage of at least:</p> <ul style="list-style-type: none"> (a) 5.5m, or alternatively 1m behind the façade of the dwelling; or (b) The same as the dwelling façade, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the natural ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage. 	<p>A2 The proposed addition is to be located beside/above the dwelling onsite. The proposal is therefore at least 5.5 metres from the primary frontage with Barrack Street. The proposal complies with the Acceptable Solution.</p>
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> (a) Be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> (iii) A distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a lot with an adjoining frontage; and (iv) Projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level; and (b) Only have a setback within 1.5m of a side boundary if the dwelling: <ul style="list-style-type: none"> (iii) Does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining lot; or (iv) Does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser). <p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> (a) Not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> (i) Reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or (ii) Overshadowing the private open space of a dwelling on an adjoining lot; or (iii) Overshadowing of an adjoining vacant lot; or (iv) Visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and (b) Provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area. 	<p>P3 The proposed dwelling additions extend outside the building envelope and cannot comply with A3. The proposal relies on the assessment against the performance criteria only in so far as to land outside of the strata scheme, being 10 Barrack Street.</p> <p>The upper level deck is setback 1.255m from the boundary with 10 Barrack Street, a slightly increased setback than the existing garage to be retained. The north-eastern wall of the addition is setback 3.288m to the living room/ bed 2 and bed 3, and 2.109m to the master bed/lower lounge.</p> <p>Building Envelope assessment – the western elevation depicts the building envelope at the northern most corner of the lot, this view distorts the extend that the building is outside of the building envelope from that view. The upper level deck is compliant with the acceptable solution, the upper level walls of the living area and master bedroom extend beyond the envelope.</p> <p>The upper level of the living room/bed 2 and bed 3 also complies with the acceptable solution. The upper level wall for the master bed/lower lounge section of wall height is outside the envelope.</p> <p>Building Setback assessment – the upper level deck is within the 1.5m setback and relies upon assessment of the performance criteria.</p> <p>Shadow diagrams were submitted together with the application which demonstrate that there will be no unreasonable impact to the vacant lot at 10 Barrack Street. The apparent scale, bulk and proportion of the proposal are consistent with the locality and well articulated. The extent of the extrusion outside the building envelope is minimal, and the additions are no closer to the boundary than then existing garage.</p> <p>The proposal is considered compliant with the performance criteria.</p>

10.4.3 Site Coverage and private open space for all dwellings

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 Dwellings must have:</p> <ul style="list-style-type: none"> (a) A site coverage of not more than 50% (excluding eaves up to 0.6m); and (b) For multiple dwellings, a total area of private open space of not less than 60m² associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) A site area of which at least 25% of the site area is free from impervious surfaces. 	<p>A1 The proposal has a site coverage of less than 50% to the whole lot within the Scheme. The site coverage on the strata lot is also less than 50%. The impervious surfaces requirement of 25% is also satisfied. The private open space along the western elevation exceeds 60m². The proposal complies with the Acceptable Solution.</p>
<p>A2 A dwelling must have an area of private open space that:</p> <ul style="list-style-type: none"> (a) Is in one location and is at least: <ul style="list-style-type: none"> (i) 24m²; or (ii) 12m², if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (b) Has a minimum horizontal dimension of: <ul style="list-style-type: none"> (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); and (c) Is directly accessible from, and adjacent to, a habitable room (other than a bedroom); and (d) Is not located to the south, south-east or south-west of the dwelling, unless the area receives at least 3 hours of sunlight to 50% of the area between 9.00am and 3.00pm on the 21st June; and (e) Is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of north and 30 degrees east of north; and (f) Has a gradient not steeper than 1 in 10; and (g) Is not used for vehicle access and parking. <p>P2 A dwelling must have private open space that:</p> <ul style="list-style-type: none"> (a) Includes an area that is capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and that is: <ul style="list-style-type: none"> (i) conveniently located in relation to a living area of the dwelling; and (ii) orientated to take advantage of sunlight. 	<p>P2 The dwelling has private open space of more than 24m², in the western part of the site that is more than 4m in width. This area is not directly accessible from a habitable room but is not located to the south of the dwelling or any other dwelling within the Scheme. The dwelling also is to have an extensive private open space provided by the upper level deck and is directly accessible from a habitable room. Both locations are oriented to take account of sunlight, conveniently located in relation to living areas and provide for outdoor relaxation, entertaining and play.</p> <p>The proposal is considered compliant with the performance criteria.</p>

10.4.4 Sunlight and overshadowing for all dwellings

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 A dwelling must have at least one habitable room (other than a bedroom) in which there is a window that faces between 30 degrees west of north and 30 degrees east of north (see Diagram 10.4.4A).</p> <p>P1 A dwelling must be sited and designed so as to allow sunlight to enter at least one habitable room (other than a bedroom).</p>	<p>P1 Although the windows on the upper living area are not within the relevant range due to the lot orientation, the dwelling has been designed to allow extensive sunlight into habitable rooms.</p> <p>The proposal is considered compliant with the performance criteria.</p>
<p>A2 A multiple dwelling that is to the north of a window of a habitable room (other than a bedroom) of another dwelling on the same site, which window faces between 30 degrees west of north and 30 degrees east of north (see diagram 10.4.4A), must be in accordance with (a) and (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4B): <ul style="list-style-type: none"> (i) at a distance of 3m from the window; and (ii) vertically to a height of 3 m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause the habitable room to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June. (c) That part, of a multiple dwelling, consisting of: <ul style="list-style-type: none"> (i) an outbuilding with a building height no more than 2.4m; or (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling. 	<p>A2 Complies, no changes proposed. There is in excess of 15m separation between the proposed additions and the wall of 7 Barrack Street. The existing garage will be retained. The shadow diagrams provided within the application demonstrate that there is no loss of sunlight to 7 Barrack street at 9am, 10am and 11am. Although there is a small extent of shadowing at noon, this is to the lower section of the wall only.</p>
<p>A3 A multiple dwelling, that is to the north of the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3, must be in accordance with (a) or (b), unless excluded by (c):</p> <ul style="list-style-type: none"> (a) The multiple dwelling is contained within a line projecting (see Diagram 10.4.4C): <ul style="list-style-type: none"> (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above natural ground level and then at an angle of 45 degrees from the horizontal. (b) The multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June. (c) That part, of a multiple dwelling, consisting of: 	<p>P3 The proposal cannot meet A3 a) i) and must be considered against the performance criteria, due to the setback of the existing garage only.</p> <p>Although not a true north-south axis, the proposed development does lie north-west of the multiple dwelling at 7 Barrack Street.</p>

- (i) an outbuilding with a building height no more than 2.4m; or
- (ii) protrusions (such as eaves, steps, and awnings) that extend no more than 0.6m horizontally from the multiple dwelling.

P3 A multiple dwelling must be designed and sited to not cause unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, required in accordance with A2 or P2 of subclause 10.4.3.



^ Looking between no. 7 and no. 8 Barrack Street

Shadow diagrams submitted with the application demonstrate that the dwelling at 7 Barrack Street will retain more than 50% of sunlight to the dedicated private open space from 9am to 2pm. The dedicated private open space of the 24m² for multiple dwellings of no. 7 is contained within the roofed deck immediately adjacent to the north of the neighbouring dwelling (A2 subclause 10.4.3) and possibly extend to the northwest. The total 60m² of private open space required by A1 subclause 10.4.3 could be considered to be contained partly in the location between the dwelling at no. 7 and the proposed development. However, as the existing multiple dwelling development would have been approved under a previous planning scheme it is unlikely to be fully compliant in relation to the existing private open space of no. 7.

From 12 noon to 2pm on June 21st only a minor impact would be caused by overshadowing to the private open space of no. 7 from the proposed development, this is not considered unreasonable. With little to no impact prior to 12 noon. It is noted that the existing garage is existing, and the additions are located even further from no. 7 than existing wall of the garage which will be retained, with the additions having a negligible effect.

The proposal is considered compliant with the performance criteria.

10.4.5 Width of openings for garages and carports for all dwellings

Acceptable Solutions	Proposed Solutions
A1 A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	A1 The two undercover car parking spaces can be considered to be within a carport. These are more than 12m from a frontage.

10.4.6 Privacy for all dwellings

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a:</p> <ul style="list-style-type: none"> a) Side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 3m from the side boundary; and b) Rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary; and c) Dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m: <ul style="list-style-type: none"> (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site. <p>P1 A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:</p> <ul style="list-style-type: none"> (a) A dwelling on an adjoining lot or its private open space; or (b) Another dwelling on the same site or its private open space; or (c) An adjoining vacant residential lot. 	<p>P1 The proposed upper level deck will have minimal effect on overlooking of the adjoining vacant residential lot at no. 10 Barrack Street. The deck has been designed to enjoy water vistas, that are available due north of the site and which can be viewed by overlooking any other dwelling or vacant lot. At this stage it is unknown where or how a future dwelling will be built on the adjoining vacant lot, but the size of the lot provides for design flexibility.</p> <p>The proposal is considered compliant with the performance criteria.</p>
<p>A2 A window or glazed door, to a habitable room, or a dwelling, that has a floor level more than 1m above the natural ground level, must be in accordance with (a), unless it is in accordance with (b):</p> <ul style="list-style-type: none"> (a) The window or glazed door: <ul style="list-style-type: none"> (i) is to have a setback of at least 3m from a side boundary; and (ii) is to have a setback of at least 4m from a rear boundary; and (iii) If the dwelling is a multiple dwelling, is to be at least 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) If the dwelling is a multiple dwelling, is to be at least 6m from the private open space of another dwelling on the same site. (b) The window or glazed door: <ul style="list-style-type: none"> (i) is to be offset, in the horizontal plane, at least 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; or (ii) is to have a sill height of at least 1.7m above the floor level or has fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) Is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of at least 1.7m above floor level, with a uniform transparency of not more than 25%. 	<p>A2 The proposal complies for the upper level windows.</p>

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of at least:</p> <ul style="list-style-type: none"> (a) 2.5m; or (b) 1m if: <ul style="list-style-type: none"> (i) it is separated by a screen of at least 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of at least 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of at least 1.7m above the floor level. 	<p>A3 The proposal complies with the relevant setback to the shared driveway.</p>

10.4.7 Frontage fences for all dwellings

Acceptable Solutions	Proposed Solutions
<p>A1 A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:</p> <ul style="list-style-type: none"> a) 1.2m if the fence is solid; or b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights). 	<p>A1 Not applicable, no new fencing is proposed.</p>

10.4.8 -10.4.15 – Not applicable.

10.4.16.1 Stormwater Disposal

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 All run off from buildings must be directed into on-site water storage tanks and the overflow from the tanks disposed of into the Council maintained roadside drain or the reticulated stormwater system.</p> <p>P1 Stormwater must be managed on the site so that it does not cause pollution, soil erosion or flooding to adjacent lots.</p>	<p>P1 The proposal is not to direct stormwater into a storage tank and hence relies upon assessment against the performance criteria. Stormwater from the proposed development is to be connected into the existing stormwater drainage. The current direction of stormwater is directed to a site pit and connection is existing and functioning on-site, with a further connection currently draining via a 300mm diameter pipe to the lagoon south of Lords Point. With appropriate conditions placed on an approval, the proposal can meet the performance criteria.</p>

10.4.16.2 Filling of Sites

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

E5 Flood Prone Areas Code

E5.5 Use Standards

E5.5.1 Use and Flooding

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 The use must not include habitable rooms.</p> <p>P1 Use including habitable rooms subject to flooding must demonstrate that the risk to life and property is mitigated to a low risk level in accordance with the risk assessment in E5.7.</p>	<p>P1 A flood prone areas risk assessment accompanied the application, prepared by Landstorm Engineering. The ground floor of the proposed development which has habitable rooms, has been specified as 1.89mAHD. In accordance with E5.7 b), as the height of the ground floor is higher than the Medium band inundation height, it would be reasonable to assess the consequence as being insignificant. Based on the Likelihood and Consequence Criteria, the risk is assessed as LOW.</p> <p>The proposal is considered compliant with the performance criteria.</p>
<p>A2 Use must not be located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7.</p>	<p>A2 The use is not located in an area subject to a medium or high risk in accordance with the risk assessment in E5.7. The proposal complies with the Acceptable Solution.</p>

E5.6 Development Standards

E5.6.1 Flooding and Coastal Inundation

Acceptable Solutions/Performance Criteria	Proposed Solutions
<p>A1 No acceptable solution.</p> <p>P1.1 It must be demonstrated that development:</p> <ol style="list-style-type: none"> Where direct access to the water is not necessary to the function of the use, is located where it is subject to a low risk, in accordance with the risk assessment in E5.7 a); or Where direct access to the water is necessary to the function of the use, that the risk to life, property and the environment is mitigated to a medium risk level in accordance with the risk assessment in E5.7. <p>P1.2 Development subject to medium risk in accordance with the risk assessment in E5.7 must demonstrate that the risk to life, property and the environment is mitigated through structural methods or site works to a low risk level in accordance with the risk assessment in E5.7.</p> <p>P1.3 Where mitigation of flood impacts is proposed or required, the application must demonstrate that:</p> <ol style="list-style-type: none"> The works will not unduly interfere with natural coastal or water course processes through restriction or changes to flow; and The works will not result in an increase in the extent of flooding on other land or increase the risk to other structures; Inundation will not result in pollution of the watercourse or coast through appropriate location of effluent disposal or the storage of materials; and Where mitigation works are proposed to be carried out outside the boundaries of the site, such works are part of an approved hazard reduction plan covering the area in which the works are proposed. 	<p>P1.1 Direct access to water is not necessary and is located in an area subject to low risk. The proposal is considered to be compliant with the performance criteria.</p> <p>P1.2– Not applicable.</p> <p>P1.3 The Flood Prone Areas Risk Assessment detailed that the works will not unduly restrict or change the flow of natural coastal or water course processes as the site is already developed. The proposed works will not result in an increase of flooding on other land or increase the risk to other structures. The [proposed development has existing plumbing which is being re-used so there will be no increase in risk of pollution. No mitigation works are proposed outside the boundaries of the site. The proposal is considered to be compliant with the performance criteria.</p>

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

Acceptable Solutions	Proposed Solutions
<p>A1 The number of car parking spaces must not be less than the requirements of:</p> <ul style="list-style-type: none"> a) Table E6.1; or b) A parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone). 	<p>A1 The proposal complies, providing for a minimum of 2 car parking spaces.</p>

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions/ Performance Criteria	Proposed Solutions
<p>A1 All car parking, access strips, manoeuvring and circulation spaces must be:</p> <ul style="list-style-type: none"> a) Formed to an adequate level and drained; and b) Except for a single dwelling, provided with an impervious all weather seal; 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 car parking spaces proposed will be formed by compacted gravel. The access between the spaces and the driveway is to be retained as a grass verge consistent with the other lots in the strata scheme. Subject to adequate maintenance which can be required by a condition, the proposal is considered compliant with the performance criteria.</p>

E6.7.2 Design and Layout of Car Parking

Acceptable Solutions	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 Not applicable.</p> <p>A1.2 The configuration of the car parking allows for vehicles to enter and exit in a forward motion.</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 <i>Australian Standards AS2890.1 – 2004 Parking Facilities, Part 1: Off Road Car Parking</i>.</p>	<p>A2.1 & A2.2 Car parking spaces proposed are able to comply with the acceptable solution.</p>

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 Not applicable to this development.
A2 One of every 20 parking spaces or part thereof must be constructed and designated for use by persons with disabilities in accordance with <i>Australian Standards AS/NZ 2890.6 2009</i> .	A2 Not applicable to this development.

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

Acceptable Solutions	Proposed Solutions
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: a) At least one loading bay must be provided in accordance with Table E6.4; and b) Loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.	A1 Not applicable.

E6.8 Provisions of Sustainable Transport

E6.8.5 Pedestrian Walkways

Acceptable Solutions	Proposed Solutions
A1 Pedestrian access must be provided for in accordance with Table E6.5.	A1 No changes proposed.

5. Representations

The application was advertised 1 August 2020 to 14 August 2020 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. One representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Representation 1	Response
Overshadowing concerns	Overshadowing has been considered and demonstrated through the application documentation as well as earlier within this assessment report. Sunlight to more than 50% of the private open space for no. 7 will be retained from 9am to 2pm. Overshadowing is not considered to be unreasonable to the private open space of no.7 (the only relevant discretion), also taking into consideration the existing tea tree cluster along this strata boundary and fencing, as well as vegetation to the north of the representor's own dwelling and within their own strata lot that would cause existing overshadowing. Existing shadowing is caused from the existing garage, fencing and vegetation, with the additions located further away and having a negligible effect on the private open space of no. 7. The proposal is compliant in relation to setback to windows of habitable rooms to other dwellings and no further comment is needed in relation to impact on glazing elements.



^ no. 7 – existing vegetation, viewed from location of development

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 General Residential Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and ten (10) Performance Criterion; the received 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 RENOVATION & EXTENSION 8 BARRACK STREET, AKAROA

G & M THURLOW

PLANNING

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	PART SITE PLAN
03	LOCALITY PLAN
04	DEMOLITION PLAN
05	GROUND FLOOR PLAN
06	FIRST FLOOR PLAN
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	PERSPECTIVES

SUN SHADOW DIAGRAMS

No	DRAWING
S01	SUN SHADOW DIAGRAMS
S02	SUN SHADOW DIAGRAMS
S03	SUN SHADOW DIAGRAMS
S04	SUN SHADOW DIAGRAMS
S05	SUN SHADOW DIAGRAMS
S06	SUN SHADOW DIAGRAMS
S07	SUN SHADOW DIAGRAMS
S08	SUN SHADOW DIAGRAMS
S09	SUN SHADOW DIAGRAMS

EXISTING GROUND FLOOR AREA (REMOVED)	164.19	m ²	(17.65	SQUARES)
NEW GROUND FLOOR AREA	102.10	m ²	(10.99	SQUARES)
NEW FIRST FLOOR AREA	128.60	m ²	(13.03	SQUARES)
TOTAL AREA	230.79		24.02	

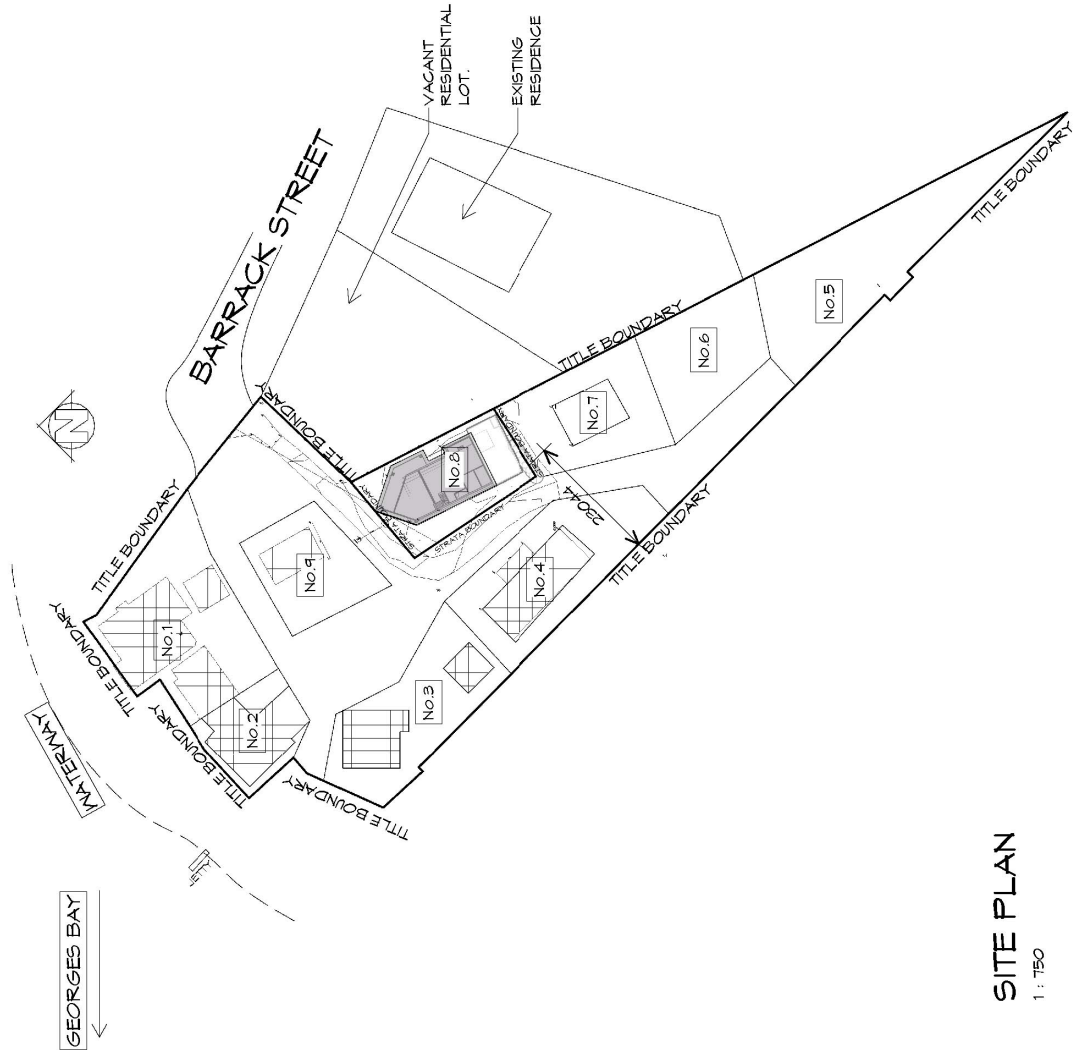


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JUNE 2020

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3984, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.



SITE PLAN
1 : 750

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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160 New Town Road, New Town, Hobart 7008
p/b + 03 6228 4575
info@primedesign.com.au primedesign.com.au

Project:

PROPOSED RENOVATION & EXTENSION
8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

SITE PLAN

Drafted by:
T.C.P./A.V.

Approved by:

Date:
22/06/2020

Scale:

1 : 750

Project/Drawing no:

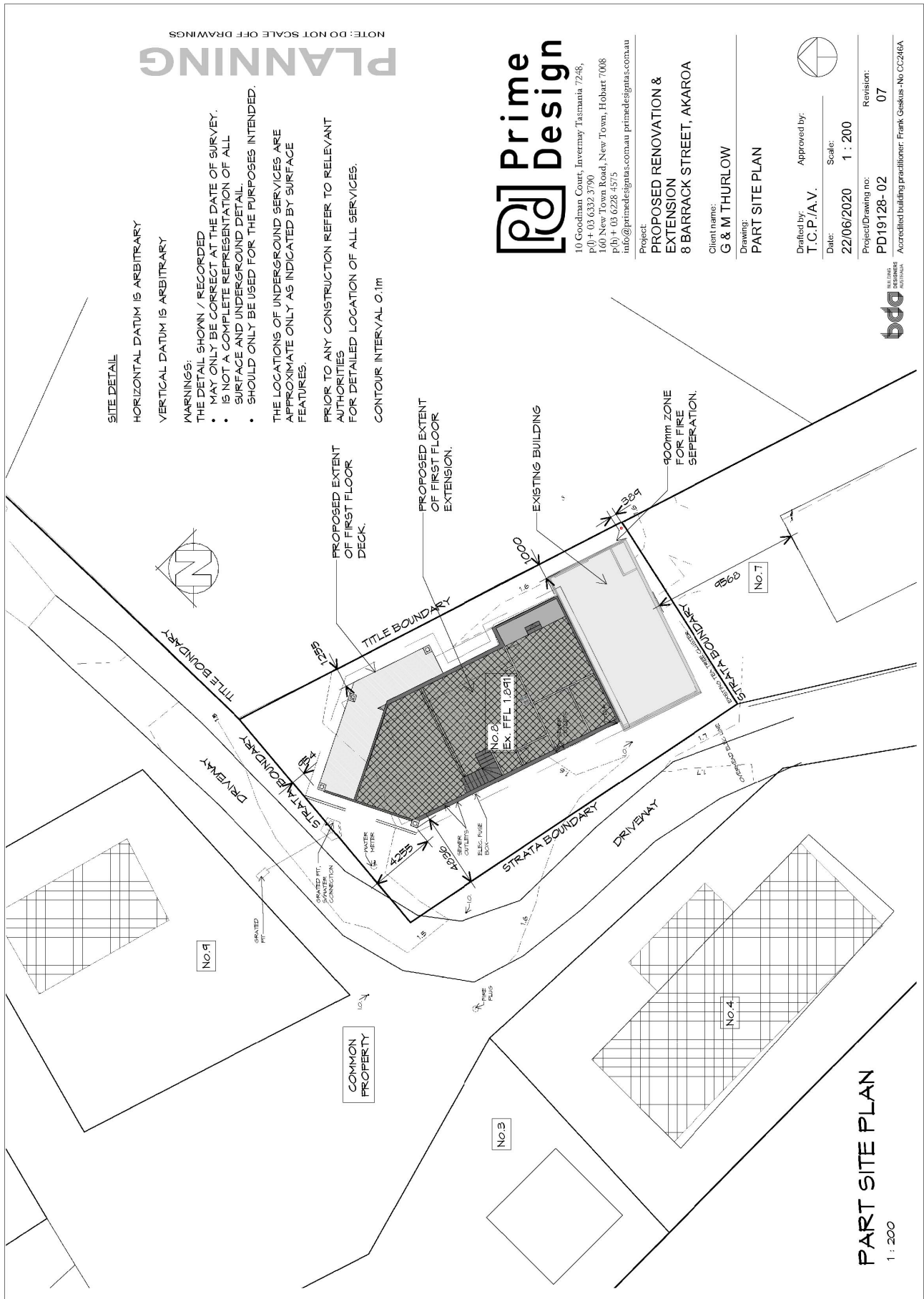
PD19128- 01

Revision:

07



Accredited building practitioner: Frank Gaskus - No CC246A





LOCALITY PLAN

1 : 2000

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED RENOVATION &
EXTENSION
8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

LOCALITY PLAN

Drafted by:
T.C.P./A.V.

Approved by:

Date: 22/06/2020

Scale: 1 : 2000

Project/Drawing no: PD19128- 03

Revision: 07

Accredited building practitioner: Frank Gaskus-No CC246A



DEMOLITION NOTE:

- IT IS THE BUILDERS RESPONSIBILITY THAT ALL WORKS TO BE DONE IN A SAFE MANNER.
- BUILDER TO PROP WHERE REQUIRED. IF UNSURE CONTACT ENGINEER OR DESIGNER.
- CAP ALL PLUMBING.
- ALL ELECTRICAL TO BE DISCONNECTED AT MAINS BOARD/STREET 1 OF FEED INTO SITE.
- BUILDERS RESPONSIBILITY TO KEEP SITE CLEAN TO ENSURE NO CONTAMINATES GO INTO STORM WATER/SEWER WATER LINES.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED RENOVATION & EXTENSION
8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

DEMOLITION PLAN



Drafted by:
T.C.P./A.V.

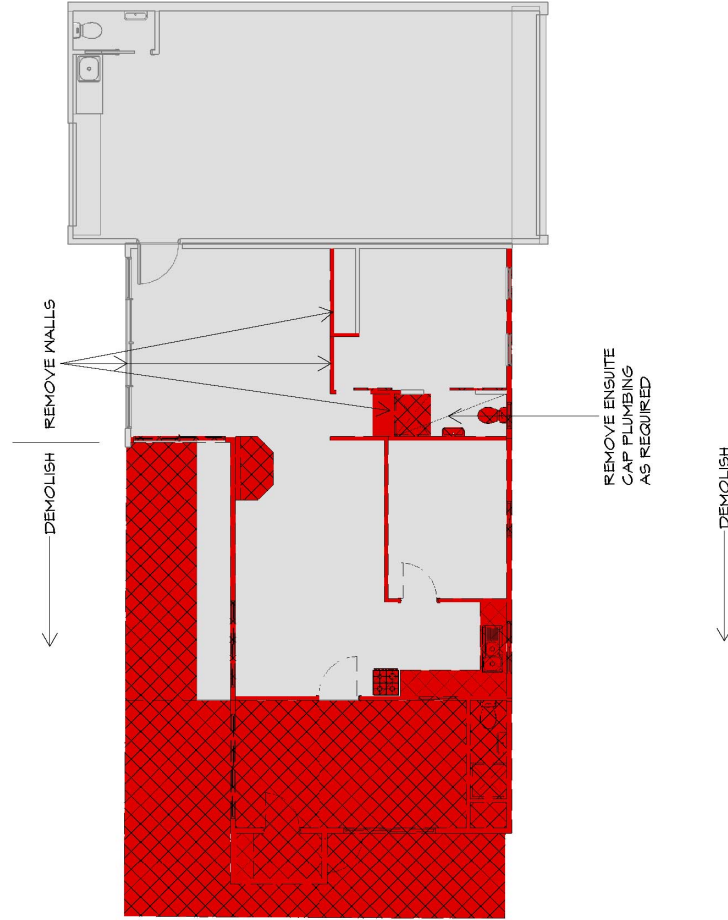
Approved by:

Date: 22/06/2020
Scale: 1 : 100

Project/Drawing no: PD19128- 04
Revision: 07



Accredited building practitioner: Frank Gaskus - No CC246A



DEMOLITION PLAN

1 : 100

(F) EXHAUST FAN-VENT TO OUTSIDE AIR.
 240V SMOKE ALARM
 90X35 MFG10
 NEW STUD WALLS

PLANNING



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Project:

Project:
PROPOSED RENOVATION &
EXTENSION
8 BARRACK STREET, AKAROA

Client name:
G & M THURLOW

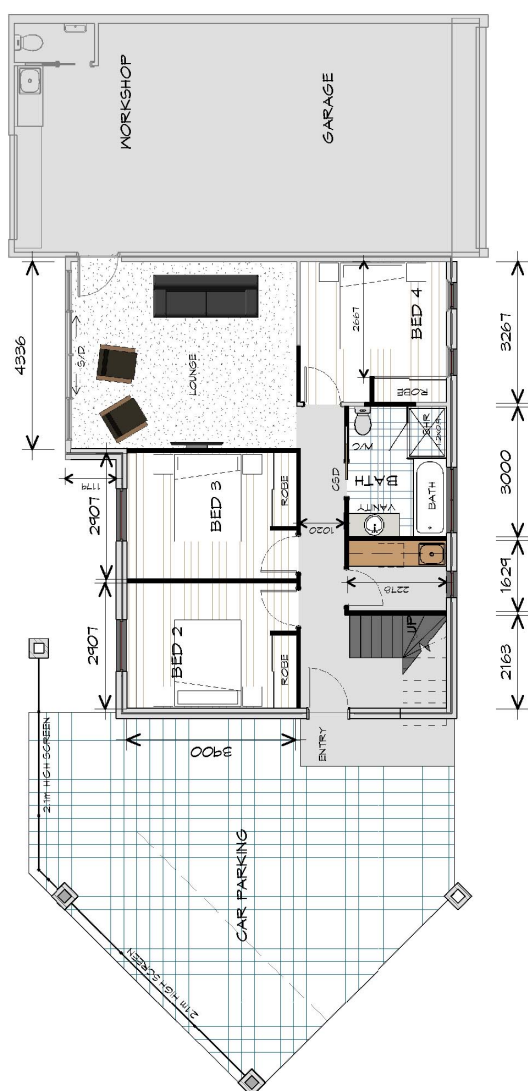
Drawing:
GROUND FLOOR PLAN

Drafted by:
T.C.P./A.V.

Date: 22/06/2020 Scale: 1 : 100

Project/Drawing no: PD19128-05
Revision: 07

BBD
BUILDING
DESIGNERS
AUSTRALIA



GROUND FLOOR

1 : 100

NEW GROUND FLOOR AREA	102.18	m2	(10.99	SQUARES)
NEW FIRST FLOOR AREA	128.60	m2	(13.83	SQUARES)
TOTAL AREA	230.79		24.82	

EXISTING GROUND FLOOR AREA (REMOVED)	164.19 m2 (17.65 SQUARES)
---	-----------------------------

NOTE: FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- ⊕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⊙ 240V SMOKE ALARM
- 40X35 MFG10 NEW STUD WALLS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:

PROPOSED RENOVATION & EXTENSION
8 BARRACK STREET, AKAROA

Client name:
G & M THURLOW

Drawing:
FIRST FLOOR PLAN



Drafted by:
T.C.P./A.V.

Approved by:
Scale: 1 : 100

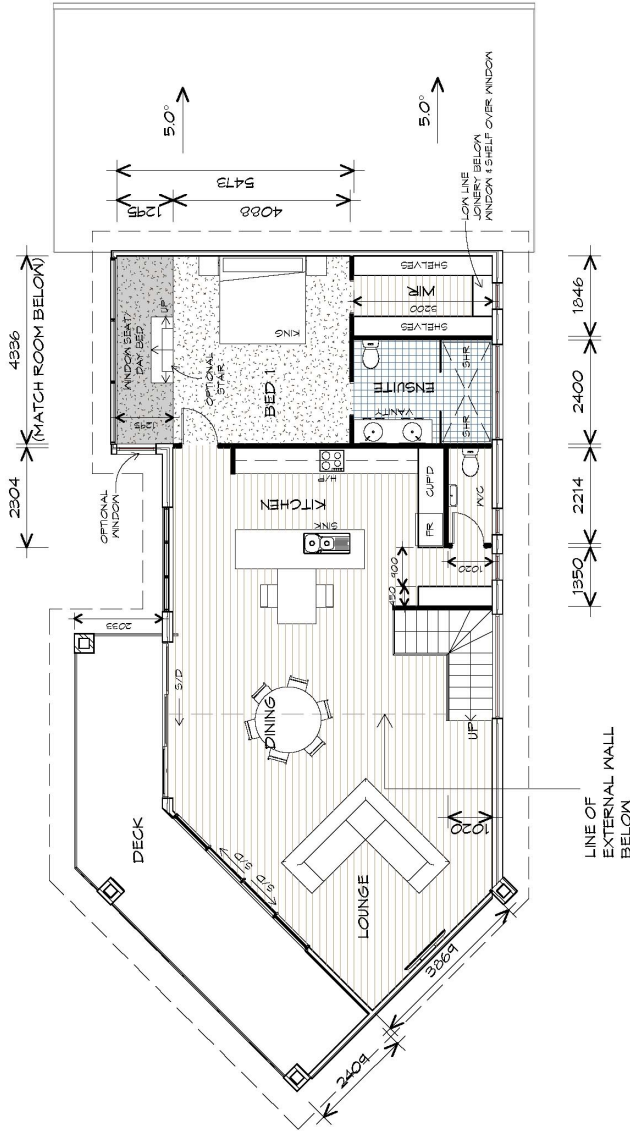
Date:
22/06/2020

Project/Drawing no:
PD19128- 06

Revision:
07



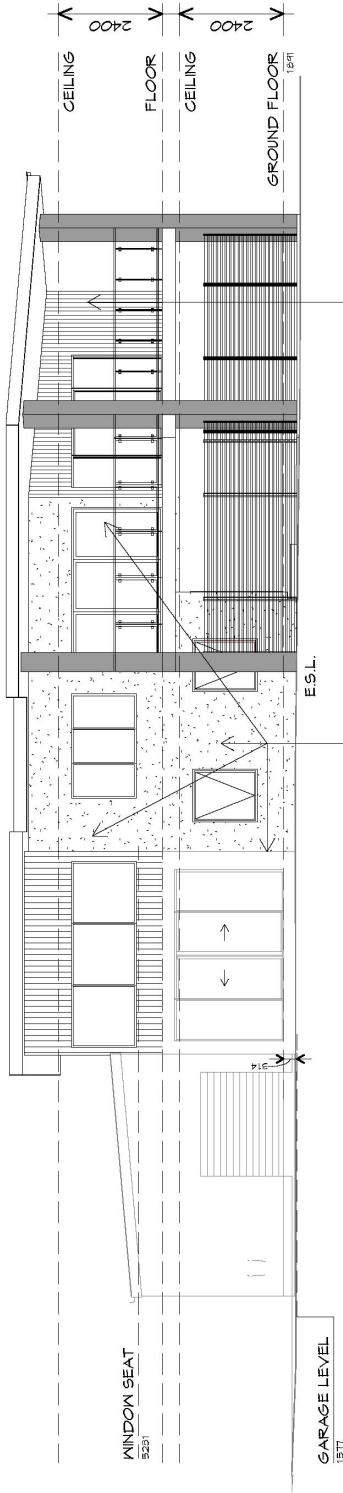
Accredited building practitioner: Frank Gaskus - No CC246A



FIRST FLOOR PLAN

1 : 100

NEW GROUND FLOOR AREA	102.18	m ²	(10.99	SQUARES)
NEW FIRST FLOOR AREA	120.60	m ²	(13.03	SQUARES)
TOTAL AREA	220.79		24.02	



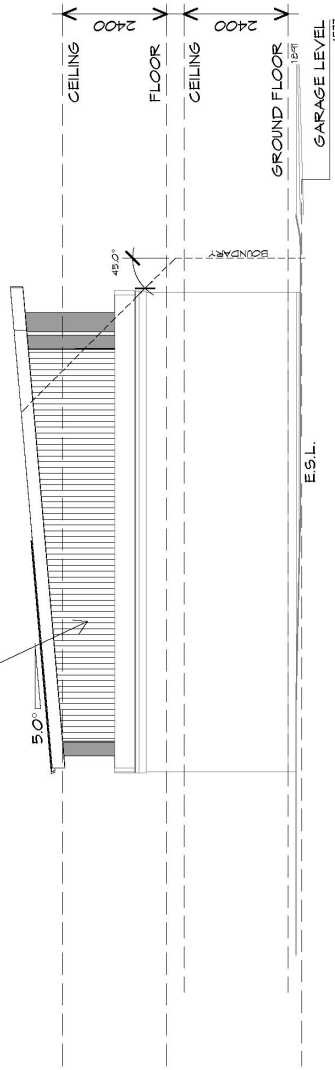
NORTHERN ELEVATION

1:100

SCYON AXON CLADDING
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

TEXTURE COATED BRICKWORK
SELECTED FIRED CLAY BRICKS
FLUSH JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

SCYON AXON CLADDING
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



EASTERN ELEVATION

1:100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:

PROPOSED RENOVATION &
EXTENSION

8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

ELEVATIONS

Drafted by:
T.C.P./A.V.

Approved by:

Date:

22/06/2020

Scale:

1:100

Project/Drawing no:

PD19128- 07

Revision:

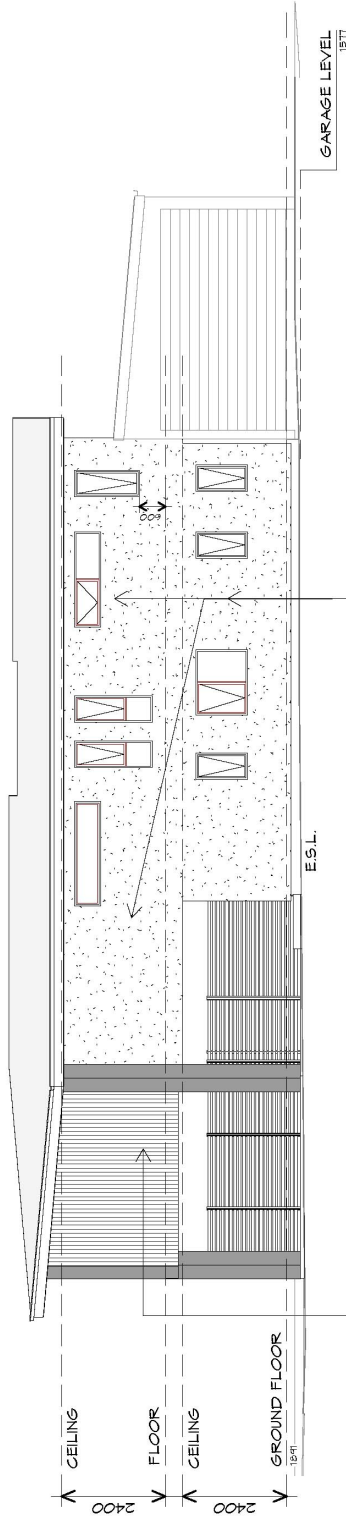
07

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BUILDING DESIGN
AUSTRALIA

Accredited building practitioner: Frank Gaskin - No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



SCYON AXON CLADDING
INSTALL AND COAT TO
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TEXTURE COATED BRICKWORK
SELECTED FIRED CLAY BRICKS
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SOUTHERN ELEVATION

1 : 100



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Project:

**PROPOSED RENOVATION &
EXTENSION**

8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

ELEVATIONS

Drafted by:
T.C.P./A.V.

Approved by:

Date:
22/06/2020

Scale:

1 : 100

Project/Drawing no:

PD19128- 08

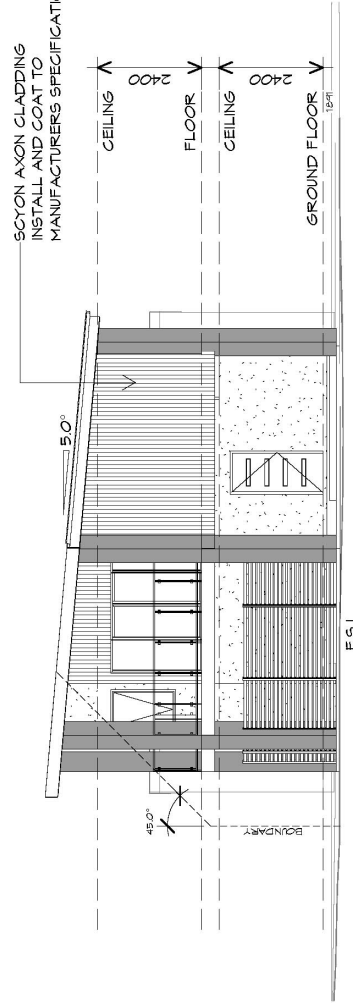
Revision:

07



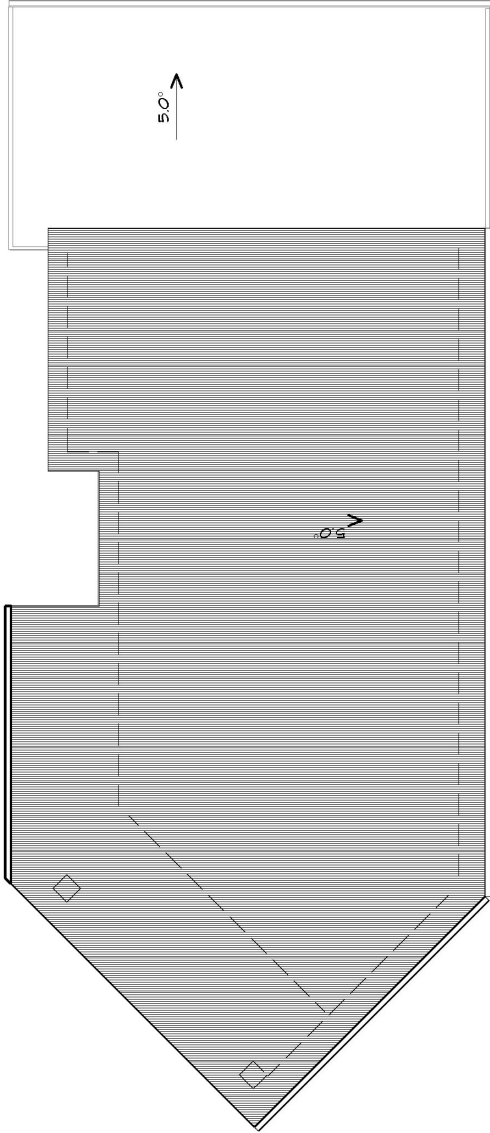
Accredited building practitioner: Frank Gaskus - No CC246A

SCYON AXON CLADDING
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



WESTERN ELEVATION

1 : 100



ROOF PLAN

1 : 100

METAL ROOF
METAL SHEETING ROOF TO BE INSTALLED IN
ACCORDANCE WITH NCC 2019 PART 3.5.1.3.
REFER TO TABLE 3.5.3.1a FOR ACCEPTABLE
CORROSION PROTECTION FOR SHEET ROOFING.
REFER TO TABLE 3.5.1.1 FOR ACCEPTABILITY OF
CONTACT BETWEEN DIFFERENT ROOFING
MATERIALS.
FOR FIXING, SHEET LAYING SEQUENCE, FASTENER
FREQUENCY FOR TRANSVERSE FLASHINGS AND
CAPPIINGS, ANTI CAPILLARY BREAKS, FLASHING
DETAILS REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF PENETRATION FLASHING DETAILS.
REFER TO NCC 2019 PART 3.5.1.5-3.5.1.7
ROOF SHEETING MUST OVERHANG MIN 35mm AS PER
NCC 2019 PART 3.5.1.2

ROOF PLUMBING NOTES:
GUTTER INSTALLATION
TO BE IN ACCORDANCE WITH
NCC 2019 PART 3.5.2.4.
WITH FALL NO LESS THAN
1:100 FOR BOX GUTTERS
1:500 FOR EAVES GUTTER
UNLESS FIXED TO METAL FASCIA
EAVES GUTTER TO BE FIXED
@ 1200 CRS MAX.
VALLEY GUTTERS ON A ROOF WITH A PITCH:
A) MORE THAN 12.5° DEGREES - MUST
HAVE A WIDTH OF NOT LESS THAN
400mm AND ROOF OVERHANG OF NOT
LESS THAN 150mm EACH SIDE OF VALLEY
GUTTER.
B) LESS THAN 12.5° DEGREES, MUST BE
DESIGNED AS A BOX GUTTER.
LAP GUTTERS 75mm IN THE DIRECTION
OF FLOW. RIVET & SEAL WITH AN
APPROVED SILICONE SEALANT.
DOWNSPIKE POSITIONS SHOWN ON THIS
PLAN ARE NOMINAL ONLY.
EXACT LOCATION & NUMBER OF D.P.'S
REQUIRED ARE TO BE IN ACCORDANCE
WITH NCC 2019 PART 3.5.2.5 REQUIREMENTS.
SPACING BETWEEN DOWNSPIKES MUST NOT
BE MORE THAN 12m & WITHIN 1.2m FROM A
VALLEY GUTTER.

ADDITIONAL ROOF LOAD
NO SOLAR P.V. SYSTEM HAS BEEN ALLOWED FOR.
NO SOLAR HOT WATER HAS BEEN ALLOWED FOR.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Project:
PROPOSED RENOVATION &
EXTENSION
8 BARRACK STREET, AKAROA

Client name:
G & M THURLOW

Drafted by:
T.C.P.

Approved by:
T.C.P.

Drawing:
ROOF PLAN

Date:
22/06/2020

Scale:
1 : 100

Project/Drawing no:
PD19128- 09

Revision:
07

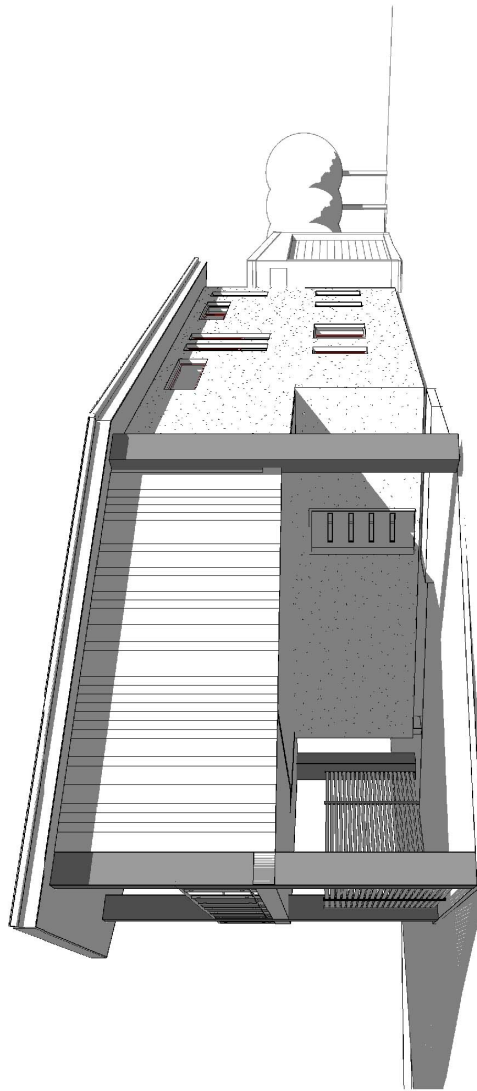
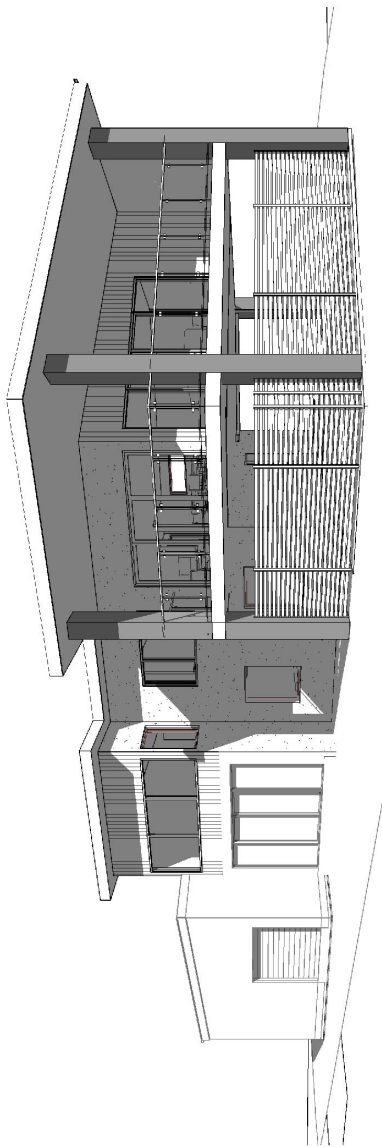


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Design

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Accredited building practitioner: Frank Gaskus - No CC246A



PLANNING

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info@primedesign.com.au primedesign.com.au

Project:

**PROPOSED RENOVATION &
EXTENSION
8 BARRACK STREET, AKAROA**

Client name:

G & M THURLOW

Drawing:

PERSPECTIVES

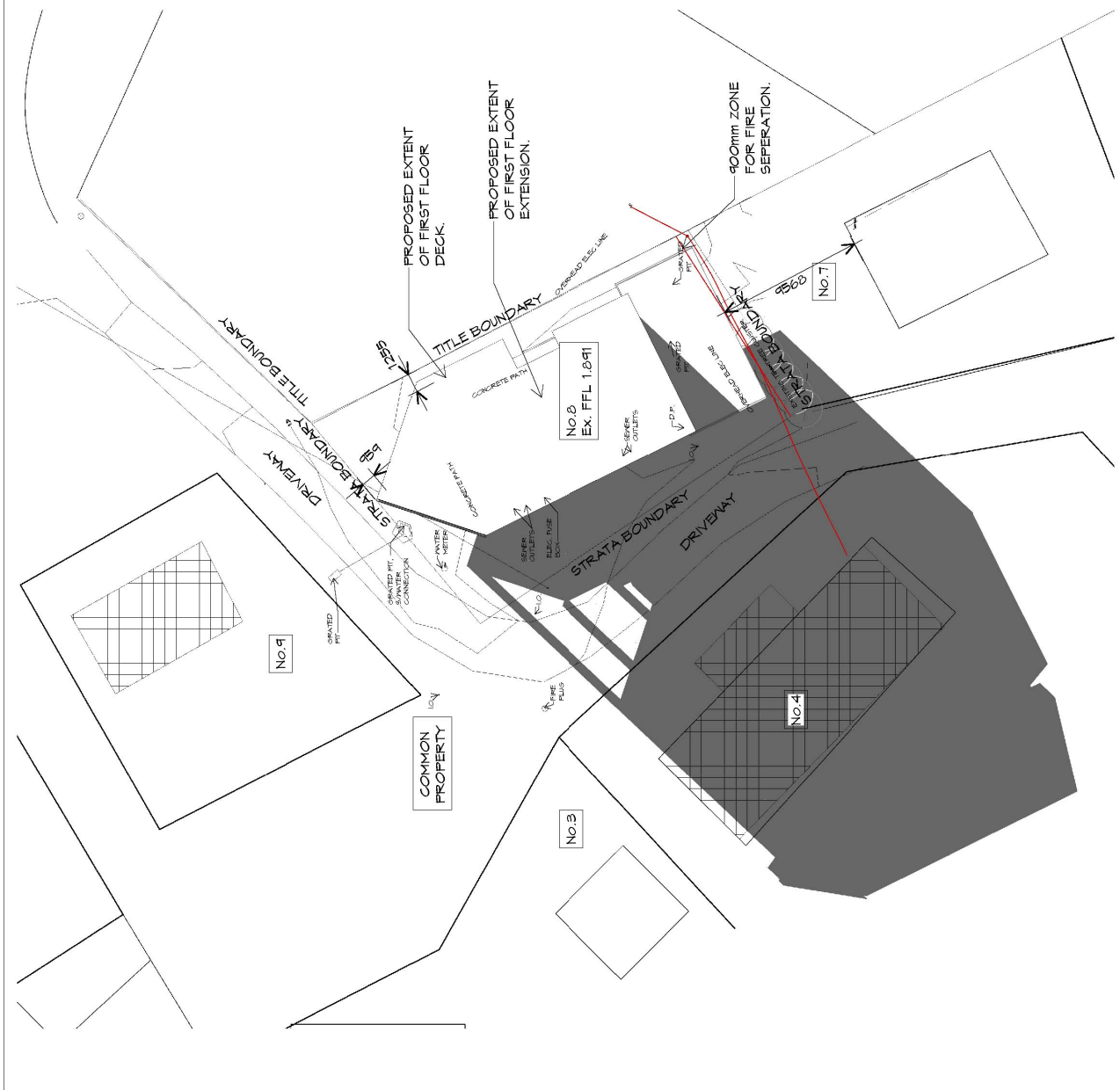
Drafted by: **Author**
Approved by: **Approver**
Date: **22/06/2020**
Scale:



Project/Drawing no: **PD19128- 10**
Revision: **07**



Accredited building practitioner: Frank Gaskus -No CC246A



9AM_21ST JUNE SUN SHADOW
1 : 250

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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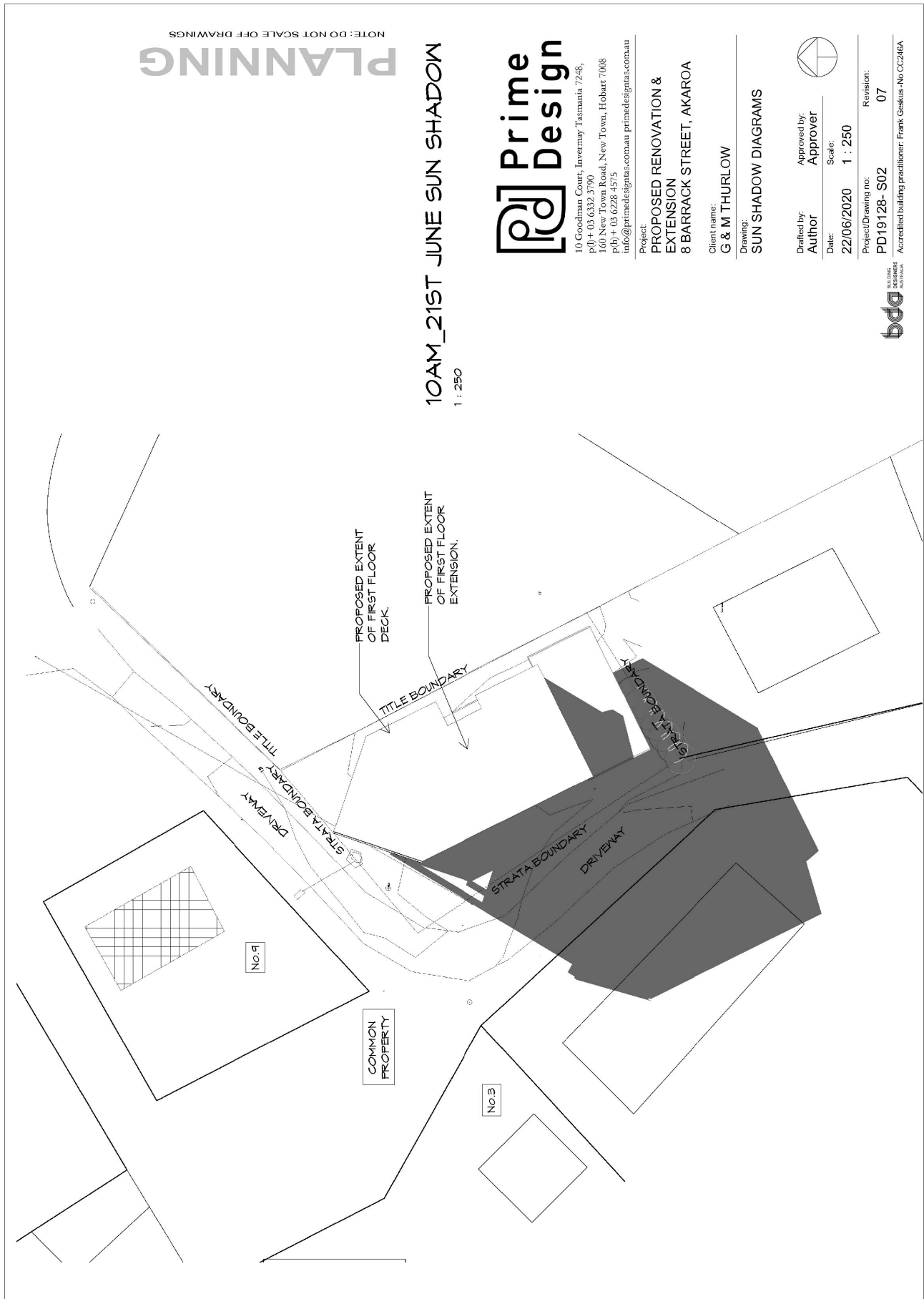
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PROPOSED RENOVATION & EXTENSION
8 BARRACK STREET, AKAROA

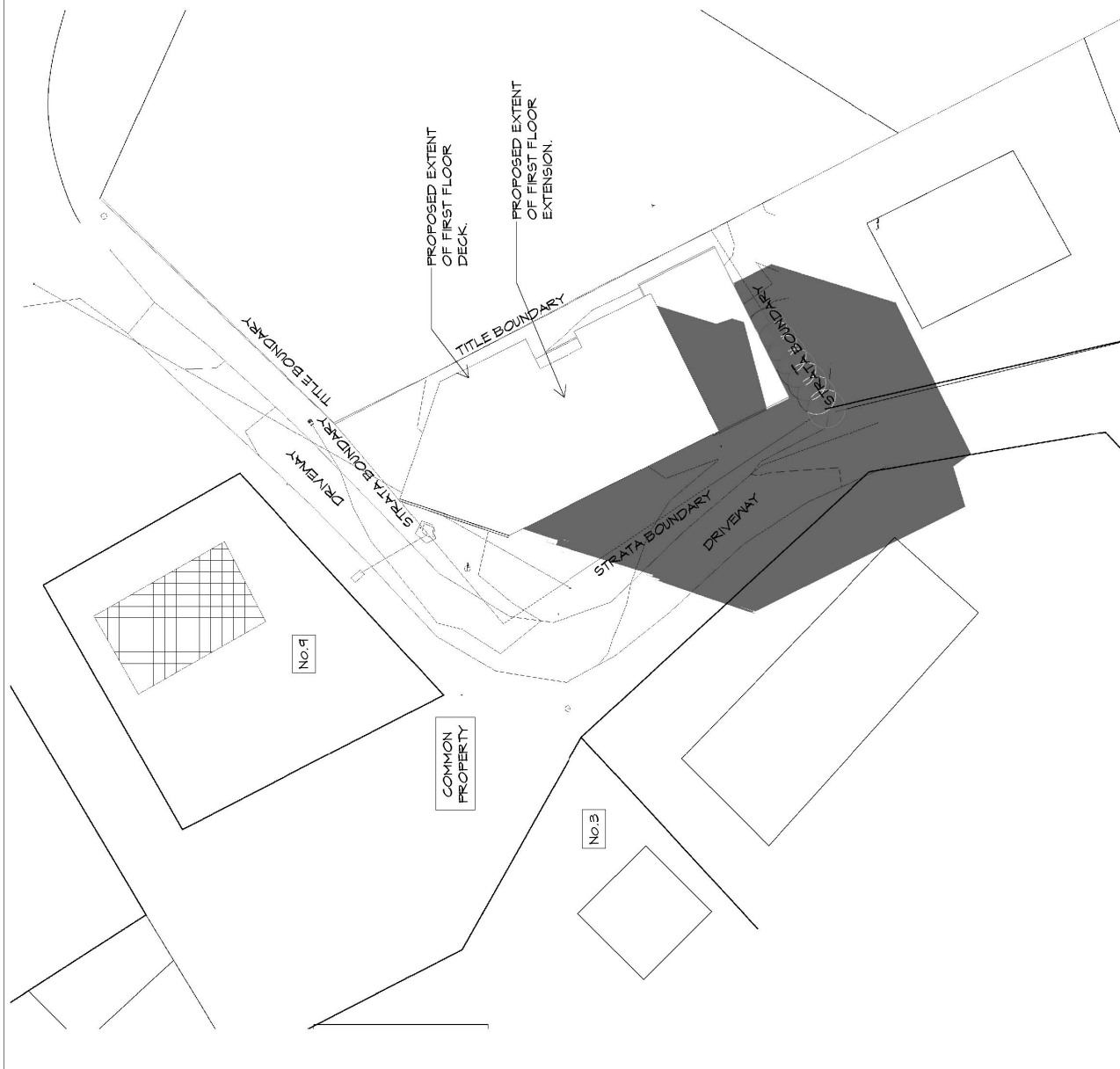
Client name:
G & M THURLOW
Drawing:
SUN SHADOW DIAGRAMS

