

COUNCIL MEETING AGENDA

Monday 16 January 2023
Council Chambers, St Helens

John Brown, General Manager
Break O'Day Council
9 January 2023

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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 16 January 2023 commencing at 10.00am.

CERTIFICATION

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



JOHN BROWN
GENERAL MANAGER

Date: 9 January 2023

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AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

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

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

OPENING

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

ACKNOWLEDGEMENT OF COUNTRY

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

01/23.1.0 ATTENDANCE

01/23.1.1 Present

Mayor Mick Tucker
Deputy Mayor Kristi Chapple
Councillor Gary Barnes
Councillor Ian Carter
Councillor Janet Drummond
Councillor Liz Johnstone
Councillor Barry LeFevre
Councillor Vaughan Oldham
Councillor Kylie Wright

01/23.1.2 Apologies

Nil

01/23.1.3 Leave of Absence

01/23.1.4 Staff in Attendance

General Manager, John Brown
Corporate Services Coordinator, Angela Matthews

01/23.2.0 PUBLIC QUESTION TIME

01/23.2.1

01/23.3.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE

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

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

01/23.4.0 CONFIRMATION OF MINUTES

01/23.4.1 Confirmation of Minutes – Council Meeting 19 December 2022

OFFICER'S RECOMMENDATION:

That the minutes of the Council Meeting held on the 19 December 2022 be confirmed.

01/23.5.0 COUNCIL WORKSHOPS HELD SINCE 19 DECEMBER 2022 COUNCIL MEETING

No workshops have been held since 19 December 2022.

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.

01/23.6.1

DA 182-2022 – Restrospective Approval of Additional Use Visitor Accommodation – 19 Melaleuca Street, Ansons Bay

ACTION	DECISION
PROPONENT	D J Kirkwood & R J Kirkwood
OFFICER	Alex McKinlay – Planning Officer
FILE REFERENCE	DA 182-2022
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> 1. Draft Approved Plans and associated documents 2. Completed Planning Scheme Assessment 3. Copies of the representations received
DATE	5/01/2023

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 ADDITIONAL USE TO INCLUDE SHORT-TERM ACCOMMODATION on land situated at 19 MELALEUCA STREET, ANSONS BAY described in Certificate of Title 45134/50 be APPROVED subject to the following conditions:

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

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	A01	Daniel & Rachel Kirkwood	21/11/2022
Floor Plan	A02	Daniel & Rachel Kirkwood	21/11/2022

2. Use of the development must not create a nuisance as defined by the *Environmental Management and Pollution Control Act 1994*.
3. A maximum occupancy limit of 4 persons shall be applied to the Visitor Accommodation Use.

ADVICE

1. Due to restrictive covenant no. 2, which is outlined within the schedule of easements associated with 19 Melaleuca Street, Ansons Bay, this permit for additional use of visitor accommodation cannot be utilised until such time that the restrictive covenant has been extinguished.

Specifically, restrictive covenant no. 2 prohibits the use of the property for visitor accommodation purpose as it states, 'NOT to carry on or permit or suffer to be carried on

upon any part of the said Lot any trade or business'. Therefore, in accordance with S.103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, should you seek to extinguish the aforementioned covenant in order to utilise the property for visitor accommodation purposes, you will need to make an application for a petition to amend sealed plan SP45134.

2. 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.
3. This permit allows for the dual Residential Use and Visitor Accommodation Use of the existing dwelling at CT 160007/2, 19 Melaleuca Street, Ansons Bay.

INTRODUCTION:

The applicant is seeking approval for the application of Visitor Accommodation as an additional use for the existing dwelling at 19 Melaleuca Street, Ansons Bay. The provided site plan and floor plan demonstrate that the existing two bedroom dwelling is currently serviced by a large internal driveway sufficient in size to be able to accommodate a number of car parking spaces for potential guests to utilise in addition to a suitably functioning onsite wastewater infrastructure (septic tank and soakage trench).

PREVIOUS COUNCIL CONSIDERATION:

- DA 408-2003 Dwelling (note: this application was replaced with DA 146-2006)
- DA 368-2005 Garage, Shed & Deck (note: assessment completed in DA 146-2006)
- DA 143-2006 Dwelling (Holiday Shack)

OFFICER'S REPORT:

1. Proposal

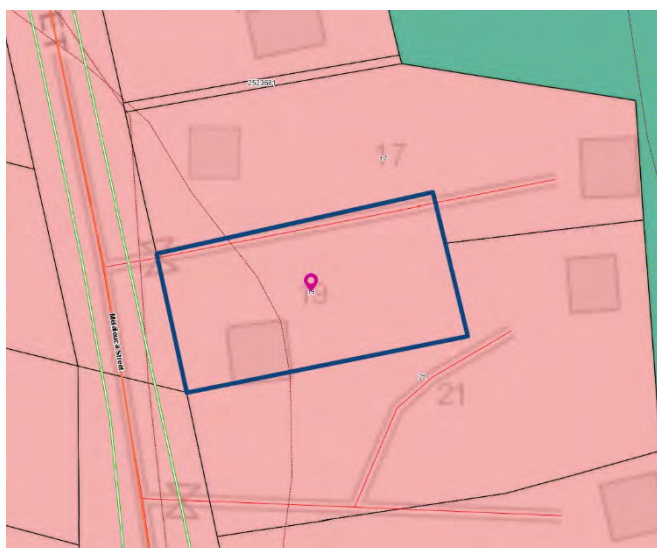
A development application form was submitted by Mr Daniel and Ms Rachel Kirkwood on the 19th of July 2022, as owners of the subject site at 19 Melaleuca Street, Ansons Bay, for the proposed application of an additional use of visitor accommodation to the existing dwelling. Specifically, the applicant seeks to utilize the existing dwelling, internal driveway and other services (e.g. onsite wastewater infrastructure) as part of the proposed additional visitor accommodation use. The applicant has also confirmed in response to the Request for Further Information issued 19/08/2022, that the existing shed that can be seen within the submitted plans will not be utilised as of part of the visitor accommodation use and instead will be exclusively for the personal use of the applicant/owners.

1.1 Site Characteristics and Background

With an area of 1,154m² the property at 19 Melaleuca Street, Ansons Bay, can be characterised as being subject to the Low Density Residential Zone, containing some existing vegetation coverage, situated on a slight sloped lot as demonstrated by the 10m contour line (elevation 10m, located on the property) and the 5m contour line (elevation 5m, located east of the property) and is not impacted by the flooding overlay. The existing development on the property has received the

appropriate planning, building and plumbing approvals as seen within the file for the previously lodged development application (review TRIM Ref: 408-2003, 368-2005 and 143-2006).

It is important to note that the property at 19 Melaleuca Street, Ansons Bay, is subject to a restrictive covenant that will impede upon the immediate use of the existing dwelling for visitor accommodation purposes as restrictive covenant no.2 states the following, '*NOT to carry on or permit or suffer to be carried on upon an part of the said Lot any trade or business*'. Though it has recommended within this report that a planning permit should be granted for this application based upon the notion that the relevant acceptable solution and performance criteria of the applicable zone and codes have been satisfied, an advice note will be included within the planning permit informing the applicant of the restrictive covenant which will prevent the immediate use of the property for visitor accommodation. Additionally, within this advice note, it will be emphasised to the applicant that they will need to submit an application to amend the sealed plan that the property is included within (i.e. petition to amended sealed plan as per S.103 of the *Local Government (Building and Miscellaneous Provisions) Act 1993*); only after the aforementioned restrictive covenant has been removed, can the issued planning permit for the proposed additional use to visitor accommodation be utilised.



Locality Plan



Aerial Imagery

2. Applicable Planning Assessment

- **12.0 Low Density Residential Zone:** The proposed application for additional use to visitor accommodation for the existing dwelling at 19 Melaleuca Street, Ansons Bay, has been determined to satisfy all relevant acceptable solutions outlined within the use standards of the Low Density Residential Zone.
- **Planning Directive No.6 - Exemption and Standards for Visitor Accommodation in Planning Schemes:** The proposed application for additional use to visitor accommodation for the existing dwelling at 19 Melaleuca Street, Ansons Bay, has been determined to satisfy all relevant acceptable solutions outlined within Planning Directive No.6.
- **E6.0 Car Parking and Sustainable Transport Code:** The proposed application for additional use to visitor accommodation for the existing dwelling at 19 Melaleuca Street, Ansons Bay,

has been determined to satisfy all relevant acceptable solutions outlined within the use standards of the Car Parking and Sustainable Transport Code.

- E16.0 Onsite Wastewater Management Code: Assessment is required for the Use Standard E16.6.1 Use and lot size Performance Criteria P2.

3. Referrals

Nil – Review of the file associated with the property did not indicate that there are any issues with wastewater onsite. Therefore, no referral was issued to Council’s Environmental Health Officer.

4. Assessment

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

Break O’Day Interim Planning Scheme 2013 Version 18:

- E16 Onsite Wastewater Management Code: E16.6.1 Use and lot size – **P2**

Detailed assessment against the provisions of the Break O’Day Interim Planning Scheme 2013 version 18 where the proposal was reliant on satisfying the performance criteria, is provided below.

The proposal is deemed to comply with the performance criteria applicable.

Planning Assessment

E16.6.1 Use and lot size

Acceptable Solutions	Performance Criteria
A2 Non-residential uses that rely on onsite water management must be on a site with minimum area of 5,000m ² .	P2 Non-residential use on sites less than 5,000m ² that rely on onsite wastewater management must be able to accommodate: a) the proposed use and associated buildings and structures; b) any required private open spaces or other outdoor spaces; c) vehicle manoeuvring and car parking; d) hardstand and paved areas; and e) onsite wastewater management infrastructure (if required);
Assessment against the Performance Criteria is required. Performance Criteria Assessment Proposed additional use of visitor accommodation for the subject site at 19 Melaleuca Street, Ansons Bay, is unable to satisfy the acceptable solution and as such assessment against the performance criteria will be required. The existing residential use is associated with an existing two bedroom dwelling. The residential use is an approved use that accommodates approved onsite wastewater management	

infrastructure. The proposed additional use of visitor accommodation, will continue to accommodate onsite wastewater management infrastructure and no further development is proposed. Subsequently, the performance can be deemed satisfied as seen below within the completed assessment:

- (a) Review of the file associated with DA 143-2006 Dwelling (Holiday Shack) in conjunction with the site plan supplied by the applicant, it is evident that an onsite wastewater system was installed as part of the previously approved development. Therefore, since there is an existing onsite waste water system on the subject site this criterion can be deemed appropriately satisfied.
- (b) The site plan supplied by the applicant in conjunction with a review of the aerial imagery of the subject site reveals that the existing dwelling is currently serviced by a large private open space located within the eastern section of the property thereby satisfying this criterion.
- (c) Site Plan provided by the applicant demonstrates that the existing onsite wastewater system was installed to the rear of the dwelling on the subject site. Therefore, this criterion can be considered appropriately satisfied.
- (d) The existing onsite wastewater management infrastructure as mentioned above, has been installed to the rear of the dwelling. Notably, the onsite water system is located within the undeveloped portion of the subject site and does not impede upon the capacity for hardstand or paved areas to be accommodated within the boundaries of the property. Therefore, this criterion can be considered appropriately satisfied.
- (e) The Ansons Bay area is not serviced by reticulated services which subsequently required the installation of the existing onsite waste management infrastructure and as such no further assessment is required.

5. Representations

The application was advertised 26th November 2022 to 9th December 2022 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. Two (2) representations were received prior to the closing date and time. The issues raised within the representations are as follows:-

Representation 01

Issue	Response
<ul style="list-style-type: none"> • In strong opposition against the proposed additional use for visitor accommodation/Airbnb. • Previous guests of an Airbnb within the Ansons Bay area broke into several homes. • Residents of Ansons Bay are isolated and are an aging population that should not be exposed to potential criminal activity. 	<p>While regard will be given to concerns outlined within the submitted representation, assessment will predominantly focus upon the discretionary items of the application. In this instance, the application will cause a discretionary on one item from the current interim planning scheme including:</p> <p>1.) E16 Onsite Wastewater Management Code, Use Standard, Clause <u>E16.6.1 Use and Lot Size</u> = the property has a site area below 5,000m² which is outlined within the acceptable</p>

<ul style="list-style-type: none"> Representor outlined that the original intent of Airbnb was to provide short-term accommodation in rooms of existing dwelling rather than the entire property. 	<p>solution A2 for non-residential uses (note: visitor accommodation under the planning scheme is not considered as a residential use) and as such assessment against the performance criteria is required.</p>
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Representation 02

Issue	Response
<ul style="list-style-type: none"> The property listed in this Development Application has been advertised on Airbnb for over 3 years. Concerned that if this is the first time a Development Application has been submitted for Visitor Accommodation, council has not been aware of the use of the property. There are 3 properties advertised on Airbnb in Ansons Bay and only one of these properties has an on-site manager living in the area. The representor further notes that due to a lack of shops, access to fuel, poor mobile reception and regular flooding events impacting upon the accessibility of Ansons Bay, it should be a priority for Airbnb properties to have an onsite manager living within the local area. Additionally, the presence of an onsite manger enables guests and neighbouring residents the ability to readily contact the manager should an issue arise. There was a recent burglary and ransacking of neighbouring houses by guests staying in one of the other listed Airbnb properties within the Ansons Bay area. Notably, this particular Airbnb property does not have an onsite manager living within the local area. The subject site has previously accommodated guests which have 	<p>Although the concerns of the representor are acknowledged and indeed have been saved on the file associated with the current development application (note: search '182-2022' in TRIM to review the initial email submitted by both representors), unfortunately these concerns aren't related to the use standards of the current interim planning scheme which the application is being assessed against and includes the following:</p> <ul style="list-style-type: none"> 12.0 Low Density Residential Zone – property is subject to this zone and as seen within 12.2 Use Table, visitor accommodation has been designated as a permitted use. Since an application for additional use to visitor accommodation is only assessed against the use standard of relevant zones and codes, the proposed additional use to visitor accommodation is deemed to satisfy the relevant acceptable solutions. Planning Directive No.6 - Exemption and Standards for Visitor Accommodation in Planning Schemes = this code applies to applications seeking an additional use to visitor accommodation. The application has been deemed to meet the acceptable solutions stipulated within the planning directive as the existing dwelling on the property is able to accommodate guests, has a gross floor area less than 200m² and the property does not form part of a strata scheme. E6.0 Car Parking and Sustainable Transport Code = this code applies to all use and development. Since an application for additional use to visitor accommodation is only assessed against the use standard of relevant zones and codes, assessment against <u>E6.6.1 Car Parking Numbers</u> is required. Notably, the application for proposed additional use to visitor accommodation is