Drafted by:
Author
Approved by:
Approver
Date:
22/06/2020
Scale:
1 : 250

Project/Drawing no:
PD19128- S01
Revision:
07

bda BUILDING DESIGN AUSTRALIA
Accredited building practitioner: Frank Gaskus-No CC246A





PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

11AM_21ST JUNE SUN SHADOW
1 : 250

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Project:

PROPOSED RENOVATION &
EXTENSION
8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

SUN SHADOW DIAGRAMS



Drafted by:

Author

Approved by:

Approver

Date:

22/06/2020

Scale:

1 : 250

Project/Drawing no:

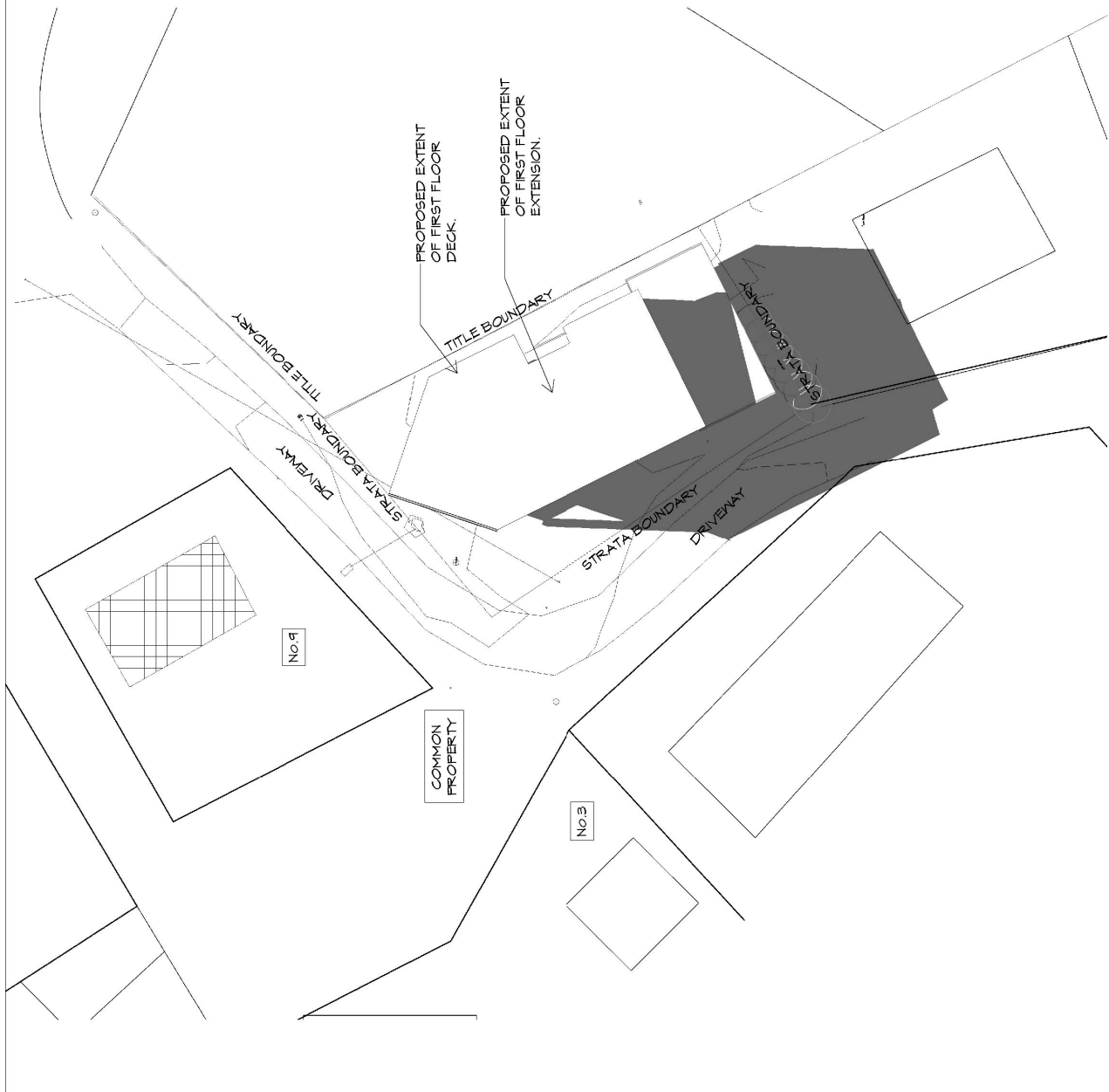
PD19128- S03

Revision:

07

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BUILDING
DESIGN
AUSTRALIA

Accredited building practitioner: Frank Gaskus - No CC246A



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

12PM_21ST JUNE SUN SHADOW
1 : 250

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Project:

**PROPOSED RENOVATION &
EXTENSION
8 BARRACK STREET, AKAROA**

Client name:

G & M THURLOW

Drawing:

SUN SHADOW DIAGRAMS



Drafted by:

Author

Approved by:

Approver

Date:

22/06/2020

Scale:

1 : 250

Project/Drawing no:

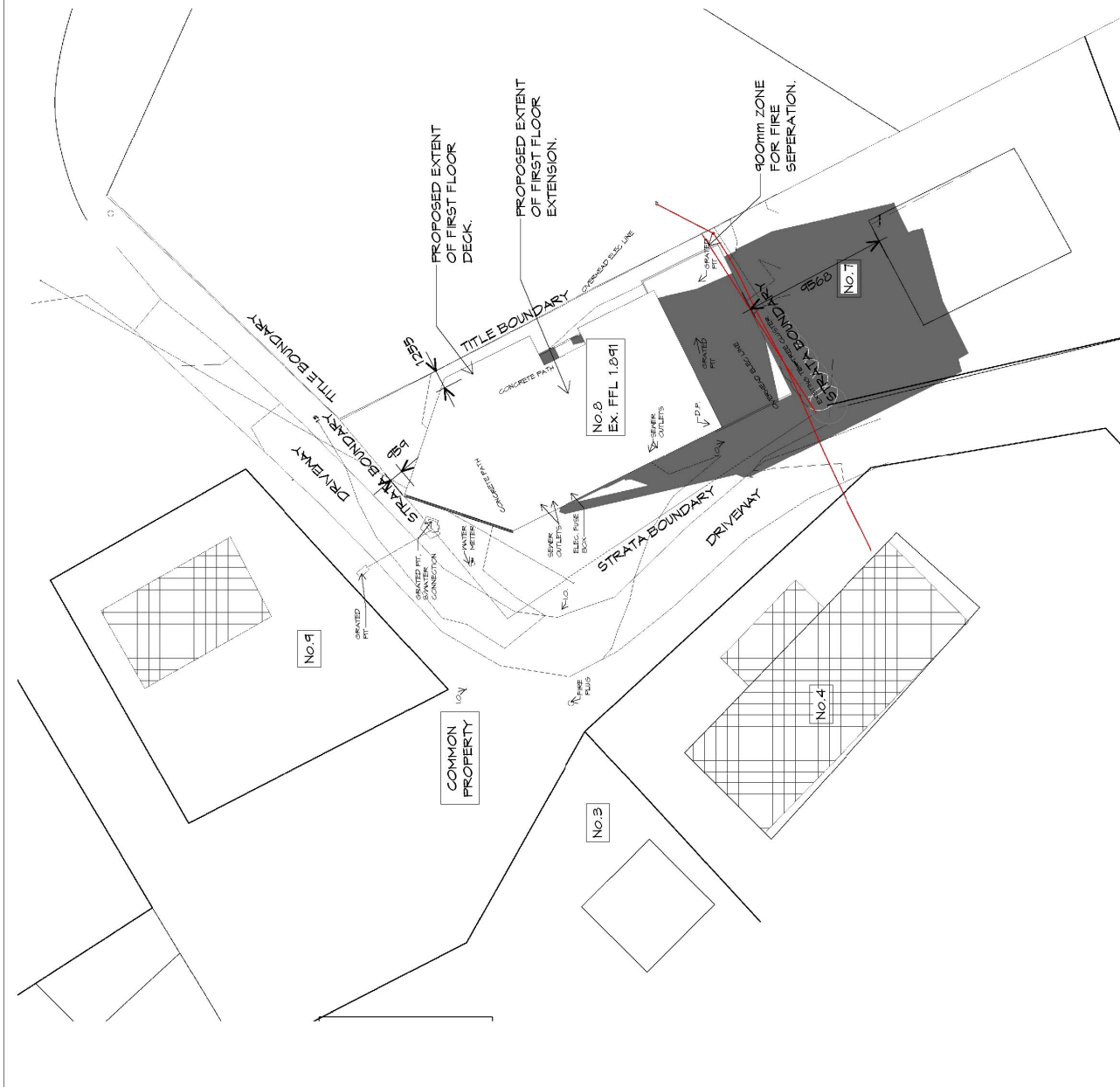
PD19128- S04

Revision:

07

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BUILDING
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Accredited building practitioner: Frank Gaskus - No CC246A



PLANNING

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1PM_21ST JUNE SUN SHADOW
1 : 250



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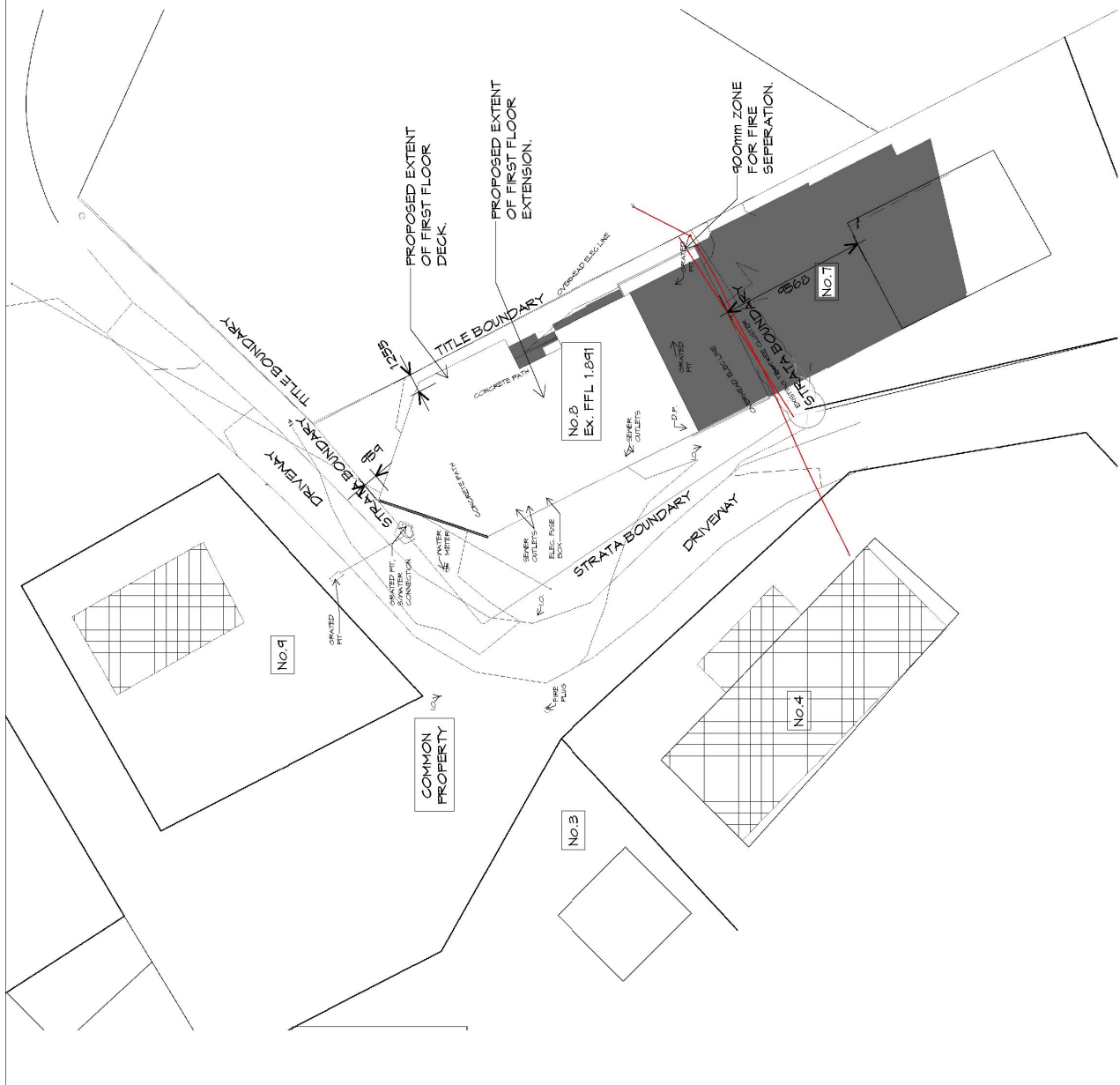
Project:
PROPOSED RENOVATION & EXTENSION
8 BARRACK STREET, AKAROA

Client name:
G & M THURLOW
Drawing:
SUN SHADOW DIAGRAMS

Drafted by: Approved by:
Author Approver
Date: 22/06/2020 Scale: 1 : 250

Project/Drawing no: PD19128- S05
Revision: 07
Accredited building practitioner: Frank Gaskus - No CC246A





PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

2PM_21ST JUNE SUN SHADOW
1 : 250

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Project:

PROPOSED RENOVATION &
EXTENSION

8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

SUN SHADOW DIAGRAMS



Drafted by:

Author

Approved by:

Approver

Date:

22/06/2020

Scale:

1 : 250

Project/Drawing no:

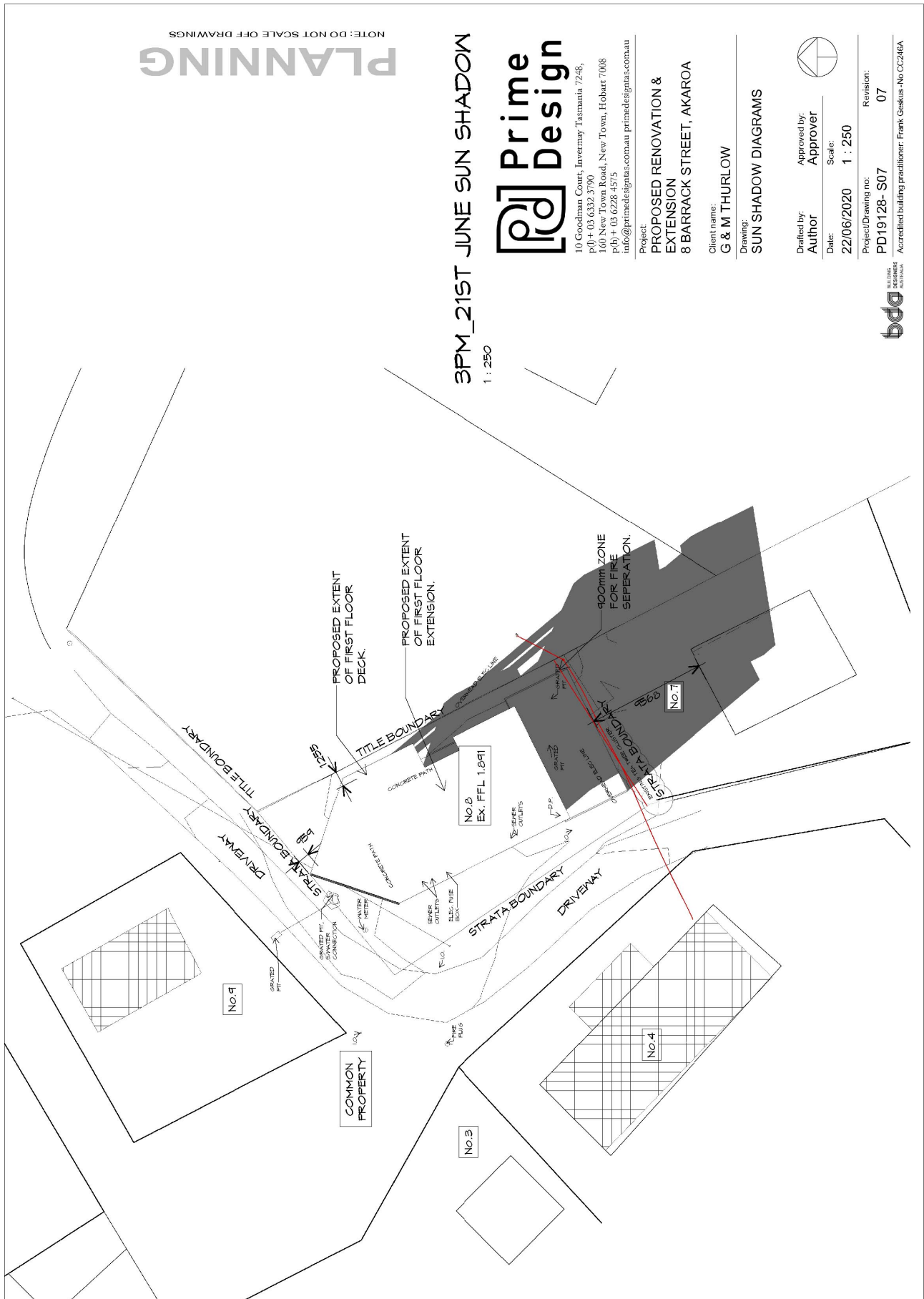
PD19128- S06

Revision:

07

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REGISTERED
ARCHITECT
AUSTRALIA

Accredited building practitioner: Frank Gaskus - No CC246A



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

3PM_21ST JUNE SUN SHADOW
1: 250

Prime Design

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Project:

PROPOSED RENOVATION &
EXTENSION

8 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

SUN SHADOW DIAGRAMS

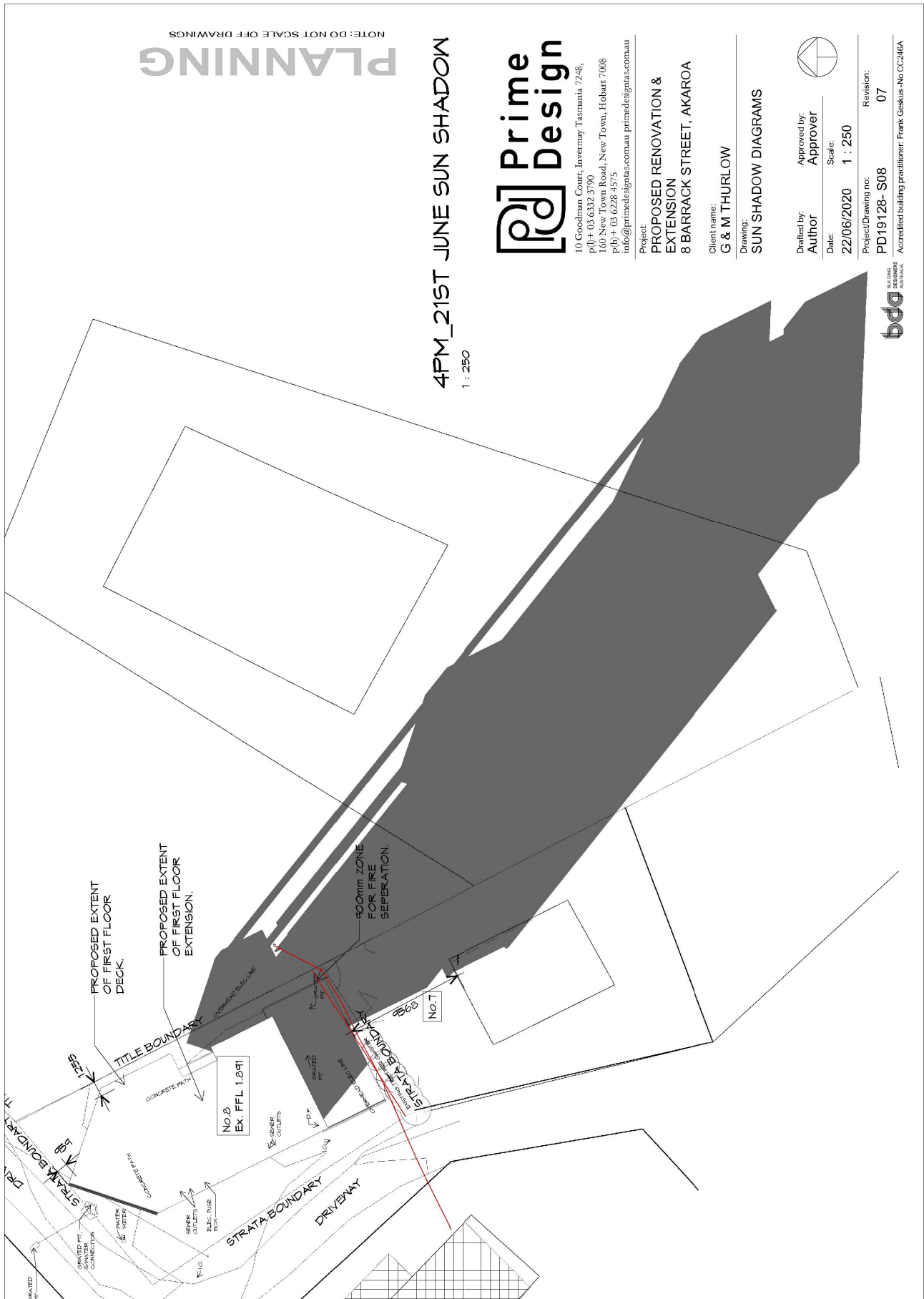
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Author: 
Approved by: 
Date: 22/06/2020

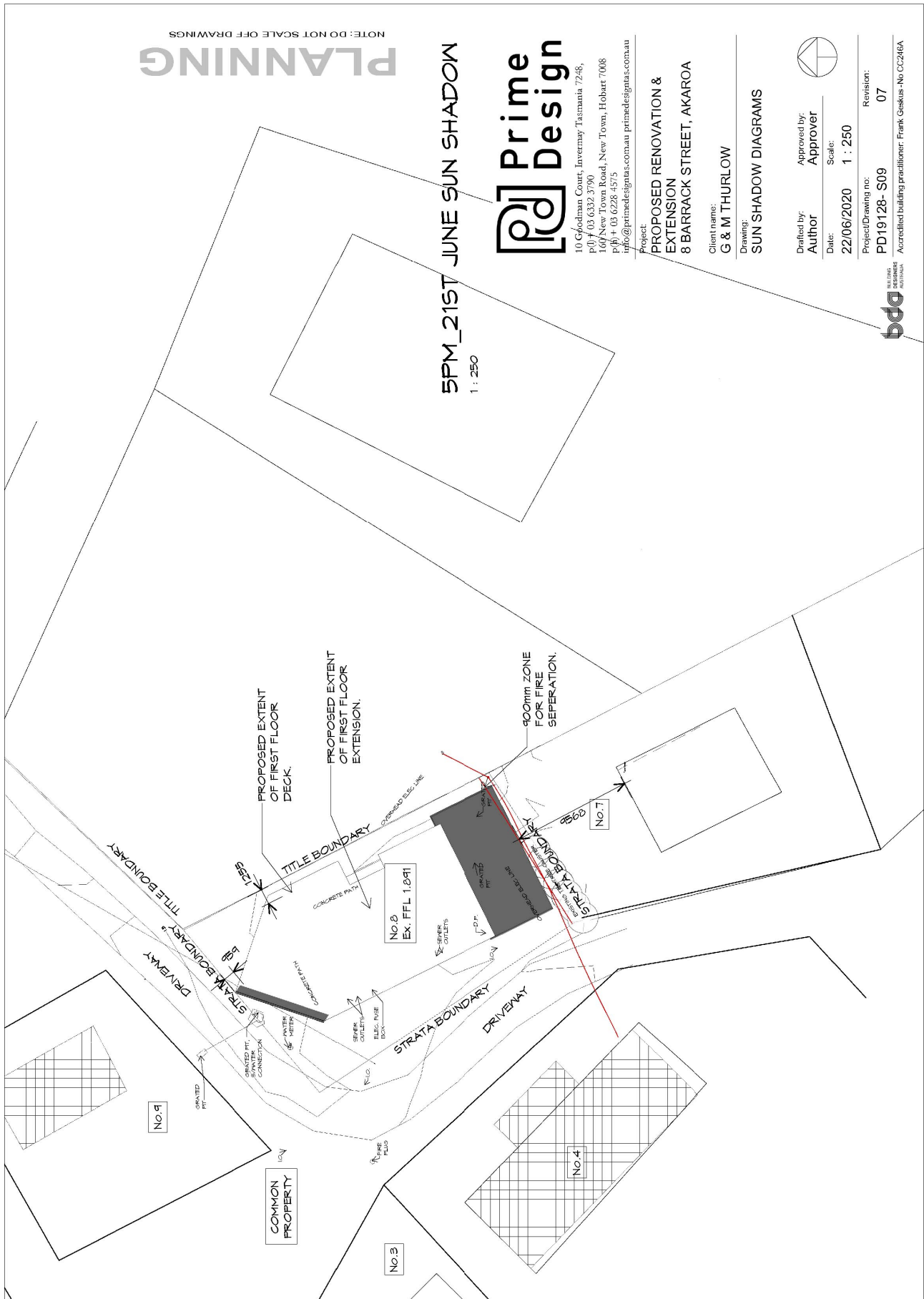
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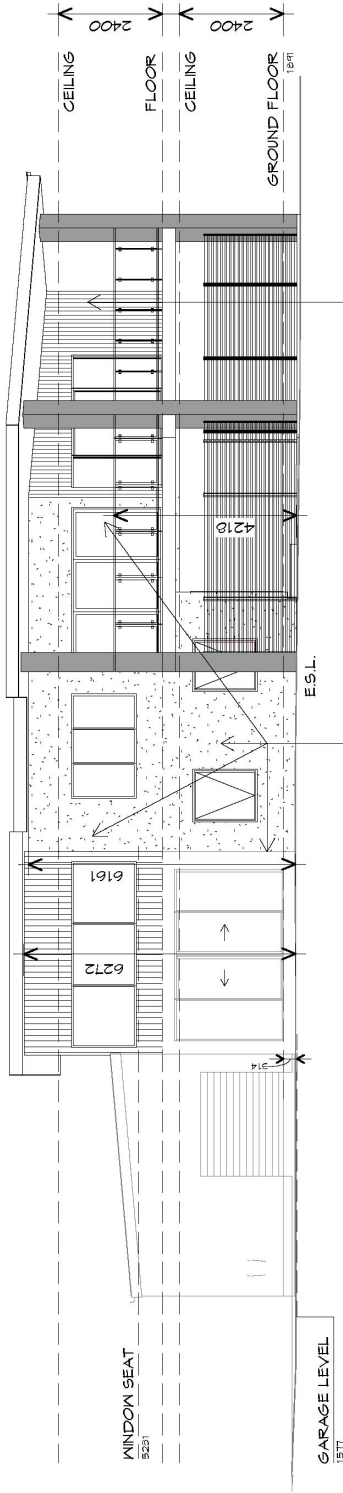
Project/Drawing no: PD19128- S07

Revision: 07

bda
REGISTERED
ARCHITECT
AUSTRALIA
Accredited building practitioner: Frank Gaskus-No CC246A





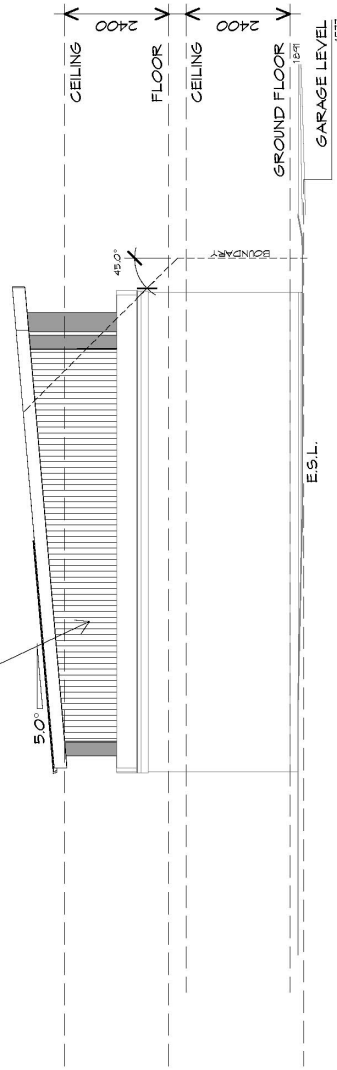


NORTHERN ELEVATION
1 : 100

SCYON AXON CLADDING
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

TEXTURE COATED BRICKWORK
SELECTED FIRED CLAY BRICKS
FLUSH JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

SCYON AXON CLADDING
INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.



EASTERN ELEVATION
1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:

**PROPOSED RENOVATION &
EXTENSION
8 BARRACK STREET, AKAROA**

Client name:

G & M THURLOW

Drawing:

ELEVATIONS

Drafted by:
T.C.P./A.V.

Approved by:

Date:
22/06/2020

Scale:
1 : 100

Project/Drawing no:
PD19128- 07

Revision:
07

bda
BUILDING
DESIGN
AUSTRALIA

Accredited building practitioner: Frank Gaskin-No CC246A

NOTE: DO NOT SCALE OFF DRAWINGS

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

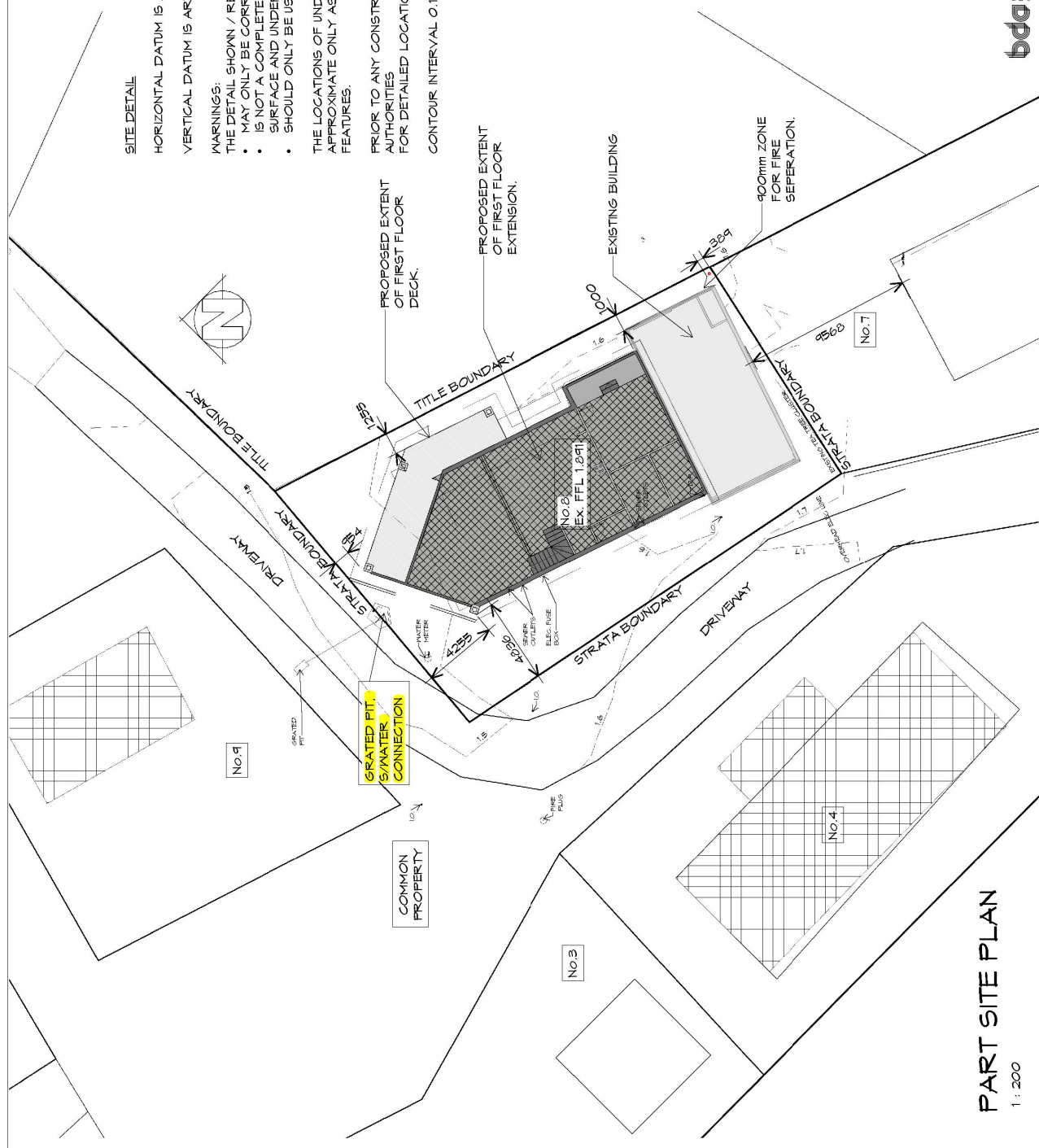
WARNINGS:

- THE DETAIL SHOWN / RECORDED
MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
IS NOT A COMPLETE REPRESENTATION OF ALL
SURFACE AND UNDERGROUND DETAIL.
SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT
AUTHITIES
FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.1m



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Project:

PROPOSED RENOVATION & EXTENSION
3 BARRACK STREET, AKAROA

Client name:

G & M THURLOW

Drawing:

PART SITE PLAN

Drafted by: T.C.P./A.V.
Approved by:

Date: 22/06/2020 Scale: 1 : 200

Project/Drawing no: PD19128-02
Revision: 07

Accredited building practitioner: Frank Geskus - No CC246A



BBD
BUILDING
DESIGNERS

PART SITE PLAN

1 : 200

ACTION	DECISION
PROPONENT	L L Wilton
OFFICER	Deb Szekely, Planning Officer
FILE REFERENCE	DA 060-2020
ASSOCIATED REPORTS AND DOCUMENTS	Bushfire Hazard Assessment Report Geo-Environmental Assessment Attenuation Impact at 21040 Tasman Highway Chain of Lagoons Standard Operating Procedures ECOtas Report Traffic Impact Assessment Collated Approved plans

OFFICER'S RECOMMENDATION:

After due consideration of the application received and Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **VISITOR ACCOMMODATION – FOUR (4) PODS, EIGHT (8) GLAMPING TENTS, SHED AND AMENITIES** on land situated at **21040 TASMAN HIGHWAY, CHAIN OF LAGOONS** described in Certificate of Title 42626/1 be **APPROVED** subject to the following plans, documents and conditions:

1. Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.

Approved Plans			
Plan / Document Name	Reference Number	Prepared By	Dated
Aerial Photography Site Plan	A03	Gillian van der Schans	26/08/2020
Site Plan Vegetation areas existing and proposed	A01	Gillian van der Schans	26/08/2020
Aerial photograph vegetation areas existing and proposed	A02	Gillian van der Schans	26/08/2020
Existing Rammed Earth Store Plan	A04	Gillian van der Schans	Undated
Tent Plan Elevation and Image	A05	Gillian van der Schans	Undated
Pre-fabricated Shed Elevations and Floor Plan	B01	TNG Engineering	Undated
Pre-fabricated Shed Dimensions	B02	TNG Engineering	Undated
Signage	-	Gillian van der Schans	11/06/2020
Barn Elevations	6/10	Gillian van der Schans	Undated
Barn Sections	7/10	Gillian van der Schans	Undated
Barn Plan	3/10	Gillian van der Schans	Undated
Bathrooms Plan & Elevations	DA 4/5	Gillian van der Schans	Undated
Cover Page	DA -01	Gillian van der Schans	Undated
Plan & Elevations Accommodation Pods	DA 3/8	Gillian van der Schans	Undated

Plan / Document Name	Reference Number	Prepared By	Dated
ECOtas Report 21040 Tasman Highway Chain of Lagoons	-	ECOtas, Mark Wapstra	14/08/2017
Attenuation Impact at 21040 Tasman Highway Chain of Lagoons	-	SEAM Environmental Jamie Wood Principal Consultant	7/08/2020
Bushfire Hazard Assessment Report and Bushfire Hazard Management Plan	Job No: RGA-B1401 Version 2	Rebecca Green and Associates	8/09/2020
Geo-Environmental Assessment	-	G. McDonald	June 2020
Standard Operating Procedures	Version 5	Lynne Wilton	7/09/2020
Traffic Impact Assessment	Revision 1	Keith Midson Midson Traffic Pty Ltd	21/02/2020

2. The use is not to cause an environmental nuisance to the owners or occupiers of land in the surrounding area by reason of noise, dust or other pollutants emanating from the site.
3. Outdoor lighting, where provided, must be located, designed and baffled to ensure that no direct light is emitted outside the boundaries of the site.
4. Car parking spaces must be provided on-site prior to the commencement of the use. Each space, including disabled parking, must be clearly marked and used solely for parking purposes.
5. No works are to be undertaken, including changes in the topography of the site or the removal, destruction or lopping of trees other than in accordance with the approved plans, without the consent of Council. Adequate steps must be taken to prevent the damage and/or removal of any other vegetation during any works.
6. Screen all loading / unloading facilities, refuse storage and other outdoor storage facilities on the site from direct view from any adjoining road or public space.
7. The approved sign must be located wholly within the boundaries of the lot and maintained in good repair and in a clean, tidy and safe condition at all times.
8. Suitable garbage storage facilities must be provided onsite and screened from view from outside the boundaries of the lot.
9. Suitable site management measures must be taken during the stages of construction and at access points to prevent damage to native vegetation to be retained and areas undergoing regeneration.
10. Ensure that colours of predominant surfaces harmonise with the colours of adjacent bushland vegetation and should include natural tones.
11. The following landscaping conditions apply to the development and to be maintained at all times:
 - a. Provide landscaping on site generally in accordance with the approved landscape plan. The objective of the landscape treatment is to ensure that the development is not visually intrusive by screening and softening buildings, glamping tents, driveways and car parking areas. Substantial establishment of landscaping must be evidential within the first twelve (12) months of commencement of use on site.
 - b. The outer edge of landscaping when viewed from a south and south west perspective, must achieve a height of 3m and a width such that the transparency of the use and development is no greater than 50%.

12. Ensure the extent of all development on site is contained within the approved development footprint, unless variations are approved in writing by Council.
13. Clearing of native vegetation must be limited to that which is necessary for the development.
14. Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility. Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.
15. Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed onto any roadway, drain, wetland or watercourse.
16. Existing vegetation to be retained on the subject land must not be damaged, removed, destroyed or lopped without the written consent of the General Manager. Delineate areas where vegetation is proposed to be retained with exclusion fencing or similar barriers and devices to prevent accidental felling and in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.
17. Implement the requirements and recommendations of the approved Bushfire Hazard Management Plan prepared by Rebecca Green and Associates, Version 2 and dated 8 September 2020.
18. Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken.
19. Provide an all-weather accessible pavement to the unsealed car parking area in accordance with the approved plans and documents of development. 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. The car parking area is to be constructed and maintained to avoid dust or noise impacts and include suitable drainage and water quality treatment so as to prevent any loss of amenity to the neighbourhood.
20. Ensure vehicular access is limited to the vehicle entry points on the approved plans.
21. The approved standard operating procedures document must detail rules and matters such as emergency responses, minimum acceptable behaviour, acceptable hours for machinery use, no pets' policy, access to Little Beach through identified public access areas 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 including the use of designated pathways.
22. Prior to the commencement of construction / works, adequate vehicle wash down 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.
23. Prior to the commencement of construction/works, measures must be in place to prevent the escape of soil and sediments beyond site boundaries.
24. On-site wastewater management and infrastructure is to be constructed and maintained in accordance with the approved report prepared by Geo-Environmental Solutions Pty Ltd Site Assessment and dated June 2020. Visitor numbers are not to exceed the wastewater loading specifications contained within the report (32 persons).

ADVICE

- Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal site survey is required to determine the level of impact and the appropriate mitigation procedures.
- 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.
- 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*
- Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by an accredited designer.

INTRODUCTION:

The applicant is seeking approval for Visitor Accommodation, comprising four (4) Pods, eight (8) Glamping Tents, two (2) outbuildings, amenities building and a change of use within the existing outbuilding previously approved under (DA139-2017).

The site currently supports a dwelling and associated outbuildings with dual Use Class Approval for Residential and Visitor Accommodation Use. The site is zoned Environmental Living and was previously utilised for grazing purposes. Since the site was removed of stock, the current owners have actively engaged in weed control, natural regeneration and assisted regeneration of native vegetation on site.

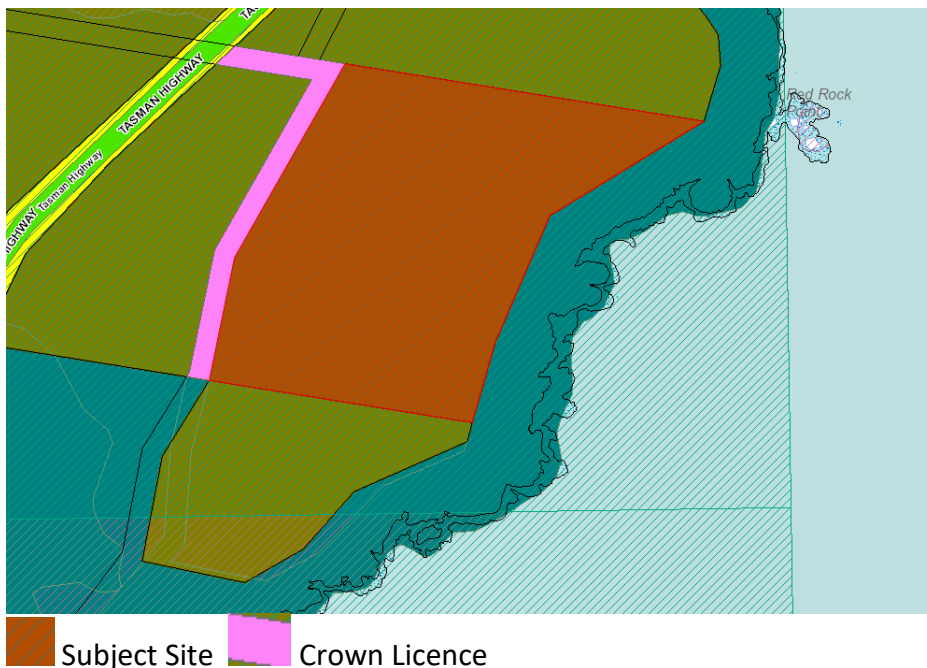


Historic Photo



Photo 2020

The land area of the site is 8.782 hectares and is serviced by reserved road over which the applicant has a Crown Licence for access.



The site supports two (2) dams, both of which have been assessed by the Department of Primary Industries, Parks, Water and Environment, Water and Marine Division, and do not require a permit.

PREVIOUS COUNCIL CONSIDERATION:

Not applicable.

OFFICER'S REPORT:

1. The Proposal

The applicant is seeking approval for Visitor Accommodation, comprising four (4) Pods, eight (8) Glamping Tents, two (2) outbuildings, amenities building and a change of use within the existing outbuilding previously approved under (DA139-2017).

Glamping

The site proposes to offer eight (8) Glamping sites in association with separate bathroom facilities and the existing outbuilding is proposed to offer accommodation guests meals and drinks as well as a venue for gathering and socialising. The proposed change of use within the existing outbuilding is considered to be directly associated with and a subservient part of the visitor accommodation use on the site (Clause 8.2.2 BOD Interim Planning Scheme 2013). This is supported by RMPAT Decision K Butorac and R & R Pearshouse v Kingborough Council and Australia Travel & Culture Group Pty Ltd [2018] TASRMPAT 24. The decision found:

- Clause 8.2.2 does not require the use or development to be integral but that it is directly associated with. The phrase directly associated with requires a genuine and direct link between the relevant uses. In the Tribunal's view, Clause 8.2.2 does not require ancillary use to be a fundamental and necessary activity to the visitor accommodation, but rather must serve that use and that there must be a genuine and direct link between the relevant uses and/or developments.
- The Tribunal accepts that the visitor accommodation is the real and substantial purpose of the use and/or development and is the appropriate use/ categorization for the Proposal. The

principal ancillary use categorization should be applied, in that the bars and restaurant serve the visitor accommodation and are directly associated with it.

- Similarly the Communal glamping area which is proposing to offer meals and alcohol serves the visitor accommodation only and are directly associated with it.

The Glamping Site is serviced by an amenities building containing four (4) double showers and toilet facilities. Additionally, the glamping component of the visitor accommodation, is serviced by 8 car parks in close proximity to the tent site. An additional rammed earth outbuilding will provide for storage requirements associated with the proposed visitor accommodation use.

Pods

The proposed visitor accommodation also includes four (4) self-contained “Pods” with associated car parking (1 space per pod) and are located parallel to the eastern side boundary and taking advantage of ocean views. The Pods are approximately 44 m² in floor area with an additional 10.5 m² deck attached to the structure and provide for self-contained living with a small kitchenette, bathroom and living area. Each pod collects stormwater within a 11,250L tank.

Site Management

On-site wastewater

The site is serviced by on-site water storage and on-site wastewater treatment. The applicant has provided an on-site wastewater treatment report that identifies the proposed system is able to service a maximum of **32 persons** and the occupancy will be conditioned to reflect this capability.

Car Parking

The development proposes to provide eight (8) car parks associated with the glamping tents and four (4) car parks associated with the pods. The proposed car parking satisfies the acceptable solution for visitor accommodation.

On-site Management

The applicant has provided a Standard Operating Procedure for the development which includes a description of the manner in which the visitor accommodation will operate. Aspects of on-site management detailed within the SOP include:

- Onsite management – the proposed development will provide an onsite manager;
- Entry and Parking;
- Use of the Bark Kitchen and Lounge;
- Trade deliveries;
- Communal shower/ toilet block usage;
- Guest walkways;
- Outdoor and Walkway lighting;
- Hours of operation with the guest lounge closed at 11pm;
- Landscaping and maintenance.

Signage

The applicant has provided proposed signage for the site to be located within the property boundaries at the entrance to the site. The proposed sign is a Ground Sign approximately 3.3 m² and is not illuminated.



Proposed Sign

Pre-fabricated Shed

The proposed development includes a pre-fabricated outbuilding to be utilised for storage of maintenance equipment and a workbench area. The proposed outbuilding will also provide storage space for equipment associated with the Pods.

Native Vegetation

As identified previously, the subject site was previously used for grazing purposes and was largely devoid of native vegetation. Since destocking of the site, the current owners have actively engaged in weed control, natural regeneration and assisted regeneration utilising propagated seedlings from local seed stock. There has been significant regeneration of native vegetation on the site since it was de-stocked.

The proposed development will require the removal of native vegetation from areas that have regenerated, in order to site components of the development. The applicant has attempted to site components of the development within existing cleared areas, however some clearing will be required, in particular for the bushfire hazard management associated with the proposed pods.

The site has benefitted from considerable assisted regeneration by the current owners in the form of weed control (Spanish Heath) and revegetation via propagation from local seed stock. The site has extensive regeneration of *Kunzea*, particularly in the area associated with the proposed glamping. The site has been surveyed by Mark Wapstra, ECOtas, who has revised the TASVEG mapping and described the vegetation communities as a mosaic of *Kunzea ambigua* regrowth scrub (TASVEG code: SKA) and coastal scrub (SSC). The survey did not find identified vegetation types classified as have a high priority for conservation management.

The value of the regenerating and assisted coastal vegetation types is however recognised and the applicant has attempted to minimise the amount of clearing required for the development. The ongoing management of the natural values of the site has been addressed in a submitted Landscape Plan which provides a management approach to continued natural and assisted regeneration on site.

Amended Proposal

Following receipt of representations, the applicant revised the suite of application materials to include:

- Revised Site Plan that included the removal of the elevated timber walkway east of the proposed pods and removal of the lookouts (2);
- Revised site plan demonstrating orientation of the pods further east and further orientated away from the northern adjoining dwelling;
- Revised site plan demonstrating reduced clearing around the Pods for bushfire purposes;
- Revised site plan demonstrating view lines of adjoining premises;
- Landscape plan demonstrating how the development will be screened from adjoining residential uses utilising existing and proposed landscaping;
- Revised Bushfire Management plan demonstrating reduced clearing required;
- Professional advice from a qualified noise consultant regarding the noise impact of the proposed development;
- Development Standard Operating Procedures demonstrating management of the site.

2. Applicable Planning Assessment

Planning Directive No. 6 Exemption and Standards for Visitor Accommodation in Planning Schemes
Part 14 Environmental Living Zone;
E4 Road and Railway Assets Code;
E6 Car Parking and Sustainable Transport Code;
E8 Biodiversity Code;
E14 Coastal Code;
E15 Signs Code
E16 Onsite Wastewater Management Code.

3. Referrals

- Break O'Day Council NRM Facilitator;
- Break O'Day Council Environmental Health Officer;
- Department of State Growth – State Roads Division.

4. Assessment

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

Planning Directive No. 6:
Visitor Accommodation P1

Break O'Day Interim Planning Scheme 2013:
14.4.1 Building Design and Siting P1;
14.4.1 Building Design and Siting P5;
14.4.1 Building Design and Siting P13;
E4.6.1 Use and road or rail infrastructure P2;
E4.6.1 Use and road or rail infrastructure P3;
E4.7.2 Management of Road Accesses and Junction P1;
E6.7.1 Construction of Car Parking Spaces and Access Strips P1;
E6.7.2 Design and Layout of Car Parking P1
E16.7.2 Surface and ground water impacts P1

Detailed assessment against the provisions of the Planning Directive No. 6 and the Break O'Day Interim Planning Scheme 2013 is provided below. **The proposal is deemed to comply with the performance criteria applicable.**

Planning Assessment

Planning Directive No. 6

DA060-2020 Visitor Accommodation

Four (4) Pods, eight (8) Glamping Tents, Shed (x2) and Amenities; change of use to existing approved outbuilding.

Definition of Visitor Accommodation:

“use of land for providing short or medium term accommodation, for persons away from their normal place of residence, on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.”

With respect to the change of use to the existing rammed earth building from storage purposes to communal guest area including provision of meals, the proposed change of use is considered to be directly associated with and a subservient part of the visitor accommodation use on the site (Clause 8.2.2 BOD Interim Planning Scheme 2013). This is supported by a RMPAT Decision K Butorac and R & R Pearshouse v Kingborough Council and Australia Travel & Culture Group Pty Ltd [2018] TASRMPAT 24. The decision found:

- Clause 8.2.2 does not require the use or development to be integral but that it is directly associated with. The phrase directly associated with requires a genuine and direct link between the relevant uses. In the Tribunal's view, Clause 8.2.2 does not require ancillary use to be a fundamental and necessary activity to the visitor accommodation, but rather must serve that use and that there must be a genuine and direct link between the relevant uses and/or developments.
- The Tribunal accepts that the visitor accommodation is the real and substantial purpose of the use and/or development and is the appropriate use/ categorization for the Proposal. The principal ancillary use categorization should be applied, in that the bars and restaurant serve the visitor accommodation and are directly associated with it.
- Similarly the Communal glamping area which is proposing to offer meals and alcohol serves the visitor accommodation only and are directly associated with it.

Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes

Visitor Accommodation

Objective:
That Visitor Accommodation:
(a) is compatible with the character and use of the area ;
(b) does not cause an unreasonable loss of residential amenity ; and
(c) does not impact the safety and efficiency of local roads or rights of way.

Objective:	
<p>Discussion:</p> <p>Important Terms:</p> <p>Compatible, character, use, area.</p> <ul style="list-style-type: none"> • Character is not defined in the planning scheme; • Environmental Living Zone – there are no desired Future Character Statements in the zone code; • “Character”, “use”, and “area” are, in this matter, inextricably linked. The “area”, once defined, determines the “character” and “use” against which the compatibility is to be judged. • Meaning of compatible: able to exist or occur together without problems or conflict. <p>The area in this matter is considered to be primarily consisting of:</p> <ul style="list-style-type: none"> • PID7133252 Little Beach Conservation Area – Passive Recreation; • PID1555964 Immediately south- Residential Use Class; • PID 7808862 Immediately west – Residential Use Class; • PID 7627383 Immediately north – Residential Use Class; • PID 1437859 Subject site – Visitor Accommodation/Residential and proposed Visitor Accommodation <p>The existing uses in the area comprise:</p> <ul style="list-style-type: none"> • Residential • Visitor Accommodation • Natural and Cultural Values management • Passive Recreation 	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor Accommodation must:</p> <p>(a) accommodate guests in existing habitable buildings; and</p> <p>(b) have a gross floor area of not more than 200m² per lot.</p>	<p>P1</p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) the privacy of adjoining properties;</p> <p>(b) any likely increase in noise to adjoining properties;</p> <p>(c) the scale of the use and its compatibility with the surrounding character and uses within the area;</p> <p>(d) retaining the primary residential function of an area;</p> <p>(e) the impact on the safety and efficiency of the local road network; and</p> <p>(f) any impact on the owners and users rights of way.</p>

Response:

The site has a land area of 8.782 hectares and is bounded by Crown Reserve (Tasman Sea - East), Reserved Road to the West providing access via a Crown Licence and Residential uses to the north and south. The private property immediately to the west and separated by the road reserve, supports a Residential Use. Properties north and south support residential uses with the property to the south also historically achieving a permit for Visitor Accommodation.

PID7808862 – Dwelling; West of the development site

PID1555964 – Previous approval for Visitor Accommodation DA277-2010; existing approvals for Dwelling DA250-2001; South of the development site

PID7627383 – Dwelling DA098-1993; north of the development site

The development site has an existing permit for Visitor Accommodation/Residential Use associated with the existing and approved dwelling – DA139-2017. The planning permit provides approval also for a rammed earth building for storage purposes located closer to the entrance of the site and a carport located closer to the residence. Visitor Accommodation is an unqualified permitted use within the Use Tables for Environmental Living Zone (Planning Directive No. 6).

This application is seeking approval for the following increase to Visitor Accommodation Use and a Change of Use to the existing approved rammed earth building to be utilised as a glamping communal facility including the provision of meals to guests:

- *Four (4) Pods*
- *Eight (8) Glamping Sites*
- *Glamping bathroom facilities*
- *New rammed earth outbuilding;*
- *New prefabricated shed*
- *Car parking*

(a) Privacy of Adjoining Properties

South

The dwelling located to the south of the development site is sited approximately 213m to the southern-most component (Pod) and approximately 130m to the existing approved dwelling. The dwelling to the south is far removed from the proposed development with orientation of the same taking advantage of ocean views. Existing vegetation currently screens towards the direction of the proposed glamping with minimal to no visibility of the proposed pods. The existing dwelling on the development site is visible from this southern dwelling.



Southern Dwelling view towards development site



Southern Dwelling view towards development site



Southern Dwelling view towards development site

North

The dwelling to the north is situated prominent to the outcrop of coastline and sits on approximately the same contour line as the proposed pods. This dwelling is also orientated towards ocean views. This northern dwelling is located approximately 223 from the nearest northern proposed pod. There is an existing vegetated line along the boundary the will over time further contribute to the screening of the proposed development south. The submitted landscape plan demonstrates the view corridor from the northern dwelling across the development site and the location of mature vegetation limiting the view of the development site. The view corridor demonstrates it will be limited to the two southern most pods and existing dwelling. East of the pods the vegetation will continue to regenerate and further limit the visibility of the pods from the norther adjoining dwelling. It is noted that the owner of the dwelling to the north of the development is primarily a vacant landlord.

West

The dwelling to the west sits between the 30m and 20m contour line and is located further south than the proposed development. The proposed development is likely to be visible from the western residential use looking NE. In particular the proposed rammed earth store, amenities building and glamping tents will be visible from this residence. There is existing vegetation that will afford a measure of screening however additional screening is required to ensure privacy is fully considered. The applicant has submitted a landscape plan demonstrating there is existing plantings of flowering gum (49 stems) along the road reserve which upon mature will afford added privacy and screening for the neighbouring dwelling to the west. Currently the plantings are 1m high and spaced 3-4m and are visible in the photo below.



Western property boundary (looking NE).

Additional plantings has been proposed an indicated on the site plan to further address any privacy and visual issues that may affect the western adjoining residential use. More specifically:

- *The existing landscaped bunded area in front of the proposed glamping parking will be extended southwards and landscaped to provide an extended visual barrier.*
- *Additional planting in south west section of the development site;*
- *Addition line of 48 Blue Gums intending to screen the glamping area from the south.*



View from western neighbouring dwelling looking eastward towards existing house on subject site.

(b) Increase in noise to adjoining premises

Request for further information has been received. The applicant has advised:

- *“The closest residential use (except for your own) is at least 260m away, with the predominant wind direction is north-westerly with those dwellings located immediately to the south and north-east of your proposed visitor accommodation, with vegetation between the proposed use on site and the receptors.*
- *the site is already approved for visitor accommodation use, in the existing dwelling, so visitors to the site is not an odd occurrence.*
- *There is to be a no party policy on site;*
- *You have an on-site glamping manager – living within your dwelling as well as both yourself and Paul on site in relation to any nuisances that may occur;*
- *there will be a noise curfew of 10pm for guests to consider those other guests on site, for any outdoor activity, whereby you ask guests to be within the common building area.*
- *Guests are typically adults due to the type of accommodation provided, an unlikely children or minimal children if any.*
- *Use of generators etc. will not be undertaken on site.”*

The above advice has been supported by a copy of the Standard Operating Procedures regarding site management.

Additionally, the applicant has sought the opinion of a qualified noise consultant Jamie Wood from SEAM Environmental, who is a Certified Environmental Practitioner (Impact Assessment Specialisation). Mr. Wood has provided advice that he is “of the opinion that the proposed tourism development is not likely to pose a significant risk to neighbouring dwelling owners from noise emanating from the development.”

Council has sought the verbal advice of two professional noise consultants informally who have advised that given the type of use and the distance from receivers i.e. adjoining uses; that based on their experience this type of use is unlikely to cause an unreasonable impact. It is generally determined that if a sensitive use is located approximately within 50m of visitor accommodation (source), further investigation is required.

(c) The scale of the use and its **compatibility** with the surrounding character and uses within the area; the compatibility of the scale of the use

The proposed development consists of:

- *4 Pods*
- *8 Glamping Tents*
- *Prefabricated Shed (Storage)*
- *New Rammed earth storage shed;*
- *Change of use to existing rammed earth structure;*
- *Glamping Shared Bathroom;*
- *Visitor Parking;*
- *Guest Dining to be located in the existing approved rammed earth building;*

The total number of guests is limited to 32 persons and is controlled by the onsite wastewater treatment capability.

The site has a land area of 8.782 hectares and is surrounded by properties of varying size.

- *PID 7808862 (West) 4.5 ha;*
- *PID1555964 (South) 3.4 ha;*
- *PID7627383 (North) 10.4 ha;*

The scale of the proposed use and development is dissimilar to the surrounding lots, however the size of the lot and the distance of the use to adjoining residential uses, is extensive.

Northern Dwelling: The northern adjacent dwelling is approximately 223m to the closest aspect of the development. It should be noted that the view lines for this dwelling is limited to parts of the development south of the second pod only and is demonstrated on the landscape site plan. In effect reducing the scale of the development as experienced from the north. Additionally the owner of the residence to the north is largely a vacant landlord.

Western Dwelling: The dwelling to the west of the proposed use and development is potentially the greatest impacted, however the owner is a vacant landlord and the applicant has made changes to the Landscape Plan to address the scale of the development by improving the landscape plan to provide added screening from this viewpoint. Any traffic associated with an increase in scale of use will not impact the western neighbor due to the entrance to the site being located further north. There will be no requirement for visitors to have to drive further south than the proposed access to the development which is well north of the neighbour and as such this property will not be impacted by the increased scale with respect to visitor usage. Whilst the scale of the proposed development is larger than the existing single dwelling surrounding the site, the dwelling to the west is approximately 309m to the nearest pod and approximately 225m to the nearest glamping tent. In combination with existing and proposed vegetative screening it is considered that the two sites are able to exist or occur together without problems or conflict (compatibility).

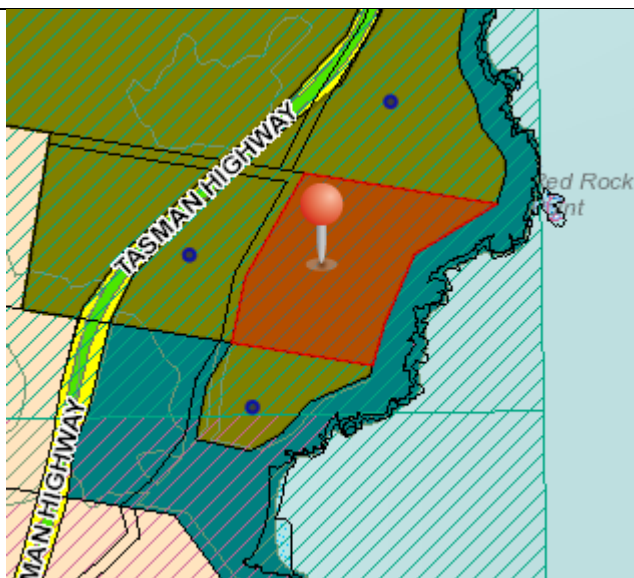
Southern Dwelling: The southern dwelling is already completely screened from the proposed development with the existing house only being visible and pods to be sited behind the existing dwelling. This dwelling being at the southernmost end of the road reserve will not be impacted by traffic as entry is further north. The southern dwelling is the least potentially impacted neighbouring site with extensive screening between the two sites.