<p>disturbed surrounding neighbours with noisy partying. Guests visiting from neighbouring Airbnb properties have asked for basic supplies such as tea bags. If there had been an onsite manager in Ansons Bay these issues would not have caused a disturbance to other people within the local area.</p> <ul style="list-style-type: none"> • Representor concludes that they do not support the application for the proposed additional use for visitor accommodation unless there is a reliable onsite manager living within the Ansons Bay area. 	<p>able to satisfy the clause as the existing property is able to provide more than 1 parking space for guests.</p> <ul style="list-style-type: none"> • E16.0 Onsite Wastewater Management Code = this code applies to properties which are not serviced by reticulated services. Since an application for additional use to visitor accommodation is only assessed against the use standard of relevant zones and codes, assessment against <u>E16.6.1 Use and Lot Size</u> is required. As mentioned above, the application for the proposed additional use to visitor accommodation is unable to satisfy the acceptable solution and assessment against the performance criteria is required.
<p><u>Additional Points submitted by the Representor:</u></p> <p>It is worth noting that after a phone call discussion with the representor on the 14th of December with regards to the email response provided by the planner (see TRIM Ref. 22/24993), the representor sent through the following points to add to their original representation:</p> <ol style="list-style-type: none"> <i>1. This application is for visitor application as a “money-making” business therefore there is a potential that the property could be occupied by several people every day of the year.</i> <i>2. This area of Ansons Bay was originally a wet, swampy, well treed area, with several “springs” before it was subdivided. There are still very wet “spring type” areas on surrounding properties and the road side drains are deep and rarely dry.</i> <i>3. There are now several properties in the area that have legal bores for water supply that could be impacted by inappropriate waste water.</i> <i>4. There are several “shed style” residences in the area that do not have septic systems or “waste water plans”.</i> <i>5. Does the property in this Development Application have a Waste Water Management Plan drawn up by an engineer? This has been a requirement for other properties in the area that have undergone development and/or increased usage.</i> <i>6. Has this property had a Bushfire Hazard Assessment done? What is the Bushfire Attack Level (BAL) for this property and should it have a Fire Water Tank?</i> <i>7. Community and visitor safety should be considered by council when assessing a Development Application. As a precedent, money making businesses such as “The Tasmanian Walking Company” and the “lifes’s an adventure” company provide visitor accommodation in Ansons Bay for their guests and always have a manager/host/guide on site.</i> <p>Planner’s response to the above remains relatively the same as to what was provided above but would like to note that the existing onsite wastewater management system was approved as part of the previous development application associated with the property (i.e. DA 143-2006).</p>	

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

6. Mediations

Contact was made with the representors via an email sent 12/12/2022 (see TRIM ref. 22/24993 & 22/24998), which attempted to explain the matters that will be assessed as part of the planning application. Emails received from both representors confirmed that they wished for their representations to remain (see TRIM ref. 22/25546 & 23/187). Notably, one representor sought to discuss their representation over the phone, the planning officer called the representor on the 14/12/2022 to talk about their concerns with the proposed application and resulted in the representor sending a further email containing additional points to the original representation (see TRIM ref. 22/25546).

7. Conclusion

In accordance with 8.10 of the Break O' Day Interim Planning Scheme 2013, the application has been assessed against the objectives of the Scheme, in particular the Low Density Residential Zone, 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.

LEGISLATION & POLICIES:

Break O' Day Interim Planning Scheme 2013 Version 18,

Land Use Planning and Approvals Act 1993,

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

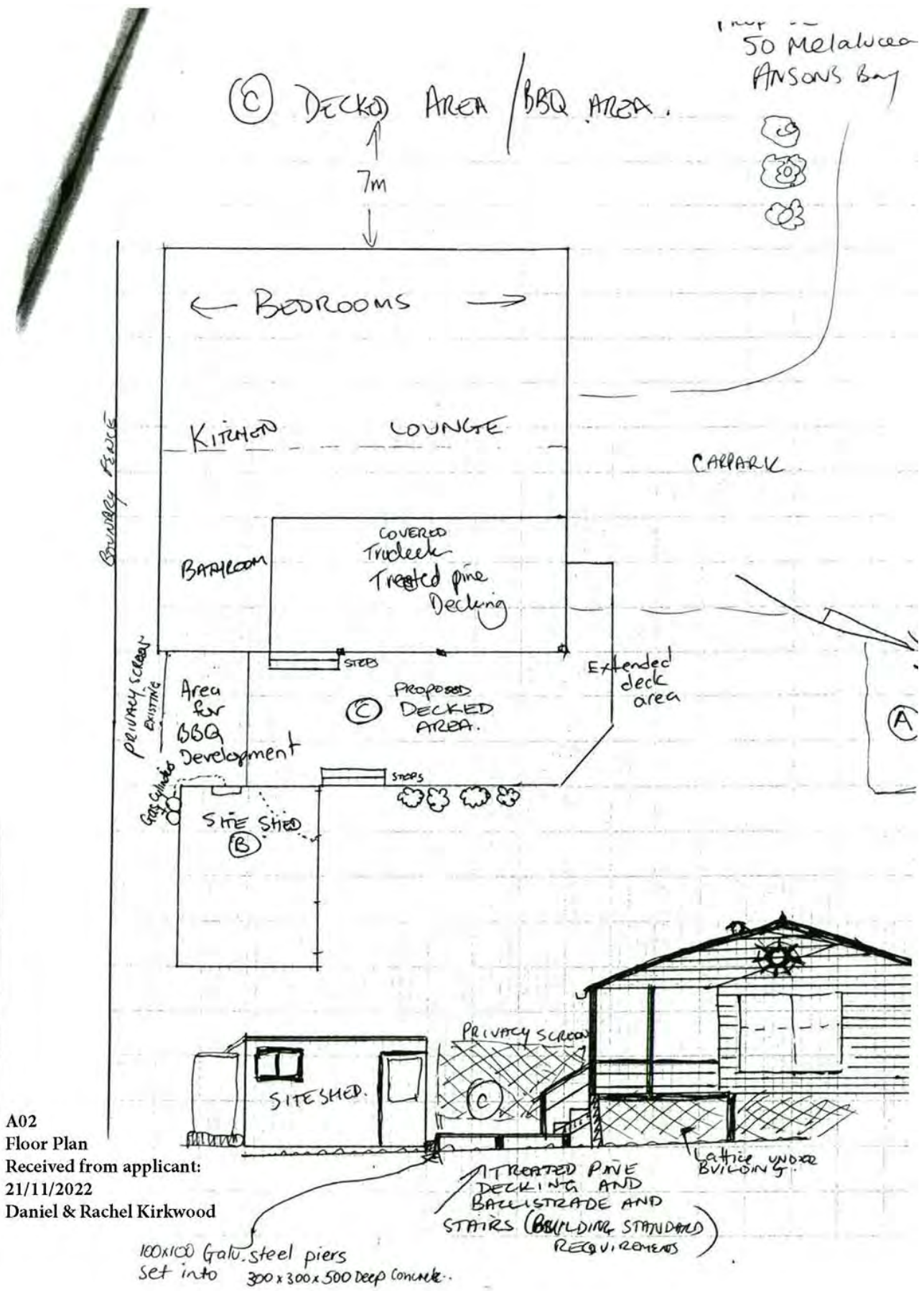
Not applicable, all costs of the development are the responsibility of the applicant.

VOTING REQUIREMENTS:

Simple Majority.

Daniel & Rachel Kirkwood

[illegible]



A02
 Floor Plan
 Received from applicant:
 21/11/2022
 Daniel & Rachel Kirkwood

ACTION	DECISION
PROPONENT	Prime Design
OFFICER	Alex McKinlay – Planning Officer
FILE REFERENCE	DA 206-2022
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> 1. Draft Approved Plans and Associated Documents 2. Completed Planning Scheme Assessment 3. Copy of the representations received

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 CONSTRUCTION OF DWELLING & DECK, ANCILLARY DWELLING & SHED on land situated at 16 SEAVIEW AVENUE, BEAUMARIS described in Certificate of Title 141398/3 be APPROVED subject to the following conditions:

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

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	PD22135 -01	Prime Design	9/11/2022
Part Site Plan	PD22135 -02	Prime Design	9/11/2022
Part Site Drainage Plan	PD22135 -03	Prime Design	9/11/2022
Floor Plan (Ancillary Dwelling & Shed)	PD22135 -06	Prime Design	9/11/2022
Elevations (Ancillary Dwelling & Shed)	PD22135 -07 & PD22135 -08	Prime Design	9/11/2022
Floor Plan (Dwelling)	PD22135 -30	Prime Design	9/11/2022
Elevations (Dwelling)	PD22135 -32 & PD22135 -33	Prime Design	9/11/2022
Soil & Wastewater Report	GL22441Ab	Geoton	15/08/2022
Onsite Stormwater Assessment Report	Not provided	Hydrodynamica	4/11/2022

2. The shed is approved for non-habitable residential use only.

3. The areas shown to be set aside for vehicle access and car parking must be:
 - a. completed before the use of the development;
 - b. provided with space for access turning and manoeuvring of vehicles on-site to enable them to enter and leave the site in a forward direction;
 - c. surfaced with a pervious dust free surface and drained in a manner that will not cause storm water nuisance.
4. Effluent disposal is subject to a technical assessment and issue of a Plumbing Permit by Council's *Plumbing Permit Authority*.
5. Use of the development must not create a nuisance as defined by the *Environmental Management and Pollution Control Act 1994*.
6. During the period of construction, works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance.
7. All runoff from the proposed buildings must be disposed of within the confines of the property by means that will not result in soil erosion or other stormwater nuisance. Soakage drains must be of sufficient size to absorb stormwater runoff.
8. Site benching through cut and fill must be in keeping with the physical and environmental capabilities of the site.
9. The driveway must be constructed in a manner that ensures sediment is neither tracked nor eroded across the property boundary.
10. The balance of the lot must be managed in accordance with the land and site management plan.
11. All underground infrastructure including all forms of water, storm water, power, gas and telecommunication systems must be located prior to the commencement of any on-site excavation and / or construction works. Any works to be undertaken within 2 metres of any Council owned infrastructure must be done in consultation with Council's Works Operations Manager.
12. All building wastes are to be removed to the appropriate waste disposal facility to prevent an environmental nuisance being caused outside of the works site.

ADVICE

13. 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.
14. 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.

15. Activities associated with construction works are not to be performed outside the permissible time frames listed:

Mon-Friday 7 am to 6 pm

Saturday 9 am to 6 pm

Sunday and public holidays 10 am to 6 pm

INTRODUCTION:

The applicant is seeking approval for the development of a single dwelling & deck and ancillary dwelling & shed for the subject site at 16 Seaview Avenue, Beaumaris. The submitted plans demonstrate that the subject site will be serviced by an existing crossover, a new driveway, provision of two parking spaces within the proposed shed including two additional parking in front of the shed, installation of stormwater infrastructure to enable onsite disposal for both building structures (i.e. Dwelling & Deck and Ancillary Dwelling & Shed), installation of onsite wastewater management infrastructure to service both building structures (i.e. Dwelling & Deck and Ancillary Dwelling & Shed), a 10,000l tank for firefighting purposes, two 25,000L rainwater tanks for domestic use with one located along the western side of the ancillary dwelling & shed structure and the other tank located along the northern side of the proposed dwelling.

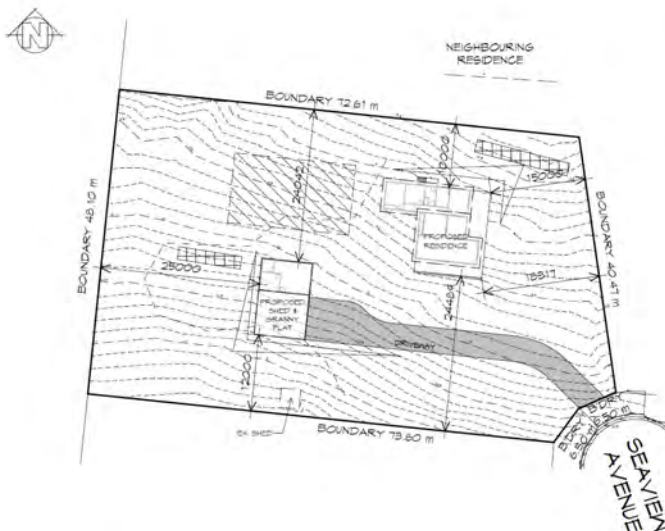
PREVIOUS COUNCIL CONSIDERATION:

- DA 145-2003 8 Lot Subdivision approved 12/01/2004

OFFICER'S REPORT:

1. The Proposal

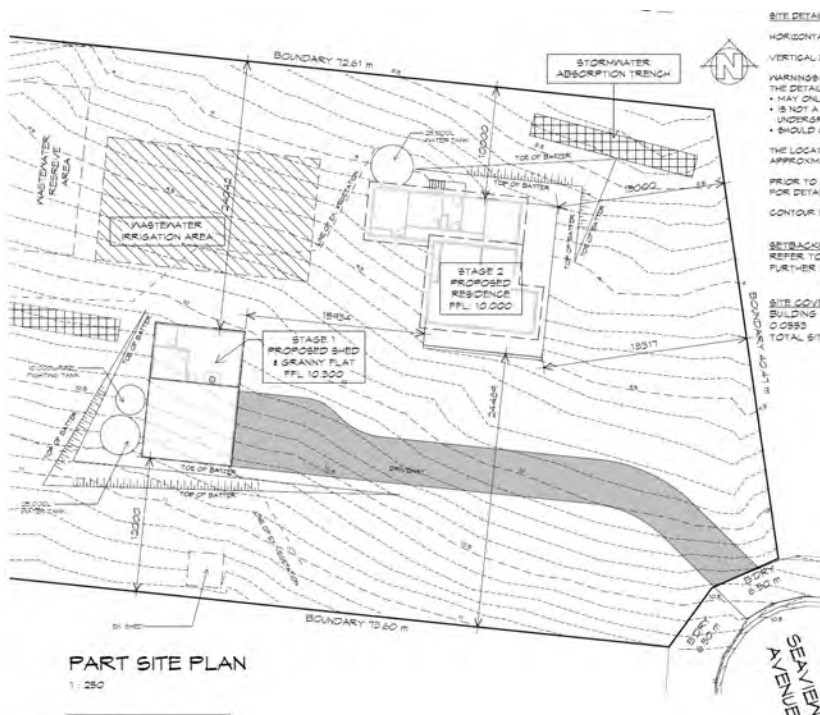
An application was submitted by Mr Drew den Hartog from Prime Design on the 12th of August 2022, on behalf of the owners of the land situated at 16 Seaview Avenue, Beaumaris, for a dwelling & deck and an ancillary dwelling & shed on the property. Notably, the applicant is seeking to construct the proposed development in two stages with stage one comprising the ancillary dwelling & shed structure and stage two concluding with the dwelling.