Additionally the proposed development areas have been strategically chosen to ensure existing vegetation screens the same from adjoining uses and transport routes where possible with proposed landscaping to address existing unscreened areas. The applicant has submitted a landscape plan to this effect and will form part of the approved plans. In terms of site cover and the proportion of the site used for development, the proposal represents approximately 33.6% (i.e. 2.96 ha over 8.78 ha).

d) Retaining the primary residential function of an area

Due to the size of the lots, the 'area' is considered to be primarily consisting of:

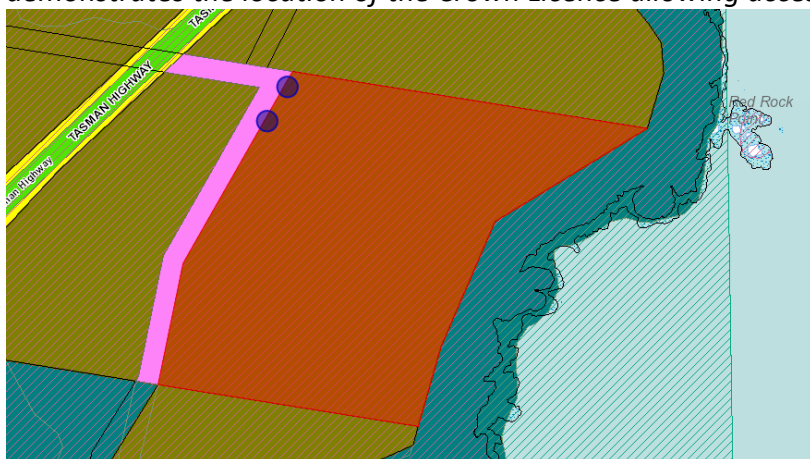
- *PID7133252 Little Beach Conservation Area – Passive Recreation;*
- *PID1555964 Immediately south- Residential Use Class;*
- *PID 7808862 Immediately west – Residential Use Class;*
- *PID 7627383 Immediately north – Residential Use Class*
- *PID 1437859 Subject site – Visitor Accommodation/Residential and proposed Visitor Accommodation*



In terms of usage, the 'area' will retain a primarily residential use.

(e) Safety and efficiency of the local road network

The proposed use and development will access the road reserve from the Tasman Highway. The applicant has a Crown Licence for access purposes associated with the site and the application was further referred to Property Services due to the increase in proposed site use. The picture below demonstrates the location of the Crown Licence allowing access to the site from the Tasman Highway.



The applicant submitted a Traffic Impact Assessment which was referred to Department of State Growth to determine its adequacy and to assess the proposed development against. The DSG has responded and advised the TIA is adequate and that the DSG had no further requirements of the applicant.

(f) any impact on the owners and users rights of way.

As access to the site will be from the northern most extent of the site, adjoining neighbours and the owner of the development site will not be impacted by rights of way or access to the site.

Visitor Accommodation is a Permitted Use within the Environmental Living Zone. The definition of visitor accommodation is broad in terms of the type and scale of development determined to be visitor accommodation. This is necessary due to the different markets utilizing the same and the variety of zones visitor accommodation can occur in with varying zone purposes. Visitor accommodation within the Environmental Living Zone needs to respond to the site and its surrounds and so identifying the relevant 'area' is important in order to determine if the development is compatible with the character of the area. The development is considered to have demonstrated that the proposed scale is compatible with the size of the lot and the size of the surrounding lots and achieves acceptable setbacks from boundaries and adjoining uses. The applicant has demonstrated through:

- *siting of structures and proximity to boundaries and adjacent uses;*
- *the land area of the site utilised by the development (23.5%);*
- *the detail contained within the landscaping plan;*
- *the detailed onsite management procedures;*
- *the location of access to the site (removed from neighbouring properties);*
- *choice of building materials;*
- *the target demographic (no children under 15 years);*
- *no pets policy;*
- *management of natural values of the site through natural and assisted regeneration of native vegetation;*

that the development can be expected to be compatible (i.e. to exist together without problem or conflict) with the surrounding area.

The proposed development is considered to satisfy the Performance Criteria in this instance.

<p>A2 Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i> that is part of a strata scheme where another lot within that strata scheme is used for a residential use.</p>	<p>P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:</p> <ul style="list-style-type: none"> (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the lots; (e) the extent and nature of any other nonresidential uses; and (f) any impact on shared access and common property.
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Response:

The proposed use and development is not for a lot as defined in the Strata Titles Act 1998 and satisfies the acceptable solution.

14 Environmental Living Zone

14.2 Use Table

Planning Directive No. 6 directs that Visitor Accommodation is 'Permitted' with no qualification within the Environmental Living Zone (3.1(c)).

14.3 Use Standards

14.3.1 Amenity

Acceptable Solutions	Proposed Solutions
A1 Development must be for permitted or no permit required uses.	A1 The proposed use and development is for a Permitted Use in accordance with Planning Directive No. 6. The proposed development satisfies the acceptable solution.
A2 Operating hours for commercial vehicles for discretionary uses must be between 6.00am and 10.00pm.	A2 Not Applicable. The proposed use and development is not for a discretionary use.


14.3.2 Environmental Living Character


Acceptable Solutions	Proposed Solutions
A1 Discretionary uses must not exceed a combined gross floor area of 200m ² of the site.	A1 Not Applicable. The proposed use and development is not for a discretionary use.
A2 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	A2 Not Applicable. The proposed use and development is not for a discretionary use.
A3 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	A3 Not Applicable. The proposed use and development is not for a discretionary use.
A4 Waste material storage for discretionary uses must: a) not be visible from the road to which the lot has frontage ; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.	A4 Not Applicable. The proposed use and development is not for a discretionary use.

14.4 Development Standards

14.4.1 Building Design and Siting

Acceptable Solutions	Proposed Solutions
A1 No more than 4 hectares or 20% of the site, whichever is the lesser, is used for development. P1 Site coverage and the proportion of the site used for development has regard to: a) the size of the site; and b) the need for driveways; and c) the management of natural hazards or environmental qualities of the site; and d) any constraints imposed by existing development or the features of the site; and	Assessment against the Performance Criteria is required. The proposed development will utilise approximately 2.07 Ha of a site with land area of 8.8ha. This represents 23.5% of the site. (a) – (e) The development proposes to utilise marginally greater than 20% of the site. Additionally, visitor accommodation is approved in the existing dwelling which adds to the proportion of the site used for Visitor Accommodation.


<p>e) the site coverage of adjacent properties; and</p> <p>f) the effect of the visual bulk of the building and whether it respects the landscape character; and</p> <p>g) the capacity of the site to absorb runoff; and</p> <p>h) the landscape character of the area and the need to remove vegetation to accommodate development; and</p> <p>i) consistency with the local area objectives, if any.</p>	<p>Whilst the area used for development is marginally larger than the acceptable solution, the development is well set back from the property boundaries:</p> <ul style="list-style-type: none"> • 25m to the western boundary • 59m to the northern boundary • 32m to the eastern boundary (ocean) • 113m to the southern boundary (all approximate scaled measurements). <p>Additionally, the development is extensively setback from adjacent dwellings:</p> <ul style="list-style-type: none"> • Northern dwelling 223m to closest development; • Southern dwelling 213m to closest development; • Western dwelling 309m to closest development. <p>The applicant has attempted to site the development to ensure site coverage and proximity from boundaries responds to surrounding uses and landscape character.</p> <p>e) The proposed site coverage (roofed buildings) is approximately: Rammed earth structures (2): $14.4\text{m} \times 9.2\text{m} = 132.48\text{m}^2 \times 2 = 264.96\text{m}^2$ Amenities: $9.6\text{m} \times 12.6\text{m} = 120.96\text{m}^2$ Shed: $8\text{m} \times 12\text{m} = 96\text{m}^2$ Pods (4): $4.72\text{m} \times 9.28\text{m} = 43.8\text{m}^2$ Total site coverage: 657.12m^2 which represents The proposed site coverage for the site is greater than adjacent properties.</p> <p>f) The proposed rammed earth store and the existing rammed earth building that forms part of this application, contribute to the majority of possible visual bulk associated with the site. This bulk is lessened due to the visual screening by existing and proposed vegetation and landscaping. Additionally the materials used, including rammed earth and natural products effectively reduces the visual bulk of the structures and responds favourably to the proportion of the site used. The photo below demonstrates how the largest building onsite responds to the landscape and was taken from approximately 60m away.</p> 
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	<p>Photo of existing rammed earth building taken from within the property boundaries. The material utilised respond to the environmental values of the site (rammed earth) whilst the managed landscape will contribute further through screening over time.</p> <p>g) The site retains capacity to absorb runoff with minimal hard surfaces and this is further enhanced by the construction of a dam on site to collect surface runoff.</p> <p>h) The site was previously utilised for grazing purposes and was denuded of vegetation.</p>  <p>Historic Photo of the site looking NE.</p> <p>Since then the site has been developed to incorporate a dwelling and outbuildings, dam, walking pathways and internal access, whilst allowing the remainder of the site to be managed for natural and assisted regeneration and weed control. Assisted regeneration has been accomplished utilising local seed stock and is considered to be relatively successful. The proposed development will require the removal of regenerated native vegetation, however the program for regeneration (natural and assisted) and weed control continues on the remainder of the site and managed through a landscape plan. The natural values of the site have continued to improve after grazing was removed and the site has been managed by the occupants. The proposed development includes the site management to continue to provide for natural and assisted regeneration as well as weed control.</p> <p>The proposed development is considered to satisfy the Performance Criteria in this instance.</p>
<p>A2 Building height must not exceed 7m.</p>	<p>A2 All proposed structures do not exceed 7m. The highest structure will achieve a height of 6.152m above natural ground level.</p> <p>The proposed development satisfies the acceptable solution.</p>
<p>A3 Buildings must be set back a minimum distance of 10m from a frontage.</p>	<p>A3 The proposed development satisfies the acceptable solution with the closest building achieving a frontage set back of approximately 33m.</p> <p>The proposed development satisfies the acceptable solution.</p>

Acceptable Solutions	Proposed Solutions
<p>A4 Buildings must be set back a minimum of:</p> <p>a) 10m to side and rear boundaries; and</p> <p>b) 200m to the Rural Resource Zone where a sensitive use is proposed</p>	<p>A4 The proposed development achieves a setback requirement for all side boundaries and the rear boundary.</p> <ul style="list-style-type: none"> • 25m to the western boundary • 59m to the northern boundary • 32m to the eastern boundary (ocean) • 113m to the southern boundary (all approximate scaled measurements). <p>The site is set back more than 200m to the nearest lot with the Rural Resource Zone (south-west of the site).</p> <p>The proposed development satisfies the acceptable solution.</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>P5 Outbuildings must be designed and sited so that there will not be unacceptable loss of sunlight or privacy to adjoining residential lots or adverse effects on the amenity of the locality.</p>	<p>Assessment against the Performance Criteria is required.</p> <p>The combined gross floor area of all outbuildings onsite will exceed 81m².</p> <ul style="list-style-type: none"> • Existing rammed earth structure 132.48 m²; • Proposed rammed earth structure 125.28; m²; • Pre-fabricated shed 96 m²; <p>Total: 353.76m²</p> <p>The siting of the outbuildings exceeds the acceptable solution for setback from boundaries and is on a site with land area 8.8 ha. Due to the size of the lot and the extended setback to adjacent residential lots the proposed and existing outbuildings on site will not cause unacceptable loss of sunlight or privacy to adjoining residential lots. The existing and proposed screening of outbuildings with vegetation through a landscaping plan will ensure the gross floor area of the combined outbuildings will not impact on the amenity of the locality.</p> <p>The proposed development satisfies the Performance Criteria in this instance.</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 The two rammed earth structures provide a natural finish in terms of both colour and texture. This is complimented with wooden boards (Macrocarpa). The roof is constructed of colour bond (Surfmist) with the intention of blending in to the skyline on cloudy days and being less bold on clear blue days whilst preventing reflectivity.</p> <p>The Glamping bathrooms are clad in matt finish Night sky Colourbond with natural timber screens. The dark colouring and texture of the cladding will disguise the building in shadow between the existing vegetation.</p> <p>The proposed pods are located closer to the rear boundary and the ocean with cladding of Night Sky colour and a matt finish and spotted gum timber cladding. This has been chosen due to the proximity to the ocean and the surrounding vegetation to ensure it blends in as much as possible.</p> <p>The proposed low rise glamping tents are off white / calico colouration and when interspersed with the dense Kunzea in the locality and screened by flowering gums and other native vegetation, the dappled effect against the skyline will demonstrate the shades and tones of the surrounding area. It will be a condition of any permit that the landscaping surrounding the glamping tents is to ensure visibility of the glamping tent material is to be interspersed with the colours of the screening vegetation and is not to be dominant.</p> <p>The proposed development satisfies the acceptable solution.</p>

Acceptable Solutions	Proposed Solutions
A7 Reflective materials, excluding windows, must not be used as visible external elements in buildings.	A7 No reflective materials are being utilised in the construction of the development. The proposed development satisfies 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 development site does not have a slope greater than 10% and no cut or fill is proposed. The proposed development satisfies the acceptable solution.
A9 Rainwater runoff from roofs must be collected by means of roof guttering, downpipes and rainwater tanks.	A9 All buildings are connected to rainwater tanks with the overflow disposed of on site. The proposed additional rammed earth store will be connected to two (2) 23,000L tanks. The site is reliant on capturing rainwater for water usage as no TasWater infrastructure is available to service the site. The site also has two (2) dams on site to capture rainwater. The proposed development satisfies 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 is provided to ensure safe and secure movement of guests and is not intended to ensure passing traffic is aware of the business nature of the site. As a result all lighting is proposed to be soft and focussed downwards for lighting movement paths. All pathways are to have low voltage garden lighting controlled by a timer and infra-red sensor installed for after-hours use and are 350 lumens to avoid light shed. The lighting is not designed to ensure the business is visible from outside the boundaries but instead to ensure the safe and secure movement of guests The proposed development satisfies 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 The proposed development includes pathways and walking tracks connecting all components of the development and is demonstrated on the site plan. The proposed development satisfies the acceptable solution.
A12 Single unbroken walls are not to exceed 15m in length.	A12 The proposed development does not include single unbroken walls exceeding 15m in length in any aspect of the structures. The proposed development satisfies the acceptable solution.
A13 Roofs must be: a) pitched at an angle of less than 30 degrees and can be either hipped or gabled, or b) curved at radius no greater than 12.5m. P13 Rooves pitched at angles greater than 30 degrees or curved at a radius greater than 12.5m must have a roof form that is appropriate to the features of the site and surrounding landscape and is compatible with the overall design concept of the development.	Assessment against the Performance Criteria is required. The proposed rammed earth store has a roof pitch of 30°. This is the same deign of the existing approved rammed earth structure located on the site and is considered compatible with the overall design concept of the site. The existing structure has had time to become an accepted feature of the site and when combined with the landscaping plan the proposed will provide no further impact with respect to roof pitch. Glamping bathrooms pitched at 5 degrees, Pod Accommodation pitched at 5 degrees, Prefabricated shed pitched at 5 degrees. The proposed development satisfies the performance criteria.

14.4.2 Landscaping

Acceptable Solutions	Proposed Solutions
<p>A1 Development must be located on land where the native vegetation cover has been removed or significantly disturbed.</p>	<p>A1 The site was previously utilised for grazing purposes and was denuded of vegetation.</p>  <p>Since then the site has been developed to incorporate a dwelling and outbuildings, dam, walking pathways and internal access, whilst allowing the remainder of the site to be managed for natural and assisted regeneration and weed control. Assisted regeneration has been accomplished utilising local seed stock and is considered to be relatively successful. The site is however still in transition and recovery from the previous practice of grazing and is now considered to be described as “a mosaic of <i>Kunzea ambigua</i> regrowth scrub (TASVEG code: SKA) and coastal scrub (SSC) and a modified form of SKA/SSC but grading into some form of regenerating cleared land and weed infestation.</p> <p>The proposed development will require the removal of regenerated native vegetation, however the program for regeneration (natural and assisted) and weed control continues on the remainder of the site. The natural values of the site have continued to improve after grazing was removed and the site has been managed by the occupants. The proposed development includes the site management to continue to provide for natural and assisted regeneration as well as weed control.</p> <p>The applicant has submitted a landscape plan that demonstrates the replacement planting where vegetation has been removed and contributes to the continuing natural and assisted regeneration on site.</p> <p>The siting of the structures associated with the development has attempted to be located in a manner to minimise vegetation removal, however there will need to be vegetation removal to accommodate the development.</p> <p>The proposed development is considered to meet the acceptable solution due to the extensive disturbance of the site prior to taking over the management of the same.</p>

Acceptable Solutions	Proposed Solutions
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 The applicant and has demonstrated success within propagating native seedlings from local seed stock and continues to employ the same strategy in implementing the submitted landscape plan. The proposed development satisfies the acceptable solution.
A3 Plants listed in Appendix 3 must not be used in landscaping.	A3 The development will be conditioned to ensure the acceptable solution is satisfied. The proposed development satisfies the acceptable solution.

14.4.3 Subdivision

The proposed development does not include subdivision and no further assessment against this section is required.

14.4.4 Tourist Operations

The proposed development does not include Tourist Operations as defined by the planning scheme, and no further assessment against this section is required.

E4 Road and Railway Assets Code

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Acceptable Solutions	Proposed Solutions
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	A1 Not Applicable The proposed development does not occur on or within a Category 1 or 2 road.
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.	Assessment against the Performance Criteria is required. The proposed development will be accessed from a road reserve over which a Crown Licence is active. The proposal will generate approximately 44 vehicles per day which represents an increase that is greater than 40 movements per day. The development proposal has been assessed by a qualified traffic consultant and has found to maintain an acceptable level of safety for all road users. The report has been referred to and assessed by Department of State Growth and has been found to be satisfactory. The proposed development satisfies the performance criteria in this instance.

Acceptable Solutions	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 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>	<p>Assessment against the Performance Criteria is required.</p> <p>Whilst the site is access from a road reserve with an existing Crown Licence, this road reserve is accessed from the Tasman Highway and is considered relevant to the assessment also. The proposed development will be accessed from a road reserve over which a Crown Licence is active. The proposal will generate approximately 44 vehicles per day which represents an increase that is greater than 10%. The Traffic Impact Assessment found:</p> <p>a. the development utilises an existing access to the Tasman Highway which is a limited access road, but not a category 1 road);</p> <p>b. The access is located on a category 4 road;</p> <p>c. the access has been assessed in this TIA and deemed to provide an adequate level of safety and efficiency for all road users.</p> <p>The report has been referred to and assessed by Department of State Growth and has been found to be satisfactory.</p> <p>The proposed development satisfies the performance criteria in this instance.</p>

E4.7 Development Standards

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

The proposed development is not on or adjacent to existing and future arterial roads and railways and no further assessment against this section is required.

E4.7.2 Management of Road Accesses and Junctions

Acceptable Solutions	Proposed Solutions
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p> <p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>	<p>Assessment against the Performance Criteria is required.</p> <p>The proposed development will be accessed from a road reserve over which a Crown Licence is active and has two existing accesses off the road reserve. The two accesses will separately service the pods and the glamping area thereby separating volume of use and orderly registration of visitors and will contribute to the level of safety for the site and the two dwellings also utilising the road reserve.</p> <p>The proposed development satisfies the performance criteria in this instance.</p>
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>A2 The development relies on the existing access on Tasman Highway.</p> <p>The proposed development satisfies the acceptable solution.</p>
<p>A3 Accesses must not be located closer than 6m from an intersection, nor within 6m of a break in a median strip.</p>	<p>A3</p> <p>The proposed development satisfies the acceptable solution.</p>

E4.7.3 Management of Rail Level Crossings

The proposed development is not located in proximity to a railway or rail level crossing and as such no further assessment is required.

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

Acceptable Solutions	Proposed Solutions
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	A1 A Traffic Impact Assessment was conducted by an appropriately qualified person (Traffic Engineer). A sample of vehicle speeds were recorded indicating that the vehicle speed is likely to be 100 km/h and requires a sight distance of 250m (Table E4.7.4). The available sight distance is approximately 265m and 285m to the south and north respectively. The proposed development satisfies the acceptable solution.

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers



Acceptable Solutions	Proposed Solutions
A1 The number of car parking spaces must not be less than the requirements of: 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).	A1 The proposed development is providing 8 car parking spaces for the proposed glamping area (8 tents) and each pod has its own car parking space. The number of car parking spaces satisfies the requirements for visitor accommodation. The proposed development satisfies the acceptable solution.

E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions	Proposed Solutions
A1 All car parking, access strips manoeuvring and circulation spaces must be: 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. 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.	Assessment against the Performance Criteria is required. The proposed car parking, access strips, manoeuvring and circulation spaces are constructed of road base and formed to an adequate level. As the construction is for all weather, an impervious seal is not considered necessary with car parking being readily identifiable and usable in all weather conditions.  The proposed development satisfies the performance criteria in this instance.

E6.7.2 Design and Layout of Car Parking

Acceptable Solutions	Proposed Solutions
<p>A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for a dwelling in the General Residential Zone) must be located behind the building line; and</p> <p>A1.2 Within the general residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</p> <p>P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</p> <ol style="list-style-type: none"> the layout of the site and the location of existing buildings; and views into the site from the road and adjoining public spaces; and the ability to access the site and the rear of buildings; and the layout of car parking in the vicinity; and the level of landscaping proposed for the car parking. 	<p>Assessment against the Performance Criteria is required.</p> <p>The proposed glamping car parking is not located behind the building line but is well screened from view by existing vegetation (Blue Gums) and landscaping associated with a raised earth mound that effectively screen the car parking area from view.</p>   <p>Proposed car Parking will be behind the row of blue gums and earth mound (to be landscaped). Road base shown is the road reserve over which there is an Access Licence.</p> <p>The proposed development satisfies the performance criteria in this instance.</p>

Acceptable Solutions	Proposed Solutions
<p>A2.1 Car parking and manoeuvring space must:</p> <ul style="list-style-type: none"> a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and c) have a width of vehicular access no less than prescribed in Table E6.2; and d) have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply: <ul style="list-style-type: none"> i) there are three or more car parking spaces; and ii) where parking is more than 30m driving distance from the road; or iii) where the sole vehicle access is to a category 1, 2, 3 or 4 road; and <p>A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</p>	<p>A2.1 / A2.2 The gradient of all car parking and manoeuvring spaces is less than 10% and all vehicles can enter and exit the site in a forwards direction. The width of the access is a minimum of 4.5m for a length greater than 7m into the site. A total of three passing bays are also proposed along the length of the access driveway into the site. The car parking associated with the development consists of single spaces adjacent to each pod and 8 spaces associated with the camping component.</p> <p>The proposed development satisfies the acceptable solution.</p>

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.	<p>A1 The proposed development will be conditioned accordingly.</p> <p>The proposed development satisfies the acceptable solution.</p>
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 proposed development will be conditioned accordingly.

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

The proposed development does not include retail, commercial, industrial, service industry or warehouse or storage uses and therefore no further assessment is required.

E6.8.5 Pedestrian Walkways

Acceptable Solutions	Proposed Solutions
A1 Pedestrian access must be provided for in accordance with Table E6.5.	<p>A1 Not Applicable</p> <p>The glamping component of the development provides for 8 car parking space and there is no requirement for separate pedestrian access.</p> <p>The pods component of the development provides for 4 car parking spaces and there is no requirement for separate pedestrian access.</p>

E8 Biodiversity Code

Acceptable Solutions	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>Not Applicable</p> <p>The proposed development does not include the clearing or disturbance of priority habitat.</p>
<p>A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.</p> <p>P2.1 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p> <p>a) quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and</p> <p>b) means of removal; and</p> <p>c) value of riparian vegetation in protecting habitat values; and</p> <p>d) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, , in proximity to habitat or vegetation; and</p> <p>e) need for and adequacy of proposed vegetation or habitat management; and</p> <p>f) conservation outcomes and long-term security of any offset in accordance with the <i>General Offset Principles</i> for the RMPS, Department of Primary Industries, Parks, Water and Environment.</p>	<p>Assessment against the Performance Criteria is required.</p> <p>The site was previously utilised for grazing purposes and was largely denuded of vegetation.</p> <p>Since then the site has been developed to incorporate a dwelling and outbuildings, dam, walking pathways and internal access, whilst allowing the remainder of the site to be managed for natural and assisted regeneration and weed control. Assisted regeneration has been accomplished utilising local seed stock and is considered to be relatively successful. The site is however still in transition and recovery from the previous practice of grazing and is now considered to be described as “a mosaic of <i>Kunzea ambigua</i> regrowth scrub (TASVEG code: SKA) and coastal scrub (SSC) and a modified form of SKA/SSC but grading into some form of regenerating cleared land and weed infestation.</p> <p>The proposed development will require the removal of regenerated native vegetation, however the program for regeneration (natural and assisted) and weed control continues on the remainder of the site. The natural values of the site have continued to improve after grazing was removed and the site has been managed by the occupants. The proposed development includes the site management to continue to provide for natural and assisted regeneration as well as weed control. The applicant has submitted a landscape plan that demonstrates the replacement planting where vegetation has been removed and contributes to the continuing natural and assisted regeneration on site.</p> <p>The siting of the structures associated with the development has attempted to be located in a manner to minimise vegetation removal, however there will need to be vegetation removal to accommodate the development.</p> <p>A report has been prepared by Mark Wapstra, Senior Scientist, ECOTas (Environmental Consulting) to thoroughly assess the ecological values of the site. The consultant concluded that:</p> <ul style="list-style-type: none"> • Vegetation types on the title are not threatened; • It is unlikely there will be a loss of species diversity given the disturbance history of the site and on ground survey; • Existing native vegetation is well represented on site and elsewhere; • Proposed development will not affect the value of the title or surrounding area as a wildlife corridor; • The development proposal will not unduly compromise the representation of species or vegetation communities in the bioregion. <p>The consultant found the proposal meets the provisions of the Biodiversity Code. The current owners / applicant have actively managed the natural and assisted regeneration of the site over time and have engaged in propagation of tube stock utilising seed stock local to the site and the immediate area. This has resulted in a seemingly successful increase in biodiversity on site to pre-existing conditions after the removal of grazing stock. The applicants have submitted a landscape plan which demonstrates the continued regeneration of the site whilst providing for the development footprint. The owners / applicant also continue to manage for weeds onsite (Spanish Heath) which will further assist the regeneration of the natural values of the site.</p> <p>The proposed development is considered to satisfy the performance criteria and the purpose of the Code.</p>

E14 Coastal Code

The site is affected by the Coastal Height Reference Overlay. The Coastal Code applies to use or development of land located at or below the height indicated on the coastal inundation height reference map. The development site is located between the 30m and 20m contour lines and is outside the coastal inundation height reference of 2.35m. No further assessment against the Coastal Code is required.

E15 Signs Code

Proposed Sign – Ground Sign: means a low-level sign on a structure which is not part of any building and which is not a pole sign.



Proposed Signage

Acceptable Solutions	Proposed Solutions
A1 All signs must be on the site to which the sign relates.	A1 The proposed sign is to be located at the entrance to the site and within the property boundaries. The proposed development satisfies the acceptable solution.
A2 Illuminated signs must not spill light over the site boundary.	A2 The proposed sign is to be located at the entrance to the site and within the property boundaries. The sign is not proposed to be illuminated. The proposed development satisfies the acceptable solution.
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.	A19 The proposed ground sign is the only ground sign located on the site and is displayed in a landscaped environment adjacent to the proposed car park. The sign has a height of approximately 1.2m above ground level and the sign represents 2.04 m2 of the proposed 3.24 m2 sign (approximately 63% of the face of the structure) and will not be closer than 1m to the frontage (conditioned accordingly). The sign is not proposed to be illuminated. The proposed development satisfies the acceptable solution.

E16 On-Site Wastewater Management Code

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 The proposed use is for Visitor Accommodation.
A2 Non-residential uses that rely on onsite water management must be on a site with minimum area of 5,000m ² .	A2 The proposed Visitor Accommodation Use will rely on onsite waste water management and is on site with land area 8.782 hectares. The proposed development satisfies 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 The proposed wastewater system achieves the required separation distances. The proposed development satisfies 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 The proposed wastewater system achieves the required separation distances. The proposed development satisfies the acceptable solution.
A3 Private Open Space must not be used for surface irrigation of treated wastewater.	A3 The site provides for private open space and is not required for surface irrigation of treated wastewater. The proposed development satisfies the acceptable solution.
A4 Onsite waste water management infrastructure must be on lots with an average slope of 10% percent or less.	A4 The site has an average slope of 10% and complies with the acceptable solution. The proposed development satisfies the acceptable solution.

E16.7.2 Surface and Ground Water Impacts

Acceptable Solutions	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 Onsite wastewater management infrastructure within 100m of a wetland or watercourse or coastal marine area must have no detrimental impacts on the water quality or integrity of the wetland or watercourse or coastal marine area.	Assessment against the Performance Criteria is required. The onsite wastewater management infrastructure is within 100m of a watercourse (minor tributary) although the watercourse is not mapped on LISTmap. The applicant has submitted a wastewater report prepared by an appropriately qualified person who has advised: "Modelling undertaken in the Trench program for the application of secondary treated effluent calculated a minimum setback of 10m. However to ensure a conservative approach the recommended setback (Building Act 2016) to downslope water is a minimum of 27m, and the current design is based upon an actual setback of approximately 55m for the Eljen bed and approximately 130m for the irrigation area." The report has been assessed and accepted by Council's Environmental Health Officer. The proposed development is considered to satisfy the Performance Criteria in this instance.

Acceptable Solutions	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 The onsite wastewater management infrastructure has a minimum separation distance of 50m from a downslope bore, well or other artificial water supply. The proposed development satisfies 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 submitted report advises no groundwater was encountered. The proposed development satisfies 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.	A4 The proposed development satisfies the acceptable solution.

5. Representations

The application was advertised 25 July to 7 August 2020 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. Six (6) representations were received prior to the closing date and time and one (1) representation shortly afterwards and has been included. The representation is as follows:

Issue	Response
Zoning (Environmental Protection Zone) is preserve habitat and restrict to primary residence.	The zoning of the site is Environmental Living which provides for development in areas where existing natural and landscape values are to be retained. Services are limited and provides for a mix of low impact activities sensitive to the natural environment. The zone doesn't restrict use to residential use comprising a primary residence. Similar to Residential Use, Visitor Accommodation is a Permitted use within the Environmental Living Zone.
Setting precedent for Visitor Accommodation	The application is discretionary and as such discretionary applications are assessed against the planning scheme and must demonstrate the performance criteria has been satisfied.
Privacy for adjoining owners sharing common access	The issue of privacy has been considered in the assessment. The common access is crown land (road reserve) over which the applicant has a crown licence. The proposed development has sited access at the northern most extent of the road reserve. Adjoining neighbours access from the southernmost extent. Visitors will not need to utilise the section of road reserve servicing the neighbours.
Impact on flora and fauna / Weed Management	The proposed development has been considered by an appropriately qualified person and reviewed by Council. The site was previously utilised for grazing and since removal of stock has been undergoing natural and managed regeneration successfully, in combination with weed control. The findings of the consultant's report demonstrated the performance criteria of the Biodiversity Code has been satisfied and has been addressed in the assessment. The current owners and applicant have an active weed management program in place that will continue. This issue was a matter for assessment of the application.

Issue	Response
Amenity of neighbours with respect to privacy, lighting, noise, security, wastewater, fire and traffic.	All issues have been considered in the assessment of the application. The proposed development has a Bushfire Management Plan written by an accredited professional. The proposed development has been assessed through a Traffic Impact Assessment prepared by Traffic Engineer and reviewed by the Department State Growth. Development assessment has considered the advice of a suitably qualified noise consultant and wastewater consultant. The applicant has provided a landscaping plan which addresses issues associated with privacy and amenity and has been part of the assessment process.
Visitor Pets	The proposed development has a no pets allowed policy that is incorporated into the submitted standard operating procedures.
Unlawful Dam	The applicant has provided documentary evidence that the dam(s) on site are not unlawful.
Visitor Numbers will exceed 50	Visitor numbers are determined by the capacity of the on- site wastewater system (32 persons).

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 Planning Directive No. 6 and 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 Performance Criterion; the received representations have been considered. It is recommended for approval with conditions normally set to this type of development.

LEGISLATION & POLICIES:

Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes;

Break O'Day Interim Planning Scheme 2013;

Land Use Planning and Approvals Act 1993;

Local Government (Building and Miscellaneous Provisions) Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

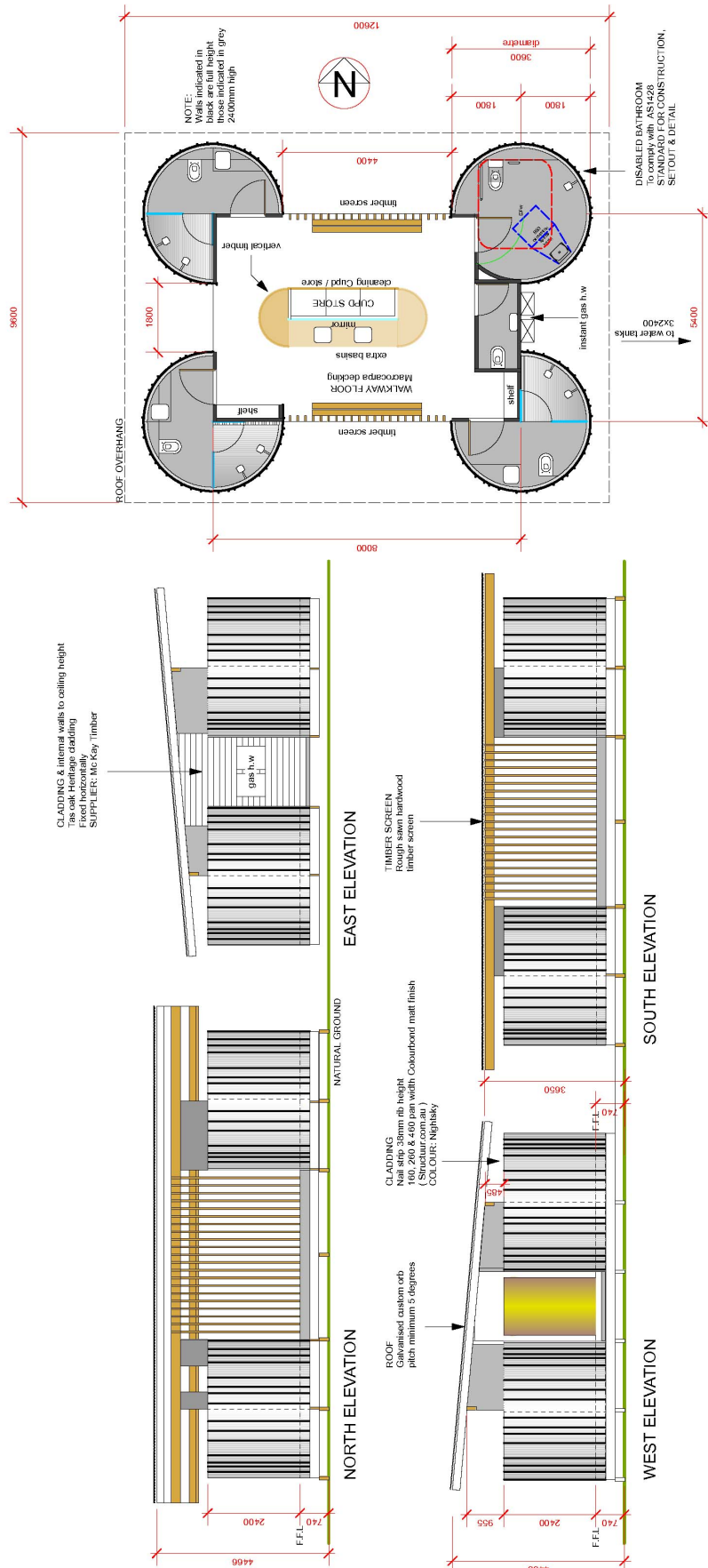
VOTING REQUIREMENTS:

Simple Majority.



09/20.6.3DA 060-2020 – Visitor Accommodation – Four (4) Pods, Eight (8) Glamping Tents, Shed and Amenities – 21040 Tasman Highway, Chain of Lagoons





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DRAWING:
BATHROOMS PLAN
& ELEVATIONS

DATE: 11th March 2020
ACCREDITATION
No CC6330

SCALE:
1:100

PAGE NO:
D.A. 4/5

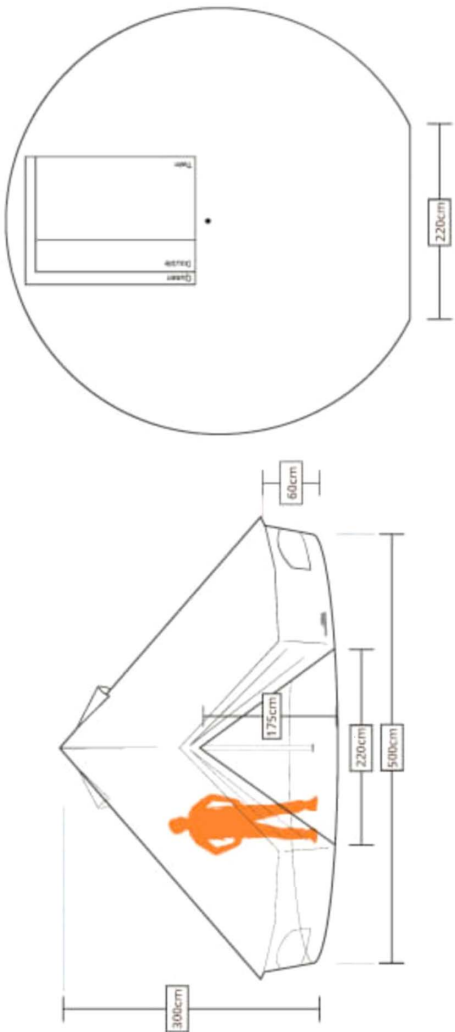
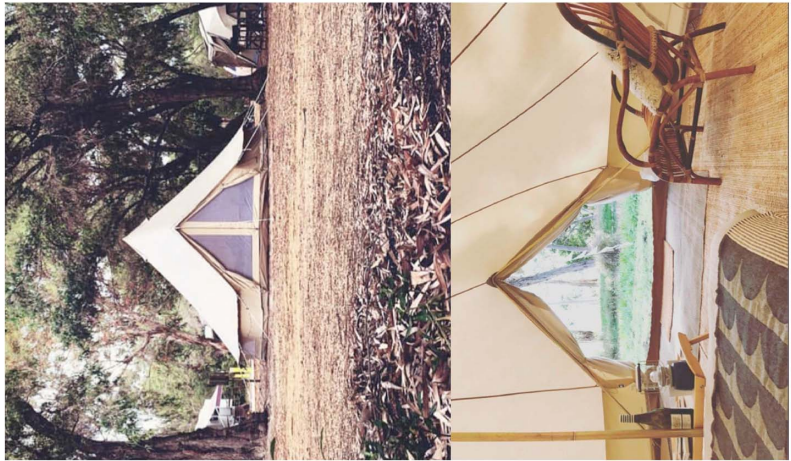
LYNNE WILTON
PAUL BUNN

21040 Tasman Highway,
Chain of Lagoons
PROPERTY ID 1427589

DRAWN:
GvdS

REVISION:
No | Date | Notes

Sibley 500: Specifications



MATERIAL : Canvas Type
Pro (360 gr/m²)
FLOOR AREA : 19.6 m²
Diamètre - 5 m
Height - 3 m
Door Height - 1.75 m

A05



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DRAWING:
TENT PLAN
ELEVATION & IMAGE

DATE: 6th July 2020

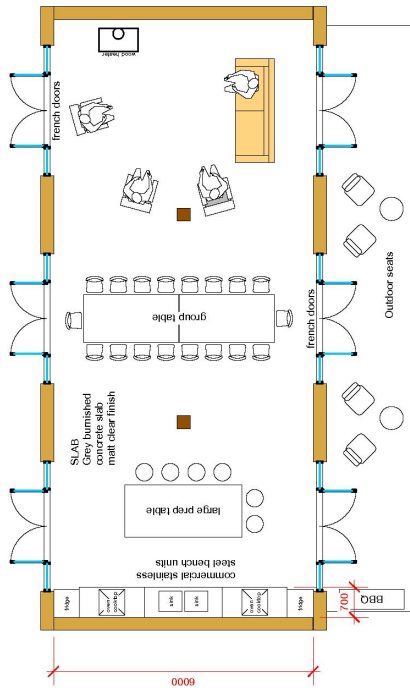
ACCREDITATION
No CC633U

SCALE:
1:50

REVISION:
No | Date | Notes

Additional
Information

DRAWN:
GvdS



A04

LYNNE WILTON
PAUL BUNN
21040 Tasman Highway,
Chain of Lagoons
PROPERTY ID 1437589

PAGE NO:

SCALE:
1:50

DRAWING:
EXISTING RAMMED
EARTH STORE PLAN
ADDITIONAL INFO.
DATE: 22nd June 2020

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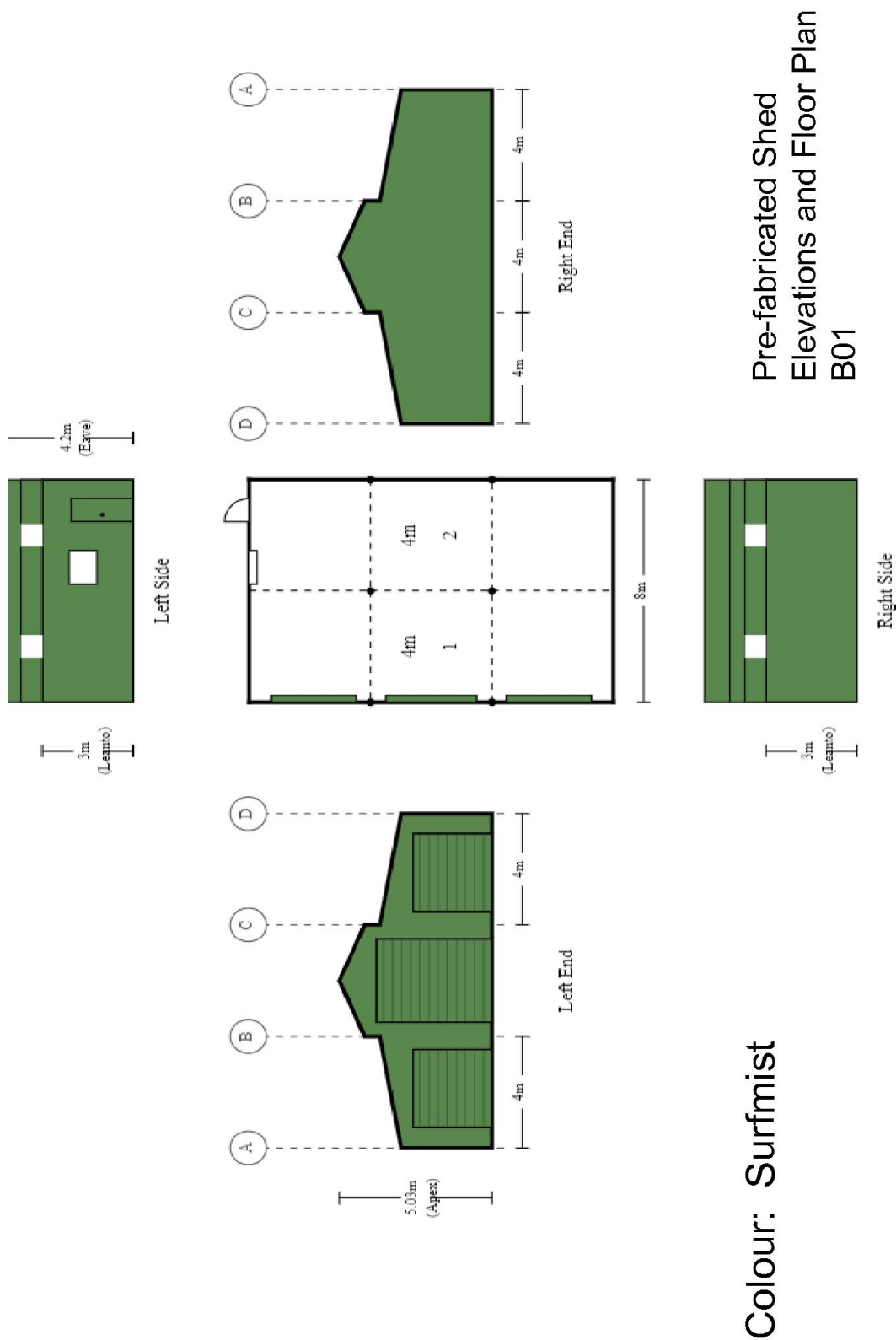
DRAWN:
GWB

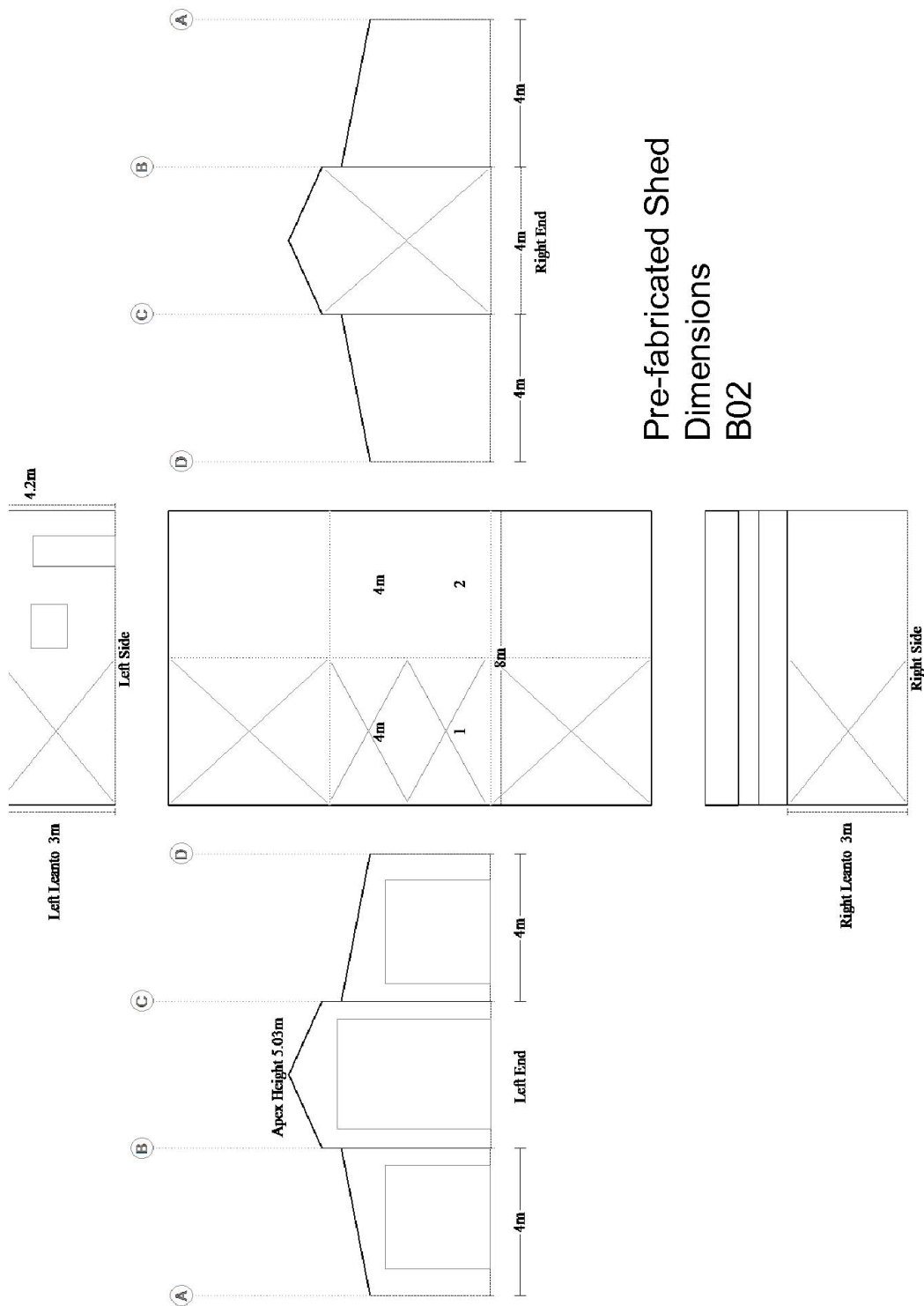
REVISION:
No | Date | Notes

ACCREDITATION
No CC633U



115





Pre-fabricated Shed Dimensions B02



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DRAWING:
SIGNAGE

DATE: 11th June 2020
ACCREDITATION
No CC633U

LYNNE WILTON
PAUL BUNN
21040 Tasman Highway,
Chain of Lagoons
PROPERTY ID 1437589

ACTION	DECISION
PROPONENT	J Binns
OFFICER	Deb Szekely, Planning Officer
FILE REFERENCE	DA 098-2020
ASSOCIATED REPORTS AND DOCUMENTS	Approved Plans ECOtas Documentation Traffic Impact Statement

OFFICER'S RECOMMENDATION:

After due consideration of the application received and Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **CHANGE OF USE TO VISITOR ACCOMMODATION (EXISTING DWELLING), DWELLING ALTERATIONS AND ADDITIONS AND NEW VISITOR ACCOMMODATION** on land situated at **64-66 TASMAN HIGHWAY, ST HELENS** described in Certificate of Title 247348/1 be **APPROVED** subject to the following conditions:

1. Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.

Approved Plans			
Plan / Document Name	Reference Number	Prepared By	Dated
Title Page	-	Jennifer Binns Design	Undated
Site Plan	A04 Rev 4	Jennifer Binns Design	7/08/2020
Existing Floor Plan	A05 Rev 4	Jennifer Binns Design	7/08/2020
Proposed Floor Plan	A06 Rev 4	Jennifer Binns Design	7/08/2020
Elevations	A07 Rev 4	Jennifer Binns Design	7/08/2020
Elevations	A08 Rev4	Jennifer Binns Design	7/08/2020
Visuals	A11 Rev 4	Jennifer Binns Design	7/08/2020
Proposed Pod	A12 Rev 4	Jennifer Binns Design	7/08/2020
Further Information- Vegetation Management for Bushfire purposes	-	Jennifer Binns Design	7/08/2020
ECOtas Report	Biodiversity Code: 64-66 Tasman Highway	Mark Wapstra ECOtas	14 July 2020
Traffic Impact Statement	Murray Street access to #64 Tasman Highway St Helens	Richard Burk Traffic and Civil Services	23/06/2020

2. The use is not to cause an environmental nuisance to the owners or occupiers of land in the surrounding area by reason of noise, dust or other pollutants emanating from the site.
3. Outdoor lighting, where provided, must be located, designed and baffled to ensure that no direct light is emitted outside the boundaries of the site.

4. Car parking spaces must be provided on-site prior to the commencement of the use. Each space must be clearly marked and used solely for parking purposes.
5. No works are to be undertaken, including changes in the topography of the site or the removal, destruction or lopping of trees other than in accordance with the approved plans, without the consent of Council. Adequate steps must be taken to prevent the damage and/or removal of any other vegetation during any works.
6. Clearing of native vegetation must be limited to that which is necessary for the development.
7. Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility. Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.
8. Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed onto any roadway, drain, wetland or watercourse.
9. Existing vegetation to be retained on the subject land must be retained and must not be damaged, removed, destroyed or lopped without the written consent of the General Manager. Delineate areas where vegetation is proposed to be retained with exclusion fencing or similar barriers and devices to prevent accidental felling and in accordance with *Australian Standard 4970 Protection of Trees on Development Sites to Protect Existing Trees*.
10. Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of the development.
11. Provide an all-weather accessible pavement to the unsealed car parking area in accordance with the approved plans and documents of development. 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. The car parking area is to be constructed and maintained to avoid dust or noise impacts and include suitable drainage and water quality treatment so as to prevent any loss of amenity to the neighbourhood.
12. Prior to the commencement of construction / works, adequate vehicle wash down 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 construction/works, measures must be in place to prevent the escape of soil and sediments beyond site boundaries.
14. Provide a landscaping plan, prior to building approval that demonstrates the treatment of stormwater shedding, soil erosion and sediment control. In particular, the submitted landscaping plan will demonstrate the protection of the adjacent watercourse and riparian vegetation from sediment pollution. The landscaping plan is to be submitted for approval by Council's Development Services Coordinator, prior to works commencing onsite.
15. The Murray Street access is to be upgraded with a reinforced concrete driveway to a width of 3.6m with the Typical Driveway Profile shown in LGAT Urban Road Driveway standard drawings TSD-R09-v1. Kerb and channel and footpath are not required.

ADVICE

- Use or development which may impact on Aboriginal cultural heritage is subject to the *Aboriginal Relics Act 1975*. If Aboriginal relics are uncovered during works then an Aboriginal

site survey is required to determine the level of impact and the appropriate mitigation procedures.

- 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.
- 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*
- Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by an accredited designer.
- This permit allows for the dual Residential Use and Visitor Accommodation Use of the existing dwelling (only) at CT247348/1, 64-66 TASMAN HIGHWAY, ST. HELENS.

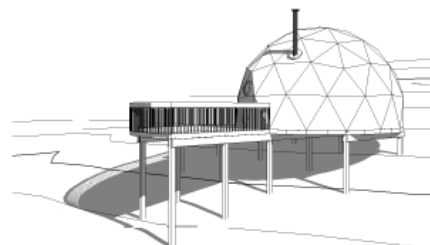
INTRODUCTION:

The applicant is seeking approval for dwelling additions and alterations to the existing dwelling on site as well as a change of use to the existing dwelling to include visitor accommodation. Additionally, the applicant is seeking approval for a new structure to accommodate additional visitor accommodation use. The development site is located at 64-66 Tasman Highway, St Helens and is zoned General Residential. The site is affected by the Bushfire Prone Areas overlay and Flood Prone Areas overlay, including Council's most recent flood mapping. The applicant is seeking an additional access from Murray Street to service the additional visitor accommodation (Pod).

Dwelling Additions



New Visitor Accommodation (Pod)



The site has a land area of 21,516 m² and has a watercourse (LISTmap mapping) extending onto the site along the south-eastern boundary.

PREVIOUS COUNCIL CONSIDERATION:

Not applicable.

OFFICER'S REPORT:

1. The proposal

The applicant is seeking approval for dwelling additions and alterations to the existing dwelling on site as well as a change of use to the existing dwelling to include visitor accommodation. Additionally, the applicant is seeking approval for a new structure to accommodate additional visitor accommodation use.

The dwelling alterations associated with the existing dwelling comprise the demolition of existing bedroom 3, existing kitchen and outbuilding. Additions to the existing dwelling comprise an Ensuited to two existing bedrooms, new laundry, dining room, and kitchen and bathroom facilities. The main building will also add a wraparound deck. The proposed dwelling additions will have a floor area of 66.1m² and the proposed deck will have a floor area of 41.7m². The main dwelling is proposed to have dual Residential and Visitor Accommodation uses.

The additional visitor accommodation (Pod) will have a floor area of 38.5m² and will also comprise decking around the same (42.9m²). The visitor accommodation pod is described as a lightweight geodesic dome and will incorporate a steel framed deck structure. The visitor accommodation pod will be accessed from Murray Street with an additional access to the site proposed. The applicant submitted a Traffic Impact Statement addressing the additional access point.

Amended Proposal

Council requested an Ecological report in response to the applicant's submission detailing vegetation removal for Bushfire Hazard Management purposes. The ecological report corrected the TASVEG 3 mapping on LISTmap and identified the following vegetation units on site:

- Urban areas (TASVEG code: FUR) – disturbed parts of the title;
- *Eucalyptus sieberi* (ironbark) forest and woodland on granite (TASVEG code: DSG) – forested slopes in the southwest-west of the title adjacent to Halcyon Grove. Forest is modified by previous land use and scattered remnant trees DSG is a well reserved and widespread vegetation type;
- *Melaleuca ericifolia* swamp forest (TASVEG code: NME) – remnant riparian vegetation. Importantly NME is classified as threatened under Schedule 3A of the Tasmanian Nature Conservation Act 2002.

As a result Council requested the applicant to demonstrate how the proposed development satisfied the Biodiversity Code of the Planning Scheme. The applicant responded with revised plans demonstrating the land within the site described as NME would not be affected by the proposed development and no vegetation clearing was required within this vegetation type. This was achieved through bushfire hazard management practices being revised.

2. Applicable Planning Scheme Provisions

Part 10 General Residential Zone;
E4 Road and Railway Code;
E5 Flood Prone Areas Code;
E6 Car Parking and Sustainable Transport Code;
E8 Biodiversity Code;
E9 Water Quality Code.

3. Referrals

- Department State Growth
- Break O'Day Council Works Department

4. Assessment

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

Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Schemes
Visitor Accommodation P1

Break O'Day Interim Planning Scheme 2013:

10.4.16.1 Stormwater Disposal P1

E4.7.2 Management of Road Accesses and Junctions P1

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

E6.7.1 Construction of Car Parking Spaces and Access Strips P1

E6.7.2 Design and Layout of Car Parking P2

E8.6.1 Habitat and Vegetation Management P2.1

Detailed assessment against the provisions of the Planning Directive No. 6 and the Break O'Day Interim Planning Scheme 2013 is provided below. The proposal is deemed to comply with the performance criteria applicable.

Planning Assessment

Planning Directive No. 6 - Exemption and Standards for Visitor Accommodation in Planning Schemes

Visitor Accommodation

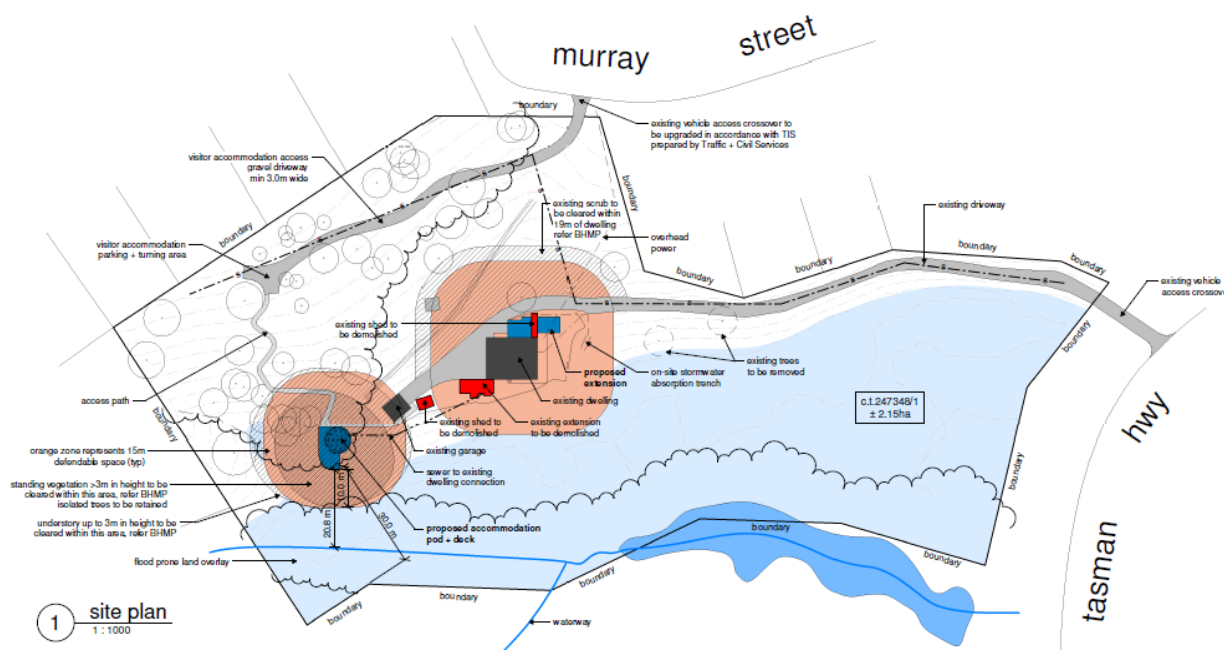
Objective:
That Visitor Accommodation: (a) is compatible with the character and use of the area ; (b) does not cause an unreasonable loss of residential amenity ; and (c) does not impact the safety and efficiency of local roads or rights of way.