SITE PLAN
1:500

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. 3800 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 2800 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. 2041
- 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 3800 READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.



PART SITE PLAN
1:250

CUT/FILL VOLUME			
CUT	FILL	CUT	FILL
84.34	16.84	m ³	m ³

SITE DETAIL

HORIZONTAL DATUM IS PLANE BASED VIA SPH10049

VERTICAL DATUM IS AHODS VIA SPH10049

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 AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.10m

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE

BUILDING FOOTPRINT 209.01 / SITE AREA 3124 + 0.0593

TOTAL SITE COVERAGE 5.93%

Prime Design

10 Goodman Court, Lornevale Tasmania 7246,
ph: + 61 8332 3780
Shop 9, 105-111 Main Road, Moonah Hobart 7009
gph: + 61 6258 4575
info@primedesign.com.au, primedesign.com.au

Project:
PROPOSED SHED/GRANNY
FLAT & RESIDENCE
16 SEAVIEW AVENUE,
BEAUMARIS

Client name:
J.D. & K.E. MASSON

Drawing:
PART SITE PLAN

Drafted by:
D.D.H.

Approved by:
Approver

Date:

Scale:

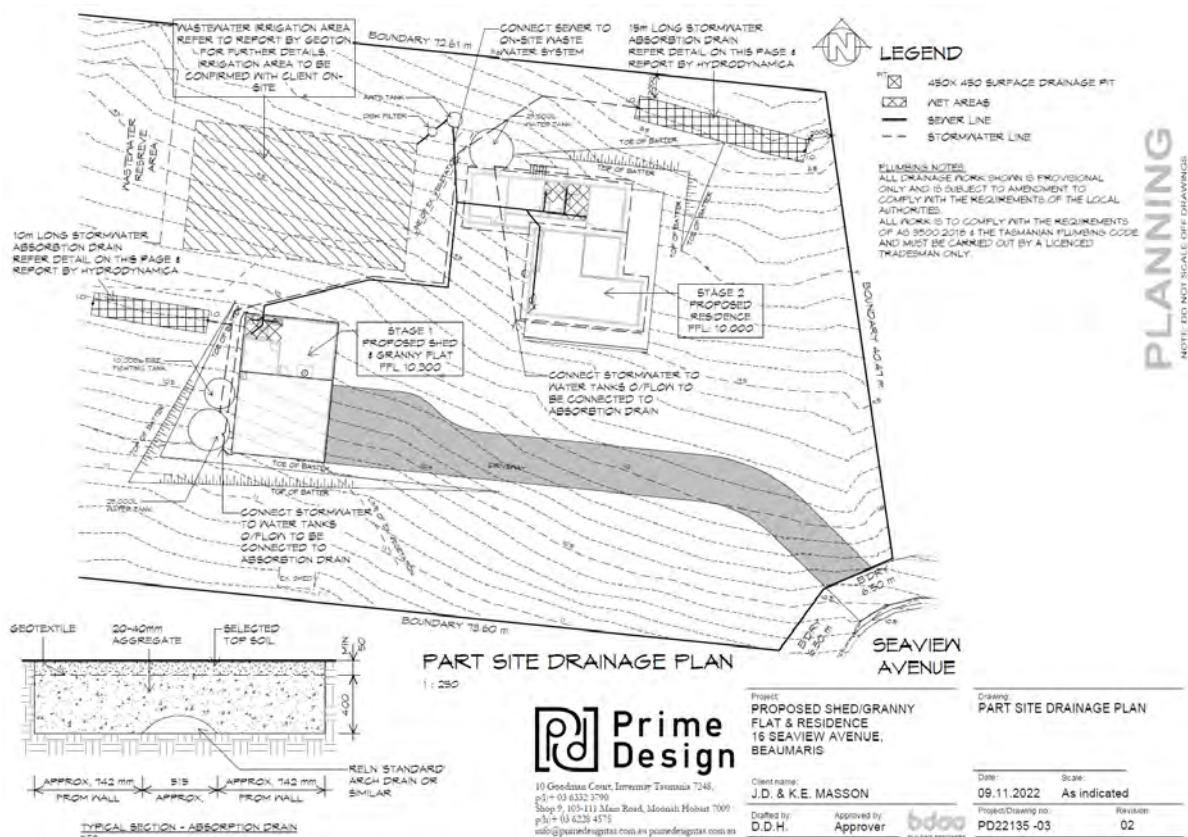
09.11.2022

1:250

Project/Drawing no:
PD22135 -02

Revisions:

02



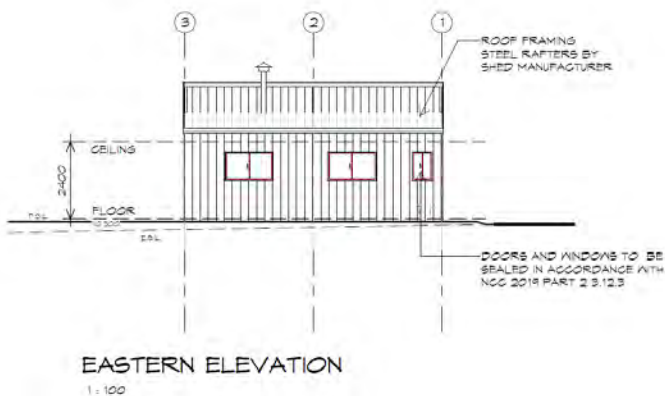
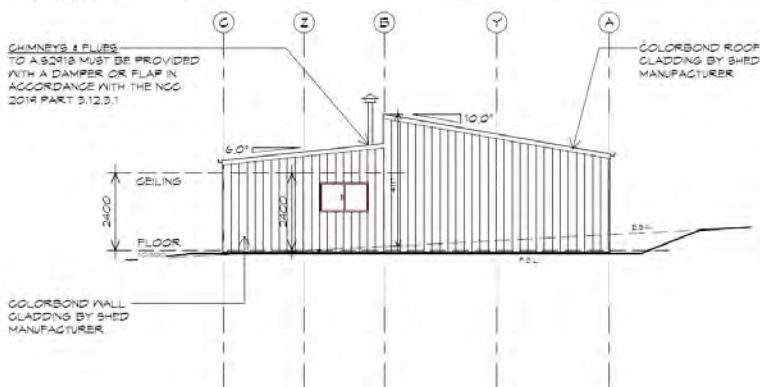
Provided elevations of the proposed development demonstrate that the dwelling will have an approximate total building height to the apex of 5.136m and the ancillary dwelling & shed structure will have an approximate total building height to the apex of 4.295m. The proposed development will comprise a total site coverage of approximately 206.01m² or approximately 5.53% of the 3724m² subject site (note: gross floor area of the Dwelling = 108.85m² AND gross floor area of Shed & Ancillary Dwelling = 97.16m²). The provided floor plans for the proposed dwelling demonstrate that the structure is intended to be constructed in two stages with the first stage including the following layout: Bedroom 01, Bedroom 02, Bathroom, Laundry, Lounge Room, Living Room, Kitchen and a 59.82m² deck; the second stage simply adds an additional bedroom (i.e. Bedroom 03) to the dwelling. Additionally, the provided floor plans for the ancillary dwelling & shed illustrates that the structure will contain: 2 Parking Spaces within the shed, 1 Bedroom, Living Room, Kitchen and Bathroom.

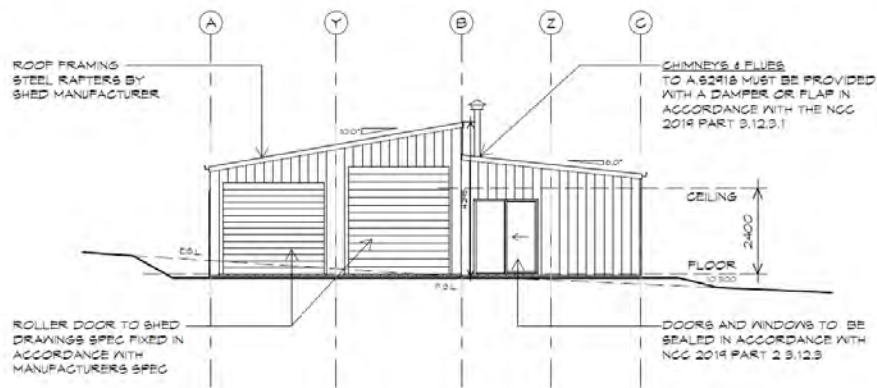


SHED AREA	56.68	m ²	(6.04	SQUARES)
GRANNY FLAT AREA	40.82	m ²	(4.38	SQUARES)
TOTAL AREA	97.50			

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

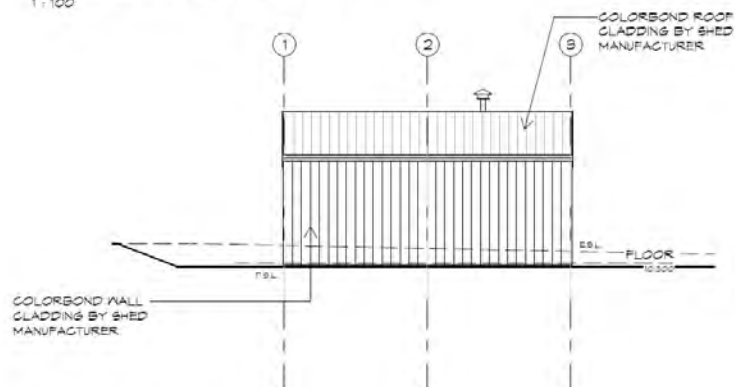
DOOR SCHEDULE				
MARK	WIDTH	TYPE	REMARKS	
1	1200	INTERNAL TIMBER DOOR		
2	820	INTERNAL TIMBER DOOR		
3	820	INTERNAL TIMBER DOOR		





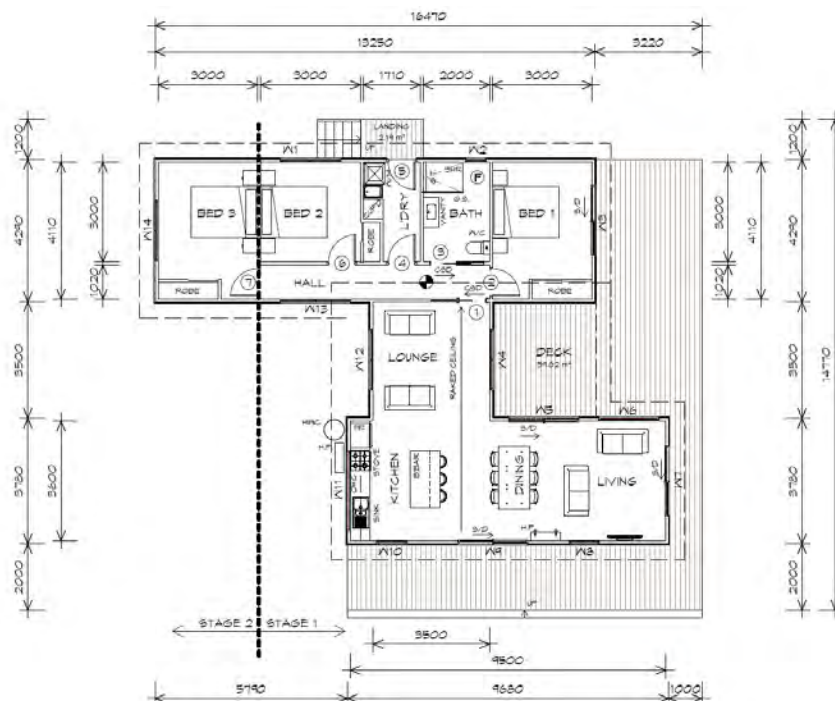
SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100



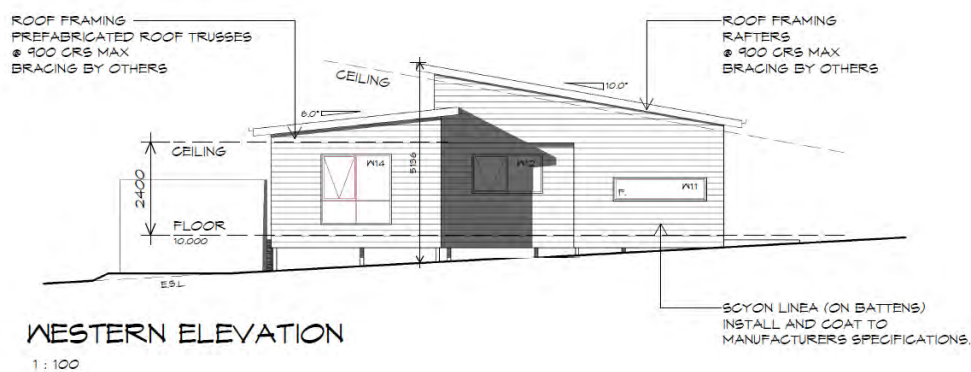
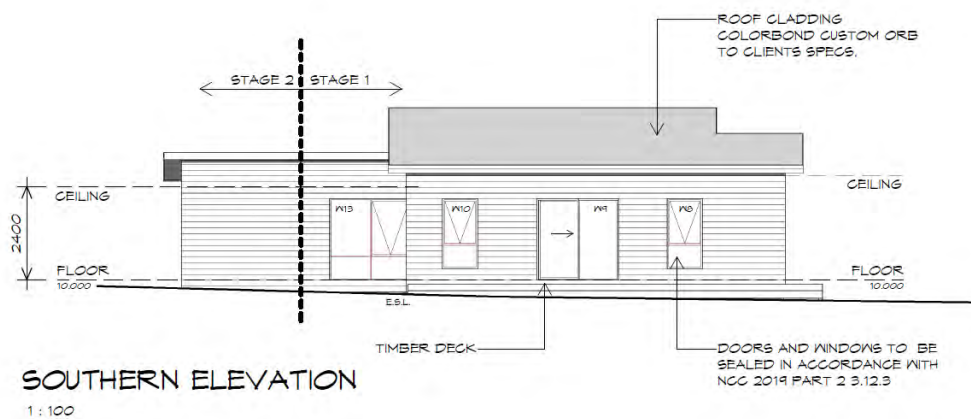
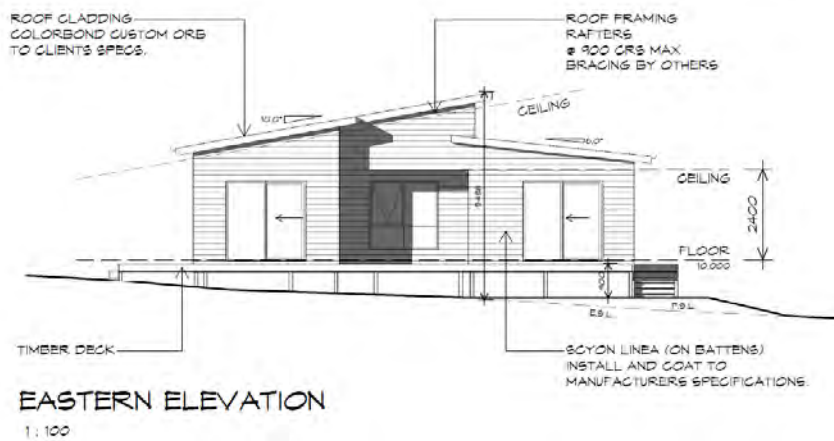
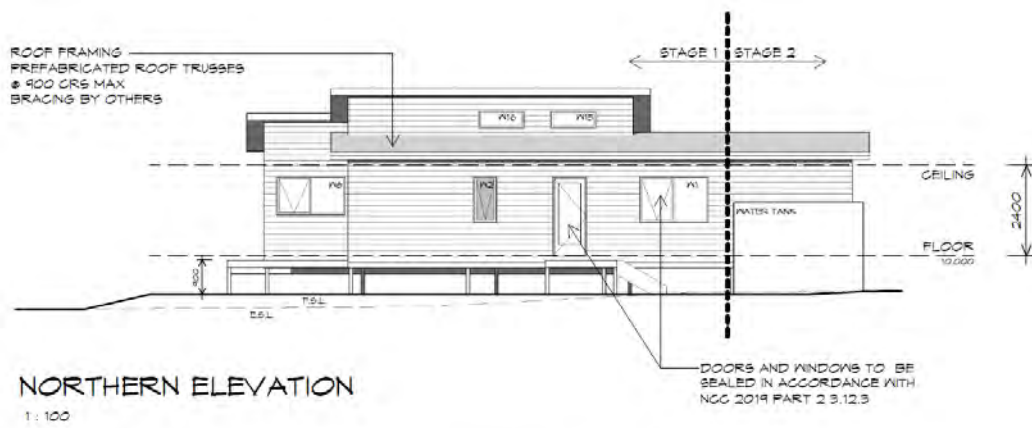
FLOOR PLAN

1 : 100

STAGE 1 FLOOR AREA	94.96	m ²	(10.21 SQUARES)
STAGE 2 FLOOR AREA	13.89	m ²	(1.49 SQUARES)
TOTAL AREA	108.85	m ²	(11.70 SQUARES)

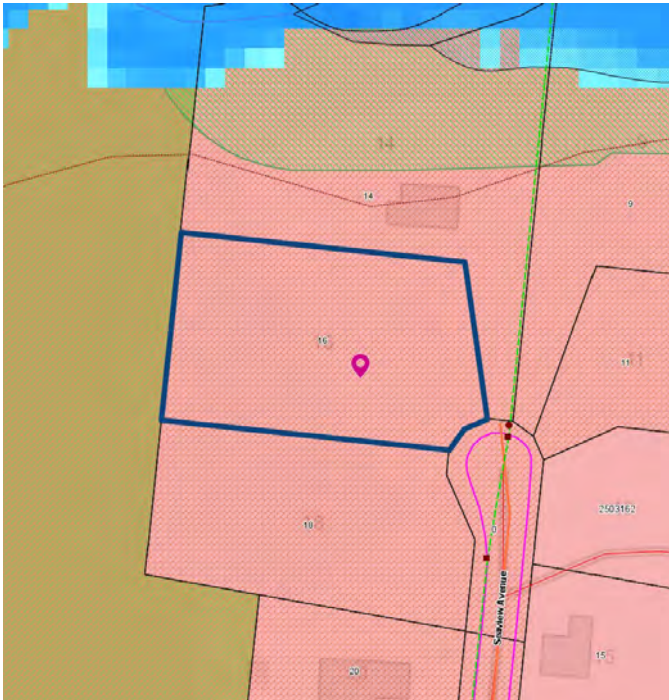
NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

RESIDENCE



1.1. Site Characteristics and Background

With an approximate area of 3724m², the subject site can be characterised as an irregular shaped lot, contains sparse scrub vegetation coverage, slightly sloping from the southern boundary to the northern boundary as evidenced by the supplied site plan which demonstrates 11m contour lines along southern boundary and 8.5m contour lines along the northern boundary, not impacted upon by the flooding overlay and the priority habitat overlay has not been applied to any area within the subject site.



Locality Plan



Aerial Imagery

2. Applicable Planning Assessment

- 12.0 Low Density Residential Zone: Assessment is required for the Development Standard 12.4.4.2 Stormwater Disposal Performance Criteria P1.
- E6 Car Parking and Sustainable Transport Code: The proposed development for a Dwelling & Deck and Ancillary Dwelling & Shed for the subject site at 16 Seaview Avenue, Beaumaris has been determined to satisfy all relevant acceptable solutions outlined within the use and development standards of the Car Parking and Sustainable Transport Code.
- E8 Biodiversity Code: Assessment is required for the Development Standard E8.6.1 Habitat and Vegetation Management Performance Criteria P2.1.
- E16 Onsite Wastewater Management Code: Assessment is required for the Development Standard E16.7.2 Surface and ground water impacts Performance Criteria P1, P3 and P4.

3. Referrals

- Referral to Council's Works Department: A referral was issued to the Works Department on the 15/11/2022 with regards to the adequacy of the existing crossover. The Works Department responded with the following, *'The crossover is constructed to an acceptable standard'*.
- Referral to Councils Environmental Health Officer: A referral was issued to the EHO Officer on the 15/11/2022 to review the Onsite Wastewater Report submitted by the applicant. The EHO Officer responded with the following, *'The On-site wastewater assessment provided by Geoton is in accordance with AS 1547 – 2012 and, satisfactorily demonstrates that wastewater from the proposed development can be safely managed on site. Therefore, I am able to provide consent to the installation. E16 Wastewater Code is satisfactorily addressed'*.
- Referral to Council's Development Services Coordinator: A referral was issued to the Development Services Coordinator/Building Surveyor (Jake Ihnen) on the 15/11/2022 to review the calculations and design details to support the installation of onsite stormwater disposal system. The Development Services Coordinator responded with the following, *'The onsite stormwater report together with the revised plan is satisfactory'* (review the note included on TRIM ref. 22/22277).

4. Assessment

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

Break O'Day Interim Planning Scheme 2013 Version 18:

- 12.0 Low Density Residential Zone: *12.4.4.2 Stormwater Disposal – P1;*
- E8 Biodiversity Code: *E8.6.1 Habitat and Vegetation Management – P2.1;*
- E16 Onsite Wastewater Management Code: *E16.7.2 Surface and ground water impacts – P1, P3 & P4*

Detailed assessment against the provisions of the *Break O'Day Interim Planning Scheme 2013* version 18 where the proposal was reliant on satisfying the performance criteria, is provided below. **The proposal is deemed to comply with the performance criteria applicable.**

Planning Assessment

12.4.4.2 Stormwater Disposal – P1

Acceptable Solutions	Performance Criteria
A1 All run off from buildings must be directed into on-site water storage tanks and the overflow from the tanks disposed of into the Council maintained roadside drain or the reticulated stormwater system.	P1 Run off must be managed through integrated stormwater management techniques by means that will not cause soil erosion or flooding nuisance to adjoining lots.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

Proposed development for a dwelling & deck and ancillary dwelling & shed for the subject site at 16 Seaview Avenue, Beaumaris, is unable to satisfy the acceptable solution and as such assessment against the performance criteria will be required.

Installation of an onsite stormwater infrastructure has been proposed as part of this application thereby requiring assessment against the performance criteria. Notably, to support the installation of the aforementioned stormwater infrastructure which will service both the building structures (i.e. Dwelling and Ancillary Dwelling & Shed), the Request for Further Information Letter issued to the applicant on the 15/09/2022, asked for amended site plan and stormwater calculations.

Review of the amended site plan and stormwater calculations with regards to the proposed onsite stormwater infrastructure, was completed by Council's Development Services Coordinator confirming that, *'The onsite stormwater report together with the revised plan is satisfactory'* (review notes on TRIM ref. 22/22277). Therefore, the performance criteria can be considered appropriately satisfied.

E8.6.1 Habitat and Vegetation Management - P2.1

Acceptable Solutions	Performance Criteria
A2 Clearance or disturbance of native vegetation is in accordance with a certified Forest Practices Plan.	<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> <ul style="list-style-type: none">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; andb) means of removal; andc) value of riparian vegetation in protecting habitat values; andd) impacts of siting of development (including effluent disposal) and vegetation clearance or excavations, , in proximity to habitat or vegetation; ande) need for and adequacy of proposed vegetation or habitat management; andf) 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.
Assessment against the Performance Criteria is required.	
Performance Criteria Assessment	

Proposed development for a dwelling & deck and ancillary dwelling & shed for the subject site at 16 Seaview Avenue, Beaumaris, is unable to satisfy the acceptable solution and as such assessment against the performance criteria is required.

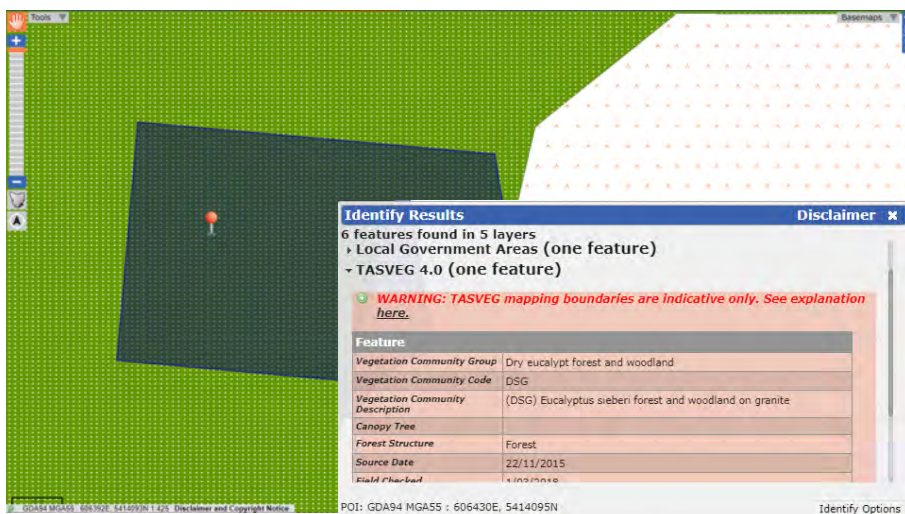
As part of the proposed development, the submitted site plan outlines the intended removal of some vegetation on the subject site in order to construct the ancillary dwelling & shed and provide an appropriate site for the proposed wastewater disposal area. However, review of the property on the LIST with the 'TASVEG 4.0' and 'TASVEG Live' overlays applied, demonstrate that the subject site has been attributed the following vegetation group and description:

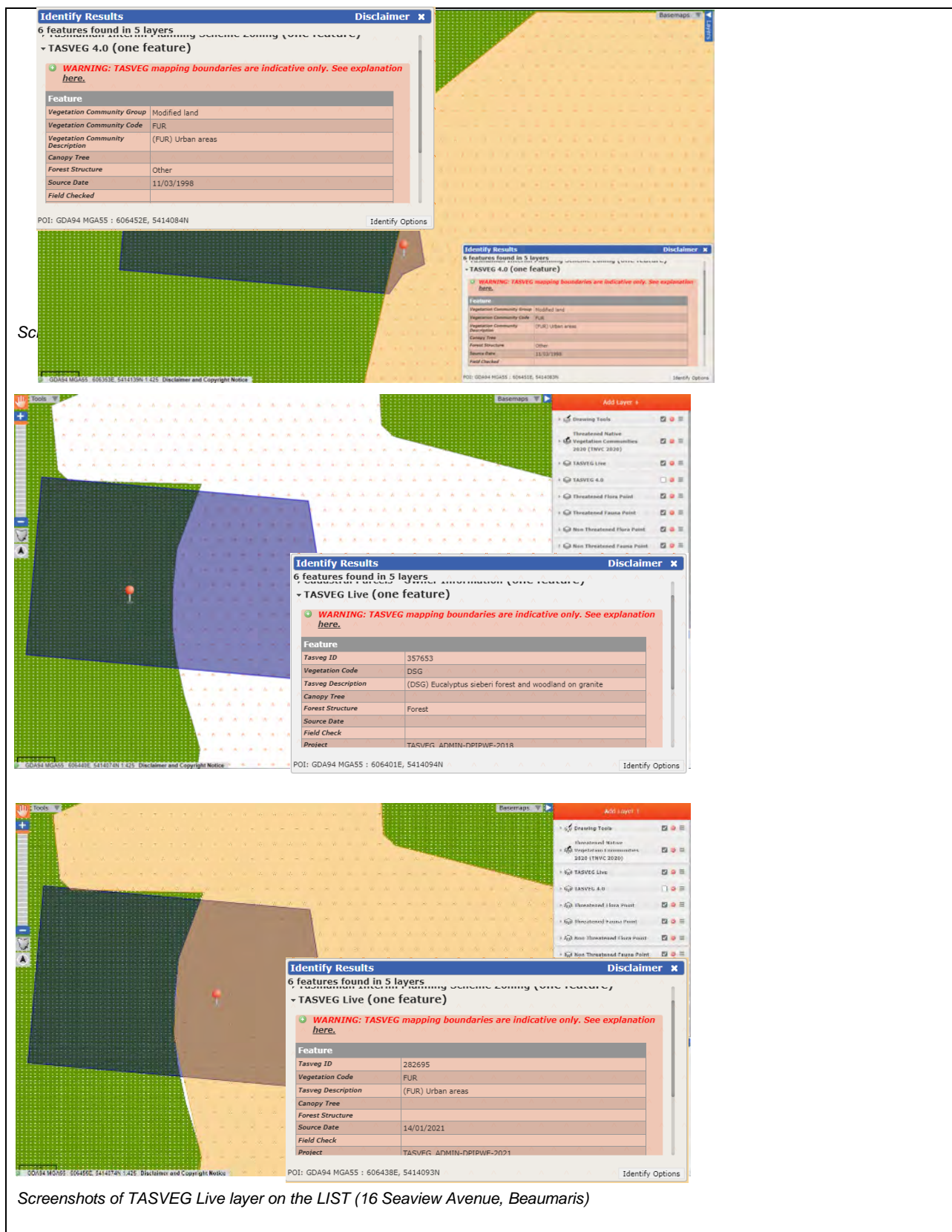
1. TASVEG 4.0 =
Modified Land (Vegetation Community Group), FUR Urban Areas (Vegetation Community Group Description).