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Visitor Accommodation must:</p> <p>(a) accommodate guests in existing habitable buildings; and</p> <p>(b) have a gross floor area of not more than 200m² per lot.</p>	<p>P1</p> <p>Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to:</p> <p>(a) the privacy of adjoining properties;</p> <p>(b) any likely increase in noise to adjoining properties;</p> <p>(c) the scale of the use and its compatibility with the surrounding character and uses within the area;</p> <p>(d) retaining the primary residential function of an area;</p> <p>(e) the impact on the safety and efficiency of the local road network; and</p> <p>(f) any impact on the owners and users rights of way.</p>

Response:

The proposed development includes extensions and alterations to the existing dwelling as well as a change of use to include visitor accommodation. The existing dwelling will have a GFA of 222.1 m² and is therefore relying on satisfying the performance criteria. Additionally the new pod will be utilised for visitor accommodation and is also relying on satisfying the performance criteria for approval.

Existing Dwelling: The existing dwelling as visitor accommodation is discretionary due to the GFA exceeding 200 m², however the site land area is 21,516 m² with the use able to achieve significant separation from adjoining premises. Access to the existing dwelling is from the Tasman Highway and this will not change. The change of use to visitor accommodation within the existing dwelling continues to observe the privacy of adjoining dwellings and is unlikely to impact on the residential amenity of the area.



Similarly the proposed pod, which is to be sited south of the existing dwelling will observe all required setbacks and is similarly sited on a large lot with a large capacity to support the additional structures due to the lot size. The siting of the proposed visitor accommodation is able to ensure the privacy of adjoining uses and is unlikely to impact on the residential amenity of the area. Access to the pod is proposed from Murray Street and a Traffic Impact Statement has been lodged that supports this access. The primarily residential function of the area will be maintained and the scale of use of the large site is less intensive than the surrounding residential uses on smaller lots. The proposed development is considered to be compatible with the surrounding area in terms of scale and character.

The proposed development satisfies the performance criteria in this instance.

Acceptable Solutions	Performance Criteria
A2 Visitor Accommodation is not for a lot, as defined in the <i>Strata Titles Act 1998</i> that is part of a strata scheme where another lot within that strata scheme is used for a residential use.	P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to: (a) the privacy of residents; (b) any likely increase in noise; (c) the residential function of the strata scheme; (d) the location and layout of the lots; (e) the extent and nature of any other nonresidential uses; and (f) any impact on shared access and common property.
<p><i>Response:</i> <i>The proposed use and development is not for a lot as defined in the Strata Titles Act 1998 and satisfies the acceptable solution.</i></p>	

10 General Residential Zone

10.2 Use Table

Planning Directive No. 6 directs that Visitor Accommodation is 'Permitted' with no qualification within the General Residential Zone (3.1(c)).

10.3 Use Standards

10.3.1 Amenity

Acceptable Solutions	Proposed Solutions
A1 If for permitted or no permit required uses.	A1 The proposed use and development is for a Permitted Use in accordance with Planning Directive No. 6. The proposed development satisfies the acceptable solution.
A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	A2 Not Applicable. The proposed use and development is not for a discretionary use.
A3 If for permitted or no permit required uses.	A3 The proposed use and development is for a Permitted Use in accordance with Planning Directive No. 6. The proposed development satisfies the acceptable solution.

10.3.2 Residential Character – Discretionary Uses

Acceptable Solutions	Proposed Solutions
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	A1 Not Applicable. The proposed use and development is not for a discretionary use.
A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	A2 Not Applicable. The proposed use and development is not for a discretionary use.
A3 Waste material storage for discretionary uses must: a) not be visible from the road to which the lot has frontage ; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.	A3 Not Applicable. The proposed use and development is not for a discretionary use.

10.4 Development Standards

The development standards apply to the dwelling alterations and additions to the existing dwelling.

10.4.1 Residential density for multiple dwellings.

The proposed development does not include multiple dwelling and no further assessment is required in this section.

10.4.2 Setbacks and building envelope for all dwellings.

The proposed development satisfies the acceptable solution in all respects.

10.4.3 Site coverage and private open space for all dwellings.

The proposed development satisfies the acceptable solution in all respects.

10.4.4 Sunlight and overshadowing for all dwellings.

The proposed development satisfies the acceptable solution in all respects.

10.4.5 Width of openings for garages and carports for all dwellings.

The proposed development satisfies the acceptable solution in all respects.

10.4.6 Privacy for all dwellings

The proposed development satisfies the acceptable solution in all respects.

10.4.7 Frontage fences for all dwellings.

Not applicable. The proposed development does not include fencing to the frontage.

10.4.8 Waste storage for multiple dwellings.

Not applicable. The proposed development does not include multiple dwellings. The proposed pod does not meet the definition for a 'dwelling'.

10.4.9 Storage for multiple dwellings

Not applicable. The proposed development does not include multiple dwellings. The proposed pod does not meet the definition for a 'dwelling'.

10.4.10 Common property for multiple dwellings

Not applicable. The proposed development does not include multiple dwellings. The proposed pod does not meet the definition for a 'dwelling'.

10.4.11 Outbuildings and ancillary structures for the Residential Use Class other than a single dwelling.

Not applicable. The proposed development is for the use class Visitor Accommodation.

10.4.12 Site Services for multiple dwellings.

Not applicable. The proposed development does not include multiple dwellings. The proposed pod does not meet the definition for a 'dwelling'.

10.4.13 Clauses 10.4.13.1 – 10.4.13.10 only apply to development within the Residential Use Class which is not a dwelling.

This section does not apply to the alterations and additions to the existing dwelling. This section does not apply to the proposed pod as it doesn't meet the definition for a 'dwelling'.

10.4.14 Non Residential Development

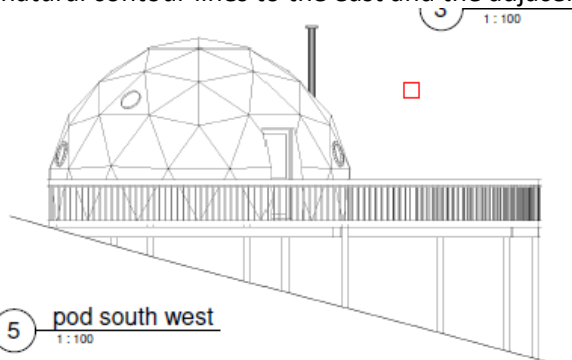
This section applies to the proposed visitor accommodation (Pod).

Acceptable Solutions	Proposed Solutions
A1 If for permitted or no permit required uses.	<p>A1 The proposed visitor accommodation (Pod) is for a permitted use within the General Residential Zone.</p> <p>It should be noted that the proposed visitor accommodation (Pod) has been assessed against the performance criteria P1 of Planning Directive No. 6 with respect to ensuring the same is compatible with the character and use of the area and not cause an unreasonable loss of residential amenity. The site is able to satisfactorily accommodate the proposed visitor accommodation due to the size of the lot (21,516m²) and the siting of the structures sufficiently far from property boundaries. The development is able to ensure privacy of adjoining properties due to generous setbacks from the title boundaries being able to be achieved. Enhanced setbacks and existing screening vegetation reduces the visual impact when viewed from the road and adjoining properties.</p> <p>The proposed development satisfies the acceptable solution.</p>

10.4.15 Subdivision.

Not applicable. The proposed development does not include subdivision. No further assessment against this section is required.

10.4.16.1 Stormwater Disposal

Acceptable Solutions	Proposed Solutions
<p>A1 All run off from buildings must be directed into on-site water storage tanks and the overflow from the tanks disposed of into the Council maintained roadside drain or the reticulated stormwater system.</p> <p>P1 Stormwater must be managed on the site so that it does not cause pollution, soil erosion or flooding to adjacent lots.</p>	<p>Assessment against the Performance Criteria is required.</p> <p>The existing dwelling which will undergo additions and alterations, currently utilises on-site disposal of overflow from water storage tanks. The dwelling will continue to utilise on-site disposal for stormwater overflow and the disposal area is in excess of 55m from the southern side boundary and is capable of being absorbed onsite.</p> <p>The proposed visitor accommodation (Pod) is a lightweight geodesic dome that does not collect stormwater due to the design and instead sheds rain from the roof. The pod responds to the site contours by being supported on a deck and allowing stormwater to follow the natural contour lines to the east and the adjacent waterway.</p>  <p>The pod is located nearly 40m to the southern boundary and approximately 35m to the western boundary with contours demonstrating a fall towards the eastern watercourse. On-site disposal of stormwater will continue in this respect. Landscaping and works will be conditioned to ensure site disturbance due to construction will not be exacerbated by stormwater disposal on site.</p> <p>The proposed development satisfies the performance criteria in this instance.</p>

10.4.16.2 Filling of sites

Acceptable Solutions	Proposed Solutions
<p>A1 Fill must be;</p> <p>a) No more than 50m³, and</p> <p>b) Clean fill, and</p> <p>c) Located more than 2m from any boundary.</p>	<p>Not applicable.</p> <p>The proposed development does not include fill.</p>

E4 Road and Railway Code

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

The proposed use and development has been determined to satisfy all relevant Acceptable Solutions of the Use Standards of the Road and Railway Code.

E4.7 Development Standards

E4.7.1 Development on and adjacent to existing and future arterial roads and railways.

Not applicable. The proposed development is not on or adjacent to a category 1 or 2 road, railway or future road and railway.

E4.7.2 Management of Road Accesses and Junctions.

Acceptable Solutions	Proposed Solutions
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p> <p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>	<p>Assessment against the Performance Criteria is required.</p> <p>The applicant has submitted a Traffic Impact Statement prepared by Richard Burk (Traffic and Civil Engineer) from Traffic and Civil Services who has over 33 years of experience with state and local government in roads and traffic. The TIS specifically addressed the proposed Murray St entrance/exit. Existing road conditions were reviewed including the speed environment, visibility and traffic safety. The assessment concluded the proposal satisfies the performance criteria as:</p> <ul style="list-style-type: none"> • Austroads safe system assessment concluded the proposal has a low crash risk; • Is safe and efficient in a low traffic activity environment; • The proposed access has adequate sight distance; • The urban residential access standard can be achieved in accordance with LGAT guidelines. <p>The TIS was reviewed by Council's Works Department.</p> <p>The proposed development is considered to satisfy the performance criteria in this instance.</p>
<p>A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.</p>	<p>A2 Not applicable. The Tasman Highway and Murray Street both have a speed limit at or below 60km/h.</p>
<p>A3 Accesses must not be located closer than 6m from an intersection, nor within 6m of a break in a median strip.</p>	<p>A3 Accesses are not located closer than 6m from an intersection or break in a median strip.</p> <p>The proposed development satisfies the acceptable solution.</p>

E4.7.3 Management of Rail Level Crossings

Not applicable. The proposed development is not located in proximity to a rail level crossing.

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

Acceptable Solutions	Proposed Solutions
<p>A1 Sight distances at</p> <p>a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and</p> <p>b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or</p> <p>c) If the access is a temporary access, the written consent of the relevant authority has been obtained.</p> <p>P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.</p>	<p>Assessment against the Performance Criteria is required.</p> <p>Table E4.7.4 requires a Safe Intersection Sight Distance (SISD) of 80m where the speed environment is 50 km/hr and the speed limit is 60 km/hr or less. On exiting the site, the sight distance to the left of the access is 50m and therefore the development is relying on satisfying the performance criteria. The TIS advises AS2890.1 2004 – Figure 3.2 Sight Distance Requirements at Access Driveways nominates a minimum sight distance of 35m for residential accesses with a frontage road speed of 40 km/h. The proposed development site is able to achieve the safety requirements of the Australian Standard and a suitably qualified person has determined the existing site distance not complying with Table E4.7.4, to be safe and satisfying the performance criteria.</p> <p>The TIS was reviewed by Council's Works Department. The proposed development is considered to satisfy the performance criteria in this instance.</p>

E5 Flood Prone Areas Code

The development site is partially affected by mapping identifying land that is at risk of flooding (planning scheme maps). The application has demonstrated that the proposed development is outside of the mapped flood prone hazard areas and no further assessment against the Code is required.

E6 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

The proposed use and development has been determined to satisfy all relevant Acceptable Solutions of the Use Standards of the Car Parking and Sustainable Transport Code. The existing dwelling and visitor accommodation provides for two (2) car parking spaces and the proposed visitor accommodation (pod) provides for one (1) car parking space.

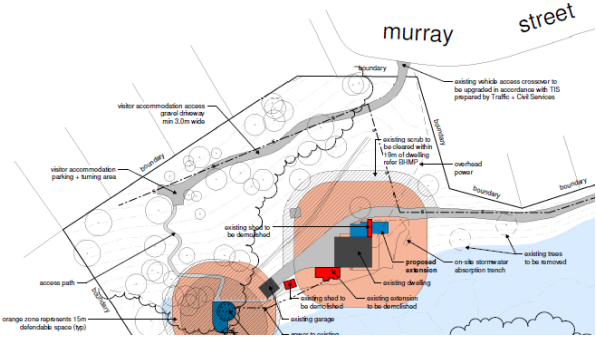
E6.7 Development Standards

E6.7.1 Construction of Car Parking Spaces and Access Strips

Acceptable Solutions	Proposed Solutions
<p>A1 All car parking, access strips manoeuvring and circulation spaces must be:</p> <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>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>Assessment against the Performance Criteria is required.</p> <p>As the proposed development includes the additional visitor accommodation pod, the applicant is relying on satisfying the performance criteria (P1) with respect to items b). The car parking, access strips, manoeuvring and circulation spaces are to be formed to an adequate level and drained but will not have an impervious all weather seal. Due to the car parking only servicing the pod, it will however be clearly identified for visitor accommodation use. The driveway and parking servicing the visitor accommodation pod will be formed of compacted gravel and will be able to adequately drain to pervious surfaces on site. All drainage will be able to be confined to the site due to the size of the lot.</p> <p>The construction materials utilised will enable the car parking and access strips to be usable in all weather conditions.</p> <p>The proposed development satisfies the performance criteria in this instance.</p>

E6.7.2 Design and Layout of Car Parking

Acceptable Solutions	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 Not Applicable. The proposed development is not required to provide for 4 or more spaces. The existing dwelling is for alterations and additions and continues to provide for car parking as previously.</p>

Acceptable Solutions	Proposed Solutions
<p>A2.1 Car parking and manoeuvring space must:</p> <ol style="list-style-type: none"> have a gradient of 10% or less; and where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and have a width of vehicular access no less than prescribed in Table E6.2; and 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: <ol style="list-style-type: none"> there are three or more car parking spaces; and where parking is more than 30m driving distance from the road; or 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> <ol style="list-style-type: none"> 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 provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic. 	<p>Assessment against the Performance Criteria is required.</p> <p>The existing access has a 15% downhill gradient at the entrance with the access way then levelling out to the car parking space allocated to the proposed visitor accommodation (Pod). The access has been assessed as part of the Traffic Impact Statement and found to be safe. The gravel driveway is a minimum of 3m wide and provides for turning ensuring vehicles can leave in a forward direction.</p>  <p>The proposed development is considered to satisfy the performance criteria in this instance.</p>

E6.7.3 Parking for Persons with a Disability

Not applicable. No disabled access parking provisions are proposed as part of this application.

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

Not applicable. The proposed development does not include retail, commercial, industrial, service industry, warehouse or storage uses.

E6.8.5 Pedestrian Walkways

Not applicable. The proposed development is not required to provide separate pedestrian access.

E8 Biodiversity Code

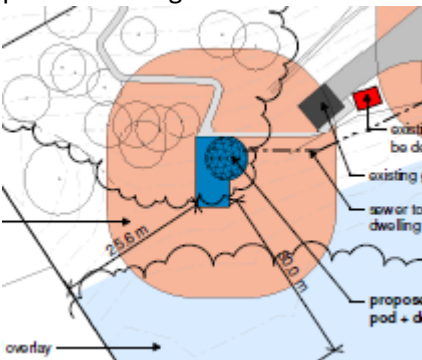
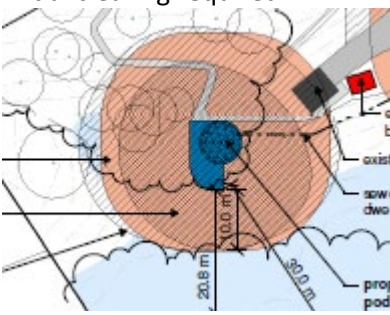
E8.5 Use Standards

Not used in this Scheme.

E8.6 Development Standards

E8.6.1 Habitat and Vegetation Management

Acceptable Solutions	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>Not applicable. The proposed development site does not contain Priority Habitat.</p>

Acceptable Solutions	Proposed Solutions
<p>A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.</p> <p>P2.1 Clearance or disturbance of native vegetation must be consistent with the purpose of this Code and not unduly compromise the representation of species or vegetation communities of significance in the bioregion having regard to the:</p> <ol style="list-style-type: none"> quality and extent of the vegetation or habitat affected by the proposal, including the maintenance of species diversity and its value as a wildlife corridor; and means of removal; and value of riparian vegetation in protecting habitat values; and impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, in proximity to habitat or vegetation; and need for and adequacy of proposed vegetation or habitat management; and conservation outcomes and long-term security of any offset in accordance with the General Offset Principles for the RMPS, Department of Primary Industries, Parks, Water and Environment. 	<p>Assessment against the Performance Criteria is required.</p> <p>The applicant has submitted a biodiversity assessment conducted by Mark Wapstra, Senior Scientist, ECOtas and the report has been reviewed by Council. The report was requested by Council given the native vegetation onsite and the proposed clearing required for bushfire hazard management associated with the proposed visitor accommodation (Pod).</p> <p>The ecological report corrected the TASVEG 3 mapping on LISTmap and identified the following vegetation units on site:</p> <ul style="list-style-type: none"> Urban areas (TASVEG code: FUR) – disturbed parts of the title; <i>Eucalyptus sieberi</i> (ironbark) forest and woodland on granite (TASVEG code: DSG) – forested slopes in the southwest-west of the title adjacent to Halcyon Grove. Forest is modified by previous land use and scattered remnant trees DSG is a well reserved and widespread vegetation type; Melaleuca ericifolia swamp forest (TASVEG code: NME) – remnant riparian vegetation. Importantly NME is classified as threatened under Schedule 3A of the Tasmanian Nature Conservation Act 2002. <p>As a result Council requested the applicant to demonstrate how the proposed development satisfied the Biodiversity Code of the Planning Scheme. The applicant responded with revised plans demonstrating the land within the site described as NME would not be affected by the proposed development and no vegetation clearing was required within this vegetation type. This was achieved through bushfire hazard management practices being revised.</p>  <p>Initial clearing required.</p>  <p>Amended clearing required.</p> <p>The area to the east adjoining the vegetation associated with NME is already in a managed state and as a result no clearing within the NME (threatened vegetation) is required.</p> <p>The proposed development is considered to satisfy the purpose of the code and the performance criteria in this instance.</p>

E9 Water Quality Code

E9.5 Use Standards

Not used in this Scheme.

E9.6 Development Standards

E9.6.1 Development and Construction Practices and Riparian Vegetation

Already in a managed state and the riparian veg that is there won't be touched

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 clearing is required within 40m of the watercourse as land abutting the Melaleuca vegetation (NME) is already in a managed state and no clearing is required within the NME. The proposed development satisfies the acceptable solution.
A2 A wetland must not be filled, drained, piped or channelled.	A2 Not applicable. The proposed development does not include the filling, draining etc. of a wetland.
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	A3 Not applicable. The watercourse (not mapped within LISTmap) is not proposed to be filled, piped or channelled.

E9.6.2 Water Quality Management

Acceptable Solutions	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 Geodesic Dome structure utilised for the proposed visitor accommodation (Pod) is unable to collect stormwater for disposal purposes. In order to satisfy the acceptable solution, the proposed development will be conditioned to submit a landscape plan associated with the dome that acts as a sediment trap to ensure stormwater discharged to the adjacent watercourse is adequately treated and does not cause sediment contamination, erosion or affect values associated with the riparian vegetation. The proposed development will be conditioned to comply with the acceptable solution.
A2.1 No new point source discharge directly into 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.	A2.1 and A2.2 Not applicable. No point source discharge into watercourse is proposed.
A3 No acceptable solution. P3 Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.	P3 Not applicable. The proposed development does not include a quarry or borrow pit.

E9.6.3 Construction of Roads

Not applicable. The proposed development does not include a road or track to cross, enter or drain a watercourse.

E9.6.4 Access

Not applicable. New access points to a watercourse are not proposed.

E9.6.5 Sediment and Erosion Control

Not applicable. The proposed development does not include subdivision.

E9.6.6 Water Catchment Areas

The proposed development is not sited within a defined buffer area for water catchments.

5. Representations

The application was advertised 22 August 2020 to 4 September 2020 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining land owners. Four (4) representations were received prior to the closing date and time and one (1) enquiry was made but did not wish to make a formal representation. The representation is as follows:

Issue	Response
Proposed Murray Street entrance is dangerous to cars and pedestrians.	The proposed development includes a Traffic Impact Statement which has been reviewed by Council's Works Department and determined to be safe.
Proposed Murray Street entrance is directly across from representors' house and will cause lights to shine into premises.	All Development within the General Residential Zone is required to provide for access for vehicles from properties.
Significant increase in traffic to Murray Street	The increase in daily vehicle trips for casual accommodation is 3 daily vehicle trips per unit. This has been factor into the assessment and has been found to be safe.

The representations made all were concerned with the Murray Street entrance with respect to an increase in use and traffic safety. The representors would prefer access for the proposed visitor accommodation (Pod) to occur from the existing access on the Tasman Highway. The application has submitted a Traffic Impact Statement from a suitably qualified person which has been reviewed by Council's Works department and has been determined to be safe.

- "From Austroads Safe System Assessment the proposal has a low crash risk;
- Is safe and efficient in a low traffic activity environment;
- The proposed access has adequate sight distance;
- The urban residential access stand can be achieved in accordance with LGAT guidelines".

"Existing road conditions have been reviewed including the speed environment, visibility and traffic safety. No issue were detected with the proposal and evidence is provide to demonstrate requirements of the Break O'Day Interim Planning Scheme 2013: Road and Railway Assets Code E4 can be satisfied."

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 General Residential Zone, all relevant Codes and issues and Planning Directive No. 6. The application has demonstrated compliance with the Acceptable Solutions and six (6) Performance Criterion; the received representations have been considered. It is recommended for approval with conditions normally set to this type of development.

STRATEGIC PLAN & ANNUAL PLAN:

Not Applicable.

LEGISLATION & POLICIES:

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

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

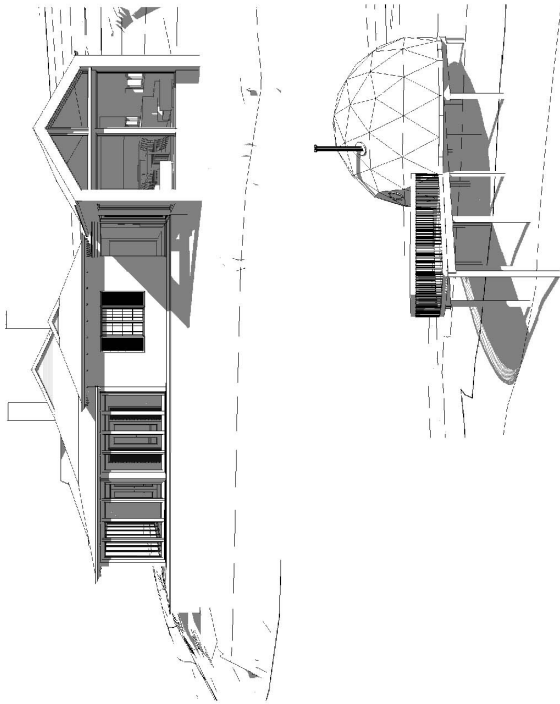
VOTING REQUIREMENTS:

Simple Majority

Building Areas	
existing dwelling	154.74
proposed extension	67.36
proposed deck	41.69
proposed pod	38.53
proposed pod deck	36.51
	340.83

poposed dwelling extension + alterations,
 visitor accommodation use
 + visitor accommodation pod
 ian bradshaw + justine bridgland
 64-66 tasman highway st helens tasmania 7216

planning application



the intent of the demolition plan is to show the general nature of structures to be demolished, contractors are responsible for visiting the job site and verifying the existing condition.

the intent of the demolition plan is to show the general nature of structures to be demolished, contractors are responsible for visiting the job site and verifying the existing condition.

coordinate and verify with the owner all items to be salvaged prior to demolition.

notify the designer immediately if there are any discrepancies.

maintain separation between the area of demolition and the rest of the dwelling with plastic sheathing to prevent dust migration.

because no damage to existing structures to remain and protect all existing finishes, doors, frames etc.

Take care not to encroach onto adjacent occupied areas.

use all means necessary to prevent the spread of dust to adjacent areas.

conduct demolition operations and removal of debris to ensure minimum interference with streets and adjacent occupied areas.

dispose of all demolished or removed materials legally off site.

and shall not be held liable for asbestos or other hazardous materials, asbestos materials to be removed in accordance with

maintain existing utilities to remain in service and protect against workplace standards code of practice

schedule all service shutdowns with the owner to avoid damage during demolition.

remove anchor bolts and embedded items from concrete which

refer to structural, mechanical, electrical and plumbing drawings

where available, air rivet, electrical and plumbing items to be capped and identified.

upon completion clean the entire area to a tidy uniform condition removing all debris, dust and associated materials.

provide support for above ceiling items which were originally supported by removed structures.

tape, patch, sand, paint and repair remaining structures and finishes affected by demolition to owner's satisfaction.

comply with all requirements of local authority and building surveyor.

✕

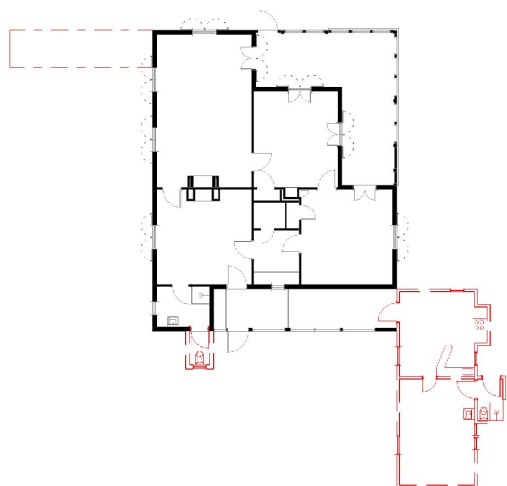
69 bed

3	3	16.891
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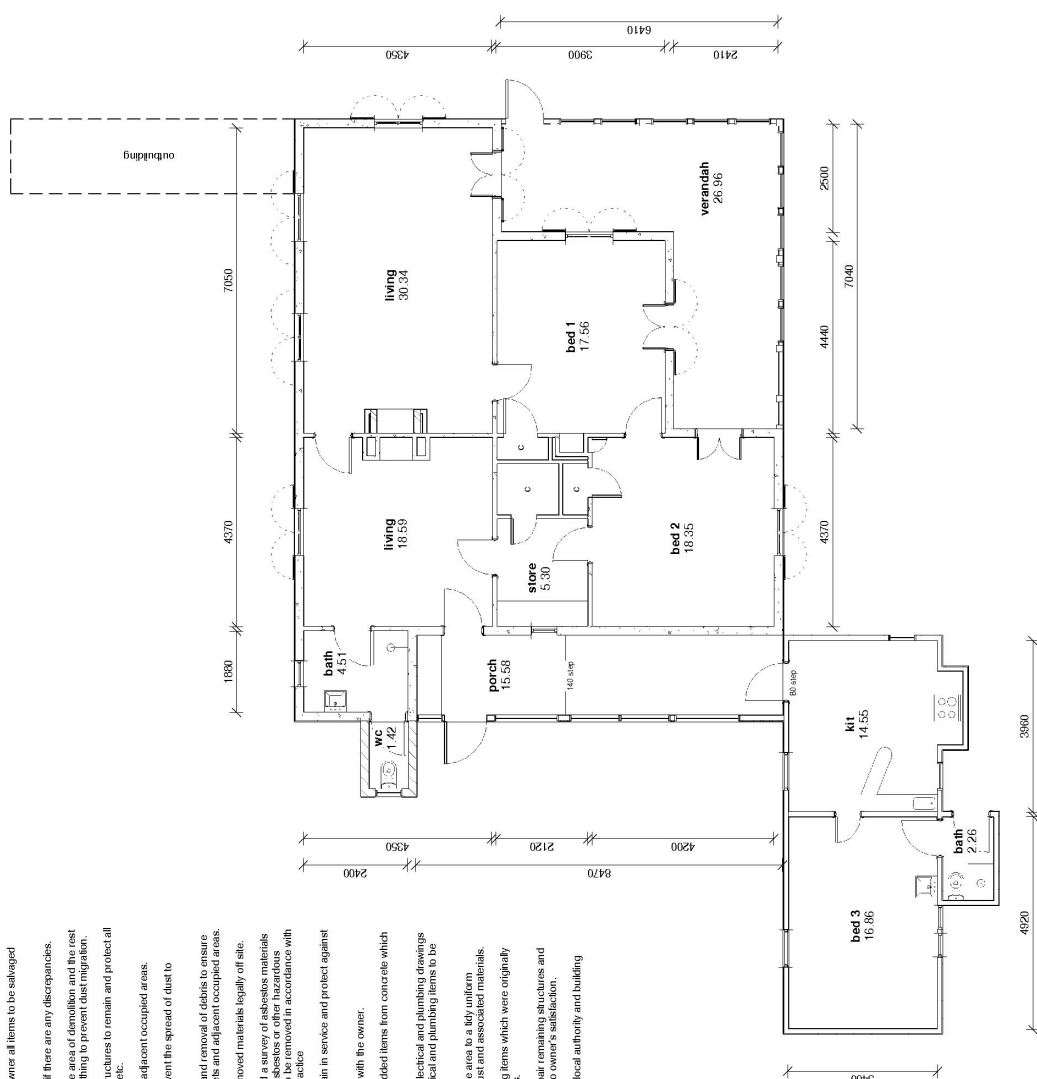
A technical drawing of a vertical pipe section. The pipe is shown in profile with a cross-section symbol (a circle with a diagonal line) indicating the cut. The drawing is oriented vertically.

492 I.



④ existing

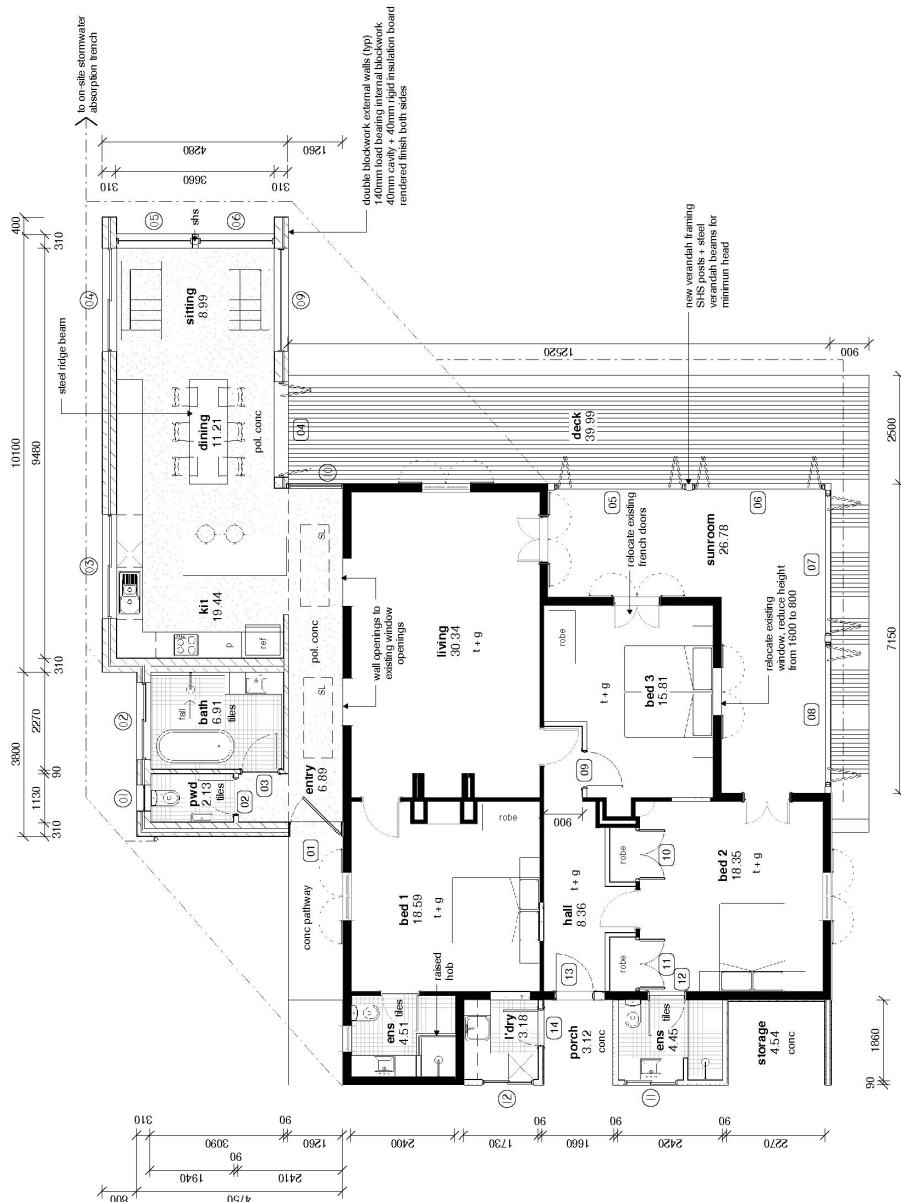


2 dwelling demolition plan
1 : 200





1 existing floor plan
1:100

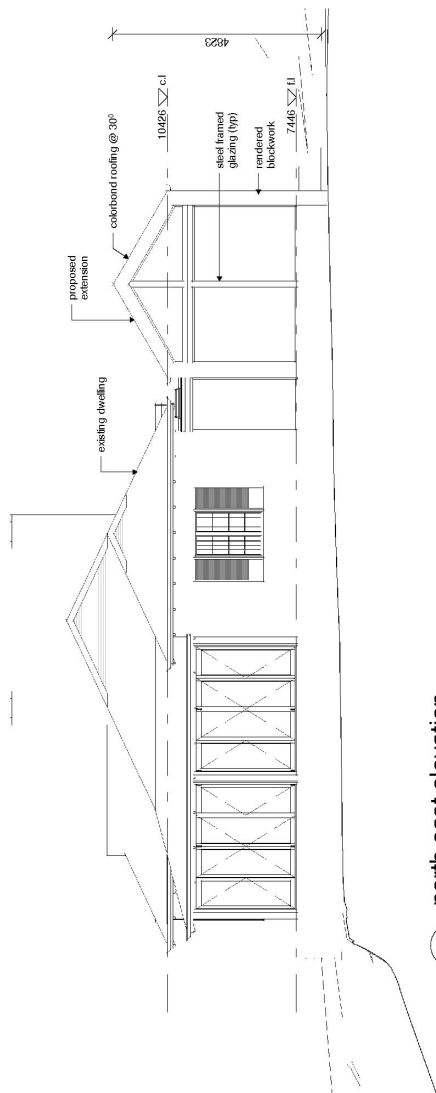
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3	planning	11/06/20
2	planning	11/06/20
1	preliminary	14/04/20
REV	DESCRIPTION	DATE
PROJECT:		
dwelling alterations + pod		
FOR:		
i bradshaw + j bridgland		
64-66 tasman highway		
st helens tasmania 7216		
DRAWING TITLE		
existing floor plan		
DRAWING NO:		DRAWN BY: JB
a05		DATE: 07/08/20
SCALE: As indicated		PROJECT: 1219BR
 www.jenniferbinnsdesign.com.au (03) 5076 2388 0439 765 9242 jenniferbinnsdesign@gmail.com and 4 week 24 hour service, all states, tasm, nz, melb, 226  bda BUILDING DESIGN AUSTRALIA ACCREDITATION NO. CC 1268		



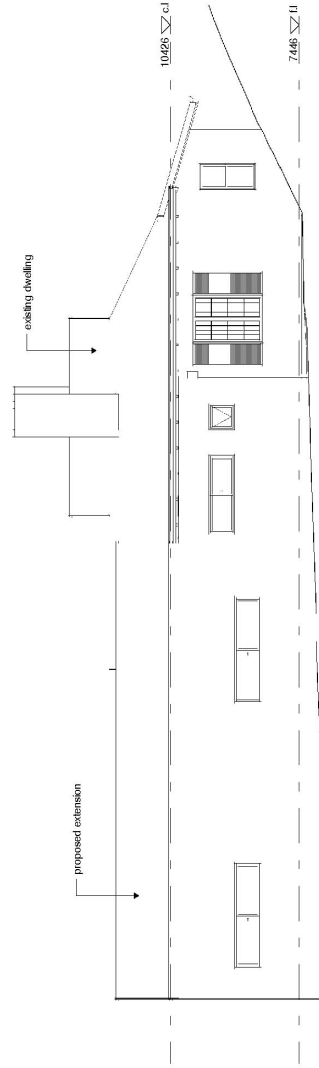
1 proposed floor plan
1:100





4	planning	07.08.20
3	planning	11.06.20
2	planning	14.04.20
1	primary	14.04.20
REV: DESCRIPTION: DATE:		
PROJECT: dwelling alterations + pod		
FOR: i bradshaw + j bridgland		
64-66 tasman highway		
st helens tasmania 7216		
DRAWING TITLE: proposed floor plan		
DRAWING NO: a06	DRAWN BY: JB	
	DATE: 07.08.20	
SCALE: 1:100	PROJECT: 1219BR	
 jennifer binns <small>www.jenniferbinnsdesign.com.au</small> <small>(03) 6376 2288 (0439 765 452, jenniferbinnsdesign@gmail.com)</small> <small>Suite B level 1 every house, 48 Cecilia Street, St Helens 7216</small>		
 <small>BDA</small> <small>becomes</small> <small>REGISTERED</small> <small>ACCREDITATION NO. 001 001 001</small>		

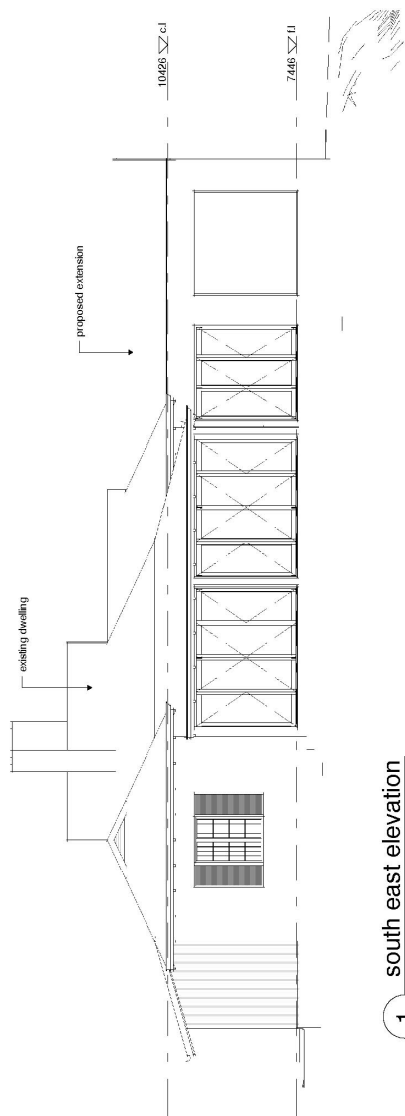


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1 : 100

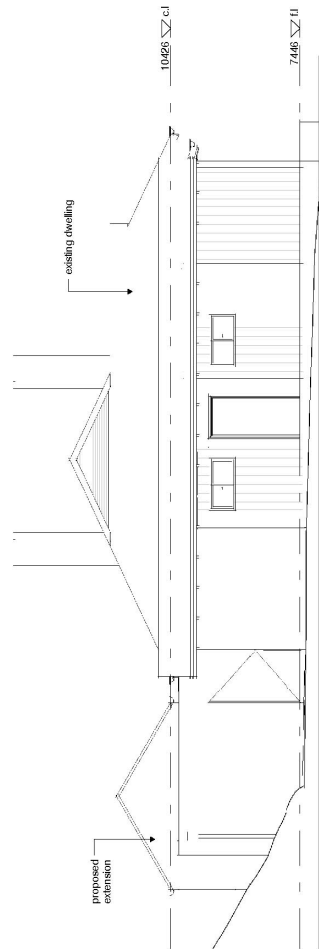


2 north west elevation
1 : 100



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3	planning	11.08.20
2	planning	14.04.20
1	planning	14.04.20
REV	DESCRIPTION	DATE
PROJECT		
dwelling alterations + pod		
FOR:		
i bradshaw + j bridgland		
64-66 tasman highway		
st helens tasmania 7216		
DRAWING TITLE		
elevations		
DRAWING NO.		DRAWN BY: JB
a07		DATE: 07.08.20
SCALE: 1 : 100		PROJECT: 1219BR
 jennifer binns www.jenniferbinnsdesign.com.au (03) 6376 2288 (0439 765 452, jenniferbinnsdesign@gmail.com) Suite B level 1 every house, 48 Cecilia Street, St Helens 7216		
 bda BUILDING DESIGN ASSOCIATION ACCREDITED DESIGNER		

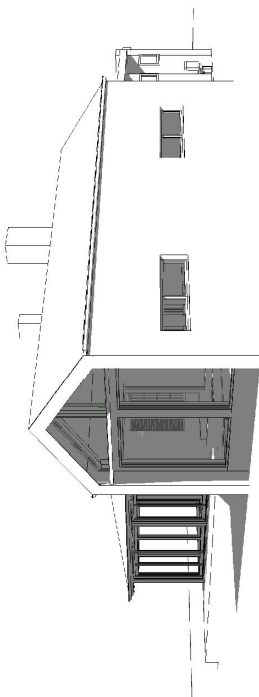


1 south east elevation
1 : 100

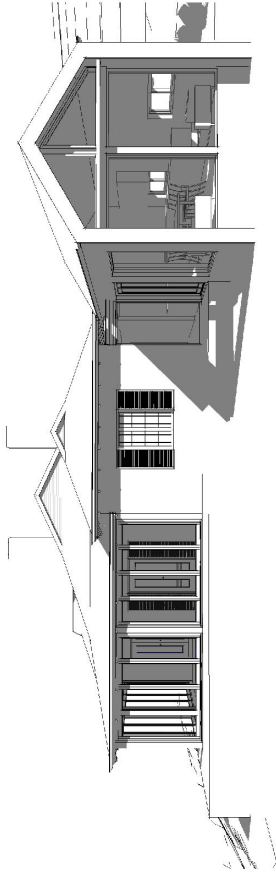


2 south west elevation
1 : 100

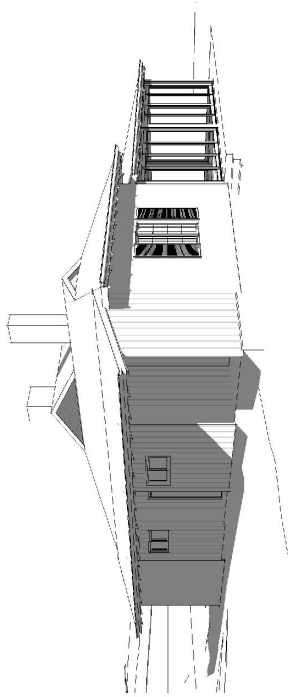
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2	planning	14.04.20
1	primary	14.04.20
REV.	DESCRIPTION	DATE
PROJECT		
dwelling alterations + pod		
FOR:		
i bradshaw + j bridgland		
64-66 tasman highway		
st helens tasmania 7216		
DRAWING TITLE		
elevations		
DRAWING NO.		DRAWN BY: JB
a08		DATE: 07.08.20
SCALE: 1 : 100		PROJECT: 1219BR
 jennifer binns <small>www.jenniferbinnsdesign.com.au</small> <small>(03) 6376 2388 (0439 765 452, jenniferbinnsdesign@gmail.com)</small> <small>Suite B level 1 every house, 48 Cecilia Street, St Helens 7216</small>		
 <small>becomes</small> <small>ACCREDITATION NO. 001 0784</small>		



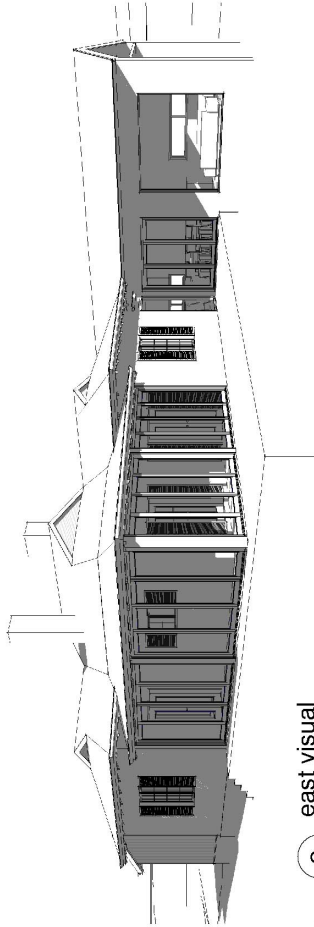
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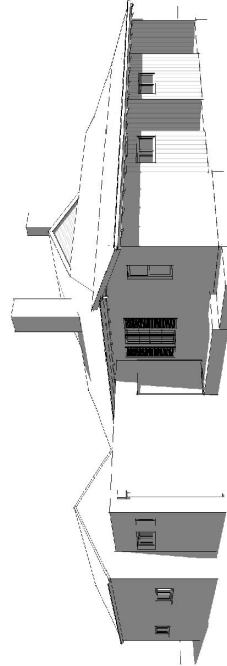
5 north east visual



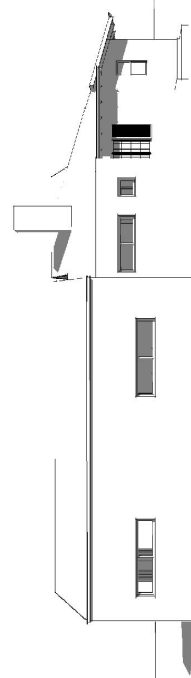
3 south visual



2 east visual



4 west visual



6 north west visual

REV	DESCRIPTION	DATE
4	planning	07.08.20
3	planning	11.08.20
2	planning	14.08.20
1	primary	14.04.20

PROJECT
dwelling alterations + pod

FOR
i bradshaw + j bridgland
64-66 tasman highway
st helens tasmania 7216

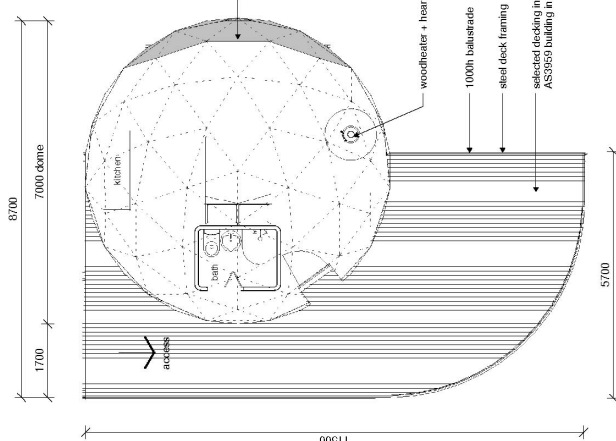
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visuals

DRAWING NO.
a11

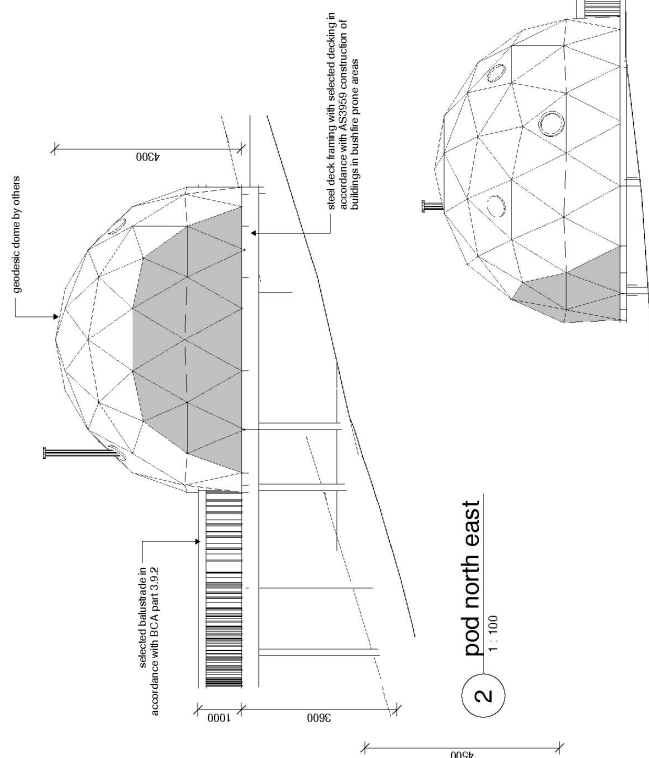
SCALE
PROJECT 1219BR

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(03) 6376 2388 (0439 765 452, jenniferbinnsdesign@gmail.com)
suite 8 level 1 every house, 48 Cecilia Street, St Helens 7216

bda
BUILDING DESIGN
ACCREDITED
03 6376 2388

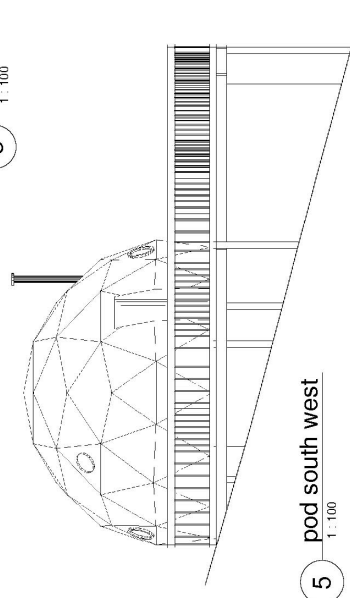


1 proposed pod
1 : 100

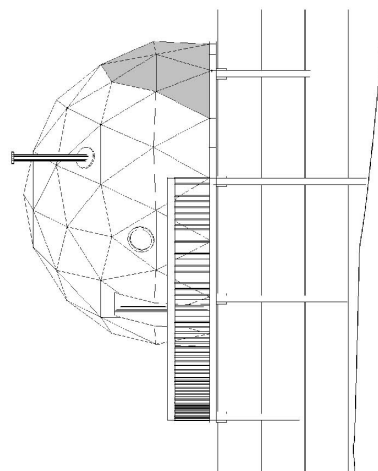


2 pod north east
1 : 100

3 pod north west
1 : 100



5 pod south west
1 : 100



4 pod south east
1 : 100

4	printing	07.08.20
3	checked	11.06.20
2	designed	11.06.20
1	description	DATE:
PROJECT: dwelling alterations + pod		
FOR: i bradshaw + j bridgland		
64-66 tasman highway		
st helens tasmania 7216		
DRAWING TITLE: proposed pod		
DRAWING NO:	DRAWN BY: JB	
a12	DATE: 07.08.20	
SCALE: 1 : 100	PROJECT: 1219BR	
www.jenniferbinnsdesign.com.au (03) 6376 2388 (0439 765 452, jenniferbinnsdesign@gmail.com) suite 8 level 1 every house, ad celia street, st helens 7216		
ACCREDITATION NO. 001 001 bda becomes australian		

ACTION	DECISION
PROPONENT	Chris Triebe & Associates Town Planning Services Limited
OFFICER	Nick Cooper, Senior Planning Officer
FILE REFERENCE	DA 104-2020
ASSOCIATED REPORTS AND DOCUMENTS	Plans Submission addressing the planning scheme Wastewater report Addendum to wastewater report Submission.

OFFICER'S RECOMMENDATION:

After due consideration of the application received and Pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Break O'Day Interim Planning Scheme 2013* that the application for **DWELLING ADDITION, ADDITIONS & ALTERATIONS TO SHED & REPLACE ONSITE WASTEWATER SYSTEM** on land situated at **266 GARDENS ROAD, BINALONG BAY** described in Certificate of Title 33910/1 be **APPROVED** subject to the following conditions:

1. Development must accord with the Development Application DA 104-2020 received by Council 15 July 2020, together with all submitted documentation received and forming part of the development application, except as varied by conditions on this Planning Permit.
2. All stormwater runoff from the proposed building must be detained by on-site water storage systems and overflow disposed of by means to Council's reticulated network via one point of discharge only for the subject land that will not result in soil erosion or other stormwater nuisance.
3. Reflective materials must not be used as visible external elements in the building and the colours of external surfaces must be the same shades and tones of the surrounding landscape and vegetation elements in accordance with 14.4.1 Building Design and Siting A6 and A7 of the *Break O'Day Interim Planning Scheme 2013*.
4. 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.
5. No clearing of native trees is permitted as part of this application.
6. Any damage that may occur to any Council infrastructure during the construction of the proposed dwelling must be reinstated to the satisfaction of Council and at the cost of the developer.
7. Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's *Plumbing Permit Authority*.

ADVICE

- All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and/or construction works. Any works to be undertaken within 2 metres of any

Council owned infrastructure must be done in consultation with Council's Manager Works and Infrastructure.

- Activities associated with construction works are not to be performed outside the permissible time frame listed:

Monday-Friday 7am to 6pm

Saturday 9am to 6pm

Sunday and public holidays 10am to 6pm

INTRODUCTION:

The application is for a Dwelling additions, additions & alterations to a shed and replacement of the onsite waste water system at 266 Gardens Road, The Gardens. The application relies on the following one (1) performance criteria. A detailed assessment against the provisions of the *Break O'Day Interim Planning Scheme 2013* is provided herein this report.

PREVIOUS COUNCIL CONSIDERATION:

No previous discussions.

OFFICER'S REPORT:

1. The Proposal & Site Details

This application proposes:

- A) A 13m² ensuite bathroom on the upper floor beside that bedroom;
- B) The replacement of the existing downstairs composting toilet with a standard toilet and the installation of a shower;
- C) The existing appurtenant car port will be enclosed and converted to a workshop; and
- D) A 6.2m by 6m by 4m (37.2m²) 2 vehicle carport extension with wooden batten screen for weather protection will be constructed against the western wall of the existing studio.
- E) Replacement of the existing composting toilet and Reed Bed on-site waste water system with a standard toilet with an Eljen GSF System.

The existing dwelling footprint will not be altered as a result of this application.

The subject site is located at 266 Gardens Road, Binalong Bay is identified by Property Identification No. 7559691 and Certificate of Title 33910/1. The site is zoned Environmental Living and is currently occupied by the existing dwelling house, carport and associated infrastructure.

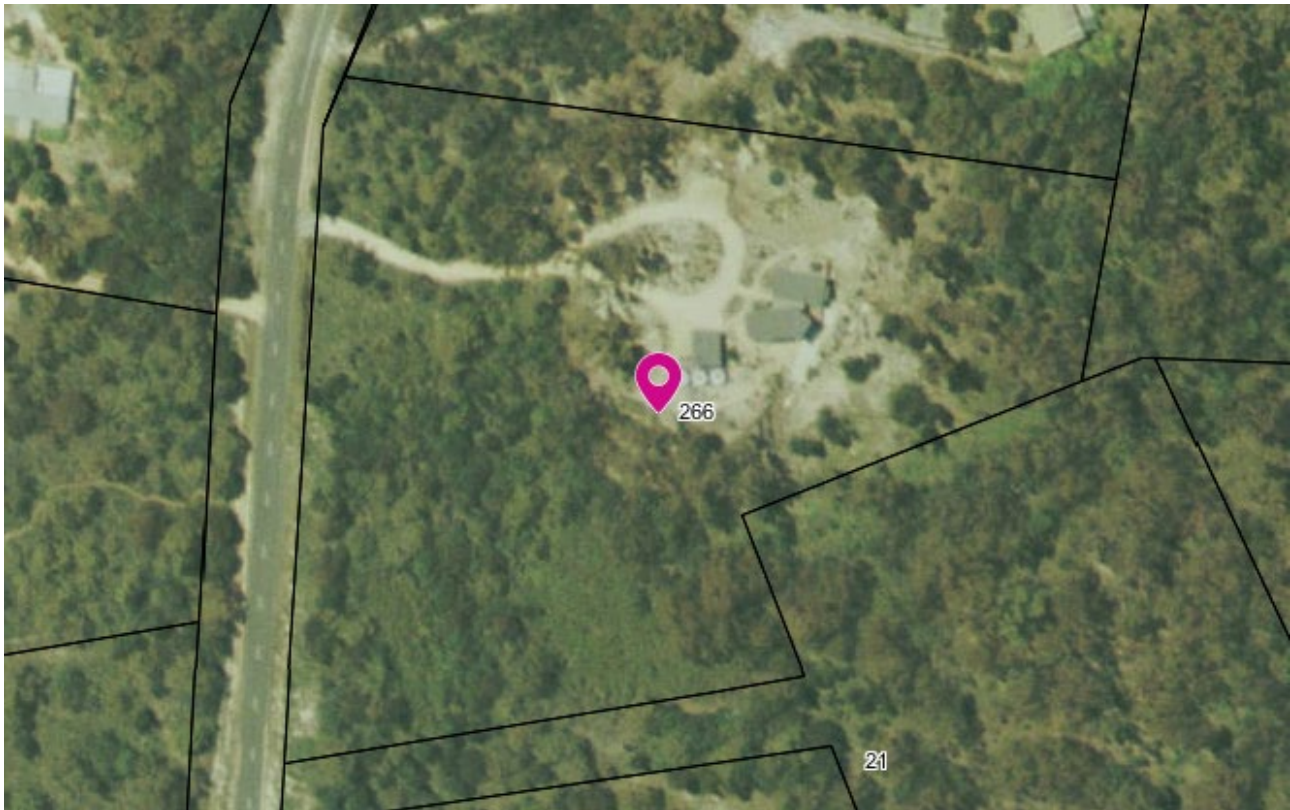


Figure 1 – Aerial Photo of the subject Site.

The application is classified as permitted use, however it relies on Performance Criteria to comply with Scheme provisions.

The applicable Planning Scheme Provisions are as follows:

Part 14 Environmental Living Zone
 E6 Car Parking and Sustainable Transport Code
 E7 Scenic Management Code
 E9 Water Quality Code
 E16 Onsite Wastewater Management Code

2. Assessment

14.3.1 Amenity

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 Development must be for permitted or no permit required uses.	The use is for a permitted use.
A2 Operating hours for commercial vehicles for discretionary uses must be between 6.00am and 10.00pm.	Not applicable

14.3.2 Environmental Living Character

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 Discretionary uses must not exceed a combined gross floor area of 200m ² of the site.	Not Applicable. – Permitted use
A2 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	Not applicable – Permitted use
A3 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	Not applicable – Permitted use
A4 Waste material storage for discretionary uses must: a) not be visible from the road to which the lot has frontage; and b) use self-contained receptacles designed to ensure waste does not escape to the environment.	Not applicable – Permitted use

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.	The proposal will utilise the existing developed area and increase by only 37.2m ² , which remains at less than 20% or 4 hectares The proposal complies with the Acceptable Solution
A2 Building height must not exceed 7m.	The proposed buildings will have a peak height of 6.61 above natural ground level The proposal complies with the Acceptable Solution
A3 Buildings must be set back a minimum distance of 10m from a frontage.	The proposed carport extension will have a setback of 81m to the frontage The proposal complies with the Acceptable Solution
A4 Buildings must be set back a minimum of: a) 10m to side and rear boundaries; and b) 200m to the Rural Resource Zone where a sensitive use is proposed.	The proposed units will have minimum setbacks from side boundaries of 31m and 98m to rear boundaries. B) not applicable. The proposal complies with the Acceptable Solution
A5 The combined gross floor area of all outbuildings on a lot must not exceed 81m ² and a maximum height of 5m.	The combined GFA of existing and proposed buildings will be 72m ² and will be 4.1m in height. The proposal complies with the Acceptable Solution
A6 The colours of external surfaces must be the same shades and tones of the surrounding landscape and vegetation elements.	The colours are proposed to be similar to existing buildings and the same shades and tones of the surrounding landscape. The proposal complies with the Acceptable Solution

Acceptable Solutions/Performance Criteria	Proposed Solutions
A7 Reflective materials, excluding windows, must not be used as visible external elements in buildings.	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).	The development site is relatively flat (less than 10%) and not cut and fill is proposed. The proposal complies with the Acceptable Solution
A9 Rainwater runoff from roofs must be collected by means of roof guttering, downpipes and rainwater tanks.	All rainwater runoff will be directed to existing rainwater tanks. 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.	No lighting is proposed to be used to display buildings. 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.	Not applicable
A12 Single unbroken walls are not to exceed 15m in length.	The maximum single unbroken wall is less than 15m. The proposal complies with the Acceptable Solution
A13 Roofs must be: a) pitched at an angle of less than 30 degrees and can be either hipped or gabled, or b) curved at radius no greater than 12.5m.	The roof pitch is proposed at 7 degrees. The proposal complies with the Acceptable Solution

14.4.2 Landscaping

Acceptable Solutions/Performance Criteria	Proposed Solutions
A1 Development must be located on land where the native vegetation cover has been removed or significantly disturbed.	Development will be located on land where vegetation has been previously removed. 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.	Not applicable – No landscaping proposed.
A3 Plants listed in Appendix 3 must not be used in landscaping.	Not applicable

14.4.3 Subdivision - Not applicable to this application

14.4.4 Tourist Operations - Not applicable to this application

E6 Car Parking and Sustainable Transport Code

In accordance with E6.2.1, this code applies to all use and development of land. The development will utilise the existing compacted gravel driveway and car parking previously approved onsite. The application will add additional carport to the site which already achieves minimum number requirements.