AND

- Dry eucalypt forest and woodland (Vegetation Community Group), DSG Eucalyptus sieberi forest and woodland on granite (Vegetation Community Group Description)
2. TASVEG Live = same as above but more of the subject site has the (FUR) Urban Areas classification applied to it.

The TASVEG layers from the LIST reveal that the subject site does not contain native vegetation that could be identified as either environmentally significant or as an important habitat for local fauna species (*note: further confirmed through the application of Threatened Fauna and Flora Point, Non-Threatened Fauna and Flora Point and Conservation Significance Fauna and Flora Point*). It is worth noting that the subject site and indeed the majority of properties along Seaview Avenue have cleared most of the vegetation on each lot. Additionally, in response to item 05 of the Request for Further Information Letter, the applicant provided a Natural Values Assessment conducted by Enviro-dynamics which provided a response to E8.6.1 Habitat and Vegetation Management including, *'The area in which the development is proposed does not contain a priority habitat overlay (Figure 1), nor does it contain, any vegetation listed as threatened under the Nature Conservation Act 2005 or any threatened flora or fauna habitat under the TSPA or EPBCA. Therefore, the Acceptable Solution can be met and does need to meet the Performance Criteria.'* (see page 04 of the Natural Values Assessment). Therefore, with regards to the above, the proposed development is able satisfy the performance criteria.





E16.7.2 Surface and ground water impacts - P1

Acceptable Solutions	Performance Criteria
A1 Onsite wastewater management infrastructure must have a minimum	P1 Onsite wastewater management infrastructure within 100m of a wetland or

separation distance of 100m from a wetland or watercourse or coastal marine area.	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 the Performance Criteria is required.</p> <p>Performance Criteria Assessment</p> <p>Proposed development for a dwelling & deck and ancillary dwelling & shed for the subject site at 16 Seaview Avenue, Beaumaris, is unable to satisfy the acceptable solution and as such assessment against the performance criteria is required.</p> <p>The area proposed for wastewater disposal is located less than 100m from a mapped watercourse 'Yarmouth Creek'. However, the proposed area for wastewater disposal will be located more than 60m from the mapped water course in conjunction with the response to a referral issued to Council's Environmental Health Officer (Chris Wicks) states, <i>'The On-site wastewater assessment provided by Geoton is in accordance with AS 1547 – 2012 and, satisfactorily demonstrates that wastewater from the proposed development can be safely managed on site. Therefore, I am able to provide consent to the installation. E16 Wastewater Code is satisfactorily addressed'</i>. Therefore, the performance criteria can be deemed appropriately satisfied.</p>	

E16.7.2 Surface and ground water impacts – P3

Acceptable Solutions	Performance Criteria
A3 Vertical separation between groundwater and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	P3 Onsite wastewater management infrastructure separated from groundwater by less than 1.5m must have no detrimental impacts on the water quality of the groundwater.
<p>Assessment against the Performance Criteria is required.</p> <p>Performance Criteria Assessment</p> <p>Proposed development for a dwelling & deck and ancillary dwelling & shed for the subject site at 16 Seaview Avenue, Beaumaris, is unable to satisfy the acceptable solution and as such assessment against the performance criteria is required.</p> <p>Specifically, GEOTON's <i>Site Classification & On-site Wastewater Disposal Assessment and Design</i> report, revealed that groundwater was encountered during the boreholes BH1, BH3 and BH4 as it states that, <i>'Borehole BH1, BH3 and BH4 encountered minor groundwater seepage at a depth of 0.4m, inferred as a perched water table from recent wet weather'</i> (see page 02 of the report for review).</p> <p>Consequently, the proposed disposal and treatment method for wastewater generated by the proposed development includes the following (see page 05 of the report): <i>'The soils within the proposed effluent disposal area are assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.'</i></p>	

However, as the site has shallow depth of soil to a limiting layer, insufficient vertical setback off groundwater, and insufficient horizontal setback to the nearby Yarmouth creek, the site is not suitable for traditional absorption trenches or beds.

As such, the site is considered suitable for the disposal of domestic wastewater by way of an Aerated Wastewater Treatment System (AWTS) and sub-surface (near surface) irrigation'.

Additionally, in response to a referral issued to Council's Environmental Health Officer (Chris Wicks) with regards to reviewing the appropriateness of the proposed onsite wastewater infrastructure, stated the following, *'The On-site wastewater assessment provided by Geoton is in accordance with AS 1547 – 2012 and, satisfactorily demonstrates that wastewater from the proposed development can be safely managed on site. Therefore, I am able to provide consent to the installation. E16 Wastewater Code is satisfactorily addressed'*. Therefore, the performance criteria can be deemed appropriately satisfied.

E16.7.2 Surface and ground water impacts – P4

Acceptable Solutions	Performance Criteria
A4 Vertical separation between a limiting layer and the land used to apply effluent, including reserved areas, must be no less than 1.5m.	P4 Onsite wastewater management infrastructure separated from the limiting layer by less than 1.5m must have no detrimental impacts on groundwater.
<p>Assessment against the Performance Criteria is required.</p> <p>Performance Criteria Assessment</p> <p>Proposed development for a dwelling & deck and ancillary dwelling & shed for the subject site at 16 Seaview Avenue, Beaumaris, is unable to satisfy the acceptable solution and as such assessment against the performance criteria is required.</p> <p>GEOTON's <i>Site Classification & On-site Wastewater Disposal Assessment and Design</i> report, has outlined that between the 4 boreholes that were drilled on the subject site, refusal depths ranged between 1.0 to 1.2m. As mentioned above, the proposed disposal and treatment method for wastewater for the proposed development includes the following (see page 05 of the report):</p> <p><i>'The soils within the proposed effluent disposal area are assessed as having sufficient depth and clay content to provide an adequate attenuation period for the breakdown of pathogens within the treated effluent.</i></p> <p><i>However, as the site has shallow depth of soil to a limiting layer, insufficient vertical setback off groundwater, and insufficient horizontal setback to the nearby Yarmouth creek, the site is not suitable for traditional absorption trenches or beds.</i></p> <p><i>As such, the site is considered suitable for the disposal of domestic wastewater by way of an Aerated Wastewater Treatment System (AWTS) and sub-surface (near surface) irrigation'.</i></p> <p>Additionally, as previously mentioned, in response to a referral issued to Council's Environmental Health Officer (Chris Wicks) with regards to reviewing the appropriateness of the proposed onsite wastewater infrastructure, the following was stated, <i>'The On-site wastewater assessment provided by Geoton is in accordance with AS 1547 – 2012 and, satisfactorily demonstrates that wastewater from the proposed development can be safely managed on site. Therefore, I am able to provide consent to the installation. E16 Wastewater Code is satisfactorily addressed'</i>. Therefore, the performance criteria can be deemed appropriately satisfied.</p>	

5. Representations

The application was advertised 26th November 2022 to 9th December 2022 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. Three (3) representations were received prior to the closing date and time. The issues raised within the representations are as follows:-

Representation 01

Issue	Response
<ul style="list-style-type: none">• Primary objection to the proposed development is that the proposed dwelling is located close to the northern boundary.• Due to the size of the property the location of the proposed dwelling is sited disproportionately close to the representor's dwelling on the adjoining property to the North.• Believe the proximity of the proposed dwelling to the northern boundary will result in detrimental impacts upon the privacy for both dwellings.• It is suggested that the proposed dwelling should be located 10m further south of its currently proposed position to enable the provision of more privacy for both the owners of the subject site and the representor.	<p>The property is subject to the 12.0 Low Density Residential Zone and clause 12.4.1.5 <i>Rear and Side Boundary Setbacks</i> requires a minimum 3m side boundary setback in order for a proposed development to satisfy the Acceptable Solution A2 (refer to page 12-7 of the current interim planning scheme). The advertised plans demonstrate that the proposed dwelling is intended to have a 10m side setback to the northern boundary thereby exceeding the side boundary setback stated within the aforementioned clause from the 12.0 Low Density Residential Zone.</p>

Representation 02

Issue	Response
<p>The second representation is largely the same as representation above with only a couple extra issues outlined:</p> <ul style="list-style-type: none">• Primary objection to the proposed development is that the proposed dwelling is located close to the northern boundary.• Due to the size of the property the location of the proposed dwelling is sited disproportionately close to the	<p>Due to the similarity with representation 01 above, the same response has been provided below:</p> <p>The property is subject to the 12.0 Low Density Residential Zone and clause 12.4.1.5 <i>Rear and Side Boundary Setbacks</i> requires a minimum 3m side boundary setback in order for a proposed development to satisfy the Acceptable Solution A2 (refer to page 12-7 of the current interim planning scheme). The advertised plans demonstrate that the proposed dwelling is</p>

<p>dwelling on the adjoining property to the North (14 Seaview Avenue).</p> <ul style="list-style-type: none"> • Believe the proximity of the proposed dwelling to the northern boundary will result in detrimental impacts upon the privacy for both dwellings and cause further issues such as stress and poor neighbourhood relations. • It is suggested that the proposed dwelling should be located 10m further south of its currently proposed position to enable the provision of more privacy for both the owners of the subject site and the representor. 	<p>intended to have a 10m side setback to the northern boundary thereby exceeding the side boundary setback stated within the aforementioned clause from the 12.0 Low Density Residential Zone.</p>
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Representation 03

Issue	Response
<p>The third representation is largely the same as representations above:</p> <ul style="list-style-type: none"> • Primary objection to the proposed development is that the proposed dwelling is located close to the northern boundary. • Due to the size of the property the location of the proposed dwelling is sited disproportionately close to the dwelling on the adjoining property to the North. • Believe the proximity of the proposed dwelling to the northern boundary will result in detrimental impacts upon the privacy for both dwellings. • It is suggested that the proposed dwelling should be located 10m further south of its currently proposed position to enable the provision of more privacy for both the owners of the subject site and the representor. 	<p>Due to the similarity with representation 01 and 02 above, the same response has been provided below:</p> <p>The property is subject to the 12.0 Low Density Residential Zone and clause <i>12.4.1.5 Rear and Side Boundary Setbacks</i> requires a minimum 3m side boundary setback in order for a proposed development to satisfy the Acceptable Solution A2 (refer to page 12-7 of the current interim planning scheme). The advertised plans demonstrate that the proposed dwelling is intended to have a 10m side setback to the northern boundary thereby exceeding the side boundary setback stated within the aforementioned clause from the 12.0 Low Density Residential Zone.</p>

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

6. Mediations

Contact was made with the representors via an email sent 12/12/2022 (see TRIM Ref. 22/24945 & 22/24946), this email attempted to inform the representors of the matters that will be assessed as part of the planning application and specifically for the purposes of the Council Meeting, that the focus will be directed towards the identified discretionary items. A response was received from one of the representors requesting to contact the applicant and owners associated with the proposed development to discuss the possibility of moving the dwelling 10m further south (see TRIM Ref. 22/24964). After receiving permission from the representor to forward their contact details to the applicant (see email in TRIM Ref. 22/25347), the planning officer sent through a copy of the representor's representation for consideration by the applicant. Notably, this resulted in the applicant informing the planner during a phone call discussion that they do not seek to amend the plans in accordance with the suggestions made by the representors.

7. Conclusion

In accordance with 8.10 of the Break O' Day Interim Planning Scheme 2013, the application has been assessed against the objectives of the Scheme, in particular the Low Density Residential Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and four (5) Performance Criterion. The received representations has been considered.

LEGISLATION & POLICIES:

Break O' Day Interim Planning Scheme 2013 Version 18,

Land Use Planning and Approvals Act 1993,

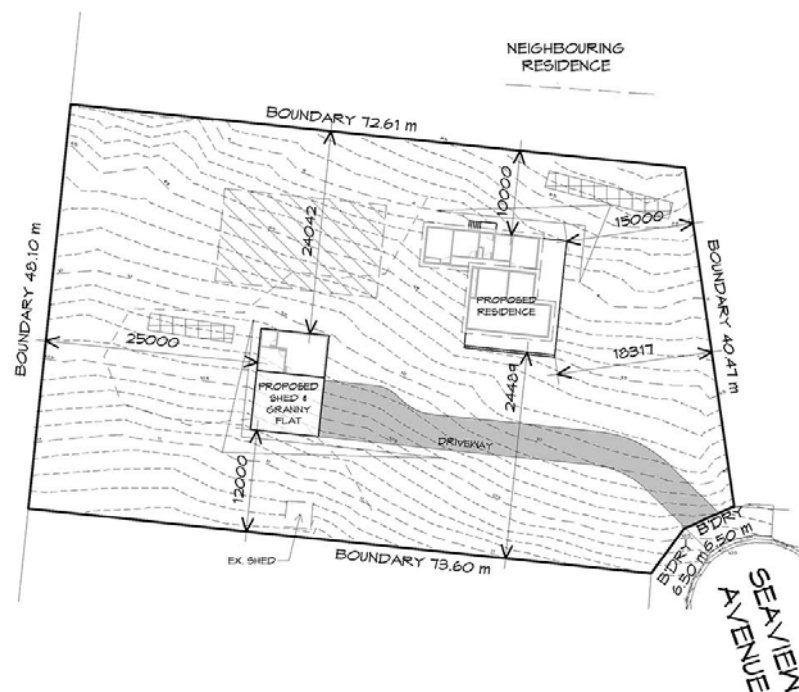
Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

Simple Majority.



SITE PLAN

1 : 500

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
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- 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
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- 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 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p(t) + 03 6332 3790
Shop 9, 105-111 Main Road, Moonah Hobart 7009
p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED SHED/GRANNY
FLAT & RESIDENCE
16 SEAVIEW AVENUE,
BEAUMARIS

Client name:
J.D. & K.E. MASSON

Drafted by:
D.D.H.

Approved by:
Approver



Drawing:
SITE PLAN

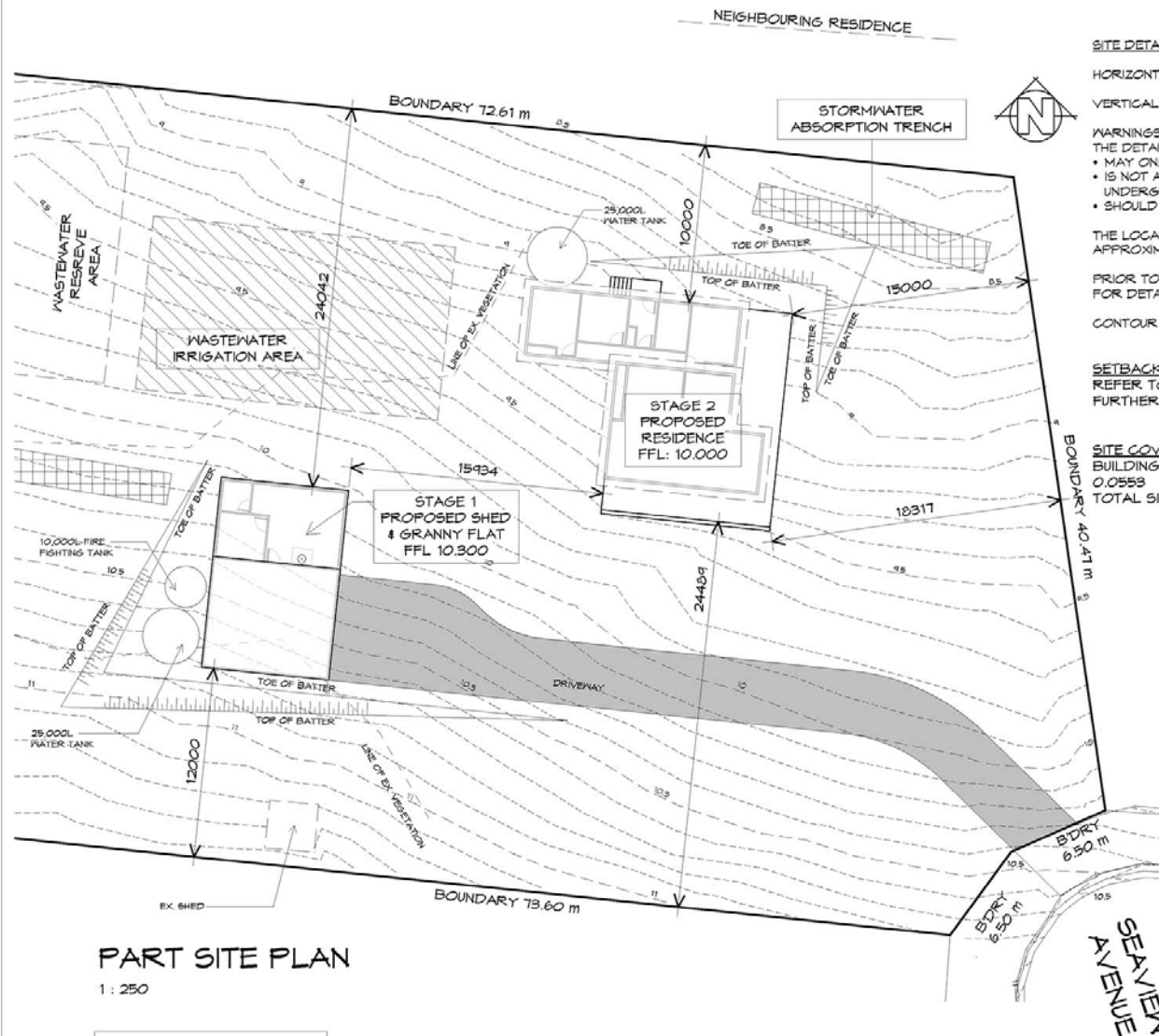
Date:
09.11.2022

Scale:
1 : 500

Project/Drawing no:
PD22135 -01

Revision:
02

Accredited building practitioner: Frank Gaskus - No CC246A



PART SITE PLAN

1 : 250

CUT/FILL VOLUME			
CUT		FILL	
69.39	m³	16.64	m³

SITE DETAIL

HORIZONTAL DATUM IS PLANE BASED VIA SPM10849

VERTICAL DATUM IS AHD'83 VIA SPM10849

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 AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.10m

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

SITE COVERAGE

BUILDING FOOTPRINT 206.01 / SITE AREA 3724 =

0.0553

TOTAL SITE COVERAGE 5.53%

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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BEAUMARIS
Client name:
J.D. & K.E. MASSON

Drawing:

PART SITE PLAN

Drafted by:
D.D.H.

Approved by:
Approver

Date:

Scale:

09.11.2022

1 : 250

Project/Drawing no:

Revision:

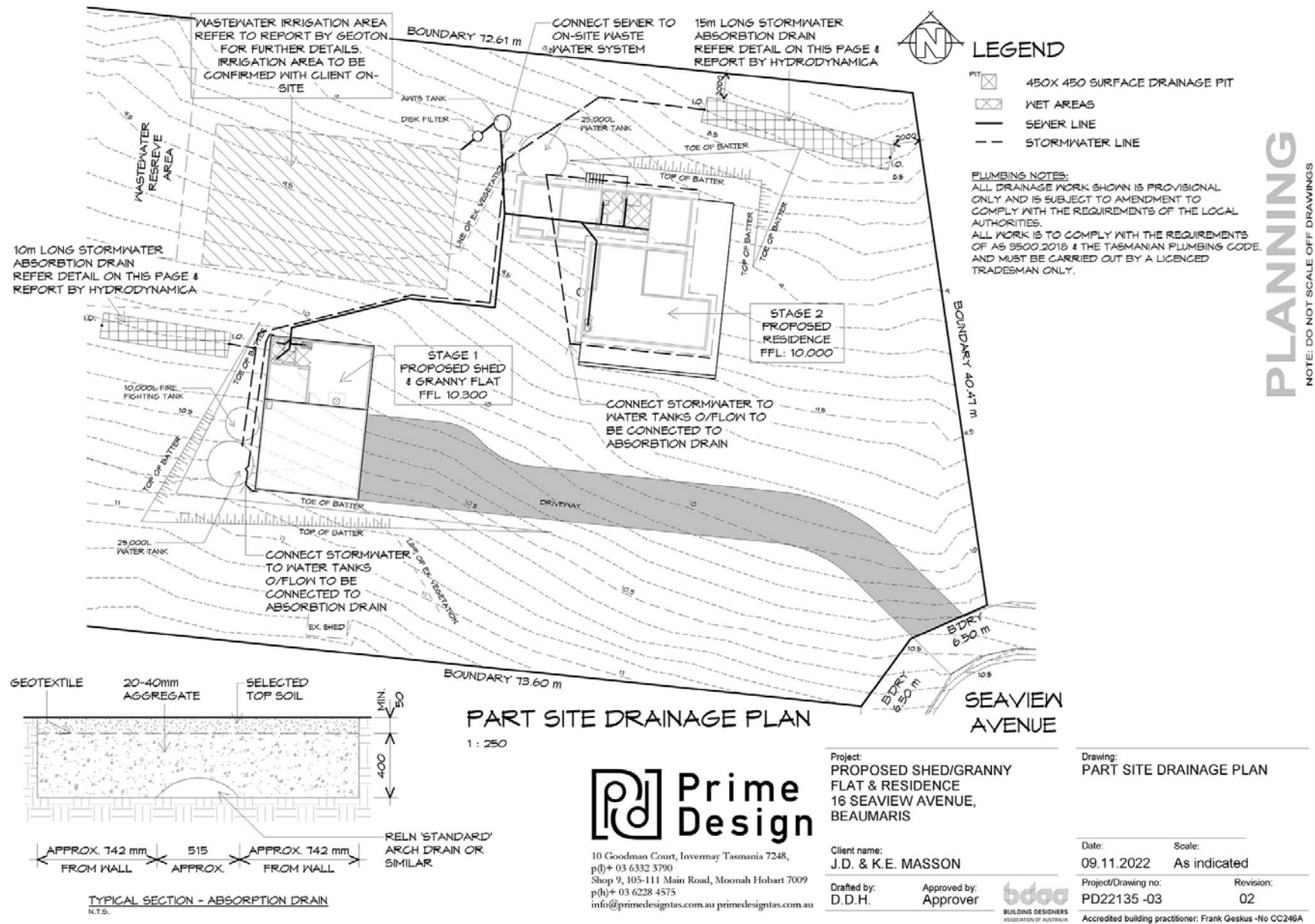
PD22135 -02

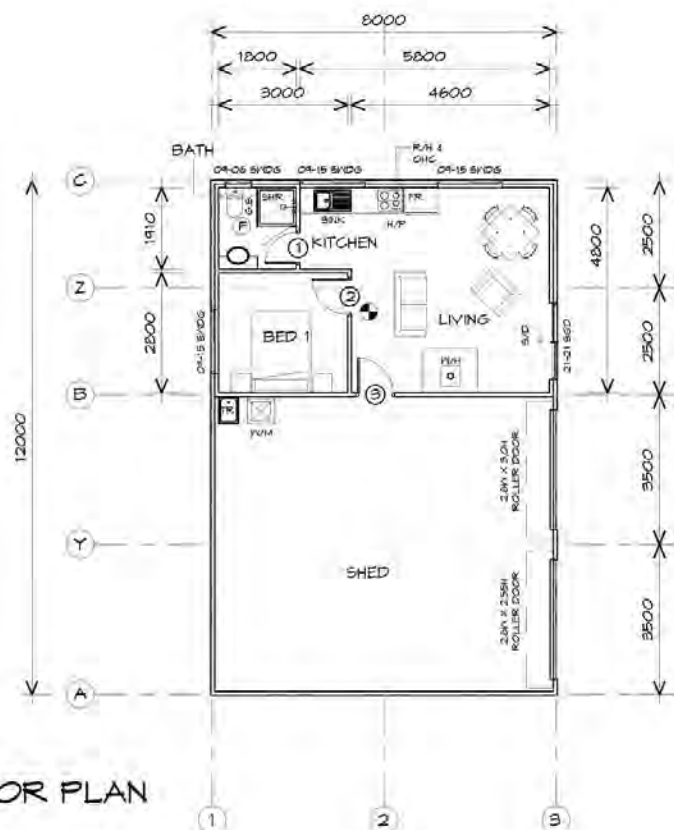
02



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus -No CC246A





FLOOR PLAN

1:100

SHED AREA	56.65	m ²	(6.09 SQUARES)
GRANNY FLAT AREA	40.52	m ²	(4.36 SQUARES)
TOTAL AREA	97.16		10.45

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

DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	720	INTERNAL TIMBER DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- S/D SLIDING DOOR
- COL COLUMN
- G/S GLASS SCREEN
- R/H RANGE HOOD

PLANNING

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PROPOSED SHED/GRANNY
FLAT & RESIDENCE
16 SEAVIEW AVENUE,
BEAUMARIS

Client name:
J.D. & K.E. MASSON

Drawing:
FLOOR PLAN

Drafted by:
D.D.H.

Approved by:
Approver

Date:

Scale:

09.11.2022

1:100

Project/Drawing no:

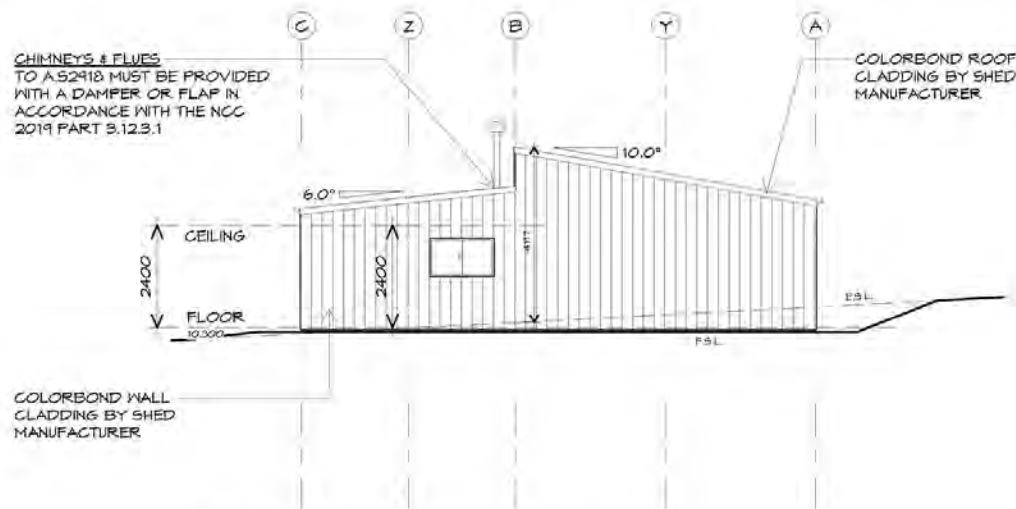
Revision:

PD22135-06

02

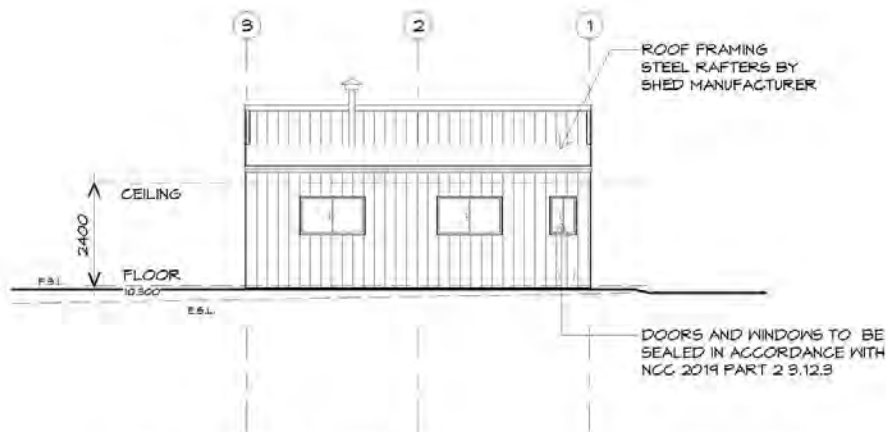
Accredited building practitioner: Frank Gekus - No CC246A

SHED/GRANNY FLAT



NORTHERN ELEVATION

1:100



EASTERN ELEVATION

1:100

SHED/GRANNY FLAT

PLANNING
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BEAUMARIS
Client name:
J.D. & K.E. MASSON

Drawing:
ELEVATIONS

Drafted by:
D.D.H.