E7 Scenic Management Code

In accordance with E7.2.1, this Code applies to the proposed development as it is located within the scenic management – tourist road corridor. The proposed development of the carport is within 100m of the road frontage, however due to the existing undisturbed native vegetation the development will be fully screened from view. The proposal therefore meets the relevant acceptable solutions of the code.

E9 Water Quality Code

The proposed wastewater treatment area is located within 50m of a minor waterway (see figure 2) therefore the Water Quality Code is applicable.



Figure 2 – List mapping of subject site with Minor Watercourse transecting the allotment.

Acceptable Solutions/Performance Criteria	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.	The upgraded on-site waste water system will be located over an area of the property that has been maintained in an almost mineral-earth state for previous bushfire protection. The system will be located within that area and will not require the removal of any native vegetation. The proposal complies with the Acceptable Solution.
A2 A wetland must not be filled, drained, piped or channelled.	Not applicable.
A3 A watercourse must not be filled, piped or channelled except to provide a culvert for access purposes.	Not applicable. Not proposed to fill pipe or channel.

E9.6.2 Water Quality Management

Acceptable Solutions/Performance Criteria	Proposed solution
<p>A1 All stormwater must be:</p> <p>a) connected to a reticulated stormwater system; or</p> <p>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</p> <p>c) diverted to an on-site system that contains stormwater within the site.</p>	<p>All stormwater runoff from the additional roof areas will be diverted to the existing and additional water collection tanks, with overflow diverted to the existing on-site system that will continue to retain the overflow within the boundaries of the site.</p> <p>The proposal complies with the Acceptable Solution</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 This application does not propose a new point source discharge directly into a wetland or watercourse.</p> <p>A2.2 There are no known existing point source discharges into a wetland or watercourse.</p> <p>The proposal complies with the Acceptable Solutions</p>
<p>P3. Quarries and borrow pits must not have a detrimental effect on water quality or natural processes.</p>	<p>Not applicable.</p>

E9.6.3 Construction of Roads – Not applicable.

E9.6.4 Access – Not applicable.

E9.6.5 Sediment and Erosion Control – Not applicable

E9.6.6 Water Catchment Areas – Not applicable.

E16.7.1 Onsite Wastewater Management

Acceptable Solutions	Proposed Solutions
<p>A1 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and buildings and structures.</p>	<p>Land application area will be located with a minimum separation distance of 4.5m from a downslope building. Land application area will be located with a minimum separation distance of 3m from an upslope or level building</p> <p>The proposal complies with the Acceptable Solution</p>
<p>A2 A minimum horizontal separation of 3m must be provided between onsite wastewater management infrastructure and the following:</p> <p>a) hardstand and paved areas;</p> <p>b) car parking and vehicle manoeuvring areas; and</p> <p>c) title or lot boundaries;</p>	<p>Complies with A2 (a)(b) & (c) – infiltration 18m from boundary and reserve area is 12m from boundary as can be seen in figure 3 below.</p> <p>The proposal complies with the Acceptable Solution</p>
<p>A3 Private Open Space must not be used for surface irrigation of treated wastewater.</p>	<p>Complies with A3</p> <p>No surface irrigation proposed</p> <p>The proposal complies with the Acceptable Solution</p>
<p>A4 Onsite waste water management infrastructure must be on lots with an average slope of 10% percent or less.</p>	<p>Complies with A4</p> <p>Land slope is between 9.5° and 10°</p> <p>For this design has been taken as 10°</p> <p>The proposal complies with the Performance Criteria</p>

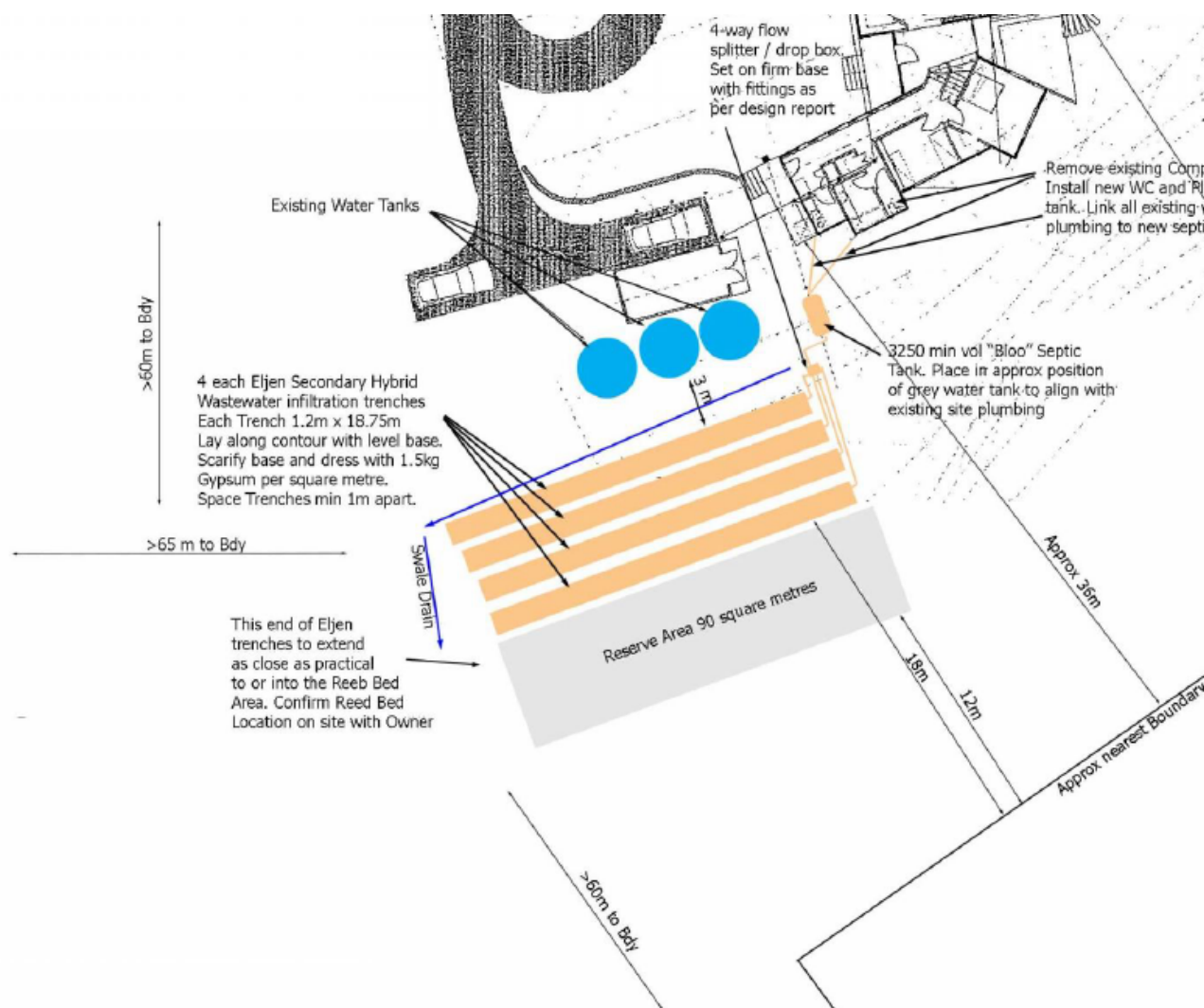


Figure 3 – Separation distances for wastewater infrastructure.

E16.7.2 Surface and ground water impacts

Acceptable Solutions	Proposed Solutions
A1 Onsite wastewater management infrastructure must have a minimum separation distance of 100m from a wetland or watercourse or coastal marine area.	The infiltration area proposed lies approximately 35 metres from a mapped watercourse.
P1 Onsite wastewater management infrastructure within 100m of a wetland or watercourse or coastal marine area must have no detrimental impacts on the water quality or integrity of the wetland or watercourse or coastal marine area.	<p>Assessment against Performance Criteria is required</p> <p>The separation of the infiltration area and the water course as set out in the Director of building Standards for secondary treated effluent is 35 metres based on a 10° Land slope. The proposed wastewater treatment is via an Eljen Hybrid GFS system which is classed as a secondary treatment system, approved for use in Tasmania. The effluent quality from independent testing shows that the effluent meets and exceeds the requirements for on-site secondary treated effluent. Councils Environmental Health Officer (EHO) provided the following comment:</p> <p>"The wastewater system was designed by an accredited designer who is also a civil engineer with post graduate qualifications relevant to hydraulic</p>

Acceptable Solutions	Proposed Solutions
	<p>engineering. The design is fully in accordance with the Australian Standard and the specified system actually produces secondary treated effluent which typically complies with the Emission Limit Guidelines for Sewage Treatment Plants that Discharge Pollutants into Fresh and Marine Waters”</p> <p>As such, the effluent is unlikely to impact the water quality of the watercourse or wetland.</p> <p>The proposal complies with the Performance Criteria</p>
A2 Onsite wastewater management infrastructure must have a minimum separation distance of 50m from a downslope bore, well or other artificial water supply.	<p>The subject site is not within 50 m of a downslope bore, well or other artificial water supply.</p> <p>The proposal complies with the Acceptable Solution</p>
A3 Vertical separation between groundwater and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	<p>The Wastewater Assessment states that vertical separation is estimated to be greater than 1.5m.</p> <p>The proposal complies with the Acceptable Solution</p>
A4 Vertical separation between a limiting layer and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	<p>The Wastewater Assessment states that there is no limiting layer within 1.5m of the proposed land application area.</p> <p>The proposal complies with the Acceptable Solution</p>

3. Representations

The S57 application was advertised for the statutory 14 day period, between Saturday 25 July 2020 and 5pm Friday 7 August 2020, with signs placed on site, in the Examiner Newspaper and Council offices. One (1) representations were received during this period in relation to the wastewater infrastructure. The representations is addressed as follows:

Issues	Response
<p>a. Failure of council to advise by Post an adjoining Land Owner of an adjoining DA approval subject to objections and public comment.</p> <p>b. Failure of Council to publish to the DA documentation information online the Onsite Wastewater Design Report before 06/08/2020.</p>	<p>The application was publicly advertised in accordance with statutory requirements. The website omitted the original wastewater report which became apparent during discussions with the representor, a copy of the original waste water report was emailed at their request and uploaded to the website so that they could consider making a representation. Note- the website is not required to have every single document uploaded in relation to the application and all documents are accessible subject to contacting Council for a copy. Council has not failed its obligations under the LUPA Act.</p>
Representation questions the separation distances and slope of land with respect to the wastewater infrastructure required to allotment boundaries.	<p>The representor appears to have quoted the Building Act requirements, which include alternative measures, and have been provided as part of the wastewater report. These matters will be addressed as part of a building / plumbing approval process. The Planning Scheme under E16.7.1 A2 requires 3m separation to lot boundaries which is demonstrated in figure 3.</p>

Issues	Response
<p>Representor is concerned about:</p> <ul style="list-style-type: none"> - Potential health adverse outcomes as a result of underground wastewater seepage to dwellings which may be able to be built within compliant proximity to that nearest boundary - Potential odour from gases rising from the secondary waste treatment trenches and reed dispersion area, the same for the swale drain which appears to discharge reasonably close to the boundary and may contain biologically active waste materials not fully inactivated by microbial action within the 'Bloo' septic tank 	<p>Councils EHO has advised that the wastewater system complies with Australian Standards as mentioned in the report above.</p>

4. Mediation

Nil.

5. 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 one (1) Performance Criterion; the received representations have been considered. It is recommended for approval with conditions normally set to this type of development.

STRATEGIC PLAN & ANNUAL PLAN:

Not Applicable.

LEGISLATION & POLICIES:

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

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

Simple Majority

ELLIS JUDSON LOT 1 GARDENS ROAD, BINALONG BAY, TAS 7216

ADDITIONS TO DWELLING AND STUDIO/CARPORT
EXTENSION TO FIRST FLOOR OF DWELLING
EXTENSION AND ALTERATIONS TO STUDIO CARPORT BUILDING

PLANNING APPLICATION

PROJECT INFORMATION
23/05/2020

BREAK OF DAY COUNCIL

BUILDING AREAS

EXISTING DWELLING	145SQM
GROUND FLOOR	43 SQM
FIRST FLOOR	
EXTENSION TO DWELLING	135SQM
EXISTING CARPORT AND STUDIO	34.85SQM
EXTENSION TO CARPORT	38 SQM

BUILDING DESIGNER: JO WOODBURY
ADDRESS: 266 GARDENS ROAD, BINALONG BAY TAS 7216
LAND TITLE REFERENCE NUMBER: CO 5879 n
DESIGN WIND SPEED: N3
SOIL CLASSIFICATION: REFER ENG
CLIMATE ZONE: 7A FOR THIS APPLICATION
BUILDING ZONE: NOT APPLICABLE
ALPINE AREA: MED
CORROSION ENVIRONMENT: NO
FLOODING: UNKNOWN
DISPERSIVE SOILS: UNKNOWN
SAND DUNES: UNKNOWN
LANDFILL: UNKNOWN
DATUM LEVEL AT KERB: REFER DWGS
GROUND LEVEL: REFER DWGS
OVERFLOW RELIEF GULLY LEVEL: MIN 150MM BELOW LOWEST
FIXTURE

NOTES

these drawings are for permit approval purposes and additional information may be required to inform construction

drawings are subject to owner discretion.

contractors to verify all matters of specification, finish, selection and appearance with owner prior to commencing work and ensure work carried out is acceptable to owner, including design variation and alterations.

drawings used for construction must carry building surveyor certification. Ensure there is only one version of construction dwgs being used.

contractors and prefabricators shall achieve appropriately any omission, apparent error, anomaly or undarity of all documents applicable to this construction.

builder and subcontractors to verify dimensions and levels on site prior to commencing work and ordering..

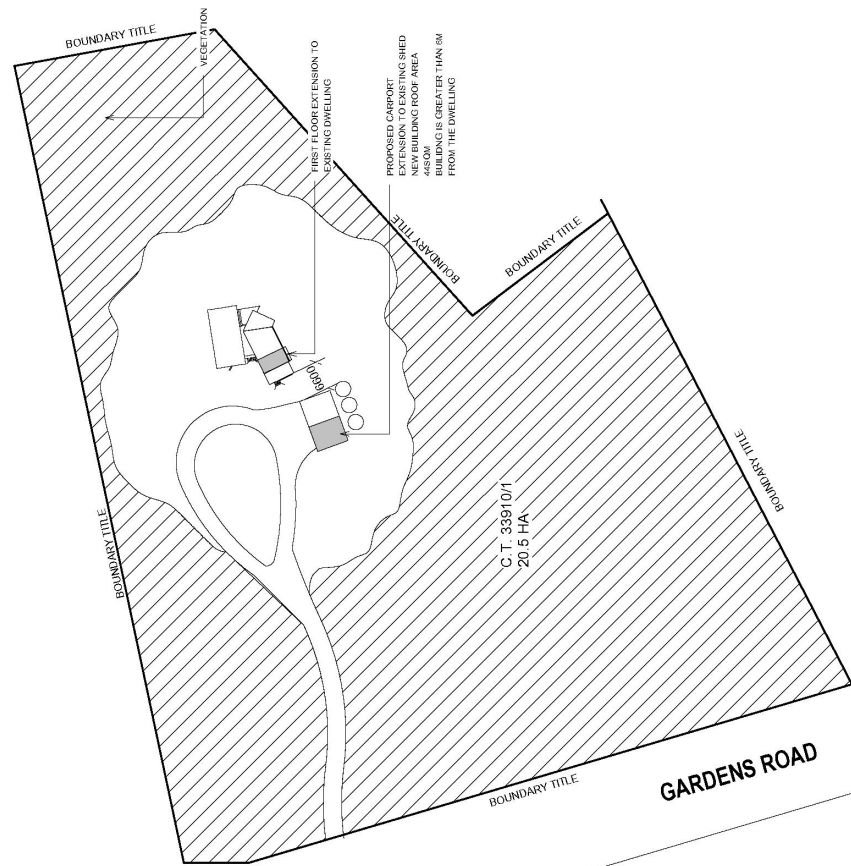
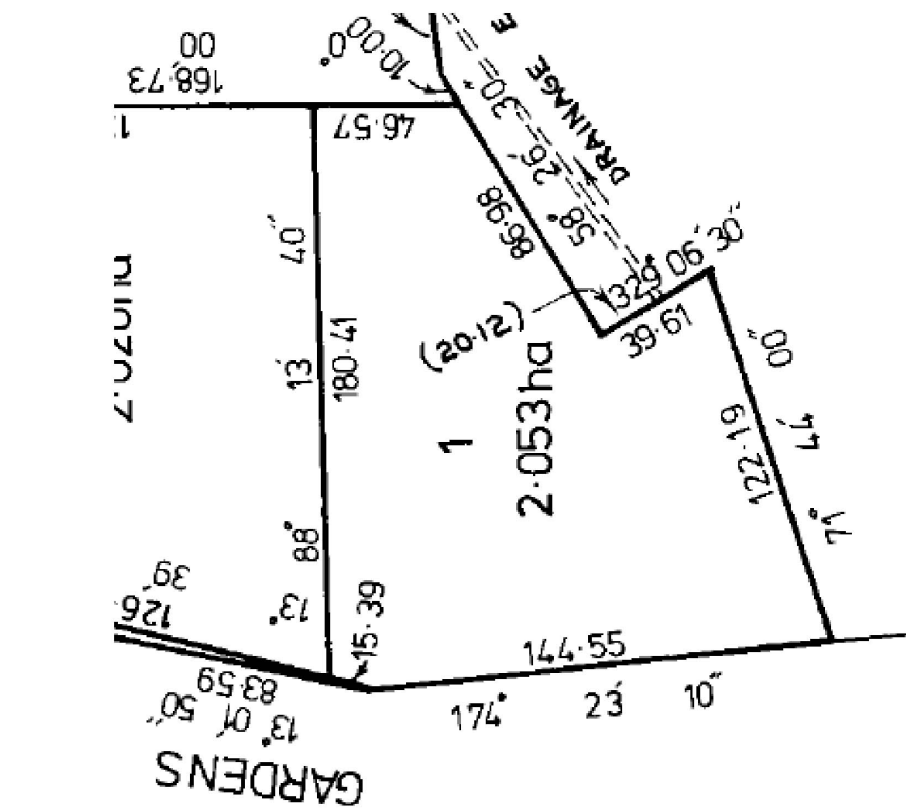


WOODBURY & CO
BUILDING DESIGN

Jo Woodbury Phone: 0407 319 437
jo@buildingdesignstudio.com.au
www.buildingdesignstudio.com.au

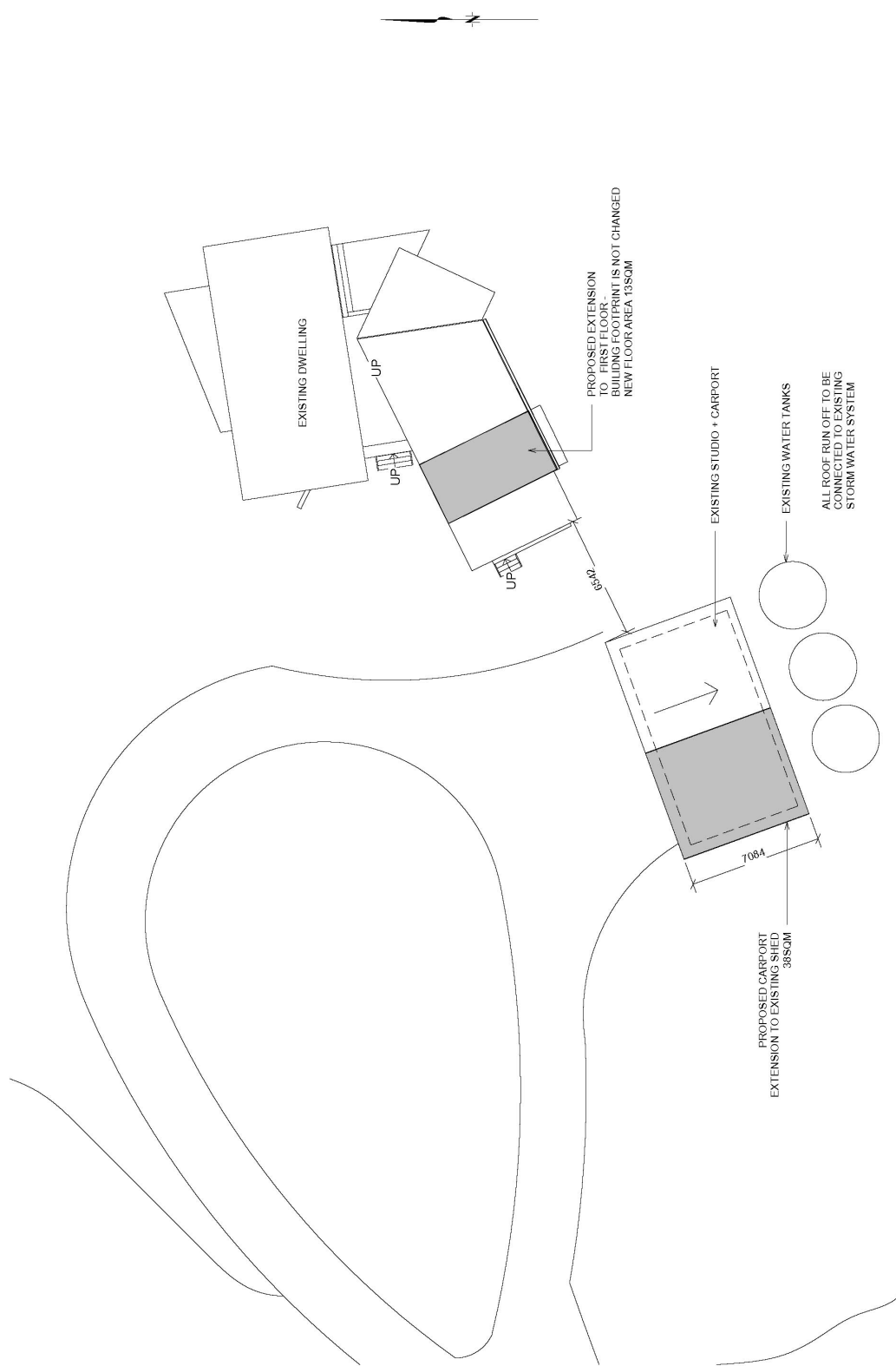
DRAWING SHEETS

Sheet	Drawing
P01	TITLE SHEET
P02	SITE PLAN
P04	EXISTING FLOOR PLANS
P05	PROPOSED FLOOR PLANS
P06	DWELLING ELEVATIONS
P08	STUDIO CARPORT EXTENSION
P09	STUDIO CARPORT ELEVATIONS
P10	STUDIO CARPORT ELEVATIONS



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 BUILDING DESIGN
 Phone 0407 319 437
 28 Denison Road West Launceston TAS 7250
 j@woodburyandco.com.au

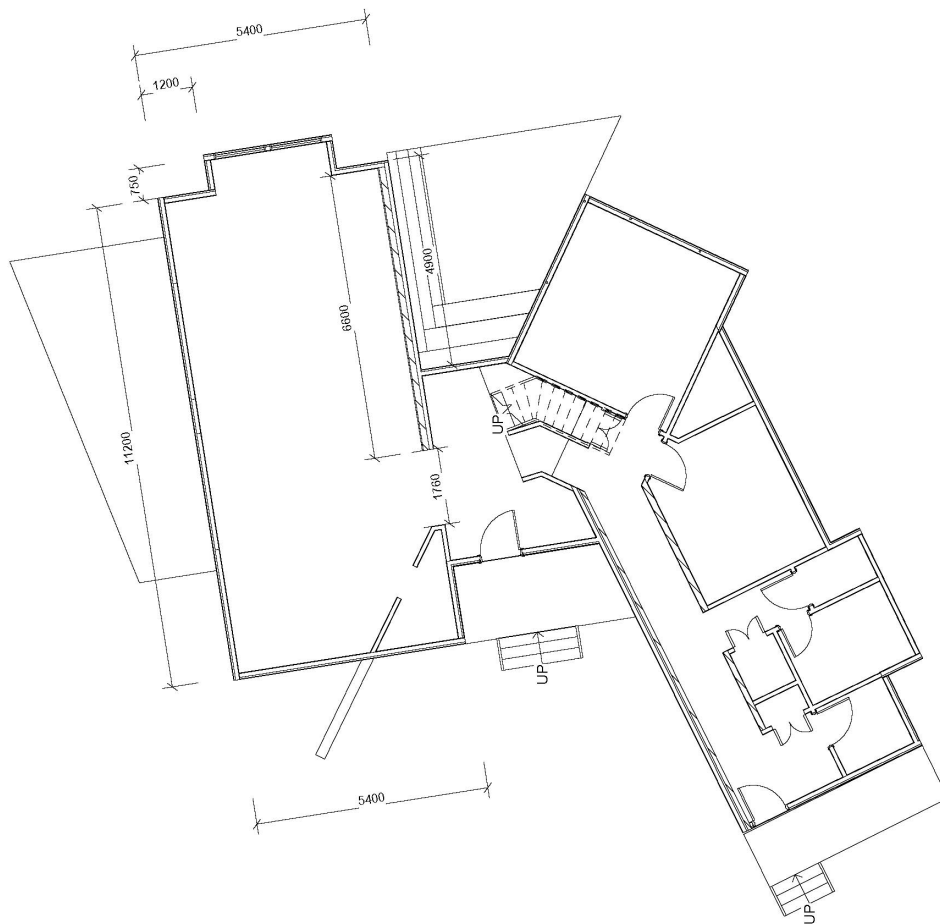
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Client	ADDITION TO DWELLING, STUDIO CARPORT	Drawn By	Jo Woodbury	Sheet No.	P02
at	LOT 1 GARDENS ROAD BINALONG BAY	Academy No.	CC 5879N	Project No.	EJ2020
		Scale	1 : 1000		



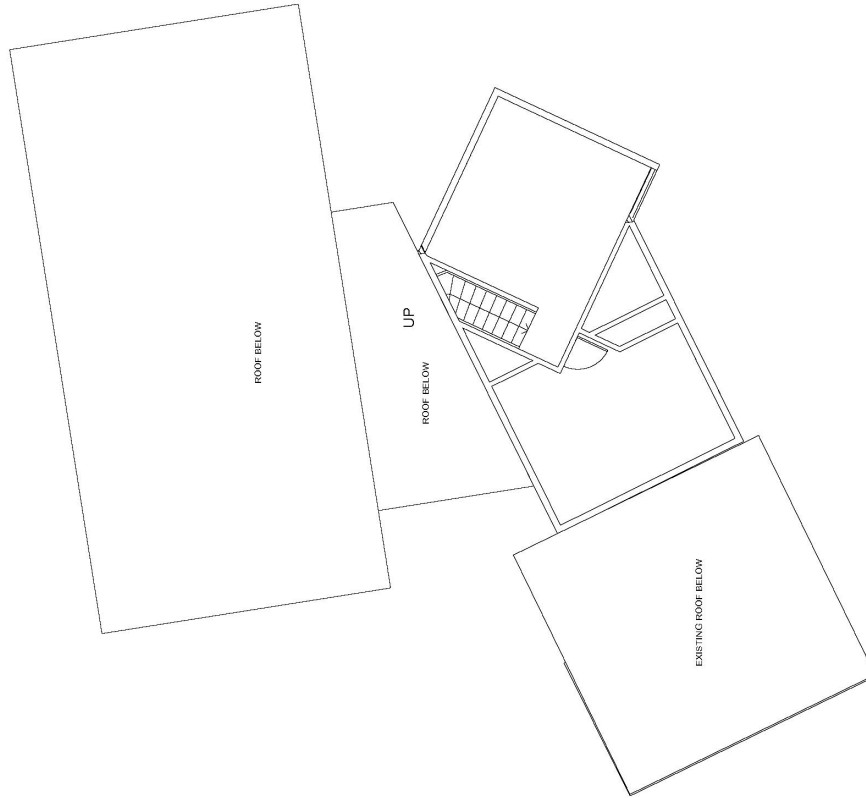
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SITE PLAN
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WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 j@woodburyandco.com.au		Job Title	ELLIS JUDSON	Date	MAY 2020	Drawing Title	BUILDING SITE PLAN
		Client	ADDITION TO DWELLING, STUDIO CARPORT LOT 1 GARDENS ROAD BINALONG BAY	Drawn By	Jo Woodbury	Sheet No.	P03
		at		Acadation No.	CC 5879N	Project No.	EJ2020
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1 EXISTING FLOOR PLAN
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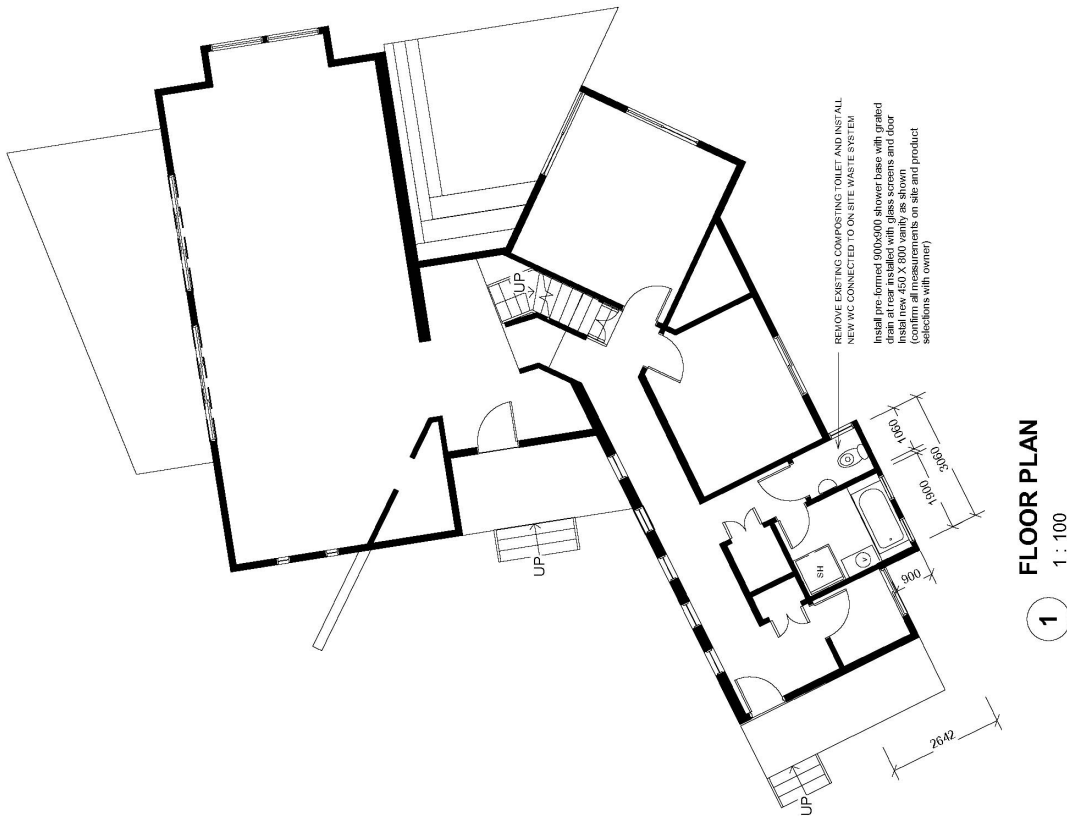


2 EXISTING ROOF PLAN
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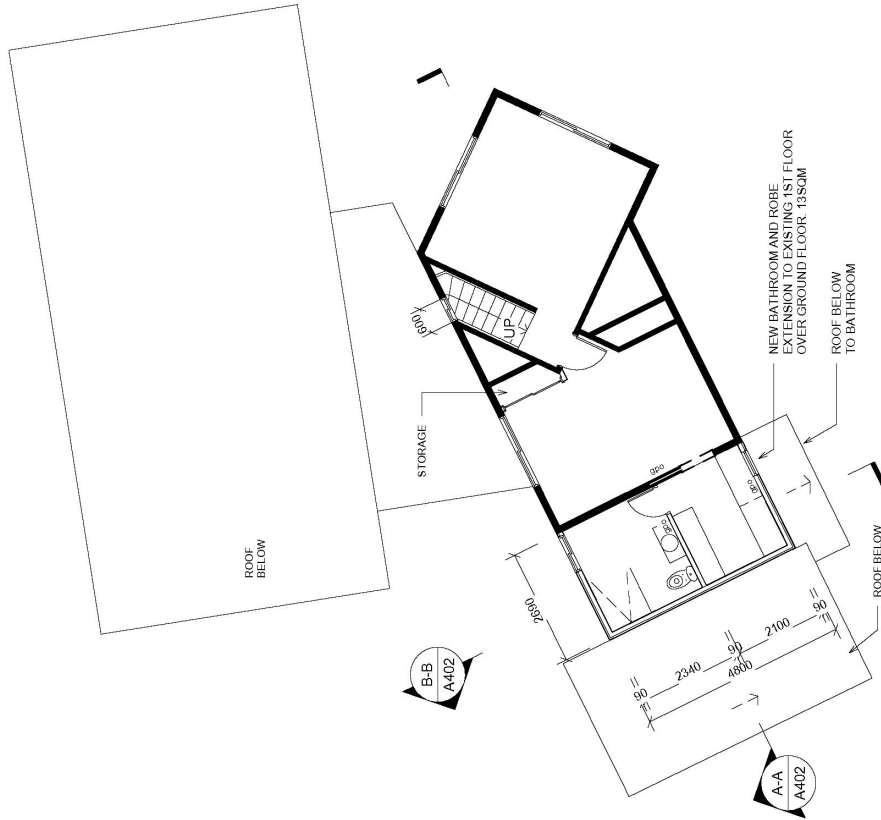
WOODBURY&CO
BUILDING DESIGN
Phone 0407 319 437
28 Denison Road West Launceston TAS 7250
j@woodburyandco.com.au

Job Title	Client	Job Title	Date	May 2020	Drawing Title	EXISTING FLOOR PLANS
ADDITON TO DWELLING, STUDIO CARPORT LOT 1 GARDENS ROAD BINALONG BAY	at	Jo Woodbury	Drawn By	CC 5879N	Sheet No.	P04
			Acadation No.	1 : 100	Project No.	EJ2020
			Scale			

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1 FLOOR PLAN
1 : 100



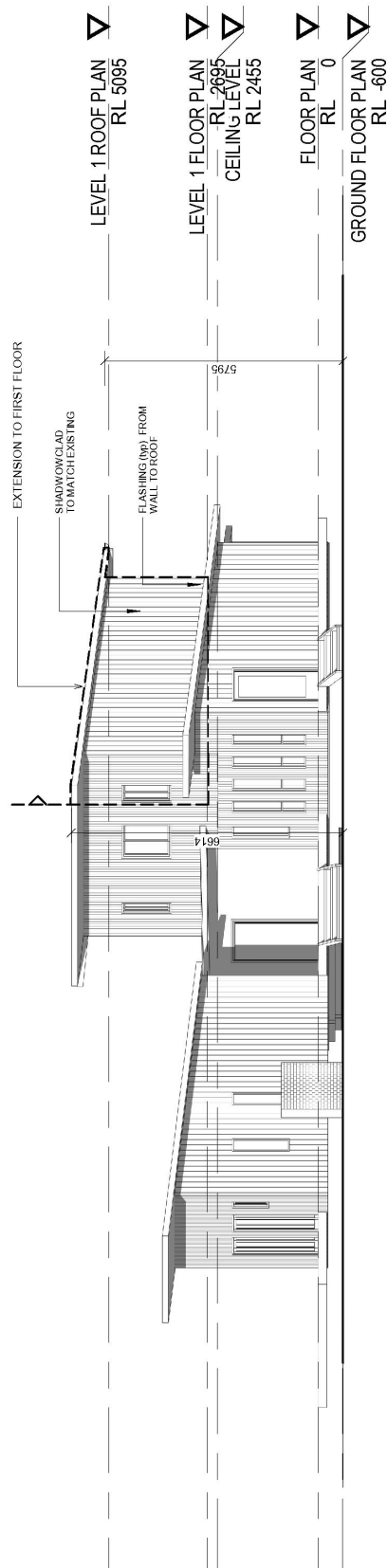
2 LEVEL 1 FLOOR PLAN
1 : 100



WOODBURY&CO
BUILDING DESIGN
Phone 0407 319 437
28 Denison Road West Launceston TAS 7250
j@woodburyandco.com.au

Job Title	ELLIS JUDSON	Date	MAY 2020	Drawing Title	PROPOSED FLOOR PLANS
Client	ADDITION TO DWELLING, STUDIO CARPORT LOT 1 GARDENS ROAD BINALONG BAY	Drawn By	Jo Woodbury	Sheet No.	P05
at		Acadulation No.	CC 5879N	Project No.	EJ2020
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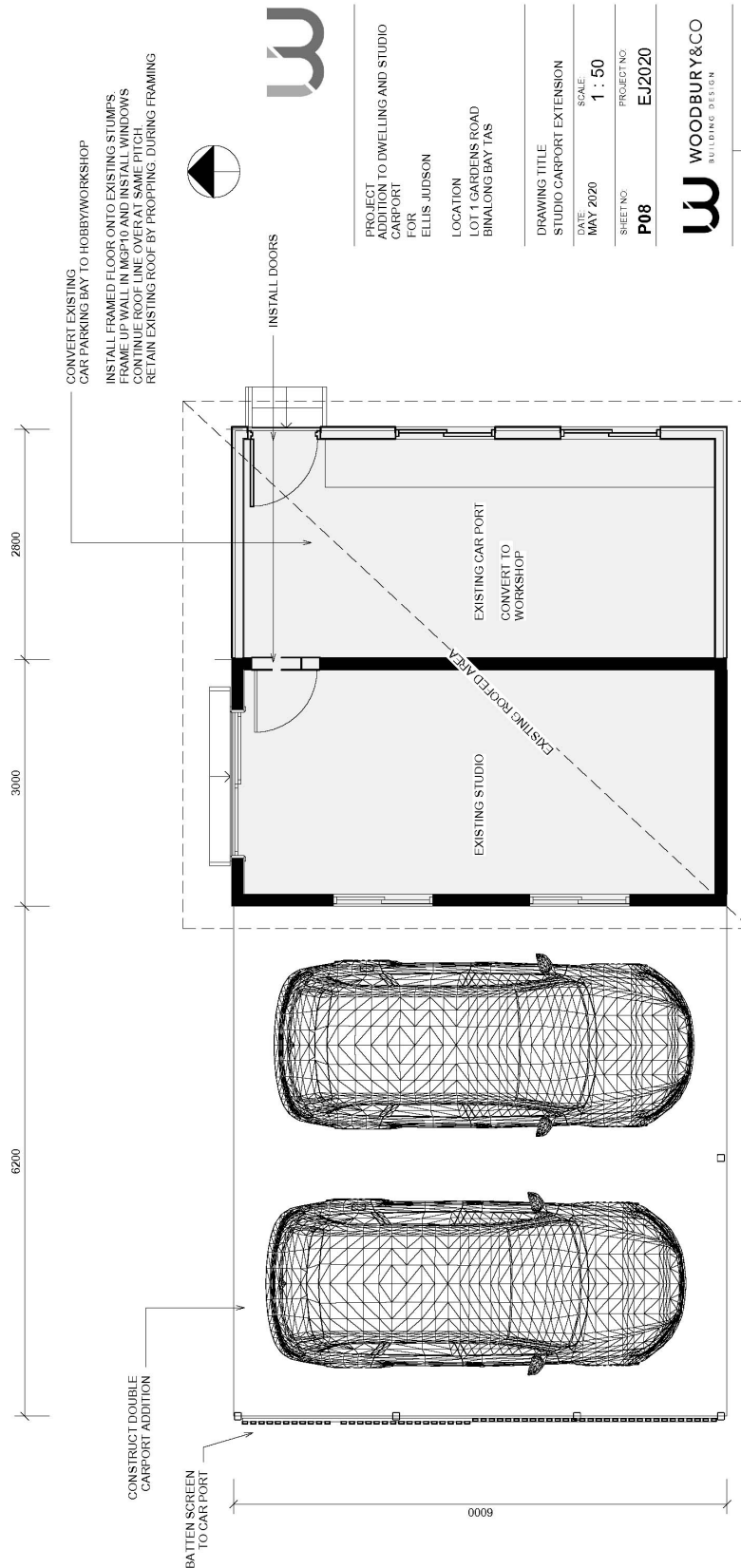
WEST ELEVATION

1 : 100

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WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 j@burburyandco.com.au		Job Title	ELLIS JUDSON	DWELLING ELEVATIONS	
		Client	ADDITION TO DWELLING, STUDIO CARPORT	Date	MAY 2020
		at	LOT 1 GARDENS ROAD BINALONG BAY	Drawn By	Jo Woodbury
				Acadation No.	CC 5879N
				Scale	1 : 100
				Sheet No.	P07
				Project No.	EJ2020

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1 FLOOR PLAN
1 : 50



PROJECT
ADDITION TO DWELLING AND STUDIO
CARPORT
FOR
ELLIS JUDSON

LOCATION
LOT 1 GARDENS ROAD
BINALONG BAY TAS

DRAWING TITLE
STUDIO CARPORT EXTENSION

DATE
MAY 2020

SCALE
1 : 50

SHEET NO.
P08

PROJECT NO.
EJ2020

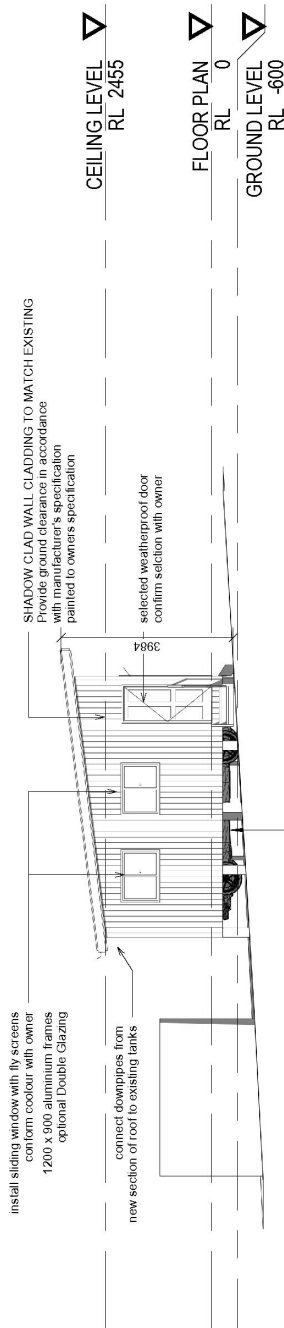
WOODBURY & CO
BUILDING DESIGN

PHYS: 007 349 407
28 Denison Road
West Launceston TAS 7250
jo@woodburydesignstudio.com.au
LICENSE NO: CC 5878N

REVISIONS

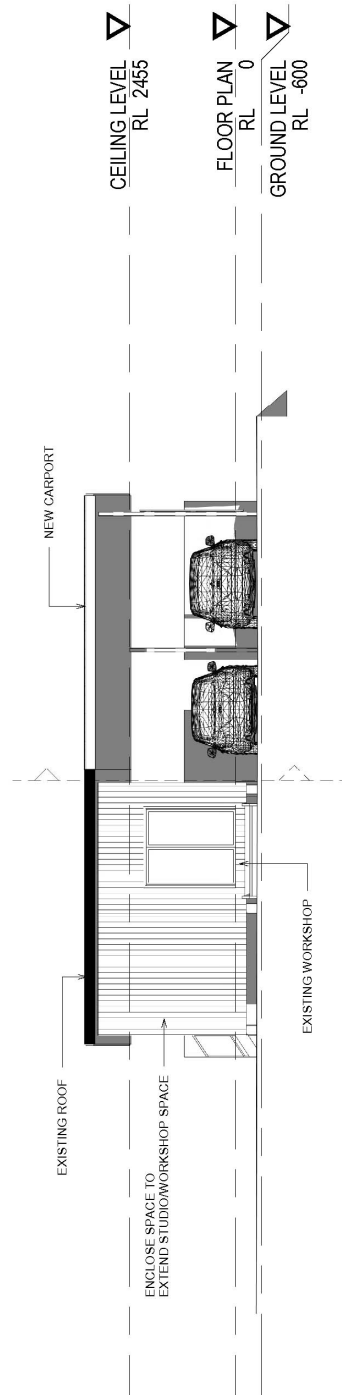
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1 EAST ELEVATION

1 : 100



2 NORTH ELEVATION

1 : 100



PROJECT
ADDITION TO DWELLING AND STUDIO
CARPORT
FOR
ELLIS JUDSON

LOCATION
LOT 1 GARDENS ROAD
BINALONG BAY TAS

DRAWING TITLE

STUDIO CARPORT ELEVATIONS

DATE: MAY 2020 SCALE: 1 : 100

SHEET NO: P09 PROJECT NO: EJ2020

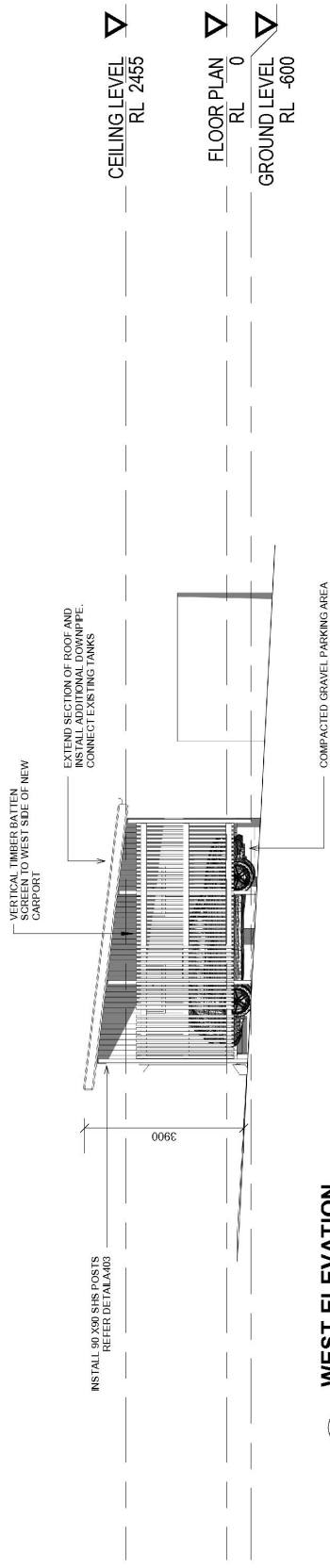
WOODBURY & CO
BUILDING DESIGN

PHYS: 007 549 407
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jo@woodburydesignstudio.com.au
Jo Woodbury LICENSE No. CC 5878N

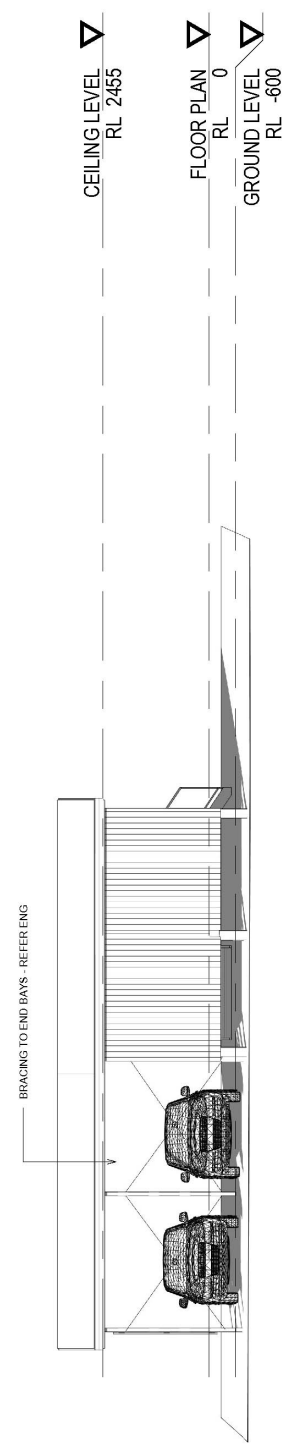
REVISIONS

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1
WEST ELEVATION
1 : 100



2
SOUTH ELEVATION
1 : 100

WOODBURY&CO BUILDING DESIGN Phone 0407 319 437 28 Denison Road West Launceston TAS 7250 j@woodburysdesign.com.au		Job Title Client at	ADDITION TO DWELLING AND STUDIO CARPORT ELLIS JUSSON LOT 1 GARDENS ROAD BINALONG BAY TAS	Date Drawn By Accreditation No. Scale	MAY 2020 Jo Woodbury CC 5879N 1 : 100	Drawing Title Studio Carport Sheet No. Project No.	STUDIO CARPORT ELEVATIONS P10 EJ2020
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The Mayor advised the Council that it had now concluded its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations.

09/20.7.0 PETITIONS

Nil.

09/20.8.0 NOTICES OF MOTION

Nil.

09/20.9.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil.

09/20.10.0 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.

09/20.11.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

09/20.11.1 Mayor's Communications for Period Ending 21 September 2020

19.08.2020	St Helens	– Citizenship Ceremony
02.09.2020	Launceston	– Northern Tasmania Development Corporation Ltd (NTDC) Quarterly Meeting
02.09.2020	St Helens	– Athletics Meeting
03.09.2020	St Helens	– Meeting with Mark Shelton MP
03.09.2020	St Helens	– Mountain Bike Trail Information Session
07.09.2020	St Helens	– Council Workshop
10.09.2020	Launceston	– Local Government Association of Tasmania (LGAT) Mayors Workshop
11.09.2020	Launceston	– Local Government Association of Tasmania (LGAT) General Management Committee
21.09.2020	St Helens	– Council Meeting

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

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

09/20.12.0 BUSINESS AND CORPORATE SERVICES

09/20.12.1 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:

Nil.

COMPLETED REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
08/20.12.4.138	17 August 2020	That in accordance with the provisions of s.129 of the <i>Local Government Act 1993</i> , Council approve a remission as requested for the property known as 14 Mangana Road, Fingal identified as PID 6413332.	Completed, remission applied to rates, rate payer notified.
08/20.12.5.139	17 August 2020	That Policy LG08 Employees Voluntary Emergency Services be amended as recommended.	Completed, documents updated on system and website.
08/20.12.6.140	17 August 2020	That Policy LG25 Grievance Policy be amended as recommended.	Completed, documents updated on system and website.

Motion Number	Meeting Date	Council Decision	Comments
08/20.12.7.141	17 August 2020	That Policy LG31 Recruitment & Selection Policy be amended as recommended.	Completed, documents updated on system and website.
08/20.12.8.142	17 August 2020	That Council adopt the Risk Management Framework as amended.	Completed, documents updated on system and website.

Staff Movements:

Nil.

Meetings Attended:

Zoom meeting with Audit Panel Chair review group followed by face-to-face interviews in Launceston for Audit Panel Chair, with representatives of Meander Valley, George Town and West Tamar Councils.

Justice of the Peace refresher training in Launceston.

Meeting with WH & S Coordinator to update BODC COVID Safety Plan.

Face to face Corporate Services team meetings and manager-team member meetings.

Other Issues:

Financial Assistance Grant (FAGs) less than budgeted

On the basis of small (in percentage terms) increases in FAGs in previous years, we budgeted for \$2.980 in 2020/2021 which is \$75k more than actual for 2019/2020. Council has now been advised that FAGs for 2020/2021 will be \$2.906M. This will obviously have a negative impact on our budgeted operating result for 2020/2021.

I believe Councillors are aware that the model for FAGs distribution is incredibly complex and virtually impossible to fully understand, let alone explain. In general:

- The federal government distributes funds between the states, the amount that has been distributed was less than expected - *“the very modest rate of indexation applied to the National FA Grant funding pools. Nationally the 2020-21 FA funding pools have only increased by 1.13 per cent compared to the 2019-20 funding pool.”*
- The Tasmanian share of the funding pool was also impacted due to our population growth being less than the national population growth – *“Combined with changes in relative share of the total Australian population, Tasmania’s total 2020-21 FA Grant funding allocation has only increased by 0.82 per cent on its total 2019-20 funding allocation”*

- There have also been adjustments in the sharing of funds between municipalities in Tasmania and, in general, the BODC share of the funds in the Base Grant Pool has decreased slightly and our share of the Road Grant Pool has increased slightly, this does vary from year to year and generally has much less of an effect than the size of the overall pool, especially since there are “caps and collars” to minimise the effect from year to year.

Allocation Year	Base Grant	Roads Grant	Total Grant
2015-16	3.44%	3.88%	3.67%
2016-17	3.60%	3.88%	3.74%
2017-18	3.71%	3.98%	3.85%
2018-19	3.66%	3.98%	3.83%
2019-20	3.54%	3.89%	3.73%
2020-21#	3.39%	3.94%	3.68%

There is much more detailed information available in terms of tables, graphs and spreadsheets if any Councillors are interested.

Investments – Term Deposits

BENDIGO:

\$1,006,690.50	0.65%	Maturing 10/09/2020
\$1,006,610.81	0.65%	Maturing 10/09/2020
\$1,002,016.44	0.60%	Maturing 10/11/2020
\$1,005,326.79	0.60%	Maturing 18/11/2020
\$1,000,000.00	0.55%	Maturing 08/12/2020

CBA:

\$1,000,000.00	0.64%	Maturing 15/09/2020
\$1,009,070.61	0.62%	Maturing 06/11/2020
\$1,012,787.78	0.56%	Maturing 24/11/2020
\$2,003,205.48	0.55%	Maturing 26/11/2020

Right to Information (RTI) Requests

One (1).

132 and 337 Certificates

	132	337
August 2020	64	29
July 2020	70	24
August 2019	50	27

Debtors/Creditors @ 8 September 2020

DEBTORS INFORMATION

Invoices Raised

Current		Previous Year	
Month	YTD 20/21	Month	YTD 19/20
76	156	56	136

CREDITORS INFORMATION

Payments Made

Current		Previous Year	
Month	YTD 20/21	Month	YTD 19/20
471	764	351	737

Work Health & Safety Coordinator

Officer's Report

The Work Health & Safety Coordinator attended various internal meetings related to risk management and WHS induction of five workers. The officer consulted with outdoor workers in regards to developing new safe operating procedures and safe work method statements for the Drought Community Program.

WHS contractor inductions were undertaken with three new contractors and investigations of incidents involving members of the public took place.

The officer attended regular meetings with the corporate service manager, indoor council staff meetings and WHS /Risk Management Committee meeting.

Wellbeing sessions including monthly remedial exercise sessions with the St Marys and St Helens Depots workers were attended, as well as with indoor workers at the Council Chambers.

Assisted staff with COVID enquires and concerns updated Council's safety plans. Prepared signage to raise public awareness of limited access for the Council's facilities as well as town halls. Continuous liaising with Manager Community Services concerning community groups hiring council facilities and their compliance with their COVID safety plans.

During the period of **17 August to 10 September 2020**, no vandalism was reported to Council.

RISK REGISTER QUARTERLY REPORT – September 2020

The risk register was reviewed in **June, July & August 2020** as per the **six-monthly** (HIGH and EXTREME) and **12 monthly** (MEDIUM and LOW) review schedule.

EXECUTIVE SUMMARY

- **101 risks are now listed on the risk register as per 1 June 2020**
- 2 risks reviewed by NRM Facilitator on 10 June 2020
- 1 risk reviewed by MIDS on 1 July 2020
- 1 risk reviewed by Communications Coordinator on 31 July 2020
- 2 risks reviewed by DSC on 11 August 2020
- **101 risks are now listed on the risk register as per 1 September 2020.**

RATES INFORMATION as at 9 September 2020						
This financial Year						
2020/2021	Rates Levied	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	7,388,664.92	53,991.27	7,442,656.19	-	3,777.56	157,035.27
Waste	1,226,004.00	3,827.35	1,229,831.35			
Wheelie	452,119.20	2,339.02	454,458.22			
Recycling	253,536.00	376.11	253,912.11			
Fire	364,983.85	492.47	365,476.32			
TOTAL	9,685,307.97	61,026.22	9,746,334.19	-	3,777.56	157,035.27
Last Financial Year						
2019/2020	Rates Levied	Additional Rates (Sup Val)	Total Rates	Penalties	Interest	Rate Remissions
General	7,313,018.65	1,539.76	7,314,558.41	-	7,731.05	60,343.80
Waste	1,186,206.00	732.00	1,186,938.00			
Wheelie	429,934.75	1,749.37	431,684.12			
Recycling	242,865.00	577.20	243,442.20			
Fire	365,043.55	154.55	365,198.10			
TOTAL	9,537,067.95	4,752.88	9,541,820.83	-	7,731.05	60,343.80
Instalments						
2020/2021		Instalment \$	Outstanding \$	Outstanding %		
8 September 2020	Instalment 1	2,422,220.97	337,502.55	13.93%		
10 November 2020	Instalment 2	2,421,029.00	953,679.63	39.39%		
2 February 2021	Instalment 3	2,421,029.00	993,483.07	41.04%		
4 May 2021	Instalment 4	2,421,029.00	1,003,411.73	41.45%		
	TOTAL:	9,685,307.97	3,288,076.98	33.95%		
2019/2020		Instalment \$	Outstanding \$	Outstanding %		
10 September 2019	Instalment 1	2,382,877.95	1,015,072.94	42.60%		
12 November 2019	Instalment 2	2,384,730.00	1,328,047.38	55.69%		
4 February 2020	Instalment 3	2,384,730.00	1,348,407.48	56.54%		
5 May 2020	Instalment 4	2,384,730.00	1,355,372.88	56.84%		
	TOTAL:	9,537,067.95	5,046,900.68	52.92%		
This figure is as at 5 Sept 2019						
Discount						
	Discount	No. of	Total Ratable	% of total		
2020/2021	155,575.54	3,415	6,476	52.73%		
2019/2020	110,515.13	2,415	6,461	37.38%		

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 August 2020 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 August 2020.

Trading Account Summary

Council's current position for the month ending 31 August 2020 is summarised as follows:-

CASH AT BEGINNING OF PERIOD	10,409,813
TOTAL INCOME FOR PERIOD	3,013,047
TOTAL AVAILABLE FUNDS	13,422,860
LESS TOTAL EXPENDITURE	1,789,031
CASH AT END OF PERIOD	11,633,829
OUTSTANDING SUNDRY DEBTORS 60 DAYS & OVER	14,640

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

Income Statement				
2020-2021				
	2019-2020 Actual	Year to Date Actual	Year to Date Budget	2020-2021 Estimate
INCOME				
Rates and Charges	9,850,188	9,666,700	9,630,041	9,730,958
User Charges	1,099,845	181,112	145,515	830,591
Grants	3,078,651	375,050	393,463	3,000,411
Other Income	420,306	72,586	17,667	152,000
Investment Income	406,309	4,694	5,000	344,000
Total Income	14,855,299	10,300,141	10,191,686	14,057,960
Capital Income				
Capital grants	5,220,216	29,979	27,000	4,091,000
Profit or Loss on Sale of Assets	(318,269)	-	-	25,000
Total Income	19,757,246	10,330,120	10,218,686	18,173,960
EXPENSES				
Employee Expenses	4,539,148	795,603	848,542	5,512,396
Materials and Services	4,215,435	827,491	883,712	4,561,591
Depreciation and amortisation	3,732,684	610,675	609,282	3,659,093
Other expenses	1,584,106	231,276	230,193	857,586
Total Expenses	14,071,373	2,465,046	2,571,729	14,590,665
FAGs in advance				
Net Operating Surplus\ (Deficit)	783,926	7,835,095	7,619,957	(532,705)
Net Surplus\ (Deficit)	5,685,873	7,865,074	7,646,957	3,583,295

Profit & Loss Statement							
2020-2021							
		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1600	Revenues						
1611	General Rate	17	7,442,656	7,389,216	7,389,216	101%	
1612	Waste Charges	89	1,229,831	1,226,004	1,226,004	100%	
1613	Fire Levy	1	365,476	364,927	364,927	100%	
1614	Tips & Transfer Stations	10,026	22,272	29,183	175,100	13%	
1615	Recycling Charges	266	253,690	253,592	253,592	100%	
1616	Early Settlement Discounts	(52,269)	(100,541)	(85,000)	(130,000)	77%	
1617	Wheelie Bin Charges	1,012	453,315	452,119	452,119	100%	
	Total Rates	(40,859)	9,666,700	9,630,041	9,730,958	99%	
	Environmental Health						
1622	Inspection Fees	-	-	1,000	6,000	0%	
1623	Health/Food Licence Fees and Fines	-	150	1,000	14,000	1%	
1624	Immunisations	-	-	-	1,000	0%	
	Total Environmental Health	-	150	2,000	21,000	1%	
	Municipal Inspector						
1631	Kennel Licences	-	-	-	1,200	0%	
1632	Dog Registrations	2,292	5,793	4,000	50,100	12%	
1633	Dog Impoundment Fees & Fines	218	218	417	2,500	9%	
1634	Dog Replacement Tags	5	30	-	-		
1635	Caravan Fees and Fines	-	64,155	48,500	50,000	128%	
1636	Fire Abatement Charges	-	-	-	2,000	0%	
1637	Infringement Notices	146	146	2,917	17,500	1%	
	Total Municipal inspector	2,661	70,342	55,833	123,300	57%	
	Building Control Fees						
1641	Building Fees	1,025	4,980	5,000	30,000	17%	
1642	Plumbing	3,833	5,023	8,333	50,000	10%	
1643	Building Search Fees	-	-	200	1,200	0%	
1644	Permit Administration	2,225	3,725	5,833	35,000	11%	
1645	Building Inspections	4,018	5,555	6,667	40,000	14%	
1647	Certificates of Likely Compliance	3,032	3,950	3,667	22,000	18%	
1651	Development Application Fees	14,672	20,854	8,333	50,000	42%	
1653	Subdivision Fees	-	-	583	3,500	0%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1654	Advertising Fee	12,000	18,825	8,333	50,000	38%	
1655	Adhesion Orders	-	-	83	500	0%	
1656	Engineering Fees	428	1,070	333	2,000	54%	
	Total Planning And Building Control Fees	41,233	63,981	47,367	284,200	23%	
	Government Fees Levies						
1661	B.C.I Training Levy	3,044	3,690	5,000	30,000	12%	
1662	Building Permit Levy	1,522	1,845	2,833	17,000	11%	
1663	132 & 337 Certificates	7,553	14,824	13,333	80,000	19%	
1664	Section 137 Property Sales	-	2,659	-	-		
1666	Right to Information	41	41	-	-		
	Total Government Fees Levies	12,159	23,059	21,167	127,000	18%	
	Investment Income						
1671	Interest Income	4,261	4,694	5,000	150,000	3%	
1676	Dividends - TasWater	-	-	-	194,000	0%	
	Total Investment Income	4,261	4,694	5,000	344,000	1%	
	Sales Hire and Commission						
1681	Sales	2,253	5,789	2,552	127,600	5%	
1682	Commission	9	71	330	16,491	0%	
1684	Facilities and Hall Hire	3,444	5,119	1,100	55,000	9%	
1685	Facilities Leases	1,830	12,601	15,000	75,000	17%	
1687	History Room Other Income	-	-	167	1,000	0%	
	Total Sales Hire and Commission	7,536	23,581	19,148	275,091	9%	
	Other Income						
1761	Late Payment Penalties inc Interest	2,003	2,244	9,000	100,000	2%	
1765	Private Works	-	66,708	3,333	20,000	334%	Construction of Cunningham St Jetty
1766	Cemetery	1,391	1,391	4,167	25,000	6%	
1768	Miscellaneous Income	-	45	-	-		
	Total Other Income	3,394	70,388	16,500	145,000	49%	
	Reimbursements						
1773	Workers Comp. Recoveries	-	-	333	2,000	0%	
1775	Roundings	(1)	(135)	-	-		

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1776	Miscellaneous Reimbursements	389	389	833	5,000	8%	
1778	GST free reimbursements	1,813	1,944	-	-		
	Total Reimbursements	2,201	2,198	1,167	7,000	31%	
	Gain or Loss on Sale of Assets						
1781	Profit or Loss on Sale of Assets	-	-	-	25,000	0%	
	Total Gain or Loss on Sale of Assets	-	-	-	25,000	0%	
	Grant Income						
	Operating Grants			-			
1792	Financial Assistance Grant	355,018	355,018	373,463	2,980,411	12%	
1794	Learner Driver Mentor Grant		20,032	20,000	20,000	100%	
	Total Operating Grants	355,018	375,050	393,463	3,000,411	12%	
	Capital Grants						
1791	Roads to Recovery	27,000	27,000	27,000	971,000	3%	
1791	DCF Round 2 Projects	-	-	-	1,000,000	0%	
1791	CDG Georges Bay Walking Trail	-	-		2,100,000	0%	
1791	Turf Mower	-	-	-	20,000	0%	
1791	Other Grants	2,979	2,979	-			
	Total Capital Grants	29,979	29,979	27,000	4,091,000	1%	
	Total Revenue	417,582	10,330,120	10,218,686	18,173,960	57%	
	Expenses						
	Employee Costs						
1811	Salaries and Wages	281,488	547,316	583,233	3,791,012	14%	
1812	On Costs	123,323	237,520	259,053	1,683,844	14%	
1813	Overtime Payments	4,134	10,767	6,257	37,540	29%	
	Total Employee Costs	408,945	795,603	848,542	5,512,396	14%	
	Energy Costs						
1851	Electricity	19,428	20,560	31,653	143,875	14%	
	Total Energy Costs	19,428	20,560	1,653	143,875	14%	
	Materials and Contracts						
1861	Advertising	6,525	14,258	8,083	48,500	29%	
1863	Bank Charges - GST	3,288	4,461	4,033	24,200	18%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1864	Books Manuals Publications	130	306	682	4,090	7%	
1865	Catering	60	1,024	2,400	14,400	7%	
1866	Bank Charges - FREE	57	95	167	1,000	9%	
1867	Computer Hardware Purchase	3,940	6,250	2,000	12,000	52%	
1869	Computer Internet Charges	-	-	333	2,000	0%	
1870	Computer Licence and Maintenance Fees	10,816	74,441	95,000	205,000	36%	
1872	Corporate Membership	-	60,849	80,000	144,790	42%	
1873	Debt Collection	235	538	2,667	16,000	3%	
1876	Stock Purchases for Resale	283	1,211	2,000	45,000	3%	
1890	Equipment Hire and Leasing	1,778	4,761	6,417	38,500	12%	
1891	Equipment Maintenance and Minor Purchases	90	90	1,950	11,700	1%	
1893	Internet Billpay Costs	1,106	2,033	1,167	7,000	29%	
1895	Licensing and Licence Costs	11,078	27,165	15,000	39,379	69%	
1896	Land and Building Rental or Leasing Costs	7,250	10,875	9,000	9,000	121%	
1897	Materials	22,005	64,037	55,907	335,445	19%	
1898	Phone Calls Rental Fax	2,831	5,789	6,515	39,090	15%	
1899	Postage/Freight	1,079	7,435	3,835	23,010	32%	
1900	Printing/Laminating	-	-	833	5,000	0%	
1901	Property Insurance	-	127,186	100,000	109,300	116%	
1902	Room Hire	300	300	208	1,250	24%	
1904	Royalties and Production Licences	-	-	833	5,000	0%	
1905	Stationery	265	2,387	2,750	16,500	14%	
1906	Water and Property rates Payable	-	-	1,500	105,800	0%	
	Total Materials and Contracts	73,116	415,490	403,281	1,262,954	33%	
	Contractor Costs						
1971	Contractors	39,796	59,140	132,050	792,300	7%	
1972	Cleaning Contractors	3,678	21,627	31,622	189,730	11%	
1973	Waste Management Contractors	70,790	154,460	170,000	1,135,788	14%	
	Total Contractor Costs	114,264	235,227	333,672	2,117,818	11%	
	Professional Fees						
1992	Audit Fees	-	-	750	40,000	0%	
1993	Legal Fees	5,062	11,810	4,333	26,000	45%	
1994	Internal Audit Fees	-	-	1,083	6,500	0%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
1995	Revaluation Fees- Municipal only	500	2,800	4,667	28,000	10%	
1997	Professional Fees - Strategic Projects	-	-	-	70,000	0%	
1998	Other Professional Fees	30,808	46,545	42,450	254,700	18%	
	Total Professional Fees	36,370	61,155	53,283	425,200	14%	
	Plant Hire						
2101	Plant Hire - Internal	47,692	105,230	86,050	516,300	20%	
2102	Plant Hire - External	-	-	917	5,500	0%	
2103	Registration and MAIB	-	-	-	39,672	0%	
2104	Insurance Premiums	-	24,522	41,773	41,773	59%	
2105	Plant Repairs and Maintenance	13,001	52,905	18,667	112,000	47%	
2140	Plant Hire Recovered	(52,687)	(112,575)	(120,000)	(720,000)	16%	
2141	Fuel	8,521	20,549	27,417	164,500	12%	
2142	Fuel Credit	-	(1,057)	(2,500)	(15,000)	7%	
	Total Plant Hire	16,527	89,574	52,323	144,745	62%	
	Government Fees and Levies						
2255	Fire Levy	-	-	-	365,186	0%	
2257	Building Permit Levy	-	402	2,500	15,000	3%	
2258	Land Tax	2,191	3,309	2,000	56,813	6%	
2259	Training Levy	-	1,774	5,000	30,000	6%	
	Total Government Fees and Levies	2,191	5,485	9,500	466,999	1%	
	Depreciation						
2305	Depreciation Buildings	19,873	39,664	39,387	236,323	17%	
2306	Depreciation Roads and Streets	152,167	304,334	304,333	1,826,000	17%	
2307	Depreciation Bridges	38,050	76,100	76,100	456,600	17%	
2308	Depreciation Plant & Equipment	36,586	72,066	68,478	410,868	18%	
2310	Depreciation Stormwater Infrastructure	27,658	55,316	55,316	331,896	17%	
2311	Depreciation Furniture	11,976	24,036	26,234	157,405	15%	
2312	Depreciation Land Improvements	17,715	35,559	35,834	215,001	17%	
2313	Amortisation of Municipal Valuation	1,800	3,600	3,600	25,000	14%	
	Total Depreciation	305,825	610,675	609,282	3,659,093	17%	

		Month Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	% of Annual Budget used	Comments
	Other Expenses						
2401	Interest Payable	25,811	25,811	32,000	335,328	8%	
2403	Bad & Doubtful Debts	-	249		-		
2404	Grants and Community Support Given	3,600	16,327	12,000	179,100	9%	
2405	Rate Remissions	2,404	157,035	155,000	156,000	101%	Includes \$99k Covid19 rate relief
2407	Waiver of Fees and Lease etc	2,704	2,704	-	-		
2409	Council Member Expenses	487	513	3,000	18,000	3%	
2410	Council Member Allowances	14,318	28,636	28,193	169,158	17%	
	Total Other Expenses	49,323	231,276	230,193	857,586	27%	
	Total Expenses	1,025,989	2,465,046	2,571,729	14,590,665	17%	
	Net Surplus\ (Deficit) before Capital amounts	(638,386)	7,835,095	7,619,957	(532,705)		
	Capital Grants	29,979	29,979	27,000	4,091,000		
	Profit or Loss on Sale of Assets	-	-	-	25,000		
	Net Surplus\ (Deficit)	(608,407)	7,865,074	7,646,957	3,583,295		

Profit And Loss Statement				
2020-2021				
	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Business & Corporate Services				
Total Government Fees Levies	41	41	-	
Total Investment Income	4,261	4,694	344,000	
Total Sales Hire and Commission	-	-	6,000	
Total Reimbursements	340	420	-	
Total Revenue	4,641	5,154	350,000	
Total Employee Costs	60,241	117,441	817,408	
Total Energy Costs	-	-	5,800	
Total Materials and Contracts	21,829	220,526	497,450	
Total Contractor Costs	-	184	7,900	
Total Professional Fees	569	654	10,500	
Total Plant Hire	1,259	2,709	13,573	
Total Government Fees and Levies	-	-	180	
Total Depreciation	10,645	21,201	157,064	
Total Expenses	94,543	362,715	1,509,875	
	-			
Net Surplus\ (Deficit) before Capital Income	(89,902)	(357,561)	(1,159,875)	
Net Surplus\ (Deficit)	(89,902)	(357,561)	(1,159,875)	
Development Services	-	-		
Total Environmental Health	-	150	21,000	
Total Municipal inspector	-	64,155	59,500	
Total Planning And Building Control Fees	40,805	62,697	282,200	
Total Government Fees Levies	12,119	20,359	127,000	
Total Sales Hire and Commission	-	58	1,300	
Total Revenue	52,923	147,419	491,000	
	-	-		
Total Employee Costs	63,321	131,692	841,637	
Total Materials and Contracts	4,635	6,943	50,910	
Total Contractor Costs	-	-	10,000	
Total Professional Fees	19,538	30,820	142,700	
Total Plant Hire	-	1,809	8,807	
Total Government Fees and Levies	-	2,176	45,000	
Total Depreciation	1,508	3,187	19,740	
Total Other Expenses	1,590	1,590	34,500	
Total Expenses	90,592	178,218	1,153,293	
	-	-		
Net Surplus\ (Deficit) before Capital Income	(37,669)	(30,799)	(662,293)	
Net Surplus\ (Deficit)	(37,669)	(30,799)	(662,293)	

	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Community Services	-	-		
Total Operating Grants	-	20,032	20,000	
Total Capital Grants	-	-	2,100,000	
Total Revenue	-	20,032	2,120,000	
	-	-		
Total Employee Costs	21,203	38,538	281,043	
Total Materials and Contracts	499	1,968	26,950	
Total Contractor Costs	-	-	30,000	
Total Professional Fees	-	-	10,000	
Total Plant Hire	62	2,518	12,744	
Total Depreciation	1,175	2,350	16,212	
Total Other Expenses	3,600	16,327	144,600	
Total Expenses	26,539	61,702	521,549	
	-	-	-	
Net Surplus\ (Deficit) before Capital Income	(26,539)	(41,670)	(501,549)	
Net Surplus\ (Deficit)	(26,539)	(41,670)	1,598,451	
Works and Infrastructure		-		
Total Rates	11,393	1,959,108	2,106,815	
Total Municipal inspector	2,661	6,187	63,800	
Total Planning And Building Control Fees	428	1,284	2,000	
Total Sales Hire and Commission	5,288	18,088	175,000	
Total Other Income	1,391	68,144	45,000	
Total Reimbursements	-	-	2,000	
Total Gain or Loss on Sale of Assets	-	-	25,000	
Total Operating Grants	205,355	205,355	1,608,892	
Total Capital Grants	27,000	27,000	1,991,000	
Total Revenue	253,515	2,285,166	6,019,507	
	-	-		
Total Employee Costs	187,564	369,619	2,682,349	
Total Energy Costs	19,364	19,741	133,075	
Total Materials and Contracts	40,815	107,735	493,444	
Total Contractor Costs	114,200	233,478	2,065,068	
Total Professional Fees	9,255	14,453	44,000	
Total Plant Hire	15,146	80,992	99,978	
Total Government Fees and Levies	2,191	3,309	52,354	
Total Depreciation	289,495	577,932	3,442,005	
Total Other Expenses	26,924	30,534	335,328	
Total Expenses	704,954	1,437,792	9,347,600	
	-	-	-	
Net Surplus\ (Deficit) before Capital Income	(478,439)	820,373	(5,319,094)	
Net Surplus\ (Deficit)	(451,439)	847,373	(3,328,094)	

	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Visitor Information Centre	-	-		
Total Sales Hire and Commission	2,137	5,116	79,500	
Total Revenue	2,137	5,116	79,500	
	-	-		
Total Employee Costs	12,370	25,084	138,312	
Total Energy Costs	64	820	5,000	
Total Materials and Contracts	2,152	4,239	51,700	
Total Contractor Costs	65	1,566	4,850	
Total Plant Hire	60	140	-	
Total Government Fees and Levies	-	-	1,600	
Total Depreciation	1,702	3,405	8,472	
Total Expenses	16,412	35,253	209,934	
	-	-	-	
Net Surplus\ (Deficit) before Capital Income	(14,276)	(30,137)	(130,434)	
Net Surplus\ (Deficit)	(14,276)	(30,137)	(130,434)	
	-	-		
	-	-		
Governance and Members Expenses	-	-		
Total Rates	(52,252)	7,707,592	7,624,143	
Total Government Fees Levies	-	2,659	-	
Total Sales Hire and Commission	111	318	13,291	
Total Other Income	2,003	2,244	100,000	
Total Reimbursements	1,861	1,778	5,000	
Total Operating Grants	149,663	149,663	1,371,520	
Total Capital Grants	2,979	2,979	-	
Total Revenue	104,365	7,867,233	9,113,954	
	-	-		
Total Employee Costs	64,245	113,230	751,646	
Total Materials and Contracts	3,186	74,080	142,500	
Total Professional Fees	7,008	15,227	218,000	
Total Plant Hire	-	1,406	9,645	
Total Government Fees and Levies	-	-	367,865	
Total Depreciation	1,300	2,600	15,600	
Total Other Expenses	17,208	182,824	343,158	
Total Expenses	92,948	389,366	1,848,414	
	-	-	-	
Net Surplus\ (Deficit) before Capital Income	8,439	7,474,889	7,265,539	
Net Surplus\ (Deficit)	11,418	7,477,868	7,265,539	

	Month Actual	Year to Date Actual	2020-2021 Budget	Comments
Council Total	-	-		
Total Rates	(40,859)	9,666,700	9,730,958	
Total Environmental Health	-	150	21,000	
Total Municipal inspector	2,661	70,342	123,300	
Total Planning And Building Control Fees	41,233	63,981	284,200	
Total Government Fees Levies	12,159	23,059	127,000	
Total Investment Income	4,261	4,694	344,000	
Total Sales Hire and Commission	7,536	23,581	275,091	
Total Other Income	3,394	70,388	145,000	
Total Reimbursements	2,201	2,198	7,000	
Total Gain or Loss on Sale of Assets	-	-	25,000	
Total Operating Grants	355,018	375,050	3,000,411	
Total Capital Grants	29,979	29,979	4,091,000	
Total Revenue	417,582	10,330,120	18,173,960	
	-	-		
Total Employee Costs	408,945	795,603	5,512,396	
Total Energy Costs	19,428	20,560	143,875	
Total Materials and Contracts	73,116	415,490	1,262,954	
Total Contractor Costs	114,264	235,227	2,117,818	
Total Professional Fees	36,370	61,155	425,200	
Total Plant Hire	16,527	89,574	144,745	
Total Government Fees and Levies	2,191	5,485	466,999	
Total Depreciation	305,825	610,675	3,659,093	
Total Other Expenses	49,323	231,276	857,586	
Total Expenses	1,025,989	2,465,046	14,590,665	
	-	-		
FAGS grant funds received in advance	-	-		
Net Surplus\ (Deficit) before Capital Income	(638,386)	7,835,095	(532,705)	
Capital Income	29,979	29,979	4,116,000	
Net Surplus\ (Deficit)	(608,407)	7,865,074	3,583,295	

Financial Position

2020-2021

	2019-2020 Actual	Year to Date Actual	Year to Date Budget	2020-2021 Budget	Comments
Current Assets					
Cash	10,256,813	11,633,829	10,795,997	3,737,243	
Receivables	1,093,391	6,232,491	6,312,351	750,000	
Inventories	63,905	63,705	120,000	120,000	
Other Current Assets	60,433	96,098	45,000	45,000	
Total Current Assets	11,474,542	18,026,123	17,273,348	4,652,243	
Non Current Assets					
Property Plant and Equipment	154,921,761	156,641,811	160,639,540	148,149,134	
Investment in TasWater	34,537,566	34,537,566	34,537,566	38,672,525	
Other Non Current Assets	176,326	63,800	95,000	95,000	
Total Non -Current Assets	189,635,653	191,243,177	195,272,106	186,916,659	
Total Assets	201,110,195	209,269,299	212,545,453	191,568,902	
Current Liabilities					
Payables	1,548,015	2,505,215	1,733,108	950,000	
Interest Bearing and Other Liabilities	368,056	329,272	329,272	356,256	
Contract Liabilities	344,516				Grants & Rates in advance
Provisions	829,258	862,302	853,572	853,572	
Total Current Liabilities	3,089,845	3,696,789	2,915,952	2,159,828	
Non Current Liabilities					
Interest Bearing and Other Liabilities	8,169,452	8,169,452	8,169,452	8,128,118	
Provisions	549,757	549,756	569,414	569,414	
Total Non Current Liabilities	8,719,209	8,719,208	8,738,866	8,697,532	
Total Liabilities	11,809,054	12,415,997	11,654,818	10,857,360	
Net Assets	189,301,141	196,853,303	200,890,636	180,711,542	
EQUITY					
Accumulated surplus	38,895,988	44,902,280	48,939,613	34,862,149	
Asset revaluation reserve	149,925,764	151,471,634	151,471,634	145,384,764	
Other reserves	479,389	479,389	479,389	464,629	
TOTAL EQUITY	189,301,141	196,853,303	200,890,636	180,711,542	
Other Reserves - detailed separately	479,389	479,389	479,389	464,628	
Employee Provisions	1,379,015	1,412,058	1,422,986	1,422,986	
Unallocated accumulated surplus	8,398,409	9,742,382	8,893,622	1,849,629	
Total cash available	10,256,813	11,633,829	10,795,997	3,737,243	
Note: This reflects the cash position and does not include Payables and Receivables					

Other Reserves				
2020-2021				
	Other Reserves 1/7/20	Reserves new 2020-2021	Reserves used 2020-2021	Remaining 30/6/2021
Public Open Space				
Binalong Bay	3,362			3,362
Ansons Bay	4,907			4,907
Beaumaris	2,229			2,229
Scamander	3,750			3,750
St Helens	26,242			26,242
St Marys	32,509			32,509
Stieglitz	6,752			6,752
Total Public Open Space	79,751	-	-	79,751
General Reserves				
Community Development	12,500			12,500
Fingal Tennis Court	14,500			14,500
137 Trust Seizures	372,638			372,638
Total General Reserves	399,638	-	-	399,638
Total Other Reserves	479,389	-	-	479,389
Grants Received in Advance				
Projectors for Stadium	14,000		0	14,000
Community Infrastructure Fund Grant	27,260		0	27,260
Flagstaff Trailhead Shade Structure	13,460		0	13,460
St Marys Flood Mitigation	56,131		(32,411)	23,720
Youth week	2,000		0	2,000
Drought & Weed Management Program	55,000		(2,126)	52,874
Georges Bay Foreshore Multi-User	116,229		(5,798)	110,431
Total Grants Received in Advance	284,080	-	(40,335)	243,745

Capital Expenditure							
2020-2021							
Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	PLANT & EQUIPMENT						
	Replacement of the following vehicles						
	Turf Mower	-	-		40,000	40,000	Requires co-funding from SHFC
CH048	Garbage truck	-	-	(370,000)	370,000	-	Purchased June 2020
CH049	2nd hand back up garbage truck	-	131,735		120,000	120,000	Budget workshop 1/6/20
	1226 Ute 2WD Tipper	-	-		30,000	30,000	
	1316 Maintenance Van - Building Mtce Officer	-	-		45,000	45,000	
	1294 Dual Cab Ute 4WD	-	-		40,000	40,000	
CI005	Small Plant - VARIOUS	6,798	25,072		42,000	42,000	
	TOTAL PLANT & EQUIPMENT	6,798	156,807	(370,000)	687,000	317,000	
	FURNITURE & IT						
	Additional sit down/stand up desks	-	-		2,500	2,500	
CI055	IT - Server Upgrades 2020/21	23,596	23,596		25,000	25,000	
	Council Chambers New Furniture	-	-		15,000	15,000	\$8700 to CI065 as advised 12 Aug 2020
CI060	Desktop/Laptops/Monitors 2020/21	12,063	12,063		10,000	10,000	
CI065	Printers/Copiers - Main Office	-	-		12,000	12,000	
	History Room acquisition reserve	-	-		1,000	1,000	
CD730	Hall Furniture Replacement	-	-	3,000		3,000	
CH065	Audio visual equip	-	5,395			-	Chamber
	TOTAL FURNITURE & IT	-	41,054	3,000	65,500	68,500	
	BUILDINGS						
CC730 A	Old Tasmanian Hotel - Lift	32,410	32,410		213,000	213,000	DCF Round 2 Potential Project
CC730	Old Tasmanian Hotel Upgrades in Accordance with Conservation Mgt Plan	316	19,220		25,000	25,000	Annual commitment to Heritage upgrades and renovations
	St Helens Works Depot				20,000	20,000	New 6m X 6m store building for Community Services
	St Marys Railway Station Upgrades				25,000	25,000	Upgrades to Building to be scoped out
CH730	Portland Hall Upgrades	21,089	37,021	34,610	50,000	84,610	Electrical Upgrades, Replace Western Facing Windows & Storage room alterations

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CE770	Workspace Renovations - History Rooms	-	-	27,270		27,270	
CF705	Weldborough Amenities	-	-	124,400		124,400	
CH720	Four Mile Creek Community Hub	-	-	57,880		57,880	FOFMC
CH725	Break O Day Community Stadium - Upgrades	22,788	22,788	30,000		30,000	Roof Replacement to original amenities section
	TOTAL BUILDINGS	76,603	111,439	274,160	333,000	607,160	
	PARKS, RESERVES & OTHER						
CX805	St Marys Sports Complex (DA 129-20)	210	290		45,000	45,000	DCF Funding - New Implement and Buggy Shed exCI805
CX810	St Marys Sports Centre (Bowls/Golf Clubhouse)	-	-		45,000	45,000	DCF Funding - Internal Alterations
CX815	Scamander Surf Life Saving Club	-	-		19,745	19,745	DCF Funding - Fitout of Amenities
CX820	St Marys Football Ground	-	-		110,020	110,020	DCF Funding - Irrigation System
CX825	St Marys Community Space	-	-		35,000	35,000	DCF Round 2 Potential Project
CX830	Mathinna Cemetery Master Plan	-	-		50,000	50,000	DCF Round 2 Potential Project
CX835	Fingal Cemetery Master Plan	-	-		100,000	100,000	DCF Round 2 Potential Project
CX840	Fingal Valley Tracks	-	-		139,500	139,500	DCF Round 2 Potential Project
CX845	Drought Protection Plan	-	-		10,000	10,000	DCF Round 2 Potential Project
	St Helens Sports Complex	-	-		50,000	50,000	Reroof and Repaint& waterproof - Athletics Building
	Shade structure - Flagstaff tail head	-	-		25,000	25,000	TBC
	Shade Structures - Scamander Reserve	-	-		25,000	25,000	TBC
	Street furniture & signage	-	-		20,000	20,000	
	Playground equipment replacement program	-	-		20,000	20,000	St Helens Foreshore - Playground Fence replacement
	Playground equipment replacement program	-	-		50,000	50,000	10 sites at \$5K each
	St Helens rec ground	-	-		15,000	15,000	
	Resheet airport runway	-	-		100,000	100,000	
	Pyengana Rec ground	-	-		40,000	40,000	Remediate and reseal entrance
CF135 *	Georges Bay Walking Trail/St Helens Foreshore Path	733,868	1,363,701		2,223,510	2,223,510	Community Development Grant Funded \$2.1M

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CH865	Swimcart to Binalong Bay - MTB Trail	-	5,509			-	
CH810	St Helens Cemetery Master Plan	-	-	50,000		50,000	
CH815	Dog exercise area St Helens Improvements	-	-	10,000		10,000	
CH530	Car Parking & MTB Hub - Cecilia St Carpark	5,903	7,909			-	as per Council decision 10/19.17.3
CH825	Cornwall Playground Upgrade (Slide Only)	-	-	5,000		5,000	Cornwall - Slide Only
CD815	Wrinklers Lagoon Redevelopment Design & Planning - Amenities Building	-	-	89,400		89,400	
CE820	Street furniture & signage	-	-	8,860		8,860	
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	2,184	2,184			-	C/f to CF805
CF805	Parnella/Foreshore Walkway	-	-	250,510		250,510	Moved from Footpaths
CH855	Flood Levee - Groom Street, St Marys Flood Mit.	22,300	30,399				Flood Mitigation Funding
CH860	Flood Warning System - St Marys Flood Mitigation	289	516				Flood Mitigation Funding
CF820 *	Mountain Bike Trails - Poimena to Bay of Fires	1,078	9,113			-	
CF820 A*	Mountain Bike Trails - Stacked Loops-St Helens	55,445	210,064			-	
	TOTAL PARKS, RESERVES & OTHER	821,277	1,629,686	503,770	3,122,775	3,626,545	
						-	
	ROADS					-	
	STREETSCAPES					-	
CX850	Mathinna Streetscape Improvements	5,113	5,113		208,035	208,035	DCF Round 2 Project Grant
CE110	Scamander entrance at Wrinklers	-	-	193,500		193,500	
CF105	Fingal Streetscape - Stage 2	-	-	40,000		40,000	Outstand Construction in 2020/21 - Can we make a new project code so as to close out the streetscape project?
CG120	Fingal Streetscape - Stage 3	-	5,453			-	Completed - part of Drought funding
	TOTAL STREETSCAPES	5,113	10,566	233,500	208,035	441,535	
						-	
	FOOTPATHS					-	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	Annual replacement of damaged footpaths	-	-		15,000	15,000	
	Akaroa - Akaroa Ave	-	-		7,200	7,200	
	Akaroa - Carnnell Place	-	-		6,300	6,300	
	Binalong Bay - Coffey Drive		-		13,000	13,000	
	Binalong Bay - Barnett Close	-	-		7,000	7,000	
CI105	Scamander - Scamander Ave	18,350	18,350		60,000	60,000	
	St Helens - Existing Sub-division	-	-		125,000	125,000	southern side of GF Bridge.
CG115	Annual replacement of damaged footpaths	4,324	4,324	30,000		30,000	Covid 19 restrictions - defer work
CH105	Binalong Bay Footpath - Main Road	-	-	30,000		30,000	Covid 19 restrictions - defer work
CH110	Binalong Bay - Pacific to Bevan Streets	-	-	3,000		3,000	Covid 19 restrictions - defer work
CH115	Fingal - Talbot Street	-	-	30,000		30,000	completed
CH120	Scamander - Scamander Ave	2,908	16,882	41,118		41,118	Covid 19 restrictions - defer work
CH125	Stieglitz - Chimney Heights	1,409	2,384	3,000		3,000	Covid 19 restrictions - defer work
CF125	Medea Cove Footpath/Road options	-	94	70,546		70,546	Covid 19 restrictions - defer work
CG110	Storey St, St Marys	3,805	30,818	50,000		50,000	Covid 19 restrictions - defer work
	TOTAL FOOTPATHS	30,796	72,851	257,664	233,500	491,164	
						-	
	KERB & CHANNEL				-	-	
	St Helens Point Road (Parnella SW Catchment 2)	-	-		150,000	150,000	
	Atlas Drive - Landslip Control	-	-		40,000	40,000	
CH155	Byatt Court, Scamander	-	-	46,000		46,000	Covid 19 restrictions - defer work
	Replacements TBA	-	-	22,000		22,000	Covid 19 restrictions - defer work
CG155	Cameron St, St Helens (south of Quail St intersection) (0.16km)	-	-	20,000		20,000	Covid 19 restrictions - defer work
CE165	Treloggen Drive, Binalong Bay	-	-	50,360		50,360	Covid 19 restrictions - defer work
	TOTAL KERB & CHANNEL	-	-	138,360	90,000	328,360	
						-	
	RESHEETING					-	
	2285 - North Ansons Bay Rd	-	-		30,000	30,000	
	2286 - North Ansons Bay Rd	-	-		30,000	30,000	
	40 - Anchor Rd	-	-		10,100	10,100	
	39 - Anchor Rd	-	-		10,800	10,800	
	41 - Anchor Rd	-	-		16,400	16,400	
	906 - Ansons Bay Rd (Priory Rd)	-	-		9,400	9,400	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	903 - Ansons Bay Rd (Priory Rd)	-	-		44,900	44,900	
	910 - Ansons Bay Rd (Priory Rd)	-	-		25,800	25,800	
	909 - Ansons Bay Rd (Priory Rd)	-	-		25,700	25,700	
	908 - Ansons Bay Rd (Priory Rd)	-	-		18,300	18,300	
	907 - Ansons Bay Rd (Priory Rd)	-	-		18,100	18,100	
	904 - Ansons Bay Rd (Priory Rd)	-	-		16,000	16,000	
	46 - Church Hill Rd	-	-		2,800	2,800	
	1081 - Sorell St	-	-		6,700	6,700	
	1024 - Franks St Fingal	-	-		3,400	3,400	
	1187 - Honeymoon Pt Rd	-	-		6,200	6,200	
	1178 - Jeanerret Beach Rd	-	-		800	800	
	47 - Johnston Rd	-	-		8,100	8,100	
	1053 - Louisa St	-	-		2,800	2,800	
	1051 - Louisa St	-	-		3,700	3,700	
	948 - Reids Rd	-	-		23,800	23,800	
	946 - Reids Rd	-	-		20,400	20,400	
	945 - Reids Rd	-	-		21,600	21,600	
	704 - U/N 1 Stieglitz	-	-		4,600	4,600	
	999 - Victoria St Part C	-	-		1,400	1,400	
	998 - Victoria St Part C	-	-		360	360	
	997 - Victoria St Part C	-	-		2,100	2,100	
CH325	2054 - Brooks Rd	-	173			-	
	2138 - Franks St Fingal	-	-	3,795		3,795	
	2258 - McKerchers Rd	-	-	8,190		8,190	
	2259 - McKerchers Rd		-	9,623		9,623	
	2260 - McKerchers Rd		-	2,662		2,662	
	2380 - Tims Creek Rd	-	-	6,880		6,880	
	2392 - Tyne Rd	-	-	6,370		6,370	
	2393 - Tyne Rd		-	7,262		7,262	
	2394 - Tyne Rd		-	6,166		6,166	
	2303 - Old Roses Tier Rd	-	-	6,848		6,848	
CH320	2015 - Ansons Bay Rd (Priory Rd)	-	2,903			-	
	2176 - Honeymoon Point Rd	-	-	1,401		1,401	
CG310	Reids Rd		-	20,000		20,000	Only c/f \$20k
	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	
CH315	Ansons Bay Road, Ansons Bay	-	1,082	-		-	
CH310	North Ansons Bay Road, Ansons Bay	-	271	-		-	
	TOTAL RESHEETING	-	4,429	107,677	364,260	471,937	
						-	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	RESEALS					-	
	Cornwall Alexander and William Streets (North of Lennox)	-	-		12,000	12,000	
	1013 - Stieglitz St S/R Fingal	-	-		5,400	5,400	
	266 - Upper Esk Rd	-	-		33,800	33,800	
	1092 - Legge St Fingal	-	-		13,900	13,900	
	263 - Upper Esk Rd	-	-		47,000	47,000	
	253 - Upper Esk Rd	-	-		22,000	22,000	
	256 - Upper Esk Rd	-	-		34,000	34,000	
	254 - Upper Esk Rd	-	-		20,500	20,500	
	258 - Upper Esk Rd	-	-		36,500	36,500	
	271 - Upper Esk Rd	-	-		7,000	7,000	
	260 - Upper Esk Rd	-	-		4,000	4,000	
	370 - Penelope St	-	-		3,200	3,200	
	1071 - Grant St Fingal	-	-		18,500	18,500	
	635 - Butler St	-	-		1,100	1,100	
	634 - Dunn St	-	-		8,000	8,000	
	615 - High St Mathinna	-	-		4,500	4,500	
	653 - Thomas St Scamander	-	-		5,500	5,500	
	303 - Mangana Rd	-	-		50,000	50,000	
	The Gardens Road	-	-		52,000	52,000	
CH485	951 - Reids Rd	-	-	7,290		7,290	Bridge approaches - new seal
CH485	947 - Reids Rd	-	-	6,210		6,210	Bridge approaches - new seal
CH495	St Marys - Esk Main Road Storey to Groom Street	-	-	50,000		50,000	Deferred by DSG to coincide with DSG Road Sealing Programme in 2020/2021
	TOTAL RESEALS	-	-	63,500	378,900	442,400	
						-	
	ROAD RECONSTRUCTION / DIGOUTS					-	
CI505	Walker Street, St Helens	-	1,475		20,000	20,000	
CI510	Mangana Road	-	-		60,000	60,000	
CI515	Upper Esk Road	185	1,442		120,000	120,000	
CI520	Upper Scamander Road	-	903		25,000	25,000	
CI525	Gardens Road	-	-		15,000	15,000	
CI530	Medeas Cove Esplanade Reconstruction	2,130	2,130		250,000	250,000	
						-	
	ROAD CONSTRUCTION (NEW)					-	
	St Marys - Car Park Sealing behind St Marys Hall	-	-		45,000	45,000	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
	Pyengana Rec Ground Entrance Road	-	-		45,000	45,000	
CH545	216 - Mathinna Plains Road	-	-		185,000	185,000	
	Ansons Bay Road - Gravel Stabilisation	-	-		30,000	30,000	
	Road Intersection Upgrade Works	-	-		50,000	50,000	
	Crash Barrier - Multiple Culverts	-	-		50,000	50,000	
CX860	Cornwall - Gravel Road Sealing - CAMPBELL	-	-		75,100	75,100	DCF Round 2 Potential Project ex CI540
CX865	Cornwall - Gravel Road Sealing - LENNOX	-	-			-	DCF Round 2 Potential Project ex CI541
	Road Sealing Program	-	-		350,000	350,000	
	Lottah Road, Goulds County/Lottah	-	-		240,000	240,000	
CH565	Lottah Road - Part 1 - CH 2.3-3.1	-	564			-	
CH575	Lottah Road - Part 3 - CH 4.8	-	49			-	
CH580	Lottah Road - Part 4 - CH 6.8-6.95	-	26,733	20,000		20,000	In progress RTR funded CFWD \$20K for sealing in late Spring 2020
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)	-	-	800,000		800,000	Project to be rescoped and requires grant funding \$375K
CH510	Atlas Drive - Retaining Wall Anchor	-	-	40,000		40,000	Deferred to coincide with bridge works at Georges Bay sharedway - Spring 2020
CI535	Gardens Road - Sight Distance Works	8,063	8,063	400,000		400,000	Subject to successful \$200k Black Spot funding application
	Road Intersection Upgrade Works	-	-	50,000		50,000	
CH560	Road Network - Sign Replacement	-	-		15,000	15,000	
CG520	Beaumaris Ave	-	24			-	
	TOTAL ROADS OTHER	10,377	41,382	1,387,540	1,575,100	2,962,640	
						-	
	ROADS TOTAL	46,285	129,228	2,188,241	2,949,795	5,138,036	
						-	
	BRIDGES					-	
CI210	B2398 - Intake Bridge, Pyengana	369	369		220,000	220,000	Replace structure with 25T load limit
CI205	B3617 - Mt Elephant Rd	-	-		18,000	18,000	Replace Deck - brought forward from 2021-22

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CG220	B2293 Cecilia St, St Helens	-	-	22,000		22,000	Reallocate to another bridge in 2020/2021
CG250	B7027 Mathinna Plains Road	-	-	15,000		15,000	Culvert Extension - CFWD to 2020/2021
CH205	Footpath Bridge at Fingal Culvert	13,191	13,229			-	New bridge - footpath
CG225	B2792 Four Mile Creek Road	243,270	243,317	240,000		240,000	Contract awarded in April 2020 to be completed before end Sep 2020
	TOTAL BRIDGES	256,829	256,915	277,000	238,000	515,000	
	STORMWATER						
	Minor stormwater Jobs	-	-		50,000	50,000	
	Falmouth St St Helens	-	-		30,000	30,000	Penelope to Halcyon
CX855	Alexander St Cornwall	-	-		61,950	61,950	DCF Round 2 Potential Project ex CI660
CI685	Treloggens Track	-	-		30,000	30,000	
CD655	Implement SWMP priorities	26	53			-	
CG665	Freshwater Street / Lade Court (Beaumaris)	-	-	70,000		70,000	Install new stormwater pipe rear of Freshwater Street properties to prevent Lade Court properties flooding.
CG670	Medea St - Opposite Doepel St	-	-	45,000		45,000	115m of open drain
CF665	Beauty Bay Access track improvements	-	289			-	
CH655	Beaumaris Ave	-	-	25,000		25,000	New Stormwater main
	TOTAL STORMWATER	26	342	140,000	171,950	311,950	
						-	
	WASTE MANAGEMENT					-	
	Rehabilitation of former Binalong Bay Tip	-	-		5,000	5,000	
	Scamander waste oil facility	-	-		13,000	13,000	
CI504	St Helens WTS - test Bore	-	-		15,000	15,000	
CI610	Scamander WTS - Test Bores (2)	-	-		45,000	45,000	
	Scamander WTS - Leachate Retention pond	-	-		20,000	20,000	
CI615	Scamander WTS - Inert Landfill	740	1,590		20,000	20,000	
	St Marys WTS Oil Station	-	-		13,000	13,000	
	Waste shredder	-	-	30,000	20,000	50,000	

Project Code	Details	Month Actuals	Year to Date Actual	Budget expected to be C/F	2020-2021 Estimate	Total New Budget + C/f	Comments
CE615	Scamander WTS retaining wall replacement	-	-	52,000		52,000	Contingency for potential future site modification
	WASTE MANAGEMENT TOTAL	740	1,590	82,000	151,000	233,000	
						-	
	Total Capital expenditure	1,244,218	2,327,061	3,098,171	7,719,020	10,817,191	

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:**

Still operating with the slightly reduced opening hours, visitor numbers are slightly down from the low numbers we normally experience at this time of year

Meetings Attended/Other information:

The History Room Curator noted the following:

- **Digital Images for Titley's Shack:** This project is progressing well with all images now in jpg format. Slideshow will be worked on soon.
- **St Helens School visit:** Two grade 3 classes came in to visit the St Helens History Room on Mon 17 and Tues 18 August with 24 students in each class. Curator met with the groups and it was great to have the youngsters back into the museum although somewhat disappointed to find the movie was out of order. The projector has been repaired and the movie will be working again shortly.
- **August - Free Entry for Locals:** This was offered again.
- **Parks Signage for Blue Tier:** A USB with Blue Tier historical images was created for Parks and Wildlife in St Helens for new interpretation panels to be installed at Poimena.
- **Backroom Meetings:** Friends committee have scheduled a meeting in the Backroom on Monday 14th Sept 2020
- **'Eddystone Lighthouse – Comfort In The Storm':** Currently working on this next exhibition.
- **Shipwreck Item:** Being donated by Parks & Wildlife Service at St Helens for this next exhibition on Eddystone Lighthouse.

- **Provenance: Where To Begin?** Participated in this ZOOM meeting organised by AMaGA (Australian Museums and Galleries Association)
Rapid Adapt: Adjusting Interactive Exhibitions for COVID Impacted Audience Needs. Participating in this ZOOM meeting on Thursday 10 Sept 2020
Brand Tasmania Workshop: Registered to attend this event on Tuesday 22 Sept 2020 in St Helens.
- **Statistics August 2020:**

SHHR Entry	\$ 111.00
Sales and donations	\$ 78.05
TOTAL	\$ 189.05

Previous years (2019) \$162; (2018) \$252.18; (2017) \$178.70; (2016) \$207.10 (2015) \$237.10; by comparison the museum is doing extremely well under extenuating circumstances!

SHHR Visitation

Families/Couples	15
Concessions	12
TOTAL	27

Previous years (2019) 38; (2018) 38; (2017) 25; (2016) 35 (2015) 38; numbers are holding.

Volunteer hours 119.25 averaging to 23.75 hours/wk

Statistics:

Door Counts:

Month/Year	Visitor Numbers	Daily Average	History Room
August 2010	879	28.35	43
August 2011	746	24.06	92
August 2012	707	22.81	30
August 2013	779	25.13	30
August 2014	958	30.90	51
August 2015	961	31.00	38
August 2016	881	28.42	35
August 2017	843	27.19	37
August 2018	950	30.65	38
August 2019	737	23.77	38
August 2020	601	19.39	27

Revenue 2019/2020:

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

Revenue 2020/2021:

Month	VIC Sales	HR Entry	HR Donations
July	2,335.55	194.00	121.65
August	1,774.39	111.00	78.05

STRATEGIC PLAN & ANNUAL PLAN:**Strategic Plan 2017-2027***Goal*

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

Strategies

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

Annual Plan 2019-2020*Goal*

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

Key Focus Area 2.1.2

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

Action 2.1.2.9

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

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

09/20.12.4 Policy – LG12 Fit for Work (Alcohol & Drug) Policy

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Bob Hoogland, Manager Corporate Services
FILE REFERENCE	002\024\001\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Policy – LG12 Fit for Work (Alcohol & Drug) Policy

OFFICER'S RECOMMENDATION:

That Policy LG12 Fit for Work (Alcohol and Drug) Policy be amended as recommended.

INTRODUCTION:

Council has a schedule for regular review of Policies. This Policy is now due for review being over three (3) years since the previous review.

PREVIOUS COUNCIL CONSIDERATION:

Adopted: 14 December 2015 – Minute No 12/15.11.7.322. This revision was considered at a recent Council Workshop.

OFFICER'S REPORT:

Council has a schedule for regular review of Policies. This Policy is now overdue for review. The policy is generally performing well, however minor formatting changes have been made.

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.

LEGISLATION & POLICIES:

As identified in the Policy.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority.

POLICY NO LG12 FIT FOR WORK (Alcohol & Drug) POLICY

DEPARTMENT:	Governance
RESPONSIBLE OFFICER:	Human Resources Manager
LINK TO STRATEGIC PLAN:	Maintain workforce standards and procedures that ensure that the occupational health, safety and welfare of employees, contractors and public is protected and enhanced.
STATUTORY AUTHORITY:	<p><i>Work Health and Safety Act 2012;</i> <i>Work Health and Safety Regulations (Tas) 2012;</i> <i>Road Safety (Alcohol and Drugs) Act 1970 (Tas);</i> Education and Care Services National Regulations; Construction Work Code of Practice CP1014 – December 2012; Australian Standard AS3547:1997 – Breath Alcohol Testing Devices for Personal Use; and Australian Standard AS4760:2006 - Procedures for Specimen Collection and the Detection and Quantification of Drugs in Oral Fluid</p>
OBJECTIVE:	<p>The objective of this policy is to ensure that Council has a mechanism to appropriately manage the misuse of alcohol and other drugs in the workplace through training, education, rehabilitation, employee assistance and where required discipline.</p> <p>The policy aims to:</p> <ul style="list-style-type: none"> • ensure that all workers are fit for work and to reduce and minimise the likelihood of possible injury and/or potential negative effects resulting from alcohol and other drugs use in the workplace; and • promote acceptable practices in regard to alcohol and other drugs management within our workplace.
POLICY INFORMATION:	Adopted: 14 December 2015 – Minute No 12/15.11.7.322

POLICY

1. SCOPE

This policy applies to all Break O'Day Council workers at all workplaces and worksites. The obligations contained in this policy also extend to all work-related functions.

2. DUTY OF CARE OBLIGATIONS

Under the Work Health and Safety Act 2012, everyone in the workplace has a role to play in workplace health and safety. All workers commit to being fit to undertake work duties and must make sure that any drug or alcohol use doesn't affect their safety or the safety of others in the workplace. This includes any drugs or alcohol you use outside working hours. These laws apply to everyone in the workplace: employers, managers and workers; those who do high risk tasks as well as those who don't.

Periodically, Council may conduct random alcohol and other drugs tests at worksites. The aim of the testing regime is to act as a deterrent, not a mechanism to 'catch people out'. Testing is to be implemented as part of a comprehensive alcohol and other drugs program including clear procedures and provision of education and counselling.

3. TOLERANCE REQUIREMENTS

Activity	Tolerance	
Attendance at a Council Worksite, unless stated otherwise.	Alcohol BAC LESS than 0.03	Illicit Drugs Zero
Workers who operate a vehicle with less than 1,500 kilos payload i.e. dual cab, flat tray, sedan.	Alcohol BAC LESS than 0.03	Illicit Drugs Zero
Workers whose employment involves operation of motorbikes and/or quad bikes.	Zero tolerance	
Workers whose employment involves operation of the following plant and equipment (including but not limited to portable power tools, electrical and hydraulic equipment) : <ul style="list-style-type: none"> vehicles with a GVM in excess of 4.5 tonne; backhoe forklift; grader; skidsteer loader; street sweeper; tractors (with or without implements), ride on mower, chainsaw, concut saw. Workers on after-hours standby, ie required to be available for the purposes of the Council outside their ordinary hours of duty.	Zero for Alcohol and Illicit Drugs	
Workers engaged in high risk activities, including work: <ul style="list-style-type: none"> carried out in or near a confined space; carried out around power lines; involving the installation or configuration of electronically powered equipment; 	Zero for Alcohol and Illicit Drugs	

Activity	Tolerance
<ul style="list-style-type: none"> carried out in or near a shaft/trench with a depth of more than 1.5m; where risk of a person falling more than 2m; carried out on, in or adjacent to a road, railway or other traffic corridor that is in use by traffic other than pedestrians; carried out where there is movement of powered mobile plant; and where a risk assessment identifies an activity as "high risk". 	
Learner or Provisional driver.	Zero for Alcohol and Illicit Drugs
Consume alcohol (other than at an approved function and not returning to work).	Zero for Alcohol and Illicit Drugs
Distribute alcohol or illicit drugs.	Zero tolerance
Possession of alcohol (other than as outlined in this procedure) or illicit drugs.	Zero tolerance
Sell alcohol other than at an approved function.	Zero tolerance
Consume therapeutic drugs which may affect the ability to work safely, <i>unless</i> taking prescription or over-the counter medication for legitimate medical reasons. Medications must only be taken in accordance with recommended dosage and warnings, and in the case of prescribed medications, medication must be prescribed to that person by a medical practitioner.	Zero tolerance

4. DISCIPLINARY ACTION

Procedures for managing workplace risks associated with the use of alcohol and other drugs aim to balance Council's obligation to ensure the health and safety of workers and other people in the workplace, and promoting a supportive culture in which workers feel able to seek assistance in a non-threatening environment.

Council aims to be supportive and rehabilitative in our approach to managing the inappropriate use of alcohol and other drugs in the workplace, but there will be occasions when disciplinary action is appropriate.

Workers:

If a worker breaches this policy and/or procedure, including refusal to take an alcohol or other drug test, action will be taken in accordance with section 19 "Response and Disciplinary Procedure" requirements of the Fit for Work (Alcohol & Drug) Procedure. This may include termination of employment / services.



Contractors: A contractor who breaches this policy and/or procedure, shall be denied access to Council worksites. Furthermore, Council reserves the right to take such action as it deems appropriate as a consequence of the contractor's conduct, including reviewing and/or termination of any contract in which the contractor is involved.

5. MONITORING AND REVIEW

This Policy will be reviewed every three (3) years in line with the Council's Policy Framework or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager

09/20.13.0 WORKS AND INFRASTRUCTURE

09/20.13.1 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</i> 1982 (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.	<p>Refer to Closed Council Resolution 11/18.17.3.</p> <p>Discussions with Sustainable Timbers in relation to road ownership are in progress.</p>

Motion Number	Meeting Date	Council Decision	Comments
11/19.8.1.266	18 November 2019	<p><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></p> <ol style="list-style-type: none"> 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. 	Investigations commenced and potential route(s) are in initial stages of discussion with PWS.
11/19.13.3.274	18 November 2019	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.	To be actioned.
02/20.8.1.13	17 February 2020	<p><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></p> <p>That a Sun-shade for this playground be costed and the installation of it be included in our 2020-2021 Budget deliberations.</p>	Refers to the St Helens foreshore playground. The playground and other foreshore infrastructure will be considered as part of the Marine Facilities Strategy (Georges Bay).
07/20.8.1.109	20 July 2020	<p><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></p> <p>That Council consider supporting a project of improvement to the intersection of the junction of Upper Scamander Road and Tasman Highway, be funded in the 2021-2022 budget.</p>	

COMPLETED REPORTS:

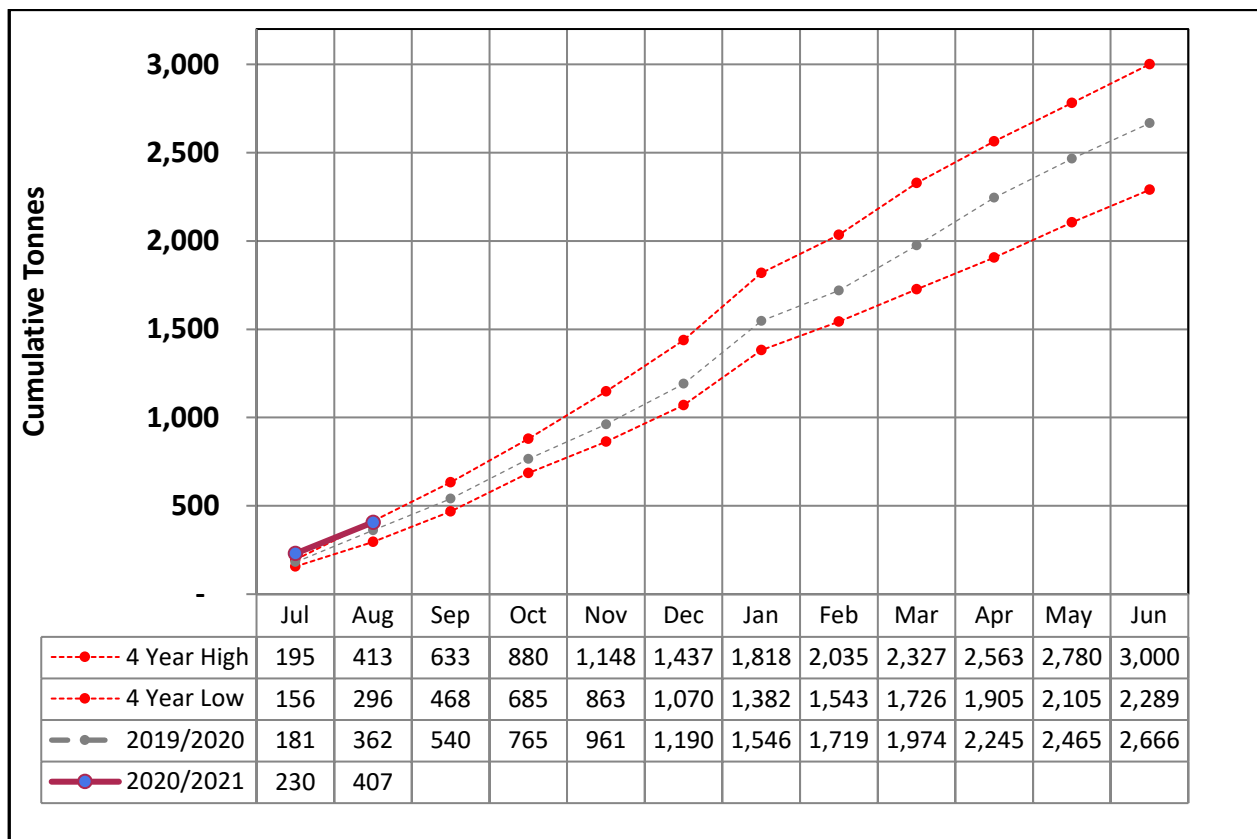
Motion Number	Meeting Date	Council Decision	Comments
07.20.13.5.120	20 July 2020	<ol style="list-style-type: none"> 1. That Council does not support Forico’s proposal to install a Kelly Gate on Beauty Flats Road. 2. That Council rescind the following Council Decision: <ul style="list-style-type: none"> - 21 October 2019 Council Meeting 10/19.13.3.251 <i>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.</i> 	Completed.

Asset Maintenance	
Facilities	<ul style="list-style-type: none"> Preventative Maintenance Inspections (PMI) of Council owned buildings and playgrounds. Maintenance identified during inspection and notified via Customer Service Requests.
Town & Parks	<ul style="list-style-type: none"> Mowing/ground maintenance – all areas. Garden/tree maintenance and weeding where required. Soft-fall to be replenished at playgrounds. Footpath Edging – all areas. Footpath Maintenance and repairs where required. Boat Ramp Inspections and cleaning. Drought Communities Project – Stage 2 has started with outdoor projects in St Marys and Fingal Valley.
Roads	<ul style="list-style-type: none"> Sealed road patching – all areas. Traffic Signage replacement of damaged and removed signs – Waterfront signage underway. Tree maintenance pruning. Stormwater system pit cleaning and pipe unblocking. Grading throughout the Fingal Valley area including surrounding Mathinna roads where required – Tyne Road grading is underway. Traffic control for works at Parkside to end soon. Stormwater pit installation in Tully St, industrial section underway to alleviate ponding water. Cleaning/clearing of retention basin at Wrinklers Drive completed.
MTB	<ul style="list-style-type: none"> Routine track maintenance. Assisted with track construction.

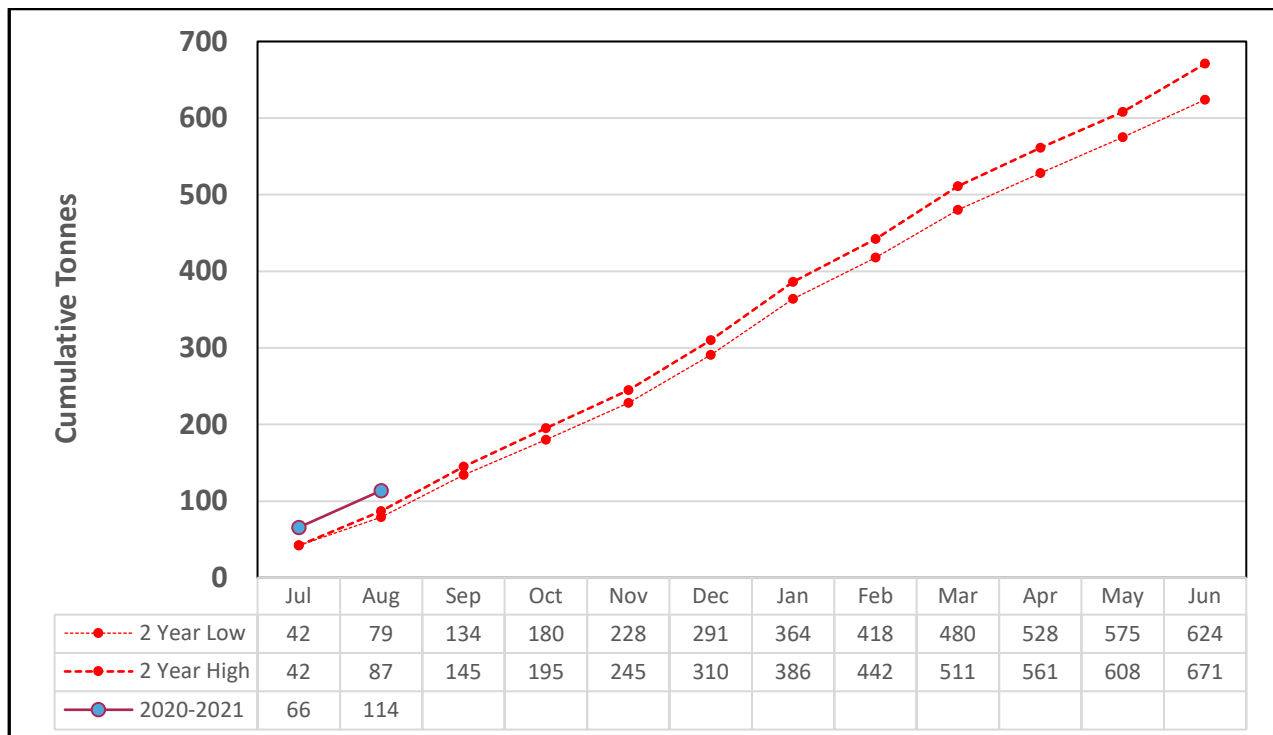
Weed Management – Targeted weeds	
Lions Park	<ul style="list-style-type: none"> Hottentot Fig, Tamarisk
Aerodrome	<ul style="list-style-type: none"> Spanish Heath
Mountain Bike Trail – Town Link	<ul style="list-style-type: none"> Blackberry, Thistles, Bridal Creeper
Stieglitz Park	<ul style="list-style-type: none"> Mirror Bush, Blackberry
Binalong Bay (green waste rehabilitation area)	<ul style="list-style-type: none"> Poison Hemlock, Thistles, Mignonette, Great Mullein
Medea Cove Road	<ul style="list-style-type: none"> African Boxthorn, Broom
Scamander Sports Complex	<ul style="list-style-type: none"> Boneseed
Four Mile Creek	<ul style="list-style-type: none"> Thistles, Blackberry, Spanish Heath, Bridal Creeper

Waste Management	
Green Waste	<ul style="list-style-type: none"> Tender advertised on 8 August for the sale of Green Waste Mulch – Batch 2 at the St Helens Waste Transfer Station. Due to a poor response the tender period was extended by an additional two weeks now closing 2pm Monday 14 September 2020. Coarse grade mulched and stock piled green waste at the Scamander Waste Transfer Station cannot be sold due to high level of contaminants – i.e. plastics, other synthetic materials and wire. Community assistance required to place ‘clean’ green waste only at the green waste drop off point and segregate other materials.