Approved by:
Approver

Date:

Scale:

09.11.2022

1:100

Project/Drawing no:

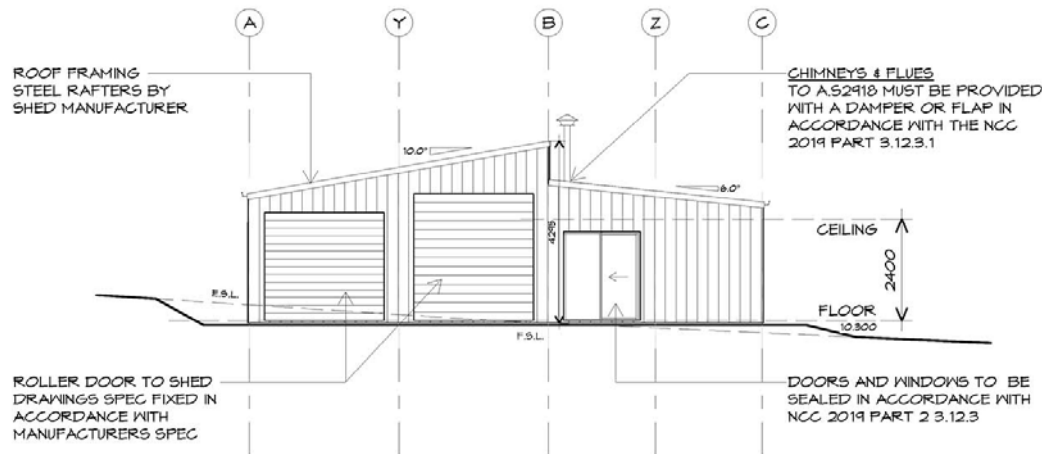
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02

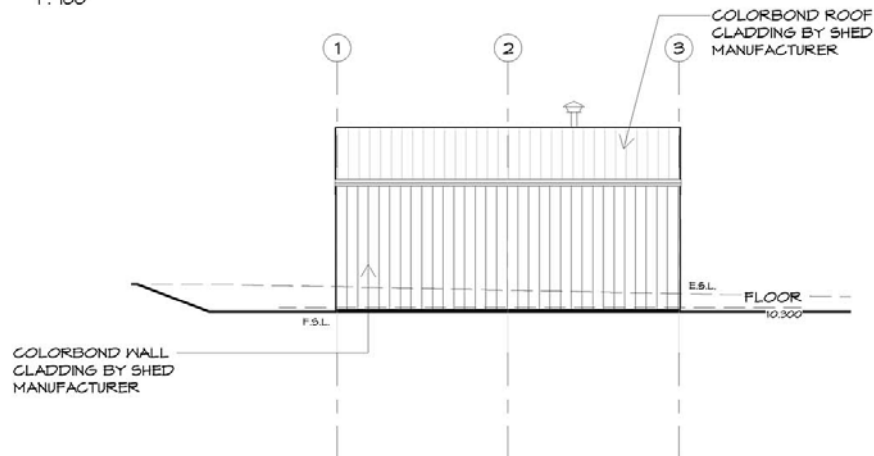
Accredited building practitioner: Frank Gekus -No CC246A





SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

SHED/GRANNY FLAT

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Drawing:
ELEVATIONS

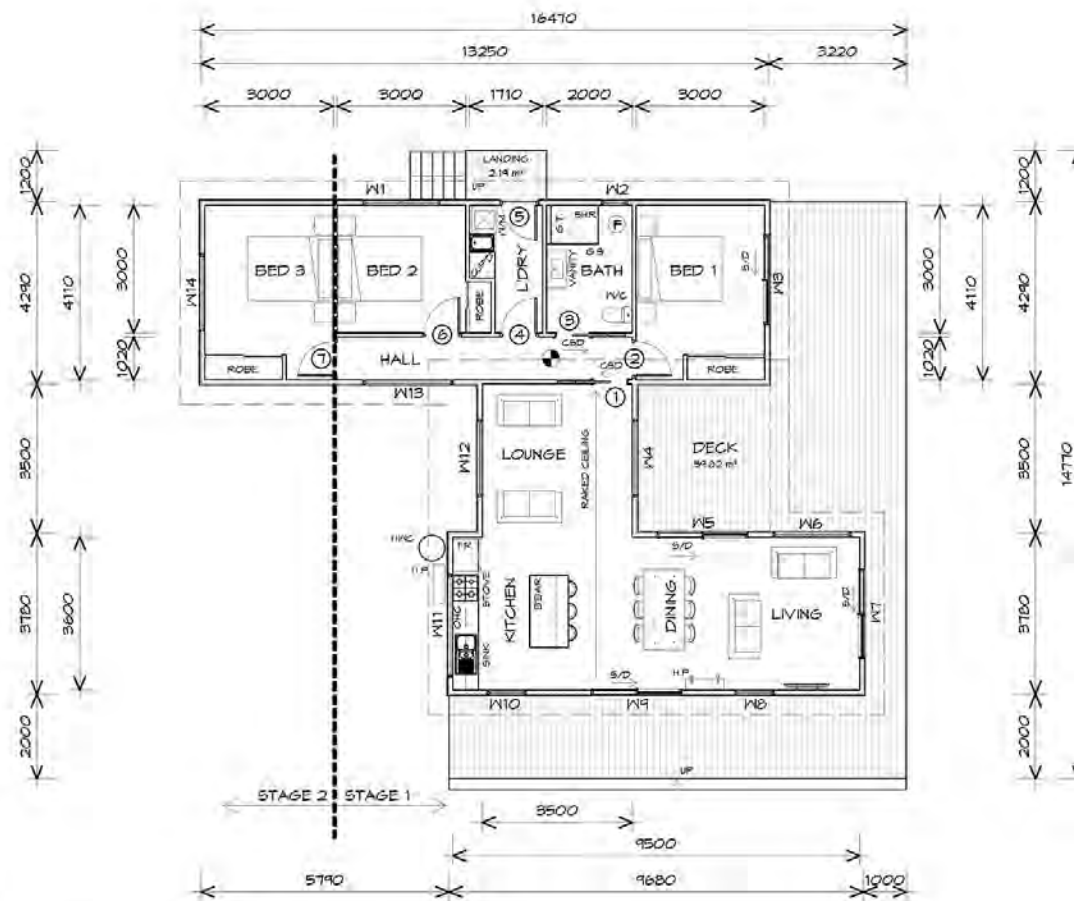
Drafted by: D.D.H. Approved by: Approver

Date: 09.11.2022 Scale: 1 : 100

Project/Drawing no: PD22135 -08 Revision: 02

Accredited building practitioner: Frank Geskus -No CC246A





FLOOR PLAN

1 : 100

STAGE 1 FLOOR AREA	94.96	m ²	(10.21 SQUARES)
STAGE 2 FLOOR AREA	13.89	m ²	(1.49 SQUARES)
TOTAL AREA	108.85		11.70

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

RESIDENCE

LEGEND

- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- (SA) 240V SMOKE ALARM
- (CSD) CAVITY SLIDING DOOR
- (SD) SLIDING DOOR
- (FF) FLOOR WASTE
- (SL) SIDELIGHT
- (COL) COLUMN
- (GS) GLASS SCREEN
- (RH) RANGE HOOD
- (GT) GRATED TRENCH
- (HWC) HOT WATER CYLINDER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
**PROPOSED SHED/GRANNY
FLAT & RESIDENCE**
16 SEAVIEW AVENUE,
BEAUMARIS
Client name:
J.D. & K.E. MASSON

Drawing:
FLOOR PLAN

Drafted by: D.D.H. Approved by: Approver
Date: 09.11.2022 Scale: 1 : 100

Project/Drawing no: PD22135 -30 Revision: 02
Accredited building practitioner: Frank Gekus -No CC246A





NORTHERN ELEVATION

1:100

DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2019 PART 2 9.12.3



EASTERN ELEVATION

1:100

TIMBER DECK

SCYON LINE (ON BATTENS) INSTALL AND COAT TO MANUFACTURER'S SPECIFICATIONS.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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BEAUMARIS
Client name:
J.D. & K.E. MASSON

Drawing:
ELEVATIONS

Drafted by:
D.D.H.

Approved by:
Approver

Date:

Scale:

09.11.2022

1:100

Project/Drawing no:

Revision:

PD22135 -32

02

Accredited building practitioner: Frank Gekus - No CC246A

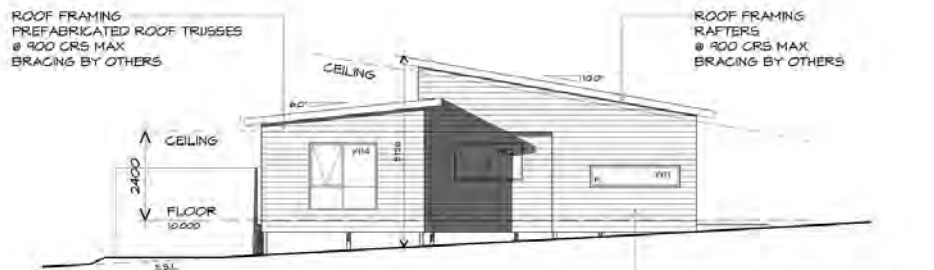
RESIDENCE





SOUTHERN ELEVATION

1:100



WESTERN ELEVATION

1:100



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Drawing:
ELEVATIONS

Drafted by: D.D.H. Approved by: Approver
Date: 09.11.2022 Scale: 1:100

Project/Drawing no: PD22135 -33 Revision: 02
Accredited building practitioner Frank Gaskin - No CC24654

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

RESIDENCE

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 2015.

01/23.7.0

COUNCIL MEETING ACTIONS

01/23.7.1

Outstanding Matters

COUNCIL RESOLUTIONS - MEETINGS - PUBLIC
10/01/2023

31

GOALS

74%

GOAL COMPLETION

COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS - DECEMBER 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	19/12/2022	22/01/2023	12/22.6.1 DA 174-2018 Level 2 Activity - Soamander Waster Transfer Station - Soamander Inert Landfill	DA 174 2018 Level 2 Activity - Soamander Waster Transfer Station - Soamander Inert Landfill	Planning Permit issued 5th January 2023	Senior Town Planner
100%	19/12/2022	22/01/2023	12/22.6.2 DA 301-2022 - Veranda and 2 x Poly Tunnels - 80 Gray Road, St Marys	DA 301 2022 - Veranda and 2 x Poly Tunnels 80 Gray Road, St Marys	Planning Permit issued 5th January 2023	Senior Town Planner
100%	19/12/2022	22/01/2023	12/22.14.3 Local Roads and Community Infrastructure Program - Phase 3 - New project nomination for funding	That Council nominate "Project 7 Reconstruction of Gravel Pathway at Grant St Falmouth" for Local Roads and Community Infrastructure Program - Phase 3 funding.	Project Nomination submitted for consideration by LRDI Program - Phase 3.	Manager Infrastructure and Development Services
100%	19/12/2022	22/01/2023	12/22.15.2 Policy AM21 - Single Use Plastics Policy	That Policy AM21 - Single Use Plastics Policy, as amended, be adopted.	Policy has been changed to reflect the inclusion of recyclable plastic bottles	Manager Community Services

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	19/12/2022	22/01/2023	12/22.15.3 St Marys Theatre Group – Request for Fee Waiver	<ol style="list-style-type: none"> 1. That Council consider approving a full fee waiver for Krystal Hallam to use the St Marys Hall to run a pilot program called “Come and explore Conscious Theatre” 2. That the fee waiver be in place for a period of three months as a trial period to see whether the community are interested in such a program. 3. The waiver does not include the non payment of the bond and administration fee. 	Advised community member of the Council decision to waive hire fee for three months as a trial	Manager Community Services
50%	19/12/2022	31/03/2023	12/22.15.3 St Marys Theatre Group – Request for Fee Waiver	That a review be undertaken to examine the parameters for a 5th category to be added to the existing policy to encompass trial projects.	Council staff have advised the community member of the Council decision and she has made bookings for the three month trial to commence	Manager Community Services
100%	19/12/2022	22/01/2023	12/22.15.4 Replace Community Engagement Policy with a Procedure	That Council replace Policy No CB03 Community Engagement Policy with the document Community Engagement Procedure.	Council approved the removal of this Policy due to a Strategy and Procedure being adopted.	Manager Community Services
100%	19/12/2022	22/01/2023	12/22.15.5 Recreational Trails Strategy	That Council formally adopts the Recreational Trails Strategy.	Council adopted the Recreational Trails Strategy on 19 December, 2023.	Manager Community Services
100%	19/12/2022	22/01/2023	12/22.15.6 Policy CB04 – Youth Policy	That Policy CB04 – The Youth Policy be accepted.	Adopted by Council on 19 December, 2023	Manager Community Services
100%	19/12/2022	31/03/2023	12/22.16.2 St Marys Tip Shop Extensions and Improvements	<ol style="list-style-type: none"> 1. To endorse the conceptual plans, and 2. Proceed with Regulatory approvals, and 3. Proceed with construction in accordance with the approved budget. 	Approvals obtained and contract awarded to proceed with works. Actions complete.	Development Services Coordinator

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	19/12/2022	22/01/2023	12/22.16.3 Draft LPS – Break O'Day Response to TPC Directions	The Break O'Day Council, acting as the Planning Authority, forwards the proposed response contained within this report, to the Tasmanian Planning Scheme, to address Representer directions responses. Specifically, the Break O'Day Council does not support the inclusion of the draft Specific Area Plans relating to the Coastal Zone and Stormwater Management within the Draft BOD LPS and expects the Tasmanian Planning Commission to reject the proposals in accordance with section 40N (1) (e) of the <i>Land Use Planning and Approvals Act 1993</i> (LUPAA).	Response sent to commission sent Friday 23rd December 2022	Development Services Coordinator

COUNCIL RESOLUTIONS NOVEMBER 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
10%	21/11/2022	28/02/2023	11/22.9.1 Live Stream of Council Meetings – Cllr. J Drummond	<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 develop a procedure to live stream Council meetings, this would provide for the live streaming of the public component of Council meetings. The streaming would not include the part of a meeting when Council is 'closed' to the public.	Investigations currently being undertaken and requests for proposals and quotes being sought.	Executive Assistant
75%	21/11/2022	31/12/2022	11/22.15.8 Request for Financial Support – St Helens Online Access Centre	1. The Mayor meet with the Minister to discuss the funding issues that are being faced by our online centres who service our ageing community;	Letter sent on 3 occasions requesting a meeting, final letter resulted in a meeting being arranged for early February 2023.	Manager Community Services
60%	21/11/2022	31/12/2022	11/22.15.8 Request for Financial Support – St Helens Online Access Centre	1. Council staff meet with the coordinators of all three online services to compare what they are funded to deliver and the number of people they are servicing over a funding period; 2. If Council makes a payment to the Online Centres to support the delivery of services, that they be a one off payment and not a recurrent payment; and	Council staff have had discussions with operators/managers of the Fingal and St Marys Online Access Centres - a report to be prepared for the February, 2023 Council workshop	Manager Community Services
0%	21/11/2022	31/12/2022	11/22.15.8 Request for Financial Support – St Helens Online Access Centre	1. Council staff work with the St Helens Online Centre to attract more volunteers to assist with the delivery of services to our community.		Manager Community Services

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
80%	21/11/2022	31/12/2022	11/22.16.5 Council Engagement with Local Aboriginal Community	That Council invite the local Noiheener Aboriginal community organisation to meet with Council at a Council Workshop to share interests and aims.	Contact information has been obtained for the local Noiheener Community organisation (Aboriginal Corporation) and an invitation to join Councillors at a future Workshop is being prepared.	NRM Facilitator
20%	21/11/2022	31/01/2023	11/22.16.6 Community Communications support for Off Road Vehicle Management	That Council provide public information and education support to the efforts being made by the Parks and Wildlife Service, private landholders and NRM North to control illegal off road vehicles on St Helens Point.	A communications approach will be developed with Communications Coordinator in collaboration with the Parks and Wildlife Service and other stakeholders following the Christmas/New Year break.	NRM Facilitator

COUNCIL RESOLUTIONS - OCTOBER 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
97%	17/10/2022	31/12/2022	10/22.14.2.207 - Signage for Town Hall Car Park, St Marys	That Council submit an application to the Department of State Growth for the placement of guidance signage at St Marys as follows:	Approval and permit for proposed signage granted by State Growth. Signs on order and will be placed post-delivery.	Manager Infrastructure and Development Services
				<ul style="list-style-type: none"> A "Parking Ahead 150m on LEFT" at a location 150m to the west of the Town Hall entrance driveway on Main Street between Clive and Cameron Streets. A "Parking Ahead 150m RIGHT" on Main Street at the Bakery. 		