Waste Management - Municipal General Waste to Copping Landfill



Kerbside Co-Mingled Recyclables collected by JJ's Waste



CAPITAL WORKS SUMMARY

Project Code	Details	Project Update
CF805	Parnella/Foreshore Walkway	Crown Land Permit request in progress.
CI105	Scamander Avenue Footpath Stage 2	Work in-progress.
	Story Street Footpath	Work in-progress. 80% completed. Remaining footpath segment to be replaced at next school holiday break when school student use is less.
CG225	Bridge 2792 Four Mile Creek	Bridge removed from site on 25 June for recoating and to be returned to service mid-September.
CH515	Ansons Bay Road Stabilisation	In-progress - Earthworks including verge maintenance completed. Sealing deferred to Summer/Autumn period.
CH580	Lottah Road Upgrade(Part 4)	Road formation, retaining wall and crash barrier works completed. Sealing to be undertaken in the summer/autumn period.
	Georges Bay Foreshore Track	Construction commenced July 2020. Project is on track with Practical Completion at November 2020.
CI615	Scamander WTS – Inert Landfill	In-progress: Addressing of regulatory requirements outlined by EPA for the establishment of a new inert landfill site.
Binalong Bay Footpaths		COMPLETED
	Binalong Bay Playground	Planning Stage Works re-scheduled for October.
	Road – Re-sheeting (2020/2021 Program)	Processing of re-sheeting gravel in progress. Road re-sheeting activity commences September
	Kerb & Channel Works Program	Request for Quote process has commenced.
	Road digout program – Mangana Rd, Upper Scamander Road, The Gardens Road & Walker St.	Request for quote process – work awarded to multiple local contractors. Work to occur over the next quarter.
	Intake bridge, Forest Lodge Road, Pyengana	Request for tender advertised. Closing date Monday 5 October 2020.
	Medeas Cove Esplanade – road remediation	Request for tender advertised, closing date Monday 5 October 2020.

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 activity statement update of the complaints and work that has been done for the month of August 2020:

Area	Ansons Bay	Binalong	Cornwall	Fingal	Falmouth	Four Mile Ck	Mathinna	Beaumaris	Scamander	Seymour	Steiglitz	Goshen	St Helens	St Marys	YEAR TOTALS
Dogs Impounded															7
Dogs Rehomed or sent to Dogs Home															5
Cat Complaints															6
Livestock Complaints							1								5
Barking Dog									2		1		2		22
Bark Abatement Notice															0
Bark Monitor													4		21
Wandering Dog															30

Area	Ansons Bay	Binalong	Cornwall	Fingal	Falmouth	Four Mile Ck	Mathinna	Beaumaris	Scamander	Seymour	Stieglitz	Goshen	St Helens	St Marys	YEAR TOTALS
Verbal Warnings													1		8
Letter/Email warnings & Reminders				6	2	1	2	1	3		5		25	8	73
Patrol		2		1	1	1	1	1	4		6		8	1	91
Dog Attack - on another animal (Serious)															1
Dog Attack/Harassment – on another animal (Minor)															2
Dog Attack - on a person (Serious)															1
Dog Attack/Harassment – on a person (Minor)															3
Dog - chasing a person															3
Declared Dangerous Dog															2
Dangerous Dog Euthanised															2
Unregistered Dog - Notice to Register															28
Dogs Registered															7
Infringement Notice Issued															4
Pending Dog Registration Checks									1				1		21
Caution Notices Issued															5
Verbal Warnings/Education Sheets Maps															1
Infringement Notice - Disputes in Progress															2
Infringement - Time Extension request															0
Infringement Notice - Revoked															3
Kennel Licence - No Licence															4

Area	Ansons Bay	Binalong	Cornwall	Fingal	Falmouth	Four Mile Ck	Mathinna	Beaumaris	Scamander	Seymour	Stieglitz	Goshen	St Helens	St Marys	YEAR TOTALS
Kennel Licence - Issued															1
Rooster Complaints															4
Other													4	1	51
Lost Dogs															3
Illegal Camping															0

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.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure & Development Services
FILE REFERENCE	033\046\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council approve a budget variation of \$22,000 (incl. GST) to cover the manufacture of twenty 140 litre wheelie bin surrounds for the St Helens shopping area.

INTRODUCTION:

Quotes have been received from local businesses for the manufacture of wheelie bin surrounds for the St Helens shopping area.

PREVIOUS COUNCIL CONSIDERATION:

Recent September Council Workshop discussion.

OFFICER'S REPORT:

The stainless steel 80 litre bin surrounds in St Helens were removed in response to manual handling practices in lifting waste from open bins and hygiene exposure risks to council employees (normal general waste and the increased volume of used tissue products being consumed and disposed of due to the COVID-19 pandemic. Some of the older bin surrounds were damaged beyond repair.

240 litre capacity wheelie bins (without surrounds) were placed in the streetscape as a short-term risk mitigation measure.

Quotes were sought from local businesses for the manufacture of new street bins. The preferred option are bin surrounds constructed with a stainless steel frame and a "Modwood" insert so as to match the aesthetics of current street bench seats.

The surrounds will enclose 140 litre capacity wheelie bins. This bin size enables disability access and reduces ergonomic bin handling and hygiene risk to council employees.

There is no budget dedicated to this project therefore Council will need to approve a budget variance of \$22,000 to fund this.

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

- 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.

Annual Plan 2020 – 2021

LEGISLATION & POLICIES:

Nil.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

A budget variation to the 2020-2021 capital budget of \$22,000 is required to fund this project.

VOTING REQUIREMENTS:

Absolute Majority.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure & Development Services
FILE REFERENCE	032\005\027\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council endorse the proposed Local Roads and Community Infrastructure Program (LRCIP) candidate projects for nomination to the Australian Government.

INTRODUCTION:**The LRCI Program**

On 22 May 2020, the Australian Government announced a new \$500 million Local Roads and Community Infrastructure Program (LRCI Program).

The purpose of the program is support local councils to deliver priority local road and community infrastructure projects across Australia, supporting jobs and the resilience of local economies to help communities bounce back from the COVID-19 pandemic.

The LRCIP is part of the Government's \$1.8 billion boost for road and community projects through local governments across Australia, including the bringing forward of \$1.3 billion of the 2020-21 Financial Assistance Grant payment.

Funding allocations

Break O Day Council's funding allocations are:

- Local Roads and Community Infrastructure Funding Allocation = \$647,406
- 2020-21 Financial Assistance Grant Forward Funding Allocation = \$1,486,557

Project Nomination

This report only addresses LRCIP projects.

Eligible Funding Recipients are required to nominate project(s) they plan to undertake with LRCI Program funding by completing a Work Schedule - Project Nomination form.

Eligible Funding Recipients can submit the project nomination form(s) to the Department when they return the signed Grant Agreement, or after the signed Grant Agreement has been provided to the Department.

Eligible projects must be completed by 30 June 2021.

PREVIOUS COUNCIL CONSIDERATION:

Previous Council Workshop discussion.

OFFICER'S REPORT:

Proposed LRCIP candidate projects for nomination.

Project	Description	Estimate (\$)
1	<p>St Helens Point Road (Parnella SW Catchment 2).</p> <p>The proposed project is for the reconstruction of failed pavement sections and provision of a parking bay on the southern side of St Helens Point Road between Aerodrome Road heading east between Aerodrome Hill and Treloggens Track.</p> <p><i>This project also supplements Councils 2020/2021 project to provide additional Kerb & Channel to direct stormwater run-off from the carriageway into the new stormwater system constructed in the 2018/2019 financial year.</i></p>	170,000
2	<p>Flagstaff Road / MTB Trail head Sealing</p> <p>For the preservation of pavement and dust suppression purposes and with the potential high traffic movements it is proposed to seal the remaining sections of Flagstaff road including portions of the Mountain Bike Trail head.</p> <p>Three key areas to be treated are:</p> <ol style="list-style-type: none"> 1. Section of Flagstaff Road that is currently unsealed from the Tasman Highway to the trail head. The sealed section will be indicatively 6m wide 2 coat seal to match into the existing works undertaken prior to the mountain bike trail opening 2. Section of road way in the trail head which will be sealed to a width of 6m for consistency of traffic movement 3. Section of carpark area allocated for the shuttle bus operators which has the most traffic and movement of people. <p>The actual carparks areas are not at this stage being identified to require seal.</p>	100,000
3	<p>St Helens Foreshore Shared Way</p> <p>This project proposes the construction of an asphalt sealed shared way (pedestrian/bicycles) that connects the new pedestrian bridge under construction at the Golden Fleece Rivulet and tracks north along Georges Bay Esplanade (foreshore side of the road) for a distance of 525m and 2.4m in width to Circassian Street.</p>	185,000
4	<p>Kirwans Beach Footpath</p> <p>The proposed project is for the existing narrow footpath segment adjacent to the BBQ area to be re-laid as a 2.4m wide gravel path over a length of 120m; to replace the existing footbridge with an aluminium structure and address minor stormwater works. Bridge estimate is \$20,000 and revised footpath works at \$15,000.</p>	35,000
5	<p>Binalong Bay Footpath</p> <p>The proposed project is to construct missing linkages of footpath identified in the Binalong Bay Foreshore Master Plan. The project scope is the construction of a gravel shared way (pedestrians/bicycles), 425 lm in length and up to 1.8 m in width along the foreshore between the Village Green and Hilltop Drive.</p> <p>NOTE: This project requires consent from Crown Land Services and Parks & Wildlife Services. The project will be subject to Aboriginal Heritage Assessment and Flora & Fauna Assessment. The requirement is for LRCIP projects to be completed by 30 June 2021. The project may be at risk, should consent be delayed. Council may consider an alternative project to mitigate the risk of non-delivery of this project by the required completion date.</p>	40,239

Project	Description	Estimate (\$)
6	<p>Scamander Footpath</p> <p>The proposed project is the construction a gravel shared-way (pedestrians/bicycles) 1.4km in length at up to 2.0m in width within the Tasman Hwy Road Reservation between Winifred Drive and Hendersons Lagoon.</p> <p>This link will benefit the community, especially the residents in the vicinity, by encouraging people to participate in gentle exercise (particularly the older population) and keeping them safely off the roadway. It will also provide an extension to the pathway from Beaumaris and encourage tourists staying at Scamander to walk to and explore the Winifred Curtis Reserve, thus increasing their length of stay and their positive experience of the area's natural environment.</p> <p>Consent from the Department of State Growth will be required to construct a footpath within the state road reserve. The project will also require a flora and fauna assessment to be undertaken.</p>	108,167
7	<p>Tourism Information Signage</p> <p>After reviewing the four, Tourist Information sites in the municipality in 2019-2020 FY, Council found the existing information was outdated and not conducive to emphasising visitor experiences in the area. Therefore, Council decided to develop, design and implement new information for three of the sites, Fingal, Scamander and St Marys and decommission and re-purpose the St Helens site.</p> <p>Each of the three remaining sites will require information to be graphically designed and professionally printed. It is estimated that each site will cost \$3,000 to design, develop and install.</p>	9,000
GRAND TOTAL (Project Totals 1,2,3,4,5,6,7)		647,406
Available Funds		647,406
Shortfall		0

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

- 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 Area

Roads and Streets - Develop a well maintained road network that recognises the changing demands and requirements of residents and visitors.

LEGISLATION & POLICIES:

Local Government Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Approved projects are fully funded by the LRCIP.

VOTING REQUIREMENTS:

Simple Majority.

09/20.14.0 COMMUNITY DEVELOPMENT

09/20.14.1 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
05/18.14.2.117	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	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: 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.	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
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.	Seeking external funding to undertake a Recreational Trails Strategy.
09/19.14.3.229	16 September 2019	That Council: 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
11/19.14.3.277	18 November 2019	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.	Finalising process due to Covid 19 has been put on hold as required to go back to committee.
12/19.14.2.303	16 December 2019	1. That Council support the Department of Communities Tasmania to undertake an examination of the feasibility of the key options identified. 2. That Council commence discussions with Department of Communities Tasmania to transfer the green space at the front of the old Hospital (corner Circassian and Cecilia Street) to Council for community use.	Council provided a response to Department of Communities Tasmania.
02/20.14.3.22	17 February 2020	That Council develop a brief and call for Expressions of Interest to develop a Marine Facilities Master Plan for Georges Bay.	Document currently being finalised.
04/20.14.3.63	20 April 2020	That Council seek feedback from the sporting and recreational group users of the St Helens Sports Complex with the objective of consolidating proposed projects and preparing an updated master planning document to guide the Council in its future decision-making.	Currently working on draft letter to be forwarded to all users of the facility.

Motion Number	Meeting Date	Council Decision	Comments
07/20.14.5.124	20 July 2020	<p>That taking into account the community comment:</p> <ol style="list-style-type: none"> 1. Council restrict the project to the area between the dune and the road referring all other matters to Parks & Wildlife Service to address as it is outside Council's leased area. 2. Council design and build a toilet facility in approximately the same location as the existing toilet facility which blends with the surrounding environment. 3. That Council utilise the existing bus shelter at Wrinklers; and 4. That Council undertake the traffic movement improvements as identified with the Traffic Impact Assessment to improve the flow of traffic at the site and to correct the issue of sight distance that has occurred since the upgrade of the Wrinklers Bridge located on the Tasman Highway. 	<p>Meeting organised for staff to progress the design of Wrinklers toilet facility.</p> <p>Council to engage Jon Pugh to do the design.</p>
08/20.8.2.134	17 August 2020	<p><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></p> <p>That Council consider the development of a Domestic/Family and Sexual Violence Strategy in order to demonstrate our commitment to making our community safer for everyone impacted by the trauma of interpersonal violence.</p>	

COMPLETED REPORTS:

Nil.

Council Community Grants/Sponsorship 2020-2021:

Program and Initiatives	2020-2021
Community Services	
Community Grants	30,000
Youth Services	8,000
Misc Donations & Events	7,500
School Prizes	1,000

Program and Initiatives	2020-2021
Community Event Funding	
Seniors Day	3,000
Australia Day Event	5,000
Swimcart	1,000
St Helens Athletic Carnival	2,500
Carols by Candlelight	1,600
St Helens Car Show (including Woodchopping	10,000
Fingal Valley Coal Festival	2,000
Pyengana Endurance Ride -	500
Game Fishing	2,000
Marketing Greater Esk Tourism	2,500
Volunteer Week	2,500
Bay of Fires Winter Arts Festival	14,000
St Marys Car & Bike Show	2,000
East Coast Masters Golf Tournament	2,000
Triathlon	2,000
World Supermodel	500
Mental Health Week	500
Mountains to the Sea Trail Fest	3,000
Council Sponsorship	
Funding for BEC Directory	2,000
Community car donation	2,500
St Helens Marine Rescue	3,000
Suicide Prevention Golf Day	1,000
Business Enterprise Centre	28,000

Updates on current projects being managed by Community Services:

St Helens Mountain Bike Network

Trail construction continued with Loop 7, the climbing trail and the last descent trail, Descent 4 progressing well.

The construction program is on target for completion of the current approved works by end of September 2020. Naming of the trails is getting close to being finalised and will be released prior to opening.

Maintenance of the existing trails by the team is ongoing who are being kept busy with the recent rain and windy conditions ensuring there are many obstacles needing to be attended to.

We now have 2 dedicated trail maintenance workers undertaking these works which as from end of September 2020 there will be in vicinity of 110km of mountain bike network to be maintained.

Branding and Marketing

Designs for maps is now being finalised. New pictograms for the two new trails have now been agreed on and stickers for signage ordered.

The new portal / Trailhead structure, for Blue Tier has now been finalised and is in design stages with local metal fabricator Justin Emmerton. The new portal will be in rustic style in keeping with its location and feature rough sawn timber from the Goshen Saw mill and core ten cut lettering and logos for both Blue Derby and the St Helens MTB Trails. We are working with Dorset on the portal design.

As of this week, content for the Dreaming Pools will start being shared. The Communications Coordinator (CC) is working with World Trail to have some content developed for the new descent which will be teased out after the Dreaming Pools.

The shop on the website has now gone live and we have had and sent out our first order last week.

The next step with the website is to add a donate button which will allow riders to donate via the website straight to the trails collective, the CC is working on this with the web developer.

The Bay of Fires Trail

Works to complete a link trail that connects the Bay of Fires trail back onto the Blue Tier trail has been ongoing in conjunction with Parks & Wildlife Tasmania.

This section of trail will enable all riders to depart from the one point and at about the 2.8km mark of the Bay of Fires trail they will be able access the Blue Tier trail providing an extra 3.5km of trail experience for those heading to Weldborough. This trail was part of the original design but we have reversed its direction and modified the alignment slightly to enable the walking track at Poimena to be dedicated for walkers.

The Bay of Fires Trail and Blue Trail is on target to be reopened in full in time for the September school holidays.

Community Events

We have commenced meeting and conversations with event organisers, offering support and awaiting The Tasmanian Government's decision around COVID-19 restrictions.

So far events that have been rescheduled for 2020-2021:

September 2020

- Luca Brasi – Portland Hall

March 2021

- Dragon Trail MTB
- 10 Days on the Island – 'If Halls could speak'

September 2021

- AOC2021 – National Orienteering Championships

Event organisers are coming up against issues with Public Liability and insurance coverage for their events. Community Services are working with members of the BOD community to create a new whole community cultural event for all townships. We will report on this as it transpires.

Driver Reviver Program

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

Recreational Trails Strategy

Council has signed off on the Grant Deed – unfortunately COVID 19 is impacting on the project and to compensate for Covid, the grant has been extended over a three (3) year period.

Proposed Binalong Bay Swimcart trail

We are currently finalising the initial information from AHT and the flora and fauna report in readiness for undertaking community engagement on the proposed project. A number of stakeholders have also been identified along with the community and we will provide information at these sessions from our findings in the initial investigations.

Council staff have walked several alignments of this trail – costings are to be revised.

Bay of Fires Master Plan

Draft brief currently being finalised In conjunction with PWS. Conversations to continue with PWS as to who will lead this process, Council's preference is to assist PWS in the development of this Master Plan. External funding for this project will be required.

Georges Bay Foreshore Linkage

Work has commenced on the project – it is currently on schedule and due to be completed within its original timeframe.

Leaner Driver Mentor Program

Get In 2 Gear has finally been approved by the State Government to get back on the road, which is fantastic for the learners who really need to get their hours up.

Get In 2 Gear has retained 100% mentors from pre-COVID 19 and new learners are eager to get back on the road.

On Road Hours: 66.5

Learners in the car: 8

Learners on waiting list: 4

Mentors: 4

Youth

Council has funding to support young people in activities and we were recently asked to support two (2) young people to attend an Arts Camp run by Camps Tasmania. Adrianna Stretton and Natasha Singline will represent Break O'Day at this camp where they will "explore many different activities; from watercolour painting, dance, drama, macrame, baking, photography and more.

We welcome Campers who are beginning to develop their artistic and creative skills to all levels. It is an opportunity to explore a wide array of activities, be creative and foster friendships".

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.

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	002\025\001\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Policy – CB06 Community Grants/Assistance Policy

OFFICER'S RECOMMENDATION:

That Policy CB06 – Community Grants/Assistance Policy, as amended, be adopted

INTRODUCTION:

Council has a schedule for regular review of Policies. This Policy is now due for review according to that schedule, being three (3) years since the last review.

PREVIOUS COUNCIL CONSIDERATION:

Adopted 16 July 2012 – Minute No 07/12.13.3.186; Amended 23 April 2014 – Minute No 04/14.13.9.102; Amended 19 March 2018 – Minute No 03/18.14.3.68; Recent September Workshop discussion.

OFFICER'S REPORT:

Council has a schedule for regular review of Policies. This Policy is now due for review according to that schedule, being three (3) years since the last review.

Minor amendments only have been recommended to the report:

1. Removal of the request to provide a Clean up Plan when requesting grant funding, if application; and
2. Removing the Active Participation Grant – Council has not hosted this grant program for a few years now.

LEGISLATION & POLICIES:

Strategic Plan 2017 – 2027

Goal

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

Strategy

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

STRATEGIC PLAN & ANNUAL PLAN

Not Applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not Applicable.

VOTING REQUIREMENTS:

Simple Majority.

POLICY NO CB06 COMMUNITY GRANTS / ASSISTANCE POLICY

DEPARTMENT:	Community Services
RESPONSIBLE OFFICER:	Manager Community Services
LINK TO STRATEGIC PLAN:	Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community
STATUTORY AUTHORITY:	N/A
OBJECTIVE:	The Break O'Day Council will annually consider the Community Grant program to provide financial and in-kind assistance to support individuals, community groups and organisations for activities within the Break O'Day area, and for residents who have been selected in a representative capacity in their chosen field.
POLICY INFORMATION:	Adopted 16 July 2012 – Minute No 07/12.13.3.186 Amended 23 April 2014 – Minute No 04/14.13.9.102 Amended 19 March 2018 – Minute No 03/18.14.3.68 Amended

POLICY

Separate allocations will be made for Events, Community projects, Cultural activities, Achievement, and projects that encourage Active Participation.

This Policy consists of:

1. Procedures
2. Eligibility

1. PROCEDURE

- 1.1 Where Council has determined that funding may be available, the Community Grants/Assistance program will be advertised inviting individuals, groups or organisations to make application by completing a *Grant/Assistance Request Application Form* (available from the Council Office or website).
- 1.2 All requestors for Council assistance will be required to complete a *Grant/Assistance Request Application Form*, except those individuals living in the municipality who have been selected to represent Tasmania or Australia in sporting, academic or cultural endeavours.
- 1.3 Individuals applying for assistance with costs associated with State or National selection must submit a letter along with supporting documentation from the organisation they are representing.

1.4 Council officers collate all requests for assistance and provide Council with a report including all original paperwork tendered by the applicant, for consideration and determination.

1.5 Council will determine the outcome of all requests received.

2. ELIGIBILITY

2.1 Any resident who has been selected on merit to participate or compete in any event or project of state, national, or international significance may request an *Achievement Grant*.

2.2 Any community group or organisation, whose project/service can clearly demonstrate a benefit to residents, is eligible to apply for assistance.

2.3 Council may assign a lower priority to:

- Requests from organisations/clubs with the ability to raise funds from conducting sales or fundraising activities on licensed clubroom premises.
- Requests from individuals, organisations or clubs that have received assistance from Council within the past three (3) years (with the exception of major annual events and applicants for Achievement Grants).

2.4 Project requests for grant/assistance from charity organisations/clubs with the ability to raise funds from statewide association or national "button days" etc. will not be considered unless a local program/auxiliary is maintained.

2.5 Projects for recreational facilities will not be eligible for funding under this program.

2.6 ~~Requests for grants for events must be accompanied by a post event Clean-up Plan.~~

2.7 Where applications are made for a financial assistance grant of \$1,000 or more, the applicant, where available, is to provide a statement of account which has been confirmed to be a true and accurate copy of the financial affairs of the organisation and must be signed by the Chair or Public Officer of that organisation before a grant will be considered.

2.8 Previous Council Community Grant recipients must provide acquittal details before they become eligible for any further assistance from Council.

~~2.9 Applications for an Active Participation Grant must demonstrate that they meet the following additional criteria, in line with the philosophy of the Premier's Physical Activity Council Got Moving Tasmania program:~~

- ~~a. Projects that demonstrate collaboration and partnerships;~~
- ~~b. Projects that demonstrate creativity and innovation;~~
- ~~c. Projects that demonstrate sustainability;~~
- ~~d. Projects that encourage and facilitate physical activity within the community, by attempting to achieve one or more of the following:~~
 - ~~i. Increase physical activity levels~~
 - ~~ii. Increase awareness of the importance of physical activity~~
 - ~~iii. Increase accessibility and opportunities for physical activity;~~
- ~~e. Projects that involve the community in the development, initiation or implementation of the initiative.~~

3. MONITORING AND REVIEW

This Policy will be reviewed every three (3) years in line with the Council's Policy Framework or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

09/20.14.3 Policy CB08 – Council Fee Remission of Building and Development Fees for Community Groups Policy

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	002\025\001\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Policy – CB08 Council Fee Remission of Building and Development Fees for Community Groups Policy

OFFICER'S RECOMMENDATION:

That Policy CB08 – Council Fee Remission of Building and Development Fees for Community Groups Policy, as amended, be adopted.

INTRODUCTION:

Council has a schedule for regular review of Policies. This Policy is now due for review according to that schedule, being three (3) years since the last review.

PREVIOUS COUNCIL CONSIDERATION:

Adopted 19 March 2012 – Minute No 03/12.15.4.069; Amended 23 April 2014 – Minute No 04/14.13.7.100; Amended 19 March 2018 – Minute No 03/18.14.4.69; Recent September Workshop discussion.

OFFICER'S REPORT:

Council has a schedule for regular review of Policies. This Policy is now due for review according to that schedule, being three (3) years since the last review.

Minor amendments only have been recommended to the report:

1. Expanding the definition of 'building works' to development so that it captures things like "Change of Use" applications or subdivisions and the like; and
2. Remove the requirement to write to the General Manager for consideration instead we can just automatically apply the policy and generate and invoice to ourselves to pay as a donation.

LEGISLATION & POLICIES:

Strategic Plan 2017 – 2027

Goal

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

Strategy

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

STRATEGIC PLAN & ANNUAL PLAN

Not Applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not Applicable.

VOTING REQUIREMENTS:

Simple Majority.

POLICY NO CB08 COUNCIL FEE REMISSION OF BUILDING AND DEVELOPMENT FEES FOR COMMUNITY GROUPS POLICY

DEPARTMENT:	Community Services
RESPONSIBLE OFFICER:	Manager Community Services
LINK TO STRATEGIC PLAN:	Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community
STATUTORY AUTHORITY:	Local Government Act 1993
OBJECTIVE:	The objective of this policy is to provide a remission of building and development fees for local community groups in respect of facilities established on Council owned and managed land, with the exception of all State Government levies.
POLICY INFORMATION:	Adopted 19 March 2012 – Minute No 03/12.15.4.069 Amended 23 April 2014 – Minute No 04/14.13.7.100 Amended 19 March 2018 – Minute No 03/18.14.4.69 Amended

POLICY

1. APPLICATION

A local community group that is ~~building or altering facilities carrying out development requiring planning, building or plumbing approval established on~~ Council owned and managed land, ~~must apply in writing for a fee remission under this policy to the General Manager.~~

2. IDENTIFICATION

2.1 Eligibility

It is intended that this policy only applies to local community groups within the Break O'Day Municipality that have or are ~~building facilities carrying out development established~~ on Council owned and managed land.

2.2 Donation

Council will provide a donation for local community groups that meet the above criteria for 100% of all Council building and development fees and charges in respect of facilities established on Council owned and managed land.

These Council building and development fees and charges will include demolition, development, building and plumbing applications, advertising, permits, examinations, connections, inspections, approvals, reports, searches, administration, processing and certificates.

The donation does not include any State Government levies. Local community groups are liable to pay all State Government levies.

3. MONITORING AND REVIEW

This Policy will be reviewed every three (3) years in line with the Council's Policy Framework or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

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
01/19.8.3.6	21 January 2019	<p><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></p> <p>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.</p>	Dog management issues and cooperation with PWS have been raised recently at a community level. Operational outcomes for Council, including compliance work, will be reviewed with Council at a future Workshop.

Motion Number	Meeting Date	Council Decision	Comments
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. 	<p>Building of the St Helens and St Marys Sports Complex Dog Parks is expected to completed this calendar year.</p> <p>Old St Marys Railway Station site is no longer being considered.</p>
03/20.6.4.30	16 March 2020	Break O'Day Draft Local Provisions Schedule (Tasmanian Planning Scheme) (LPS)	<p>Officers attended meeting 30 July 2020 with Tasmanian Planning Commission for post lodgement conference for the Break O 'Day draft Local Provisions Schedule (Statewide Planning Scheme).</p> <p>A request for further information has been received from TPC for which a response is currently being formulated.</p>
04/20.15.3.66	20 April 2020	That Council ask the Tasmanian Government to provide it with information including the economic and social implications for Break O'Day community of possible changes to Future Potential Production Forest Land in Break O'Day municipality.	No information has been provided to date and further clarification has been requested.
06/20.15.3.101	22 June 2020	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> 1. Commence a targeted review of the Strategic Land Use documents guiding future development within Break O'Day. 2. Seek a return brief and fee proposal from industry specialists responding to the objectives and outlining any other key considerations and tasks considered necessary, that may not be included within the project scope for Council to consider. 3. Allocate \$50,000 in the 2020-2021 Council Budget to commence the review process. 4. Advise northern region Councils of its desire for a review of the Northern Tasmania Regional Land Use Strategy to occur and willingness to contribute towards a review being undertaken. 	<p>Resources identified and actions commenced.</p> <p>Officers attended Northern Tasmania Regional Land Use Strategy Meeting 31 July 2020.</p> <p>RLUS & Strategic Planning Review Brief currently being prepared by staff.</p>

Motion Number	Meeting Date	Council Decision	Comments
08/20.15.3.149	17 August 2020	That Council develop and Declare a new dog off-lead exercise area at Binalong Bay on one (1) of two (2) locations and invite community submissions for Council to consider regarding these possible sites: Council parkland on Felmingham Street, and Crown Land between Coffey Drive and Felmingham Street; in accordance with Division 2 of the Dog Control Act 2000.	Input invited from the community on two options for Binalong Bay, for Council to consider.

COMPLETED REPORTS:

Motion Number	Meeting Date	Council Decision	Comments
08/20.6.1.129	17 August 2020	DA129-2020 – Demolish Shed and New Storage Shed – 2 Gray Road, St Marys	Permit issued 24 August 2020.
08/20.6.2.130	17 August 2020	DA058-2020 – New Dwelling – 17 Wrinklers Drive, Scamander	Permit issued 24 August 2020.
08/20.6.3.131	17 August 2020	DA196-2019 – New Dwelling 80 McManus Drive, Falmouth	Permit issued 24 August 2020.
08/20.15.2.147	17 August 2020	<ol style="list-style-type: none"> That Council offer farmers in Break O'Day Drought Weeds Grants on condition of the <i>Municipal Drought Weeds Grants 2020 - Guidelines and Eligibility</i> being met and best outcomes for the Break O'Day Drought Weeds Project. That Council determine successful grant applications after considering recommendations from an assessment panel comprising two members of its NRM Special Committee, a Department of Primary Industries, Parks, Water and Environment officer and its NRM Facilitator. 	Complete Drought Weed grant offer and program underway.
08/20.15.4.150	17 August 2020	<p>That Council submit comments to Reliance Forest Fibre on their draft revised Forest Management Plan, thanking them for consulting Council on their Plan, and ask they</p> <ol style="list-style-type: none"> Reconsider the company's assessment of 'Chemical Use' risk in the Plan to account for the risks to Break O'Day's environment, including human health, land and aquatic production industries and our natural soil, water and biodiversity systems and adopt appropriate and cautious management measures for Chemical Use risks in the Plan. Consider aiming for higher levels of management of Soil and Water Resources and Ecosystem Health in the Plan, with measures to promote practices greater than minimum regulatory requirements. For example, restoring streamside reserves with diverse native vegetation and roading, reforestation and harvesting practices to reduce soil loss and sedimentation of streams further. 	Complete.

KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS:

- ✓ Noticeable increase in onsite meeting attended regarding proposed development and future subdivision proposals.

PLANNING REPORT

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

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	EOFY 2019/2020
NPR	2	3											5	
Permitted	3	3											6	
Discretionary	10	13											23	
Amendment		1											1	
Strata		1											1	
Final Plan														
Adhesion	1												1	
Total applications	16	21											37	259

Ave Days to Approve Nett *	29.37	32.47												
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* Calculated as Monthly Combined Nett Days to Approve/Total Applications

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

August 2020

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
122-2018 AMEND	Scamander	Change to Building Plan 1 & Building Plan 2	S56	14	14
106-2020	Beaumaris	Dwelling & Shed	S57	41	40
117-2020	Stieglitz	Shed	S57	41	41
090-2020	St Helens	Staged Strated Development	STRATA	92	26
124-2020	Scamander	Outbuilding (Shed & Attached Carport)	S57	43	40
157-2020	St Helens	Dwelling & Shed	NPR	15	15
162-2020	Akaroa	Front Fence	NPR	14	8
086-2020	Stieglitz	Front Fence	S57	49	42
137-2020	Stieglitz	Dwelling Addition & Carport	S57	36	29
132-2020	Falmouth	Dwelling Additions & Alterations	S57	45	25
163-2020	St Helens	Dwelling	NPR	8	7
155-2020	Ansons Bay	Outbuilding (Shed)	S58	28	24
130-2020	Stieglitz	Dwelling	S57	51	41
168-2020	Stieglitz	Change of Use – Dwelling to Visitor Accommodation	S58	12	12
135-2020	Akaroa	Dwelling & Shed	S57	50	41
058-2020	Scamander	Dwelling	S57	151	80
196-2019	Falmouth	Dwelling	S57	35	34
129-2020	St Marys	Storage Shed	S57	49	49
185-2019	Scamander	5 Lot Subdivision	S57	309	76
114-2020	Akaroa	Outbuilding (Shed)	S58	10	10
094-2020	Stieglitz	Outbuilding (Shed) with Amenities	S57	93	93

TOTAL: 21

BUILDING REPORT

Projects Completed in the 2020/2021 financial year

Description	Location	Updates
Re-Roof of Amenities Section	Bendigo Bank Community Stadium	Completed August 2020.

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

Description	Location	Updates
Old Tasmanian Hotel Restoration Project Stage 1 – Complete First Floor Restoration, Reroof, External Repaint, New Access. Stage 2 – New Lift, Accessible Toilet & Rear Veranda	Fingal	<ul style="list-style-type: none"> • Milestone 2 Report Approved by Grant funding body; • Stage 1 Completed 31 July 2020; • Stage 2 funding received – works program schedule currently underway. • Stage 2 Works scheduled for completion by Mid Feb February 2021 and official opening planned for February 2021.
Internal Alterations (Renovation of Men's Toilet & Change rooms)	St Marys Sports Centre	<ul style="list-style-type: none"> • Works Commenced and scheduled to be completed prior to end November 2020.
Additions & Upgrades to Portland Hall	Portland Hall, St Helens	<ul style="list-style-type: none"> • Works almost completed, minor electrical works outstanding.

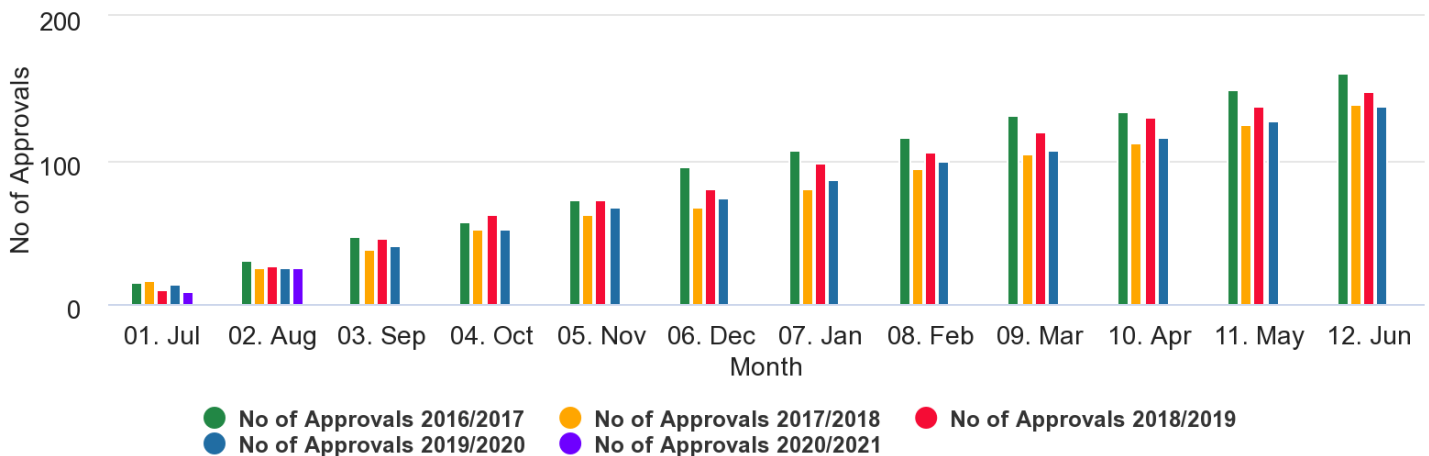
Approved Capital Works Program – Current Financial Year - not yet started


Description	Location	Updates
New Amenities building	Wrinklers lagoon carpark	<ul style="list-style-type: none"> • Building Designer now engaged. Design concepts currently being prepared for consideration; • Regulatory approvals required.
Community Services Storage Shed	St Helens Works Depot	<ul style="list-style-type: none"> • Concept plans currently being developed; • Regulatory approvals required.
Demolish Existing Buggy Shed & Install New	St Marys Sports Centre	<ul style="list-style-type: none"> • Grant funding received – Pending Regulatory approvals for works commencement; • Works scheduled for complete prior to end of calendar year.
Building upgrades	St Marys Railway Station	<ul style="list-style-type: none"> • Works scoping and scheduling of works to be confirmed.
Weldborough Amenities Building	Weldborough	<ul style="list-style-type: none"> • Site and scoping of works on hold.
Internal Fit-out	Scamander Surf Life Saving Club	<ul style="list-style-type: none"> • Grant funding received; • Works scheduled for complete prior to end of calendar year.
Re-Roof and Weatherproofing of athletics building	St Helens Sports Complex	<ul style="list-style-type: none"> • Works scoping and scheduling of works to be confirmed.
New Shade Structure	Flagstaff Trail Head	<ul style="list-style-type: none"> • Concept plans developed; • Final costings currently underway.
New Shade Structure	Scamander Reserve	<ul style="list-style-type: none"> • Concept plans developed; • Final costings currently underway.
Four Mile Creek Community Hub	Four Mile Creek Reserve	<ul style="list-style-type: none"> • Design work currently being finalised; • Regulatory approvals required.

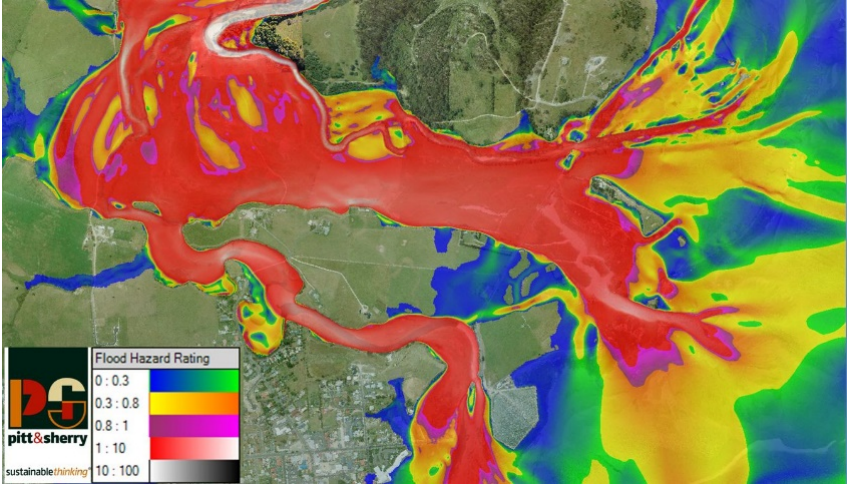
The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.

<h2 style="text-align: center;">Building Services Approvals Report</h2> <h3 style="text-align: center;">August 2020</h3>				
No.	BA No.	Town	Development	Value
1	2020 / 00042	Scamander	New Shed with Amenities	\$21,500.00
2	2020 / 00142	St Helens	New Shed with Amenities	\$21,000.00
3	2018 / 00276	Weldborough	New Shed	\$16,800.00
4	2020 / 00107	St Helens	New Carport	\$12,600.00
5	2020 / 00069	St Helens	New Dwelling, Porch, Patio & Carpark	\$212,000.00
6	2019 / 00041	St Helens	Additions to St Helens Marine Rescue (including Kiosk)	\$180,000.00
7	2019 / 00189	Beaumaris	New 2 x Visitor Accommodation Units	\$204,945.00
8	2020 / 00075	St Helens	Addition to Laundromat	\$4,400.00
9	2020 / 00068	St Helens	New Dwelling incorporating Deck	\$252,000.00
10	2020 / 00144	Akaroa	New 16 x 330 Watt Roof Mounted Solar Panels	\$5,000.00
11	2020 / 00110	St Helens	New Shed	\$21,000.00
12	2018 / 00122	Scamander	New 2 x Visitor Accommodation Container Buildings	\$100,000.00
13	2020 / 00116	Akaroa	Alterations & Additions to Dwelling (including New Deck & Balcony)	\$81,000.00
14	2020 / 00184	St Marys	New Solar Panels	\$12,500.00
15	2020 / 00105	St Helens	New Carport	\$17,000.00
16	2020 / 00062	St Helens	New Dwelling, Decks & Shed	\$266,000.00
ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE			2019/2020	2020/2021
			\$3,431,646.00	\$1,427,745.00
ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH			MONTH	2019/2020
			August	\$2,175,000.00
NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE			MONTH	2019/2020
			August	25

Cumulative Number of Building Approvals



Description	Updates
St Marys Flood Management	<p>Council's Community Development Grant project has been extended to the end of November and to undertake an additional vegetation management activity, in the channel below Story Street using cost savings.</p> <p>Development of an internet-based rainfall data monitoring and alert messaging flash flood system is underway, with testing and community registration for commissioning.</p> <p>Council's new automatic rain gauge station at St Patricks Head experienced its first heavy rain in August, making the news one day by bettering 'Gray' for the state's top rainfall to 9am.</p> 
Drought Weeds Project	<p>Guidelines and application form for Council's Drought Weeds Grants have been released online and promoted. The grants and project were discussed at a meeting of the Upper South Esk Landcare and Productivity group.</p>
Dog Management	<p>Community submissions on two possible locations for a dog Exercise Area at Binalong Bay are currently being received. NRM Committee is planned.</p> <p>A proposal from community members to trial at Scamander an increased enforcement and education program this season has been put to PWS and Council, through the NRM Committee, at a joint meeting with BirdLife Tasmania.</p>

Description	Updates
Flood Risk Management on the Lower George Floodplain	<p>A joint application has been made to the Natural Disaster Risk Reduction Grants Program by Council and the Lower George Riverworks Trust. If successful it will enable Council and the Trust to undertake the next priority in the Lower George River and Flood Management Action Plan, an Impact Assessment of possible scenarios and consequences of profound change in the River's course over the floodplain.</p> <p>The study aims to provide a focus for future investment in proactive interventions and increase appreciation of the risks businesses, landholders and the wider Break O'Day economy and community face and need to manage.</p> 

Immunisations

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

MONTH	2020/2021		2019/2020	
	Persons	Vaccinations	Persons	Vaccinations
July - December			50	53
January - June			72	98
TOTAL	0	0	122	151

Sharps Container Exchange Program as at 5 August 2020

Current Year

Previous Year

YTD 20/21	YTD 19/20
3	3

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Goal

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

Strategy

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

LEGISLATION & POLICIES:

Not applicable.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Polly Buchhorn, NRM Facilitator
FILE REFERENCE	01/19.8.3.6
ASSOCIATED REPORTS AND DOCUMENTS	Under separate cover: EP05 Dog Management Policy 2018

OFFICER'S RECOMMENDATION:

That Council notes a joint animal control enforcement campaign is being planned with the Parks and Wildlife Service for the October school holiday period, targeting dog access to beaches in Break O'Day.

INTRODUCTION:

Council has been working more closely with the Parks and Wildlife Service (PWS) on implementation of dog management since 2018, including coordinating enforcement, signage and education and communication efforts. Better cooperation and implementation was called for by many community submissions at the last Policy review.

PREVIOUS COUNCIL CONSIDERATION:

12/18.15.5.315

Moved: Clr G McGuinness / Seconded: Clr J Drummond

1. That Council adopt the amended and revised Dog Management Policy 2018.
2. That Council declare the Declared Areas in the revised Dog Management Policy 2018, to apply for a period of six (6) years, in accordance with the Dog Control Act 2000.

CARRIED UNANIMOUSLY

01/19.8.3.6

Moved: Clr J Drummond / Seconded: Clr J Tucker

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

Council to 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.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Continuing local collaboration on dog management between Council and the PWS has recently been given a push for the 2020-2021 season by a community proposal for an increased enforcement and education program this season, with a 'trial' at Scamander and seeking increased animal control resources.

The proponents of the trial convened a meeting with senior PWS managers and Council representatives at St Helens recently. The agenda included an update from BirdLife Tasmania's Convenor Dr Eric Woehler, on the situation of Break O'Day's significant shorebird populations and breeding success. The meeting considered the proposal for a trial of increased enforcement, signage and education effort, which extended to dog, beach and coastal reserve management issues up and down the coast.

For an immediate action, the meeting proposed PWS and Council cooperate on a joint dog management enforcement 'Blitz' during the October school holidays.

The PWS has since been developing an enforcement plan for this and consulting with Council officers to coordinate beach patrol resources together. PWS plans include bring additional authorised officers to Break O'Day for general enforcement, which will include patrols of beaches accessed by dogs.

Arrangements are being made for Council to conduct additional Animal Control enforcement patrols. These will be coordinated with the PWS and target beaches, with reduced leniency for breaches of the common dog access zones that both Council and PWS have authorised.

Both Council's and PWS suffer from limited availability of resources. Coordinating enforcement resources and targeting times and locations together aims to increase the coercive effect of compliance effort on the behaviours of beach going dog walkers. This will be multiplied further with publicity before and after – Council's August Newsletter included information on responsible dog ownership.

Since 2019 and Council's last review of its Dog Management Policy cooperation on dog management in Break O'Day has been underway and discussed with PWS at a local level. A framework of strategies for formalising cooperative and efficient dog management in Break O'Day with PWS will be brought to Council to consider at a future Meeting.

Recommendation

Council should acknowledge plans for a joint campaign with PWS, for public compliance with its Dog Management Policy and Declared Areas that provide dog access to beaches.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027 and

Goal

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

Strategy

- Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.
- Recognise and alleviate the issues and risks to the environment from our use, and the risk to us from a changing environment.

Annual Plan 2020 – 2021

Key Focus Area 3.3.1

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

Action 3.3.1.5

Dog Management Policy - Secure a formal cooperative dog management arrangement with Parks and Wildlife Service.

LEGISLATION & POLICIES:

Dog Control Act 2000

Dog Management Policy (EP05)

- *The community is entitled to expect that dog owners will be responsible and not create a nuisance and responsible dog owners are entitled to the community's respect as a dog carer.*
- *Council is entitled to expect that dog owners will be responsible and register their dogs.*

Responsibilities (Sec. 2.2), for individuals include:

- f) their dog is under effective control at all times, including when using off lead areas;*
- g) their dog does not cause a nuisance to neighbours or the community;*
- h) their dog is not a threat or menace to members of the community or other animals;*
- i) they collect the faeces their dog drops promptly and dispose of them properly;*
- k) compliance with all regulations under the Dog Control Act 2000, including this policy.*

And for Council:

- e) Encouraging responsible dog ownership through education, awareness and enforcement and public bag dispensers for dog faeces.*

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Current budget allocations will provide for Council's participation in the October enforcement blitz.

If not within current budget allocations the cost of further needs will be brought to Council to consider. Resources for future Dog Policy implementation and activities are otherwise subject to consideration of allocations in future budgets.

VOTING REQUIREMENTS:

Simple Majority.

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.
08/20.8.1.132	17 August 2020	<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 expressly provide for and regulate virtual attendance for councillors, to participate at meetings via teleconference, video-conference or other means of instant electronic communication.	Report under preparation de discussion.

COMPLETED REPORTS:

Nil.

Meeting and Events attended:

19.08.2020	St Helens	– Parks & Wildlife Service, meeting with Jason Jacobi and John Lloyd to discuss key local matters of mutual interest. Discussions focussed on disputed section of St Helens wharf, Bay of Fires Master Plan development, Swimcart to Binalong Bay multi-user track, Lottah & Terrys Hill Road and dog control in areas of shorebird sensitivity.
26.08.2020	St Helens	– East Coast Tasmania Tourism, meeting with Kym Goodes (Chairperson), Rhonda Taylor (Chief Executive Officer), and Marissa Walters (GSBC Acting GM) to discuss development of a Memorandum of Understanding relating to the arrangements between ECTT and both Councils.
31.08.2020	St Helens	– North-East Bioregion Network, meeting with Todd Dudley to discuss development of an Agreement in relation to activities undertaken by him and the network on Council properties. Currently there are no parameters in place in relation to these activities which have resulting WHS and liability issues for Council.
03.09.2020	St Helens	– St Helens MTB Trail Network – Business Information Session
07.09.2020	St Helens	– Council Workshop
10.09.2020	Launceston	– NTDC Population Advisory Group, regular meeting which seemed to focus predominately on skilled visas and labour opportunities in the horticulture and agriculture sectors rather than the broader population attraction activities which need to occur.
11.09.2020	Launceston	– Bay of Fires Master Plan, meeting with PWS to discuss process to progress the development of the Master Plan.
11.09.2020	Launceston	– Local Government Association of Tasmania (LGAT) – General Meeting
11.09.2020	Launceston	– Regional General Manager's Meeting

Meetings & Events Not Yet Attended:

14.09.2020	St Helens	– Meeting with Andy Collings, Trail Heads re St Helens MTB Trails
15.09.2020	St Helens	– Break O'Day Chamber of Commerce AGM
18.09.2020	Avoca	– Tas Irrigation presentation on proposed Fingal Valley Irrigation scheme
21.09.2020	St Helens	– Council Meeting

General – regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members and organisations Darren Lewis (Trade Training Centre); Gary Walker, Sheridan van Asch, Hans Zorn, and Anita Weekes.

Brief Updates:

East Coast Tasmania Tourism – Memorandum of Understanding

Council makes a very significant contribution to the tourism sector through a variety of channels including East Coast Tasmanian Tourism financially and also through the day-to-day activities of a number of Council officers. Whilst Council receives regular reports from ECTT on its activities, it is important that Council clearly articulates its expectations of the organisation in return for the funding support provided. The recent uncertainty in relation to funding from the Glamorgan-Spring Bay Council has highlighted the need for greater certainty around this relationship hence establishing an MoU would assist with achieving this outcome. Council officers involved in Tourism activities developed a starting point for the MoU discussion which focussed on:

Governance Activities

- Board performance review
- Annual plan and reporting to Council
- Establishment of KPIs

Council Relationship

- Collaborative approach with Council to developing marketing strategies for our area.
- Meetings with Council officers regarding plans and opportunities
- Understanding of Council's Tourism strategies, documentation and key projects
 - Bay of Fires Master Plan and brand development

Advocacy & Strategy

- Advocacy for our area with all levels of Government and stakeholders
- Great Eastern Drive

Industry Focus

- Engagement and capacity building activities
- Industry communication
- Leadership of the DAP group and recruitment of more members

Events

- Clarity on ECTT role, specifically when and why they are delivering Events
- Support for events – either through networks or sitting on committees

Visitor Information Centre

- Clarity around role of VIC and relationship with ECTT

Employment Partnership Agreement – Break O'Day Employment Connect

The Break O'Day Employment Connect project is now in the initial stages of coming fully into operation to support job seekers and employers throughout Break O'Day being managed by a steering committee sitting under the umbrella of the Fingal Valley Neighbourhood House. As Councillors may recall the project developed as part of the TasCOSS and TCCI community engagement activities which occurred identifying how the local labour market operated with a focus on the barriers experienced by both job seekers and employers. This program is designed to complement services providers already operating in this space and will take a holistic approach to employment solutions.

The project has been established with its primary base in St Helens with satellite facilities being used when required in St Marys and Fingal. The need for an effectively operating labour market in the Break O'Day area is important to the ongoing growth of our local economy as well as providing a focus on assisting youth to transition into employment in the local area. Development of education and training pathways is also a critical part of activities and will require a close working relationship with the Trade training centre, local high schools and training providers.

New Resident data:

Background

When Council is notified of a change of property through the process of 337s, a New resident letter is sent to them. Since February this year we have been including a short survey to help us understand, who is moving to the area, why they have moved to the area and what their plans are for their property.

The following is an update of the data collected to date.

Survey start: February 2020

Respondents: 101

Summation:

- The majority of people who have moved to our area during the last seven (7) months are Tasmanians. Five (5), of these had moved within the Break O'Day area.
- 23% responded OTHER meaning that they were from one of the states not specifically mentioned.

13%	14%	6%	60%
NSW	QLD	VIC	TAS

- The majority of residents who moved to our area were couples and retirees.

14%	26%	47%	20%	1%
Family/School kids	Retirees	Couple	Single	Other

- The majority of residents who moved to our area were over the age of 45.

0%	8%	9%	34%	56%
18- 25	26 - 35	36-45	45-55	56+

- Over half of residents who moved to our area did so for the lifestyle our area offered.

3%	20%	53%	14%	
WORK	RETIRE	LIFESTYLE	ANOTHER PROPERTY	OTHER

- Almost 75% of respondents stated their plans for their property was either for a residence or a shack.

50%	23%	12%	6%	9%	
RESIDENCE	SHACK	AIR BNB	BUSINESS	INVEST/RENT	OTHER

- When asked where they had moved to the top five (5) locations were:
 - 22 St Helens
 - 15 Scamander
 - 8 Binalong Bay, Steiglitz
 - 5 Beaumaris and Falmouth
 - 2 Akaroa and Fingal

- Just over a quarter of respondents stated that the St Helens MTB trails had influenced their reason to move to the area.

26%	70%
YES	NO

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
2020/21 Black Spot Programme Funding	Affixing Common Seal	Grant Deed	Number 12 – Miscellaneous Powers and Functions to the General Manager
Speed Sign, Groom Street St Helens	Affixing Common Seal	Grant Deed	Number 12 – Miscellaneous Powers and Functions to the General Manager
Trail Head, Flagstaff	Affixing Common Seal	Lease	Number 12 – Miscellaneous Powers and Functions to the General Manager
Trail Head, Flagstaff	Affixing Common Seal	Licence	Number 12 – Miscellaneous Powers and Functions to the General Manager

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

03.08.2020	337 Certificate	39 Poimena Road, Lottah	6798949
03.08.2020	337 Certificate	25 Bayvista Rise, St Helens	2661873
03.08.2020	337 Certificate	8 Gray Street, Fingal	6411070
03.08.2020	337 Certificate	436 Upper Scamander (CT 157326/3), Scamander	2971513
04.08.2020	337 Certificate	14 Charles Street, Beaumaris	6809724
05.08.2020	337 Certificate	Richardson Road, St Marys	9733569
05.08.2020	337 Certificate	95 Scamander Avenue, Scamander	6784133
05.08.2020	337 Certificate	23 Sunshine Court, St Helens	7559827
10.08.2020	337 Certificate	7 Fleming Street, Fingal	6410545
14.08.2020	337 Certificate	Legge Street, Fingal	6411505
14.08.2020	337 Certificate	6A Luck Court, Akaroa	7950586
18.08.2020	337 Certificate	18 Florence Court, Beaumaris	6787764
19.08.2020	337 Certificate	38 High Street, Mathinna	1998028
19.08.2020	337 Certificate	25-27 Beaulieu Street, St Helens	9818051
19.08.2020	337 Certificate	Mitchells Road, (CT 123237/1) St Marys	1776097
20.08.2020	337 Certificate	P1489+ Tasman Highway(CT 156580/1) St Helens	6792707
24.08.2020	337 Certificate	347 Gardens Road, Binalong Bay	6807761
24.08.2020	337 Certificate	25 Kiama Road, Akaroa	2242206
24.08.2020	337 Certificate	95 Parnella Drive, Stieglitz	1602257
24.08.2020	337 Certificate	19 Sunbeam Crescent, Beaumaris	2123653
25.08.2020	337 Certificate	Surfside Motor Inn, 269 Tasman Highway, Beaumaris	2623260
25.08.2020	337 Certificate	22 Malibu Street, Scamander	9550311

27.08.2020	337 Certificate	Upper Scamander Road, Upper Scamander	2605150
27.08.2020	337 Certificate	16 Dune Street, Scamander	6405631
27.08.2020	337 Certificate	10 Freshwater Street, Beaumaris	6787844
27.08.2020	337 Certificate	Mitchells Road (CT123237-2) St Marys	1776097
27.08.2020	337 Certificate	1 Medeas Cove Esplanade, St Helens	6794665
27.08.2020	337 Certificate	39 Parnella Drive, Stieglitz	7390937
28.08.2020	337 Certificate	3 Banksia Drive, Ansons Bay	6810493

Tenders and Contracts Awarded:

Tender Closing Date	Description of Tender	Awarded to
4 September, 2020	2020/2021 Bituminous Reseal Program	Currently being assessed.
14 September, 2020	Green Mulch – Batch 2	Not yet closed.
5 October, 2020	Upper Esk Road Pavement Remediation	Not yet closed.
5 October, 2020	Medeas Cove Esplanade Pavement Remediation	Not yet closed.
5 October, 2020	Design & Construct Bridge 2398 – Forest Lodge Road	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.

09/20.16.2 Northern Tasmania Development Corporation Ltd (NTDC) – Receipt of Quarterly Report

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.
Recent Council Workshop discussion.

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.

TASMANIA PYENGANA DAIRY COMPANY
PHOTO: TOURISM TASMANIA & NICK OSBORNE

Quarterly Progress Report

APRIL TO JUNE 2020





A few words from the CEO

The April-June quarter was a period of disruption and adaptation as businesses and councils came to terms with COVID-19 implications on their day to day activities.

Northern Tasmanian businesses in tourism and hospitality were obviously hit hardest but many were able to quickly adapt to digital revenue streams or tweaked business models to make it through an uncertain period. There was also great collaboration and support between businesses and industries.

What was heartening was the level of support locals gave, going out of their way to buy local where possible. Maintaining this goodwill and collaboration will be key to our recovery.

There were also industries and employers that thrived during the peak disruption with health, aged and disability care jobs increasing and businesses providing digital services and advice in high demand.

NTDC was able to work from home without much disruption to its routine and work and by the end of the quarter, a “new normal” in Northern Tasmania was reached as councils and businesses returned to offices in similar but different circumstances.

Unfortunately this meant some events around hydrogen energy that were going to involve the Premier, Energy Minister and Chief Scientist Alan Finkel and ARENA CEO Darren Miller had to be postponed but we are very keen to rearrange them when able to do so.

During this period, NTDC’s focus has been compiling a recovery package that is place-based and informed by Members and our regional stakeholders. A draft was discussed with Members and sent to the Premier’s Economic and Social Recovery Advisory Committee. This work will be vital in making sure any recommendations come from the region, for the region and not be a cookie cutter approach from the top down.

Key focuses will be circular economy initiatives, resilience and workplace productivity and maximising the opportunities for economic growth around projects like hydrogen production at Bell Bay and the proposed Northern Prison at Westbury. Launceston Airport must also be recognised for its important role in Northern Tasmania as a major employer but also gateway for tourism, trade and business travel. Ensuring its long-term viability will be vital for our region.

NTDC continued to roll out its work in population growth, the ASPIRE circular economy membership and workplace productivity improvements. We held our second Mayors’ Quarterly Meeting and a bi-annual Members’ Meeting.

As the level of government closest to our communities, it was great to be able to help our Members articulate what they have been doing to support their people via the opinion piece from Mayors published in The Examiner in June.

We know this work is continuing and look forward to supporting it and adding value across the region.

We remain confident that Tasmania and Northern Tasmania will be well placed to weather the economic impacts of COVID and rebuild a stronger, more sustainable economy that makes the most of our competitive advantages and plays to our strengths in goodwill, collaboration and connectivity.

And we look forward to working with you all on achieving this.



Mark Baker
Chief Executive Officer

Regional Recovery

We continue to work on the draft of NTDC's proposed regional recovery plan (Recovery.Now) which has been distributed for feedback. Once complete, NTDC will be lobbying the ideas included at state and federal government levels and with the Premier's Recovery Council.

CEO has made contact with council members Professor Rufus Blank and Paul Ransom to inform them of NTDC's work and offered our regional assistance and received positive acknowledgement that the Council will be working closely with regional economic development agencies. I further had contact with the Council's secretariat on May 6 who advised: "the Council and the Secretariat are in the 'discovery' phase, trying to map the landscape in the context of there being a whole host of activity already 'in play' inside and outside of Government in Tasmania, and on the national stage, with the view of avoiding duplication and going over ground already covered by others."

One thing is readily apparent, while the response and immediate effects have been rapid, and the future is highly uncertain, the task of recovery has not been left unattended - many minds are being applied to the task, so it will be key to lever from all of that work.

CEO/Chair are seeking a meeting with Premier to discuss its contents in the coming weeks.

Population Strategy Assisting Skilled Migrants

Population Program Manager Edward Obi has continued to work well in attracting and supporting new people to the region. Edward assists these migrants to revise their CVs and connect them to potential employers. During the COVID-19 pandemic Edward is keeping our [Facebook Jobs](#) page updated with available jobs as there are industries still looking to employ.

Case Study – Cecilia Yuen

The COVID-19 pandemic has hit the world in unprecedented ways, shutting down whole industries and disrupting lives. However, the story of Northern Tasmania during the epidemic is one of strength, resilience and community. These values are best highlighted in the actions of Craig and Susan Richman, owners of the Bluestone Bar & Kitchen and The Sebel Launceston Hotel.

Upon evaluating the immediate impact of the pandemic on their business, Craig and Susan prioritised saving the jobs of their staff by reorganising their operations model to suit the almost 80% drop in patronage. They also took advantage of the available government support packages to sustain their operations. On their efforts to keep their team of skilled international staff on the job despite harsh economic conditions, Craig said: "I just felt that it is the right thing to do because we know how important it is retain our staff during the pandemic and how the retention of skilled workers will aid recovery afterwards."

One of the said staff is Cecilia Yuen, a qualified chef from Hong Kong who moved to Launceston to switch careers from being a flight attendant. She attended the required Tafe course, and through the work placement programme, she landed a job with Bluestone bar & Kitchen. On what she likes about Northern Tasmania, Cecilia says she "...likes that the people are always happy to help and the environment is quiet with natural surrounds". Cecilia's advice to newly arrived residents is to "Be proactive and embrace the Tasmanian way of life" because according to her Northern Tasmania showcases the real beauty of regional Tasmania.



PAGE 3



Jingchen Fan

After four years in Sydney, Jingchen Fan decided to move to Launceston to study for his Masters Degree and has not looked back.

Jingchen arrived Launceston in 2018 to study Information and Communication Technology at the University of Tasmania.

He chose Launceston because the regional lifestyle allowed him to interact with locals and improve his English skills.

"I think Launceston is a beautiful city to study and find work," thirty year old Jingchen said. "I will advise people to come to Northern Tasmania if they want an improved lifestyle."

Taking advantage of an industry placement program at UTAS, Jingchen was able to get an interview with Definium Technologies in Launceston. He commenced an internship program, which culminated in a job as an IT solutions specialist for the company.

NTDC has set the ambitious regional target of growing the working age population to 10,000 by 2031. In the wake of the COVID-19 pandemic, the region is still recording job availability and welcoming skilled workers to explore their potential in Northern Tasmania.

NTDC has captured case studies of skilled workers who have landed jobs in the region and made Northern Tasmania their home. The case studies include skilled workers and entrepreneurs from varying industries and skillsets.



Mauricio Aguirre

Originally from El Salvador, engineer Mauricio Aguirre lives and works in Northern Tasmania.

He moved to Tasmania as a student to learn more about maritime logistics and policy at the prestigious Australian Maritime College in Launceston.

Mauricio said at the time of moving, social problems were increasing in El Salvador, including crime rates.

"So, with my wife, we thought it would be a good idea to move as a family to a more peaceful place, where our daughter could walk freely on the streets, and I could specialise in maritime study areas that I like so much."

Mauricio has since finished his studies and with the help of the university, now works with a shipping company.

On settling into the region, he said: "Of course, it has not been easy, the challenges have been there, but at the same time, overcoming them little by little has been gratifying. For example, as Latinos we like music, at first, our daughter missed her dance school, so we researched local schools and enrolled her in one, which she has felt very good at, and enjoys dancing tap and jazz with her new friends to such an extent that her group won first places at last year's Launceston competitions, which has made her very happy."

Mauricio and his family are examples of how Northern Tasmania is the region of choice for young families to thrive.

"We still have a long way to go, but we consider Tasmania to be an excellent place to establish ourselves fully, and pursue our dreams with the support of our new friends in Australia," he said.

Visa Holder Support

After lobbying by various parties including NTDC, the state government provided \$3 million in support for temporary visa holders by:

- » Extending the eligibility for Pandemic Isolation Assistance Grants to provide \$250 per individual or up to \$1000 per family
- » Providing funding to non-government organisations to provide additional emergency relief and assistance where required
- » Assist with travel advice, and if necessary due to genuine financial hardship, assist with financial support to do so
- » Work with industry sectors or employers who want to retain their employees because of their specialist skills for when their business is able to start up again and provide additional support in partnership with them so that we don't lose skilled workers that we need.

Seedlab Tasmania - Noya

NTDC provided \$15,000 to Seedlab Tasmania, a unique incubator created specifically for Tasmanian start-up and early stage food, drink, agri-food and agri-tourism businesses with global potential, who need advice, assistance and introductions. The money has gone towards a scholarship for Noya Spirits.

Noya is making the first (if not first overall then the first of its type) spirit outside its original country with no imported materials. Making the spirit is unlike any other alcohol as the entire process is undertaken with solid grain rather than liquids so the learning process has taken more than 1 year. Noya is through the majority of the test phase and are now working on our scaled up process, aiming to make 1000 - 1500 L this year with the first product in a bottle around Oct-Nov 2020 (as it requires min 6 months ageing).

With help from the team at Seedlab and NTDC, Noya hopes to build a compelling brand and work on how we access international markets.



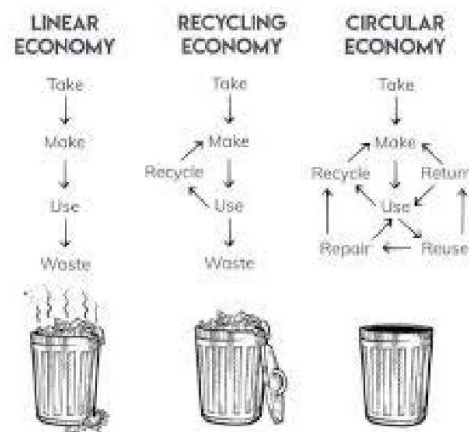
NOYA OWNER, IAN SYPKES, SHOWING NTDC THE PROCESS



ASPIRE

ASPIRE (Advisory System for Processing, Innovation & Resource Exchange) is described cleverly by their CEO as "Tinder for waste". It is an online marketplace putting waste producers in touch with potential customers, reusers or recyclers for that waste product. Essentially, the website connects businesses and councils that have waste products with people who want to reuse it.

The rollout for ASPIRE is ongoing. ASPIRE is working with setting up Member Councils for a July start. This involves onboarding/induction with tech and waste staff and communication staff. Expect to see some media on it in the coming weeks as we seek to promote it to more businesses, particularly in construction, agriculture and food production.



Mental Health and Resilience

NTDC arranged a first meeting with stakeholders interested in exploring the business benefits from a productivity outcome of a mental health and resilience focus. Healthy Tasmania has supported NTDC to develop a paper regarding mental health and productivity. NTDC is eager to better understand the impacts of mental health on productivity in the region, and explore opportunities for supporting improved mental health outcomes for Northern Tasmania. The July 22 meeting is an initial conversation to discuss the merits and potential opportunities of the project. We have identified a variety of stakeholders with a specific knowledge base and expertise across a wide range of areas from industry, to service supports, to economic development, regional development and the health and mental health sector. It is hoped organisations can contribute some seed funding to map out a full plan that would include some research for base level data. RSVPs are promising and there is enthusiasm for the concept from stakeholders and Mental Health Minister Jeremy Rockliff.

Launceston City Deal

The Launceston City Deal (The Deal), signed in April 2017, is a ten-year agreement between the Australian and Tasmanian Governments, and the City of Launceston Council, that will shape our city's future, create jobs and generate economic growth for the region by building on our natural advantages. The City Deal aims to position Launceston as one of Australia's most liveable and innovative regional cities, with growing incomes and falling levels of disadvantage. NTDC is engaged under the Launceston City Deal to deliver the Regional Economic Development Strategy for Northern Tasmania, and as a key partner to the Deal, we have contributed to two upcoming reporting milestones;

1. The Third Annual Progress Report which is due for release in July 2020 - this will capture the key achievements over the past 12 months and highlights the key milestones for the coming 12 months, and;
2. The Three Year Review is a formal check-point, with its primary purpose to assess progress against the Deal's initial vision and objectives, to review the impact of The Deal and to identify new opportunities for enhancement.

NTDC Members Meeting

We held the second of our Member Mayors' Meeting via Zoom on June 10. It was a successful meeting, and discussion topics included:

- » Selection Panel for new Independent Chair
- » CEO/Chair report
- » Membership Agreement
- » Priority projects
- » COVID-19 Recovery package



BEN LOMOND
PHOTO: SIMON STURZAKER

Mayors' Quarterly Catch-up

CEO held the second quarterly catch up with the Mayors in June via zoom, which was attended by Christina Holmdahl, Wayne Johnston, Greg Kieser, Mary Knowles, Mick Tucker and Albert Van Zetten. Annie Revie was an apology.

The Mayors provided an "around the grounds":

Christina Holmdahl

- » Christina has been proud of the Council management team over the last three months
- » She emphasised that local government is the closest level to the community and expressed disappointment that the local government sector hasn't been considered by the Premier's Council
- » Council are signing an MOU with FermenTasmania which will be a great addition to the community
- » Working with State Government on the school at Legana. Unclear on the timeline
- » Wayne expressed his appreciation for WTC's tip facilities which had been upgraded
- » Christina finished up by saying how enthused the Council is with NTDC's work
- » Christina also commended all Councils for their cooperation during this time.

Wayne Johnston

- » In general Meander Valley Council is going along well. Since COVID-19 council staff are working harder, meeting on a weekly basis
- » Council has tip issues – WTC good example of what can be done
- » Wayne explained that it has been interesting having a new GM start just before COVID-19 hit. He was very happy with way John Jordan has fit in and appreciated his good communication with the public, in particular, with the prison
- » Council having a current issue with the Prison. TCCI have backflipped on decision and Council will wait to see if Westbury will be used as the site for the prison
- » Wayne is excited to have Neil Grose join the team shortly.

Greg Kieser

- » Everything running smoothly with George Town Council
- » GT, WTC, CoL - Funding approved for north west development officers (just under \$500k). Greg said that this will be good for employment across the region and he is excited for what that will create
- » Greg and Shane Power have spent time walking around the community, meeting with businesses. Greg's impression is that it will be a much softer landing than anticipated. He sensed optimism. Council will be focusing on when JobKeeper subsidies end
- » Hospitality sector has been hit the hardest
- » Greg updated the group on some of Council's projects: they awarded a mountain bike tender, they are executing Region Square project, and have started scoping Main Street project. Council put in four projects that will be seeking assistance. Council are also seeing wave of new projects.
- » Greg said that there will be a shortfall of contractor supply with a lot of infrastructure projects starting at the same time. He suggested that this is something that the Councils could work on together?

Mayors' Quarterly Catch-up

Mick Tucker

- » Mick mentioned that Break O'Day Council are travelling pretty well. They are trying to stay positive. There have been no job losses. Businesses are getting by
- » Tourism is one of the biggest drivers for BOD and it has been hit hard
- » Mick emphasised that Councils need to work together as a team, rather than compete against each other
- » Mick shared his concern in the Visitor Info Centre remaining closed
- » There are a couple of mountain bike trails opening up
- » Mick reiterated that local government is the closest to the community.

Mary Knowles

- » Mary was impressed with her staff. Jobs that were at risk have been seconded into other roles
- » A lot of businesses in Northern Midlands are reliant on tourism, for example in Campbell Town. Chris Griffin predicts that 1000 of the 3000 tourism businesses will recover. Support is required for these businesses.
- » Supermarkets have done well
- » Communities managed well on a whole
- » There have been some noticeable issues:
 - Mental health issues – hoping for funding for pop-up neighbourhood centers. Mark suggested a BOD staffer Jodie Cooper could help with mental health issues.
 - Some parents are not feeling qualified teaching from home, even though they have had support from schools
 - Dealing with a developer that is bullying the Council, there may be something in the media. Mark offered assistance with the media
- » Council had projects shovel ready which is good:
 - Perth childcare center is really important
 - Sporting grounds

Albert Van Zetten

- » Albert spoke positively of City of Launceston Council and has been happy with his staff during this period
- » Albert also said that it has been good working together with Mark
- » Empty hotels will be an issue for hotel owners and the community
- » Albert was happy with the positivity in Launceston and was encouraged by people doing the right thing. Coffee shops doing extremely well
- » Big announcements over weekend - CBD proposal with bus interchange
- » This is exciting for the city and boosts confidence of businesses
- » Federal funding for Building Better Regions program for \$10M. Working on creative industries.



LAUNCESTON CBD AT SUNSET
PHOTO: TOURISM TASMANIA & BRIAN DULLAGHAN



NTDC Board Chair Recruitment

Members agreed to form a selection panel for a new independent chair. The panel will consist of Mayor Albert van Zetten, Mayor Mick Tucker, General Manager Des Jennings and NTDC director Karina Dambergs. The panel will work with the company secretary on advertising, shortlisting and recruiting a new independent chair.

Office Update

We are still working from home, continue our daily team meetings over Zoom. Our COVID safety plan is in place for the return to the office, which will be in stages over the next month.



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Appendix A

MEDIA HIGHLIGHTS & MEDIA RELEASES

OPINION

SUE KILPATRICK

What should we do for a prosperous future?

MANY of us have been out exercising, exploring local neighbourhoods and enjoying our natural environment during COVID restrictions.

We have appreciated the efforts of our cafe and restaurant industry to swiftly develop innovative models to provide delicious takeaway menus, often using our high-quality local food and beverages.

Behind the scenes, the transport sector has been moving our produce out and freight has been arriving by sea and air. Some businesses such as construction and manufacturing have continued much as usual, while others have people working from home, quickly adapting to a new environment. We have new skills in socialising, working, and learning online. But we have missed the opportunities for social interaction that we once took for granted; meeting up with family and friends, playing sport or watching live music, films, performances and sport together. Business and workers who rely on our inbuilt need for social contact have suffered the most.

Local governments, business groups and the not-for-profit sector swiftly came together to respond to the crisis, collaboratively developing various packages including supports such as small grants and rate relief. Local agencies have tasked the Northern Tasmania Development Corporation with consulting widely, gathering ideas for recovery projects and coming up with agreed priorities. Modelling previous commissioned by NTDC and the Regional Economic Development Strategy is a starting point.

Our recent experience also tells us some things about where we should invest our effort as COVID restrictions are eased. It highlights some of our region's strengths and current vulnerabilities. We produce internationally recognised quality food and beverages; are innovative and adaptable; have a strong manufacturing base at Bell Bay and elsewhere in our region; are digitally well-connected to the world; and have a liveable region that is the envy of many. Our recovery must build on these place-based advantages. Renewable energy projects build on our strengths. While the future of TEMCO is uncertain, Bell Bay has plentiful access to green hydropower and is well-placed for future hydrogen generation.

We must build on our reputation for food and beverages, our innovative farmers, and food and beverage manufacturers and research capacity through the joint



Defence-UTAS Centre for Food Innovation, and exciting food processing testing facilities such as Testlab 4.0 hosted by UTAS, which will include an electronic tongue.

For our region to prosper, businesses must be supported by a vast range of services to support them, things such as construction and trades to build infrastructure, and technical, ICT, and businesses services.

A shift to a circular economy, which provides a longer lifecycle through a "reduce, reuse, repurpose, repair, maintain and recycle" focus has many advantages over our existing linear economy that takes, makes, breaks and wastes. Our recent experience points out areas that need attention.

We need to ensure that those working in industries which have suffered from COVID social isolation have every opportunity to recover. This means more people in our region, either as visitors, students or new residents. World standard mountain bike trails, national parks, walking trails, famous beaches, golf courses, food, beverages, and events will once again attract tourists initial-

ly from Australia and later from around the globe.

Our population is ageing, we need more working-age people for our industries and services. Many Australians have discovered that they can work at home and enjoy more time relaxing and with family. Our region is equipped for the digital economy. Launceston is Australia's first and only Gigabit city and one of a very few Australian cities with fibre to the premises. Now is the time to showcase our region as a place to live and work with innovative businesses and a world-class university. We must welcome new residents to our region.

There is some work to be done for our region to remain liveable and attractive, so that working-age people continue to be willing to move here, bringing the skills we need for our innovative industries. During recovery, we need to address housing demands, ensure our education system produces young people who finish school and invest in health and social services.

For everyone to have the opportunity to

participate in a brighter future, we must encourage young people onto education and training pathways that give them a good chance at one of the many technical and professional jobs our industries of the future will offer. Health services will continue to be one of our biggest employers.

Engineers, tradespeople of all sorts, food technicians, teachers and trainers, business and ICT professionals are just some of the jobs with good future prospects. And now is a good time to retrain or upskill to take advantage of the opportunities.

Crucially, attracting new residents, tourists and exporting our fresh produce interstate and overseas all rely on connectivity. Launceston airport puts our region just one hour from Melbourne. Regular air services are critical to our future. COVID restrictions have placed Launceston airport at risk. We must advocate for continued reliable, affordable and regular passenger and freight services.

|| Professor Sue Kilpatrick, NTDC interim chair

KATE JACKSON

A view from Mallacoota, six months on

DRIVING home, it hit me yet again. After nearly six months, the bush is still black. Hundreds of kilometres of burnt vegetation with nowhere for a living creature to survive.

Conditions were some of the driest we've ever seen and there was so much fuel for the fires. There are so many lessons we can take with us as we face worsening climate change. We are busy burning-off and mulching some of those excessive fuel loads now in the shortening winter season.

Recovery means listening to our indigenous people, and learning the proper ways of caring for the land. After all, Aboriginal people have managed the land sustainably

for 120,000 years - but in only two centuries so much has been undone.

Burnt houses are getting cleared away, with mixed feelings from owners who re-traumatise whenever they see their destroyed property. We are only just beginning to come to terms with the grief and the loss.

Our new Mallacoota and District Recovery Association has just been elected. Twelve members who will speak for this community, to say what we want, rather than what has been imposed on us in the past.

My partner Phil and I are getting on with our self-sufficiency plans. We all need to contribute what we can, bracing ourselves for further climate catastrophes. Even

during the fires here we were anxious about what DIDN'T burn; it means that next year there is still more left to potentially burn. We need a secure water supply and off-the-grid power now in preparation.

Because we are a small community, our recovery is supported by each other; possibly more effectively than all the professional services on offer. Left alone now, ironically thanks to COVID-19 isolation, we have a chance for private grief, for recovery and connection to what we have.

My wish is for the government to pay attention to the land. We need to learn Indigenous ways of land management. The fires have shown clearly that we need more

funding for national parks, which currently survive on a wing and a prayer.

When we had our power cut off by the fires, we became acutely aware that we need more funding for solar and wind off-grid systems for all homes. The cost of fitting every home with water tanks and solar is affordable and would save our governments in future crisis management.

I call on governments to future proof our communities now. Climate change is here. When the state plans for the pandemic recovery, it must address the climate and ecological crisis we are in right now.

Kate Jackson is a retired teacher living in Mallacoota

OPINION

NORTHERN MAYORS

Regions starting to recover post COVID-19

AS THE level of government closest to communities, Northern Tasmanian councils reacted quickly to COVID-19 impacts and are now ready to rebuild. Northern Tasmania Development Corporation asked its member councils how they had dealt with the crisis and planned to bounce back.

West Tamar Council mayor Christina Holmdahl said local government had always been the closest level of government to the community and this hadn't been more evident than during the pandemic.

"I'm impressed that our staff and councillors have continued to assist the community in every way possible throughout these restrictive times. As a council, we are fortunate to have a healthy financial position and we have fast-tracked our capital works program that will inject money into the community and stimulate the economy. As well we have several options to financially assist our ratepayers," she said.

Cr Holmdahl said regional councils would be looked to by the government to implement many recovery initiatives.

Break O'Day mayor Mick Tucker said local governments were best placed to understand the needs of their community, particularly in small regional areas, but would need state and federal support.

"We are the touchstone and advocates for our community and at the end of the day, we are also part of the community," he said.

"While our community quickly banded together and embraced the challenges of the pandemic, we also know many are quietly hurting. Our region is dependent on tourism and is about to enter the slow winter period.

He said several shovel-ready infrastructure projects would employ locals and use local goods but council could not fund them all without support. **Northern Midlands mayor Mary Knowles** was in awe of the amazing work being undertaken by council staff to get the organisation and residents through the pandemic.

Council officers have applied for funding to set up 'Time Out' spaces to give residents periods of respite from their family home; and also for funding to enable the development of 'pop-up' neighbourhood houses at Longford and Campbell Town. Cr Knowles said the recovery process had been made considerably easier by Regional Development Australia - Tasmania developing 'COVID-19 Principles for Economic Recovery'. These are proving to be critical to our place-based approach to recovery for



our communities." **Flinders Island mayor Annie Revie** praised the work of the island's emergency management committee made up of council, police, health and Aboriginal associations.

Cr Revie said it was important to keep the island's residents safe because they are a high-risk population with more older residents, people with chronic disease and Aboriginal population than mainland Tasmania. "I'm proud of how we've protected the island and that has meant we have kept our island COVID-free." As a small island with a small rate base, the ability to stimulate the local economy was limited but council was working sensibly and responsibly on stimulus measures, she said.

City of Launceston mayor Albert van Zetten said private and public investment was going to play an important role in economic recovery. "Our city is well-placed thanks to the Launceston City Deal to continue to leverage opportunities from that arrangement," he said.

"It is pleasing that investors are still pro-

posing significant projects for Launceston, which is going to create business for service providers and suppliers and provide jobs in the years ahead." He said the council's priority throughout the pandemic had been the safety of its community and staff.

"In the space of a few weeks, the City of Launceston developed and rolled out the most comprehensive local government-led Community Care and Recovery Package in Tasmania, designed to help small businesses weather the storm and protect local jobs."

Meander Valley mayor Wayne Johnston said the municipality reacted in a glass-half-full manner, not a glass-half-empty.

"Overall, the response by the community is positive in that we're dealing with something we've never dealt with before," he said.

The council's \$1.7m community support package provided both immediate financial relief and longer-term measures to assist the municipality to recover, he said.

Cr Johnston said local government was best placed to support the economic and social recovery in Northern Tasmania.

"We are the grassroots. Everyone who sits around that council table has been a teacher, a business owner, a part of the community, and you can't get closer than that."

George Town mayor Greg Kieser (pictured) said leading during times of calm was easy but in a crisis, it was vital to be "resourced, informed and enabled".

"More so than ever before, when things get tough, you really need to be coordinated and demonstrate that leadership," he said.

Cr Kieser said George Town's Future Impact Leadership Team had been able to provide very good community engagement and feedback. "We were very well armed with a good amount of data on what is important. We've done a number of things like walking the streets and meeting with small, medium and large businesses as well as social groups to give us a holistic approach."

In recovery, Cr Kieser said focus was on making sure opportunities were taken, such as the renewable energy potential at Bell Bay and infrastructure that creates pathways to employment, skills and training.

MARIE LOW

Newspaper memories scattered in the wind

MY FACEBOOK feed these days is choked with reminiscences of a dying breed. Journalists, now largely the redundant whale-boat captains of ships that have already sailed, are tossing into the air a million memories of times past.

These memories - of fires and floods, births and deaths, country shows and scandals - are mostly not their own memories, but those they recorded for their communities, sometimes their country. There are streams of laughter about the mistakes, tales of careers fractured by massive changes in technology, memories of inspirational colleagues.

All of these valuable stories are scattering on the cold wind of the thing that is killing them - social media.

Now we have more stories than ever before, more images than we could ever have dreamt of. But are they stories well told? How much is genuine? How much is real? How much is balanced, unbiased, researched and responsible?

Having been kicking around in media and communications for about 30 years, I am loving the tales of the prehistoric era spilling over in Facebook. They were truly the best of times and the worst of times: having to wear covered shoes in case an upset compositor dropped a scalpel while pasting up the pages;

sleeping under your desk when there was not enough time to go home and come back again; the bellowing across the newsroom; the satisfaction of a page one byline.

Technology constantly changed. The compositors were here one decade, redundant the next. There was the great expansion of the '90s when newsrooms couldn't contain the numbers, and the great shrinking of the 2000s. In the past five years, the sub-editors have disappeared, and now, many of the newspapers themselves have ended their print run of well over 100 years.

Time moves on. People now consume their news online, head bowed over their phone, finding most of their leads from

Facebook. I feel so sad for the word, the printed word.

There is nothing to stop amazing stories from being told in any way, but this irreversible shift is the end of an era. Cheers to all the colleagues who battled unwieldy subbing systems, who suffered skin cancers from their days at outdoor events, who covered house fires, danced attendance on second-rate celebrities, listened to the horrors of murder trials, took social photos, sat at council meetings, and slapped up a great pun for a headline. You were part of history.

Marie Low is a freelance journalist based in Gunnedah, New South Wales.

World Cup fever

PLAYERS HOPEFUL FOR MORE PROFESSIONAL OPPORTUNITIES

NEWS - PAGE 3



Best winter in years

DERBY WELCOMES SURGE IN VISITORS

RELAX - PAGES 30-31

Vaping debate reignites

INDUSTRY AND HEALTH BODIES CLASH OVER NICOTINE IMPORT BAN

NEWS - PAGE 6



\$2.20
INC GST

THE SUNDAY EXAMINER



Will McLoughlin, Craig Richman, Bede Clifton and Phil Cooper make up Live Launceston. Picture: Paul Scambler

Looking up

Northern Tasmania's ageing population presents an economic and social development challenge. But four mates who have lived and worked across the world and now call Launceston home have plans to attract more working age families to the region. **REPORT, PAGES 8-9**

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FOODMARKET
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4LT

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GET 1
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FOUNTAIN TOMATO SAUCE
BUY 1 GET 1 FREE! RED HOT VALUE AT JUST \$1.37 PER LT, WHILE STOCKS LAST.



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6PK

**BUY 1
GET 1
FREE**

GOLDEN PANCAKES
BUY 1 GET 1 FREE! RED HOT VALUE AT JUST \$2.40 PER PACKET, WHILE STOCKS LAST.



\$8⁹⁵
2KG

**BUY 1
GET 1
FREE**

MCCAIN BEER BATTERED STEAK FRIES
BUY 1 GET 1 FREE! RED HOT VALUE AT JUST \$4.48 PER PACKET, WHILE STOCKS LAST.



\$6⁸⁰
2KG

**BUY 1
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MCCAIN MIXED VEGETABLES
BUY 1 GET 1 FREE! RED HOT VALUE AT JUST \$3.40 PER PACKET, WHILE STOCKS LAST.

DEVONPORT 40-41 Formby Rd | CAMDALE 385 Bass Hwy | Mon-Fri 9am-5pm, Sat 9am-1pm | HOBART 44 Gormanston Rd | LAUNCESTON 61 Oakden Rd | Mon-Fri 8:30am-5pm, Sat 9am-1pm

Live Launceston: four mates hatch a plan for greater community connection

An ageing population presents economic and social challenges for Northern Tasmania. But four mates have plans to attract more working age families to the region.

A BOND was a low for their childhood home has compelled four Launceston friends to try and attract more families to relocate to the region.

Bede Clifton, Phil Cooper, Craig Richmond and Will McLoughlin have lived across Australia and across the world in locations such as Sydney, Melbourne, Singapore, London, Shanghai and Hong Kong.

But it was on the tennis court and school-ground in Launceston that the group formed to start Live Launceston, a platform and plan to capture families tired of big city living.

The Live Launceston team identified a common vision: pay with people as they look to relocate and, more importantly, people not looking but open to relocating based on the pros and cons in their life.

These pain points include quality family time, lower prices, commute times, job opportunities, access to recreation, clean environment and connection to community.

It was, after all, these opportunities that attracted the four friends to Northern Tasmania.

Bede, who worked in various global marketing roles, gave up his Sydney career to start his family with Hayley who was born and raised in Woodbury but moved to complete her Masters in oenology. The couple have three boys, Thane, Charlie and Jasper and as if Hayley wasn't outnumbered by boys enough, added their fourth family dog this year.

"We moved to Launceston seven years ago to escape the rat race of Sydney. With one child already we thought moving to a city with space and access to Hayley's family would be important for our family's future," Bede says.

"We wanted a place we had some roots, but also wanted to create a new network of friends yet remain a quick plane ride away to maintain our Sydney connections. For us Launceston was the obvious spot."

Launceston ticked all the boxes for Will and his wife Mel when they were looking for a recharge from Melbourne with their children Fliss, 8, and Gabe, 7.

"We had been to Launceston many times over the years and had done numerous hiking trips down here. We have always loved getting out into nature of which Northern Tasmania has an abundance. We ran a small chiropractic clinic and enjoy the laid-back lifestyle and wonderful community in Launceston," Will says.

"Coming from Melbourne we wanted to find a town that was a quick flight back, had affordable housing, little traffic, easy access to natural areas, good schooling and promising job opportunities in healthcare. Launceston ticked all the boxes."

Phil moved to Launceston just over four years ago with his wife Isabel and sons Hamish and Isaac, Isabel who grew up on a farm in Breckendale, and Phil met in Melbourne where the boys were born.

The couple were able to bring their Melbourne jobs to Launceston where Isabel works from home for a global recruitment company and Phil runs his technology business from a shared office in Launceston.

"We were living in Melbourne the cost of living was high and despite being fairly close to the office, the commute was an unbearable 30 to 45 minutes with frantic children drop off and pick ups in condensation along the way," Phil says.

Ultimately the lure of being closer to Isabel's family, good schooling, affordable housing, and a quality report with regular flights was more than enough for Phil.

"Travel a lot for work as our customers are nationwide. I arrive in different cities and know it, but I also know living in Launceston, the clean air and the feeling of space is perfect. The sense of community and outdoor sports were the unexpected wins."

Craig is the only member of the group born in Tasmania but lived and worked in London, Hong Kong and Singapore before deciding to return home with his wife Susan.

"Susan and I have three girls, Chloe, 16, Zara, 14, and Cassie, 10," Craig says. "Susan and I are both Tasmanians born and understand the value that growing up here can offer for children. Large metro cities walk time away from you - time in your car, time in a rush, time on the train, time queuing, time worrying about the cost of living."

"People in regional areas also have more time to give you - time to chat, time to help a friend or neighbour, time to be. There is also a greater sense of community in regional areas more like life was a few decades ago. Life in large cities has become increasingly hectic, increasingly polluted and increasingly impersonal. Launceston is big enough to have pretty much all of the services and supplies you need, with most of the things that make larger cities a drag."

The group came together through their children's school and soon found they shared an interest in sport, outdoor recreation and a love for talking up greater Launceston.

Ultimately the group would like to use Live Launceston to provide data and leads for "Connectage", a person-partnership, part-deckhand who would work with potential families to get them to relocate to Northern Tasmania and established within the community.

The position has been proposed to sit under Northern Tasmania Development Corporation, a regional economic development agency charged with increasing population and improving economic outputs. NTDC chief executive Mark Baker said the Live Launceston and Connectage concept was a great example of emerging a technological solution with a people-focused mind.

"Now more than ever before, families in larger metropolitan cities will be thinking whether the increased cost of living and poor lifestyle options are really worth it," Mr Baker said.

"Many will have a proof of concept that working from home or running their business remotely is possible and the time is right to try and attract those families to Northern Tasmania."

Mr Baker said the Connectage would be able to use the data captured by Live Launceston to understand to customers who someone wants to move to a regional area.



then match those wants and needs to opportunities in Northern Tasmania.

"Think about that young family - a big city that is trying to get into the property market or pay an exorbitant mortgage; they are commuting a few hours a day, the cost of living is high, there is no real sense of community and these cities are only getting more crowded and COVID-19

has only amplified those pain points. If you can say to them, 'Come down to Northern Tasmania, have the house you love, the lifestyle you dream of, with a good job, supportive community and minor climate, it really is a strong engagement.'"

For the Live Launceston group, the sales pitch is very simple.

"In the four years we have been here we



TOP LEFT: Will McLoughlin, Craig Richmond, Bede Clifton and Phil Cooper have formed Live Launceston, a platform and plan to capture families tired of big city living.
LEFT: Bede Clifton with wife Hayley and sons Hugo, Charlie and Jasper.
TOP RIGHT: Susan and Craig Richmond with daughters Zara, 14, Cassie, 10, and Zara, 14.

Will agrees: "The natural beauty of the area continues to amaze us. We are always finding new beaches, mountains or forests to explore and generally without the crowds. The food and wine in the Tamar valley is also something and we have found the community to be wonderful both socially and from a business perspective."

The markets in Bede comes out when selling the region. "Launceston has the very elements to live a nourished and fulfilling life that you actually get time to enjoy," he says. "Importantly it is the people and the community that makes an effort to connect, to share and to enjoy."

If Craig, who owns and operates the hotel Hotel in Launceston, had to convince someone to live and work in Northern Tasmania he would cite the better life balance between work and play. "Tasmanians are just easier and more accessible than in a bigger city and you get more time with your family."

Bede concurs: "The best thing I noticed about moving here is a lot of time to take up hobbies again. I was no longer sitting in traffic spending hours per week commuting, getting on parks and running from place to place. Now I get to have a life during the working week. I can maintain bike, play tennis, go out for dinner and spend time in the garden."

Will believes Tasmania's climate will become a point of attraction as millennials escape the rat race.

Phil says he would describe the feeling of living in Tasmania as "ligger", a Danish and Norwegian word for "a mood of contentment and comfortable familiarity with feelings of well-being and contentment" and couldn't agree more.

Tasmanians have an authenticity about them which is endearing and comforting," Bede adds. "Safety, affordability and time are the key factors that make Launceston and Northern Tasmania so desirable. Essentially

quality of life for a middle income earner is superior than a major metro city. Northern Tasmania also is well placed for securing the fabulous ambience of nature: mountains, forests, beaches, rivers and lakes are all close by and seldom busy - the place allows you to relax from the stresses of metro life."

So where are some of their favourite places to spend time?

Will: The Cataract Gorge here in Launceston is in my view the best natural area in any town in Australia. Also Cradle Mountain, only two hours away. It's spectacular any time of the year and has truly extraordinary areas to explore by foot.

Phil: It's not about a perfect mountain biking scenario; it wouldn't be as good as Durbly. We also enjoy the coast coast, Colaba Bay for a swim, Bichon for a surf and looking forward to Hobart for a ride. In Launceston, we spend a lot of time at the Gorge. You can spend hours there with the kids and peace and quiet.

Craig: In Launceston, the Cataract Gorge - within the region, Bridport.

BC: At home with family and friends. The old saying 'here where you live and live where you love' could not be any more relevant to me.

And, why do they think population growth, particularly attracting young professionals, is important to the region's future?

BC: I believe the city is about 20,000 people. It is one of the top 10 fastest growing cities in Australia and the state infrastructure funds itself against working families that can contribute to the economy. It is critical we get young professional families that can bring new ideas, capital and energy to revitalize our economy and improve the social fabric of Northern Tasmania. Innovation thinking with a focus on quality over quantity should be the mantra when thinking of a community or children can thrive in.

CE: With an ageing population and increasing the our youngest demographic to get job opportunities in larger cities, attracting professional families is critical to maintain and grow our economy as well as drive up the sustainability of a skilled workforce to encourage companies to setup or expand their businesses in Northern Tasmania.

BC: We live in Launceston and have watched the city evolve over the last four years - new restaurants and cafes, new parks, new mountains taking traffic. A growth in population will prompt further growth in community and prosperity of the city. We seek this for ourselves and for our kids.

While living in Launceston we know that Tasmania has another population and as such we need younger people either remaining in the state or young families moving here so that the population doesn't risk of not being able to support the older generation. Young professional families can bring a passion and vibrancy to the community and while it is important to get the right balance I feel another 20-30 thousand people in the Tamar Valley would be sustainable and bring better prosperity to the region.

If people interested in the concept can visit livelanceston.com.au or @livelanceston on Facebook and are encouraged to share with friends and family looking to move to Northern Tasmania.



NTDC Media Release

Date 1 May 2020

Response to Premier's Economic and Social Recovery Advisory Council

The Northern Tasmania Development Corporation has welcomed the formation of the Premier's Economic and Social Recovery Advisory Council announced yesterday.

The Recovery Council has the important task of devising a plan to restart the Tasmanian economy as it emerges from the COVID-19 pandemic and will be well served by the highly skilled members.

NTDC looks forward to understanding how the Recovery Council will operate and how we will engage on ways in which we know Northern Tasmania can play its part in the state's economic and social reformation.

Chief executive Mark Baker said NTDC is working closely with regional stakeholders to examine what can be done now to mitigate economic decline and what we must plan to do once it is safe to restart our economy.

"Our resilience will be measured by the strength and speed of how we respond to adversity and we hope this regional collaboration will be of benefit to Northern Tasmania," Mr Baker said.

ENDS

For more comment, please contact Mark Baker on 0409 356 183

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NTDC Media Release

Date 13 May 2020

Draft Tasmanian Renewable Energy Action Plan

Northern Tasmania Development Corporation has welcomed the government's draft plan to make the state a global renewable energy powerhouse.

The state government's Draft Tasmanian Renewable Energy Action Plan aims for 100 per cent renewable energy in two years, double that capacity in 20 years, and be producing and exporting renewable hydrogen in the next decade.

NTDC chief executive Mark Baker said the production of green hydrogen energy at Bell Bay was a high priority for the region and one of the most exciting potential developments in recent years.

"The production and export of hydrogen made from 100 per cent renewable energy fits Tasmania's narrative as a leader in clean, green energy and innovative industries," Mr Baker said.

"Hydrogen energy production, coupled with the Marinus Project and Battery of the Nation, will see Tasmania be a leader in renewable energy."

Mr Baker said Tasmania has a competitive advantage from its hydro and wind power and emerging renewables like ocean, geothermal and biomass resources.

"With the impact of COVID-19 on economies around the world, now is the perfect time to push ahead and solidify that competitive advantage.

"The potential of attracting major industries wanting to locate their business in environmentally sustainable locations can also not be underestimated."

Mr Baker said it was pleasing to also note the potential social impacts of the draft plan, with projected jobs and skills and training initiatives.

"Economic development is the process by which communities become wealthier, healthier and smarter, with falling levels of disadvantage," Mr Baker said.

"Plans that contribute to all those areas should be welcomed."

ENDS

For more comment, please contact Mark Baker on 0409 356 183

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NTDC Media Release

Date 19 May 2020

Renewable Hydrogen Action Plan

Northern Tasmania Development Corporation encourages those with a business interest in hydrogen energy to lodge an expression of interest for their proposal.

Tasmania has set an ambitious but achievable goal of producing renewable hydrogen for local market by 2022-2024, building to exports by 2025-2027 and becoming a global producer and exporter by 2030.

The state government has called for applications to its renewable hydrogen action plan, which details a 10-year, \$50 million investment package to get the industry off the ground.

The package includes a \$20 million Renewable Hydrogen Fund, up to \$20 million in concessional loans and up to \$10 million in support services such as competitive electricity supply arrangements and payroll tax relief.

NTDC is aware of several opportunities from emerging businesses interested in the state's hydrogen production future at Bell Bay.

Chief executive Mark Baker said producing green hydrogen at Bell Bay was one of the major next steps in the state's renewable energy story.

"Now more than ever we need new investments that match Tasmania's competitive advantages and the production of hydrogen from Tasmania's clean and green energy supply will put the state at the forefront of an industry forecast to grow exponentially over the coming decade," Mr Baker said.

"Hydrogen energy production complements the Battery of the Nation and Marinus projects in using Tasmania's abundant renewable energy to grow and diversify our export revenues."

Mr Baker said the Bell Bay Advanced Manufacturing Zone was perfectly placed to become the hub of hydrogen energy production with its access to deep-water ports, transmission infrastructure and road networks.

"The potential for a Bell Bay pilot production plant to create up to 150 jobs and for the full-scale operation to create up to 1200 jobs is tremendous news for Northern Tasmania," he said.

Applications open today and close on 18 August 2020.

ENDS

For more comment, please contact Mark Baker on 0409 356 183

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NTDC Media Release

Date 18 June 2020

Northern Regional Prison

Northern Tasmania Development Corporation has reiterated its support of a Northern Regional Prison and welcomed the compromise on location at Westbury.

NTDC chief executive Mark Baker said the jobs in construction and ongoing operation of the prison were needed now more than ever.

"The independent Social and Economic Impact Study shows the \$270 million development will create 739 additional full-time equivalent jobs during construction and 372 ongoing jobs during operation," Mr Baker said.

"As well as a \$280 million economic output during construction, a further \$268 million output will come from prison operations."

Mr Baker added it was the multiplier effect of that investment where Meander Valley and greater Northern Tasmania can really benefit.

"These jobs and the income generated in Northern Tasmania will be an ongoing source of sustained economic growth over the next decade."

Mr Baker noted the future construction of the prison made planning for an appropriate skills pipeline more pressing and also presented an opportunity during operation to apply leading economic principles such as the circular economy.

NTDC recognised the community feedback on the initial site and was pleased the study showed many people would be more supportive of the prison if it was located further from the town.

"The state government has selected a site that is 5.2 kilometres from the town centre, which we hope will allay many of the objections raised by some in the community."

Mr Baker said with almost half of Tasmania's prison population in the state's north and north-west, a Northern Regional Prison would also help improve inmate support and rehabilitation.

"Creating that support network leads to better rehabilitation outcomes and lower rates of recidivism," Mr Baker said.

ENDS

For more comment, please contact Mark Baker on 0409 356 183

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NTDC Media Release

Date 26 June 2020

2023 FIFA Women's World Cup

The possibility for Launceston to host three group games of the 2023 FIFA Women's World Cup is a massive opportunity, Northern Tasmania Development Corporation says.

Australia and New Zealand were awarded the next Women's World Cup this morning and Launceston's U Tas Stadium is on the list of potential venues, which would put Northern Tasmania on the international stage.

NTDC chief executive Mark Baker said the world game was Tasmania's number one sport and the exposure and excitement generated by playing on the best pitch in Australia would be a tremendous economic and social win for the region.

"Having experienced first-hand the excitement of a World Cup, I can say there is nothing like the first kick-off in a World Cup or the first time the host side finds the back of the net," he said.

"Launceston is perfectly placed to take advantage of this opportunity with U Tas Stadium regarded as the best playing surface in the nation."

Mr Baker said the venue also had World Cup credentials, hosting Namibia and Romania at the Rugby World Cup in front of a capacity crowd in 2003.

"And that was a game most Tasmanians knew nothing about. With soccer the number one sport in the state and participation increasing rapidly, particularly with females, this is an opportunity that will inspire generations to come."

Mr Baker also noted the potential exposure Northern Tasmania could benefit from by hosting group games and the flow-on economic returns.

"The 2019 Women's World Cup in France was a watershed moment for the sport, with more than 1.12 billion viewers tuning into the broadcast. Just imagine what Tasmania can do with that size audience."

"The timing is also promising as our economy seeks to rebuild from the impacts of COVID-19."

ENDS

For more comment, please contact Mark Baker on 0409 356 183

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09/20.16.3 Policy Review – AM12 – Council Vehicles Policy

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Angela Matthews, Executive Assistant
FILE REFERENCE	002\024\007\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Policy – AM12 – Council Vehicles Policy

OFFICER'S RECOMMENDATION:

That Policy AM12 – Council Vehicles Policy be amended as recommended.

INTRODUCTION:

Council has a schedule for regular review of Policies. This Policy is now due for review being three (3) years since the previous review.

PREVIOUS COUNCIL CONSIDERATION:

Adopted 19 March 2012 – Minute No 03/12.15.4.069; Amended 21 August 2014 – Minute No 08/14.15.7.257; Amended 21 August 2017 – Minute No 08/17.12.5.184; Recent September Council Workshop discussion.

OFFICER'S REPORT:

Council has a schedule for regular review of Policies. This Policy is now due for review. The policy is generally performing well, however some minor recommended changes are;

- Section 3, Allocation of Vehicles;
- Section 7, Selection of Vehicles;
- Wording changes and formatting.

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.

LEGISLATION & POLICIES:

As identified in the Policy.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Nil.

VOTING REQUIREMENTS:

Simple Majority.

POLICY NO AM12 COUNCIL VEHICLES

DEPARTMENT:	Governance
RESPONSIBLE OFFICER:	Executive Assistant
LINK TO STRATEGIC PLAN:	Ensure the efficient and effective provision of appropriate community assets <u>Develop and maintain infrastructure assets in line with affordable long-term strategies</u>
STATUTORY AUTHORITY:	N/A
OBJECTIVE:	To provide guidelines on the selection and allocation of vehicles in the Break O'Day Council fleet.
POLICY INFORMATION:	Adopted 19 March 2012 – Minute No 03/12.15.4.069 Amended 21 August 2014 – Minute No 08/14.15.7.257 Amended 21 August 2017 – Minute No 08/17.12.5.184 Reviewed ?? 2020

POLICY

1. VEHICLE FLEET

The purpose of the Break O'Day Council vehicle fleet is to service the operational objectives of the various management, administration and works positions within Council.

2. VEHICLE CATEGORISATION

Vehicles in the Break O'Day Council fleet will fall into one of the following categories:

- a) pool
- b) commuter use
- c) full private use

3. ALLOCATION

Pool vehicles will be allocated to a Break O'Day Council premises.

Commuter and full private use vehicles will be allocated to a position, as designated in the Position Description.

Allocation of a vehicle to a position will normally take place prior to the advertising of that position.

Full private use vehicles will ~~only normally~~ be allocated to members of the management team, except with the prior approval of ~~Council~~ the General Manager on a case by case basis, dependant upon the requirements of a position.



4. VEHICLE USAGE

The vehicle usage entitlements of any employee must be determined and approved by the relevant Department Manager in consultation with the General Manager.

Family members and children are not permitted at any time to travel in Council vehicles unless the vehicle is allocated to an employee for full private use.

4.1 Commuter Use

Commuter use vehicles are available to the assigned employee to use privately for travel to and from work only. Commuter use vehicles are to be made available as pool vehicles to other staff during work hours when they are not required for work purposes by the staff member to whom they are assigned or when that staff member is on leave.

Employees will only be granted commuter use where there is a business need, including but not limited to significant out of hours work, or frequent incidence of starting work at differing locations.

4.2 Full Private Use

Full private use vehicles are to be made available as pool vehicles to other staff during work hours when they are not required for work purposes by the employee to whom they are assigned.

Full private use vehicles may be driven by the spouse of the employee to whom they are assigned provided the employee is also travelling in the vehicle at the same time.

Full private use vehicles may not be taken interstate without the express written approval of the General Manager.

5. DISPLAY OF COUNCIL LOGO

All pool and commuter use vehicles are to display the Break O'Day Council logo at all times.

Full private use vehicles are to display magnetic logos at all times while on Council business; these magnetic logos may be removed when vehicle is not being used for Council purposes.

6. RECORD KEEPING

Log books are to be kept in all vehicles and a record of each trip taken is to be kept. Records should include the driver, date, time and destination/purpose of the trip.

Operation Checklists books are provided for and are in all vehicles and must be completed on a weekly basis and forwarded to the Executive Assistant to ensure vehicles are maintained at appropriate levels.

7. SELECTION OF VEHICLES

All vehicles purchased by the Council are to be white in colour and are to be ~~four cylinder vehicles, except selected as per operational requirements in consultation and with approval of the General Manager in cases of operational requirement.~~

If extras are required for vehicles for operational or safety requirements, eg driving lights, nudge bars these must be included in quotes from the supplier of the vehicle or from a reputable approved installer of the proposed addition to ensure they meet the Australian Standard and Insurance requirements and approved by the General Manager.

8. STORAGE

Pool vehicles will be stored at the Break O'Day Council premises to which they are assigned. Wherever possible, the premises where the pool vehicle is stored are to be securely locked.

Commuter use vehicles will be safely housed overnight at the residence of the employee or manager to whom they are assigned. Wherever possible, commuter use vehicles should be stored off street on private property.

Full private use vehicles will be safely housed overnight at the residence of the employee or manager to whom they are assigned. Wherever possible, full private use vehicles should be stored off street on private property.

9. SAFETY REQUIREMENTS

Vehicles should have a 5 star ANCAP rating. If a 5 star rating is not possible, a 4 star rating will be the minimum rating of any vehicle purchased.

Additional, appropriate safety elements and extras should be included, where possible.

Further to the 5 star ANCAP safety rating, wherever possible the recommendations should be followed.

10. VEHICLE ACQUISITION AND REPLACEMENT

Vehicles will be replaced in the first instance ~~between 90,000kms and 120,000kms~~ under 100,000kms (where possible) and otherwise as determined by the Plant Replacement Program.

The employee to whom the vehicle is assigned will be responsible for ensuring scheduled replacement occurs. It is the responsibility of the employee to maintain the vehicle in a condition that will ensure an appropriate trade in price is obtained when the vehicle is due for replacement.

It is the responsibility of the employee whom the vehicle is assigned to ensure that the vehicle is serviced and maintained in accordance with the Manufacturers manual, and to arrange all servicing for their allocated vehicle.

11. DRIVER RESPONSIBILITIES

All drivers of Council vehicles are required to have provided Council with a copy of their drivers licence for Council records. If disqualified from driving they must notify Council immediately.



All drivers of Council vehicles *must* comply with all road rules. It is expected that employees driving Council Vehicles should at all times drive in a courteous and considerate manner.

Traffic infringements including speeding fines, parking tickets or any other liability incurred by an employee while driving any Council vehicle will be the sole responsibility of that employee.

Drivers are required to keep Council vehicles clean and well presented at all times and all pool vehicles are to be returned after use with no less than ½ a tank of fuel.

12. MOBILE PHONE

Blue tooth and hands free sets are to be fitted to all Council vehicles as standard. Mobile phones are to be used only in accordance with the law at all times. Tasmanian law currently states:

Using a mobile phone while driving is banned except to make or receive a phone call provided the phone:

- *is secured in a commercially designed holder fixed to the vehicle, or*
- *can be operated by the driver without touching any part of the phone.*

All other functions (including video calls, texting and emailing) are prohibited.

Holding the phone (whether or not engaged in a phone call) is also prohibited. 'Holding' includes resting the mobile on the driver's lap, or between the chin and shoulder or passing the phone to a passenger.

13. ACCIDENTS

In the event of a Council vehicle being involved in a traffic accident, details including name, address and registration number must be exchanged with the driver or drivers of all other vehicles involved. No liability should be admitted. Refer to the Vehicle Accidents procedure for further instruction.

14. MONITORING AND REVIEW

This Policy will be reviewed every three (3) years in line with the Council's Policy Framework or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the Mayor and the General Manager.

09/20.16.4 Community Care and Recovery Package – COVID-19 - Update

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	020\002\005\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council receive the latest Community Care and Recovery Package Update.

INTRODUCTION:

During the COVID-19 Pandemic Break O'Day Council is working with Tasmanian Councils and other levels of Government to address the impact of this Pandemic with one area of focus being a Community Care and Recovery Package. With an evolving situation, it is important that Council continually review the package to address the emerging needs in the community where possible.

PREVIOUS COUNCIL CONSIDERATION:

This report is provided as a monthly update for Council Workshops and Council Meetings since Council adopted the Community Care and Recovery Package at the 20 April 2020 Council Meeting.

OFFICER'S REPORT:

The need for ongoing review of Councils Community Care & Recovery Package (CCRP) was a key part of the decision which Council made at its April 2020 meeting. The review process focuses on the implementation of the agreed measures as well as addressing emerging needs we may be seeing.

The following is an update of progress and the effect:

1. Provision of rates relief for businesses impacted by closure as a result of the pandemic.

The Community Care & Recovery Package impact on Councils financial situation for the rates remission will be approximately \$200,000 as described in the following table subject to additional properties being identified:

	19/20 Financial Year	20/21 Financial Year
Commercial Rate Remission	\$98,908	\$103,991

The affected property owners were identified in accordance with Council's decision and a letter was sent advising of Council's decision and how it was being implemented. Subsequent application have been considered on a case-by-case basis.

2. Waiving of penalties and interest on the 4th Instalment of the 2019-2020 Rates.

A covering letter has been provided with the notice in part due to the situation and also to explain that we have hardship provisions available for people to contact Council in relation to. We have had a small number of hardship applications and we continue to work with property owners on how we can provide assistance

The Community Care & Recovery Package impact on Councils financial situation for the waiving of penalties and interest are dependent on the number of ratepayers unable to pay the instalment and is difficult to judge. A comparison of rate collections for the 4th Instalment in 2019 and 2020 reveals:

	18/19 Financial Year	19/20 Financial Year
Rates Outstanding at 30 June	\$269,984.55	\$199,613.01

Resulting in the following impact:

	19/20 Financial Year	20/21 Financial Year
Penalty Waiving Remission	\$18,201	N/A
Interest Waiving Remission	\$10,000	N/A

3. Deliver a Budget for 2020/21 based on a General Rate increase of 0%

The proposed Budget is based on a 0% General Rate increase. Rate notices have now been issued with the 0% general rate increase and only a 3% waste charge increase. We now understand that there will be no Dividend from TasWater over a 12 month period split across the two (2) Financial Years.

The Community Care & Recovery Package impact on Councils financial situation for the 2020-2021 Budget with a 0% General Rate increase will be approximately \$175,000 as described in the following table:

	19/20 Financial Year	20/21 Financial Year
0% General Rate increase	\$nil	\$175,000
TasWater Dividend loss	\$194,000	\$194,000

4. Waiving fees for Food Premise Registrations.

The current situation has had a significant impact on the vast majority of these businesses. We have written to the registered businesses advising of Council's decision. Almost all food business registrations have now been renewed.

	19/20 Financial Year	20/21 Financial Year
Food Premise Fee Waiver	\$14,000	\$nil

5. Waiving Lease fees for Commercial premises leased from Council.

We are currently in the process of implementing this assistance and the following amounts have been identified as assistance being provided.

	19/20 Financial Year	20/21 Financial Year
Premises lease fee waiver	\$2,269.60	\$1,361.76

6. Fee reduction for Development Applications for a six (6) month period.

A fee reduction of 50% has been introduced for new Planning and Building Applications for the next six (6) months. Council officers are tracking the impact and providing updates as it progresses. We are still seeing above average level of enquiries flowing through and a steady flow of Applications:

	19/20 Financial Year	20/21 Financial Year
Planning & Building Application Fee Reduction	Actual: \$5737.50	Estimated: \$10,000

7. Community Support through this period.

Council's Community Development team are working with the Mental Health & Well-being Coordinator on implementing initiatives and they are continually assessing new ideas whilst communicating with other organisations to ensure the communities of Break O'Day feel supported. A particular focus is on our volunteers who rely on the activities they undertake for social interaction and who gain immense satisfaction from what they do.

Council Officers have been working with community groups to assist them with developing their Safety Plans in line with Worksafe Tasmania. Once these plans have been developed, community groups are able to access Council facilities and re-engage their members in line with current Covid-19 restrictions.

Additional resources will be applied to this area through the re-tasking of existing employees as their workload ceases or diminishes.

As part of Council's response to COVID-19, we were required to develop a Social Recovery Action Plan to guide the work of Council when responding to the social recovery needs of the community through COVID-19.

Objectives of the Social Recovery Action Plan are:

1. To ensure information relevant to the COVID-19 situation is shared effectively and in a timely manner between members of Break O'Day and the NRSRC;
2. To identify ways to support local programs that improve recovery outcomes for communities;
3. To develop consistent and co-ordinated messaging to local communities about the COVID-19 situation; especially for people at risk during an emergency, those who are isolated and those who do not have access to the internet;
4. To identify localised health and wellbeing services who can be called upon to assist with recovery needs resulting from the COVID-19 situation; and

5. To develop long-term responses to support social recovery from the COVID-19 situation.
6. To support existing local business and industry during COVID-19 and the pathway to recovery.

This is a living document as impacts of COVID-19 are changing every day. One of the actions from this plan is the Park, Snack and Chat project.

Park Snack & Chat

This project commenced on Wednesday 15 July 2020. Community members were asked to complete a small survey which will identify issues that have impacted them during COVID-19.

The community sessions were well attended with a lot of information gained from talking with our community members. Council visited 11 townships with 194 surveys being completed. Some of the feedback received from the community was that they were grateful that we had met with them face to face and in some cases, we received requests that this occur on a more regular basis.

Positives during COVID 19 identified by the community members who completed the survey were:

- Learning to use video conferencing to conduct business and stay in touch with family and friends;
- Time to re-evaluate their own circumstances – allowed them to focus on themselves;
- Bringing families closer together;
- More aware of others needs;
- Personal space and hygiene;
- Enjoy life's simple pleasures and appreciate what we have and where we live;
- Exercising more

Some issues that were identified from the consultation were:

- As a community we are quite resilient – from the feedback that we have received our community has not been severely impacted but if our situation had been different, this outcome may have been quite different;
- 25% of our community would like to see more activities/events – not just in the main areas but within the smaller townships – cultural events got a big tick of approval eg. history walks – they believe that this will help with recovery;
- 22% would like more recreational facilities;
- More community visits by Council – we received a few comments that it took COVID 19 for Council to re-engage with the community – with no agenda for the visit – just a care visit and chat;
- Some people took a break from volunteering during COVID 19 and some of those have not returned but others who had previously not volunteered are now volunteering;
- Appreciative of the Care Package that Council had on offer.

The objectives of the project are:

1. Strategic Plan 2017-2027

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

2. Break O'Day Social Recovery Action Plan

Objective 2.

Identify ways to support local programs that improve recovery outcomes for communities

Objective 5.

Development of long-term responses to recovery from COVID-19:

3. Enhance Council's brand in the community by providing an opportunity to show that Council cares.
4. Kindness launch – encourage the use of Kindness cards by the community.

A more comprehensive report will be completed from the data collected but somethings were identified that Council could do are:

- Meet on a more regular basis and face to face with our community – higher visibility
- Look at other ways to engage with our community – as a lot of the older members of our community do not use social media and have no wish to do so – we offered up classes to assist them – but these were rejected;
- Ask questions instead of assuming community feeling – don't just take on what other agencies are saying, find it out yourself.
- Work with the community to develop cultural township events that support each individual community

	19/20 Financial Year	20/21 Financial Year
Community Support	Existing officer time	\$to be determined

8. Support for event organisers.

Of the 13 events sponsored by the Council and scheduled through to June 2020, 11 events have been cancelled, two (2) have been postponed. Sponsorship for the annual events totals \$46,100. Given the economic benefits of hosting events within the Municipal Area, and the number of attendees these attract. Council staff have been working closely with external events organisers to reschedule their events for 2021 which had been set down for later this year. Four (4) external events have successfully rescheduled for 2021.

Conversations have commenced with event organisers locally. Two (2) events for the month of July were held and feedback was that everyone was aware of the physical distancing requirements and there were no issues reported to Council.

Council staff have met with interested community groups to look at an event that can be held over the Australia Day Long weekend. Wheels Wine and Dine, the event which has been held on this weekend for the last few years, has decided to not proceed this year so we are working with interested community groups to deliver an event which will encompass the whole municipality at some time over the weekend.

	19/20 Financial Year	20/21 Financial Year
Event Organisers Support	\$to be determined	\$to be determined

9. Infrastructure Projects

As mentioned previously there is a focus by the Federal and State Governments on infrastructure projects which are ready to be commenced in the short term, the next 3 – 6 months. It is intended that these 'shovel ready' projects will stimulate employment and underpin the rebound in the economy.

	19/20 Financial Year	20/21 Financial Year
Infrastructure Projects	\$to be determined	\$to be determined

10. Business Support

The impact on the local business community has been substantial, Council's program of 'care calls' has been extended from the food based businesses to include tourism industry businesses. This additional work is being undertaken by Visitor Information Centre staff as part of discussing with operators the opportunity to place brochures at no cost into the St Helens VIC for 2020/2021. It is expected this will affect 75 to 100 businesses.

Further attention in this area is required and we will continue to work through what this might look like.

	19/20 Financial Year	20/21 Financial Year
St Helens VIC Brochure Display Fees	\$0	\$5,000

11. Community Care & Recovery Package Review

As the situation has been moving at a rapid pace this required Council to react quickly to the situation as it evolved. In light of the evolving and continually changing situation Council will review the Community Care & Recovery Package on a monthly basis.

In particular, a few businesses have made contact with Council to indicate that impacts are continuing from the pandemic border closures and travel restrictions with limited options to restructure their businesses to respond. Council's initial response was in conjunction with a broader Tasmanian local government response with similar measures adopted.

It is timely to:

- Consider any further local government measures being considered state-wide and/or
- Consider any Break O'Day specific businesses/business categories needing assistance that are not being assisted or assisted appropriately by other levels of government

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017 – 2027

The whole Plan.

2020-2021 Annual Plan

Action 1.2.1.3 Community Event Support

Action 1.3.1.3 Local Township Plans

LEGISLATION & POLICIES:

Local Government Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The financial impact of the Pandemic is going to be very significant on the Break O'Day Council now and over future years.

	19/20 Financial Year	20/21 Financial Year
Commercial Rate Remission	\$98,908	\$103,991
Penalty Waiving Remission	\$18,201	Yet to be determined
Interest Waiving Remission	\$10,000	
0% General Rate increase	\$nil	\$175,000
TasWater Dividend loss	\$194,000	\$194,000
Food Premise Fee Waiver	\$14,000	\$nil
Premises lease fee waiver	\$2,270	\$1,362
Planning & Building Application Fee Reduction	\$5737.50	\$10,000est
Community Support	\$to be determined	\$to be determined
Event Organisers Support	\$to be determined	\$to be determined
Infrastructure Projects	\$to be determined	\$to be determined
Waiving of VIC Brochure Display	\$0	\$5,000
Total Estimated	\$343,116.50	\$487,792

VOTING REQUIREMENTS:

Absolute Majority.

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

IN CONFIDENCE

09/20.17.0 **CLOSED COUNCIL**

09/20.17.1 **Confirmation of Closed Council Minutes – Council Meeting 17 August 2020**

09/20.17.2 **Outstanding Actions List for Closed Council**

09/20.17.3 **Request for Council Sponsorship - Closed Council Item Pursuant to Section 15(2)C of the Local Government (Meeting Procedures) Regulations 2015**

09/20.17.4 **Sale of Properties for Non-Payment of Rates - Closed Council Item Pursuant to Section 15(2)F of the Local Government (Meeting Procedures) Regulations 2015**

09/20.17.5 **Tender – 2020/2021 Bituminous Surfacing Program - Closed Council Item Pursuant To Section 15(2)D Of The Local Government (Meeting Procedures) Regulations 2015**

09/20.17.6 **General Manager’s Annual Leave and Appointment of Acting General Manager –Closed Council Item Pursuant To Section 15(2)A Of The Local Government (Meeting Procedures) Regulations 2015**

09/20.17.7 **NTDC Membership – Meander Valley Council – Closed Council Item Pursuant To Section 15(2)B 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.