COUNCIL RESOLUTIONS SEPTEMBER 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
60%	19/09/2022	31/12/2022	09/22.17.2.200 - Housing Supply	That Break O'Day Council partner with Centacare Evolve Housing in the provision of community housing within the municipality.	Further consultation is occurring with Centacare Evolve Housing. Most recent was site visit with Centacare officers which has resulted in an updated site plan being provided for a site in Fingal. Further discussion to occur with Councillors on the proposal.	Economic Development Officer
75%	19/09/2022	31/12/2022	09/22.17.3.201 - Northern Tasmania Development Corporation (NTDC) - Governance	Request the NTDC Board to draft the recommended constitutional changes in collaboration with the Member Council General Managers/Chief Executive Officer for the further consideration of the member Councils.	The NTDC Board have undertaken a review of the Constitution and provided a draft for consideration. A Special General Meeting is being held in early February to discuss.	General Manager

COUNCIL RESOLUTIONS - AUGUST 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
90%	15/08/2022	30/11/2022	08/22.9.1.160 - Notice of Motion - Upgrade Cricket Pitch Surface and Relocation of Cricket Practice Nets - St Helens Sports Complex - Cllr M Osborne	<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 allocate \$30,000 from the St Helens Public Open Space Reserve towards the upgrading of the cricket pitch surfacing and the relocation and upgrading the cricket practice nets at the cricket ground of the St Helens Sports Complex.</p>	Draft agenda item prepared for January Council meeting	Manager Corporate Services
90%	15/08/2022	30/09/2022	08/22.9.2.161 - Notice of Motion - Housing Crisis Action - Cllr J Drummond	<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 the Mayor as the representative of Council write to those property owners with a secondary residence, or holiday home, in our municipality asking for consideration to be given to placing that secondary home/ holiday home into the local rental market, to address the lack of available rental properties in our community right now.</p>	Agenda report drafted for the January meeting	Manager Corporate Services

COUNCIL RESOLUTIONS JUNE 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
60%	27/06/2022	31/10/2022	06/22.15.3.123 - Outdoor Exercise Equipment - Scamander	That Council seek external funding to cover the cost of this project.	Council staff continue to seek external funding for this project. The full amount - approx. \$70,000 will need to be grant funded.	Manager Community Services

COUNCIL RESOLUTIONS MAY 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
80%	16/05/2022	31/07/2022	05/22.9.1.87 - Notice of Motion - Provision of Crossing in Main Street, St Marys - Cllr J Drummond	<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 re-consider the provision of pedestrian cross over points and/or traffic islands in the Main Street of St Marys.</p>	Project scope being prepared.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS FEBRUARY 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
55%	21/02/2022	31/03/2022	02/22.16.5.39 - Management of Freshwater Resources and Water Quality	Council show leadership on freshwater management arrangements and seek input and advice from state water managers and independent experts on freshwater management arrangements and development initiatives in Tasmania, and their adequacy for ensuring the ecologically sustainable use and development of freshwater systems and resources in Break O'Day.	Activities to bring information and advice on state water resources and water quality management to Break O'Day through Council remain to be developed. The NRM Committee is following recent issues, such as with sewage discharges and the wet weather. Concerns remain for critical reviews and claims of poor freshwater and river management by the Tasmanian Government agencies and bodies.	NRM Facilitator

COUNCIL RESOLUTIONS 2021

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
10%	15/02/2021	31/08/2021	02/21.16.4.50 - Draft Policy LG55 – Use of Conferencing Technology to Attend Council Meetings and Workshops Policy	That Council note the draft Policy LG55 – Use of Conferencing Technology to Attend Council Meetings and Workshops Policy and await the outcome of the Local Government Act review.	On hold until the Local Government Act Review is completed.	Executive Assistant
95%	19/04/2021	30/06/2021	04/21.14.3.88 - St Marys Recreation Ground Lighting	That Council consider the logistics and validity of relocating the St Helens lights with particular attention paid to the ongoing cost of maintaining and running the lights.	The existing football ground lights at the St Helens Rec Ground (electrical and structural components) are to be inspected when removed from service in 2023, for suitability for re-use at the St Marys Rec Ground. A report will be subsequently prepared for Council's consideration.	Manager Infrastructure and Development Services
75%	17/05/2021	31/08/2021	05/21.9.2.103 - Notice of Motion - Investigations into a Swimming Pool and Hydra-therapy Pool - Cllr M Tucker	<i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i> Council to start undertaking another look into an indoor swimming pool and hydra-therapy pool at the sports complex whilst updating our St Helens Sports Complex Master Plan. Council Officers/Managers go to Circular Head Council and look at the new swimming pool complex they have built and work with their Council on understanding the costs of running the complex now it has been running for a while.	Initial report on investigations provided to Council for consideration at the June Council workshop. Consideration now occurring in relation to the approach to conducting a Feasibility Study and engagement with the community. Provision made within the 2022-23 Budget to engage a Consultant to undertake this work. Work has commenced on developing a draft Consultants Brief for initial discussion with Council. Initial discussion are occurring in relation to a steering Group or something similar, its purpose and membership	General Manager
82%	16/08/2021	14/02/2022	08/21.13.4.178 - Electric Vehicle Charging Station Proposal for Fingal	That management be authorised to enter into a joint funding agreement for the installation and operation of such a charging station.	No further correspondence to report.	Manager Corporate Services
30%	20/09/2021	30/06/2023	09/21.16.5.208 - Intention to Make a New By-Law - Keeping of Roosters and Other Animals	In accordance with section 156 of the <i>Local Government Act 1993</i> , Council resolves to make a by-law for the regulation of keeping roosters and other animals.	Initial Drafting of By-Law completed, further refinement and office consideration required prior to presenting to Council.	Development Services Coordinator

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
90%	15/11/2021	31/01/2022	11/21.14.5.249 - Terrys Hill Road, Goshen	Council pursue DPIPWE to fulfil their maintenance responsibilities on Terry Hills Road and that Council approach the State Government with the view of potentially providing the State a road maintenance service paid for by the State Government.	Normal government procurement processes apply. The road was upgraded in the latter part of 2021 via open tender process. The matter of how PWS will undertake ongoing road maintenance remains open for general discussion with the Secretary of Natural Resources and Environment Tasmania (NRET) - yet to be scheduled.	Manager Infrastructure and Development Services

01/23.8.0 PETITIONS

Nil.

01/23.9.0 NOTICES OF MOTION

Nil.

01/23.10.0 COUNCILLOR'S QUESTIONS ON NOTICE

01/23.10.1 Water Refill Stations – Cllr J Drummond

Water refill stations Adopted 16 March 2020 – Minute No 03/20.13.3.42

Single use plastic Adopted 21 February 2022 – Minute No 02/22.16.3.35

Pertaining to water refill stations and single use plastic policies.

Can we include in the budget consideration for the upcoming year, a discussion about budgets and a plan for rolling out at least one water refill station in each of the townships in the municipality. This could commence with the larger communities and move over time to the smaller communities where there would be less demand.

This would support the single use plastic policy which was adopted last year and is being rolled out from January 2023, by providing water refill stations, and encouraging residents and visitors to move away from plastic water bottles to a more sustainable mode of carrying water with them.

I see this as a matter of urgency as we adopted the water refill station policy in 2020 and to date, I believe, have just one station that has been established in Scamander. The St Marys Community Space remains without a water refill station even though budget was allocated for this to be put into place. This would assist our community in transitioning from disposable water bottles and reduce the amount of plastic being sent out in our recycling trucks.

01/23.11.0 COUNCILLOR'S QUESTIONS WITHOUT NOTICE

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

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

20.12.2022	St Helens	– Athletic Club Meeting
22.12.2022	MS Teams	– Local Government Association of Tasmania General Management Committee – Learning Framework Governance
03.01.2023	St Helens	– Athletic Club Meeting
09.01.2023	St Helens	– Oceania Orienteering Championships Carnival
09.01.2023	MS Teams	– Flood Recovery Advisory Group – Meeting with State Recovery Advisor Craig Limkin
16.01.2023	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 – Deputy Mayor Kristi Chapple
- NRM Special Committee – Cllr Janet Drummond
- East Coast Tasmania Tourism (ECTT) – Cllr Barry LeFevre
- Mental Health Action Group – Cllr Barry LeFevre
- Disability Access Committee – Cllr Janet Drummond
- Bay of Fires Master Plan Steering Committee – Cllr Ian Carter

01/23.13.0 BUSINESS AND CORPORATE SERVICES

01/23.13.1 Corporate Services Department Report

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business 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 on activities of 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:

Rates and Cash Flow

The next rates instalment is due on the 7th of February.

Investments – Term Deposits

\$ 1,500,000.00 4.34% Maturing 1/12/2023
\$ 1,008,843.21 4.27% Maturing 10/11/2023
\$ 1,007,022.43 4.27% Maturing 10/11/2023
\$1,003,964.11 3.94% Maturing 19/6/2023
\$2,008,166.58 3.84% Maturing 14/6/2023
\$2,017,040.22 4% Maturing 11/5/2023
\$1,003,825.52 3.6% Maturing 9/3/2023
\$2,000,000.00 3.60% Maturing 18/01/2023

Rates Summary - 4 January 2023

	2022/2023		2021/2022	
Rates Brought Forward	%	\$	%	\$
Outstanding Rate Debtors		470,736.59		390,871.07
Less Rates in Credit		-280,014.02		-227,512.36
Net Rates Outstanding at 30 June	1.72	190,722.57	1.55	163,358.71
Rates and Charges Levied	97.71	10,827,668.09	97.97	10,159,928.62
Interest and Penalty Charged	0.57	63,543.08	0.49	51,406.93
Total Rates and Charges Demanded	100.00	10,891,211.17	100.00	10,400,702.46
Less Rates and Charges Collected	71.28	7,899,602.27	79.70	8,256,478.32
Less Credit Journals and Supp Credits	0.17	18,385.82		
Remissions and Discount	5.06	560,662.31		
Unpaid Rates and Charges 4 January	23.49	2,412,560.77	20.30	2,144,224.14

Remissions and Discounts	2022/2023	2021/2022
Early Payment Discount	105,980.19	105,003.52
Pensioner Rebates	454,682.12	442,156.52
	560,662.31	547,160.04

Number Rateable Properties	6554
Number Unpaid Rateable Properties	3464
% Properties Not fully paid	36.22

Right to Information (RTI) Requests

Nil

132 and 337 Certificates

	132	337
December 2022	39	18
November 2022	26	17
November 2021	59	38

Debtors/Creditors @ 5 January 2023

DEBTORS INFORMATION

Invoices Raised

Current			Previous Year	
Month	Mth Value	YTD 22/23	Month	YTD 21/22
63	116,741.75	493	36	445

CREDITORS INFORMATION

Payments Made

Current			Previous Year	
Month	Mth Value	YTD 22/23	Month	YTD 21/22
255	\$ 772,489.14	1460	333	2203

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	Raoul Harper, Manager Business Services
FILE REFERENCE	018\018\001\
ASSOCIATED REPORTS AND DOCUMENTS	Financial Reports

OFFICER'S RECOMMENDATION:

That the following reports for the month ending 31 December 2022 be received:

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2022-2023

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 December 2022.

Profit and Loss

Break O'Day Council

For the 6 months ended 31 December 2022

Account	Actual YTD	Budget YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income					
Rates	10,862,335	10,840,244	0%	10,840,244	
User Fees	708,407	699,858	1%	1,399,726	
Operating Grants	683,307	416,562	64%	2,423,090	1
Interest & Investment Income	322,039	281,688	14%	563,369	
Contributions	13,600	10,002	36%	20,000	
Other Revenue	48,372	16,002	202%	32,000	
Total Trading Income	12,638,060	12,264,356	3%	15,278,429	
Gross Profit	12,638,060	12,264,356	3%	15,278,429	
Capital Grants					
Grants - Commonwealth Capital	1,270,704	1,497,190	-15%	2,994,381	
Grants - Roads to Recovery	8,865	161,750	-95%	647,000	
Grants - State Capital	176,424	250,002	-29%	500,000	
Total Capital Grants	1,455,993	1,908,942	-24%	4,141,381	2
Other Non Operating Income					
Net Gain/Loss on Disposal of Assets	23,296	60,000	-61%	120,000	
Total Other Non Operating Income	23,296	60,000	-61%	120,000	
Total Non Operating Revenue	1,479,289	1,968,942	-25%	4,261,381	
Operating Expenses					
Employee Costs	2,818,863	2,919,557	-3%	5,839,111	
Materials & Services	3,841,321	3,378,370	14%	6,399,689	3
Depreciation	2,157,653	1,959,318	10%	3,918,626	4
Other Expenses	126,464	135,788	-7%	246,584	
Total Operating Expenses	8,944,301	8,393,033	7%	16,404,010	
Operating Net Profit	3,693,759	3,871,323	-5%	(1,125,581)	
Net Profit (Including Non Operating Revenue)	5,173,048	5,840,265	-11%	3,135,800	
Work in Progress					
Capital Work in Progress	1,174,065	0	0%	0	
Total Work in Progress	1,174,065	0	0%	0	

Notes

1. Operating Grant revenue is up \$267k on budget YTD (64%), primarily due to unspent grants carried forward from the prior year (\$142k). Council's Financial Assistance Grants allocation for 22/23 has also increased by \$198k for the year and will be spread over the 4 instalments.
2. Capital Grant revenue is down \$453k on budget YTD (24%) primarily due to timing and the payment of grants based on project milestones. Emergency works for storm damage has resulted in the delay in some programed works.
3. Materials and Services are up \$463k on budget YTD (14%), due to higher costs and responding to storm damage, which will be partially claimable.
4. Depreciation is up \$198k (10%) on budget YTD which is primarily due to the revaluation of assets and the recognition of new assets at 30 June 2022.

Profit and Loss

Break O'Day Council

For the 6 months ended 31 December 2022

Account	Dec 2022	Actual YTD	Budget YTD	2023 Annual Budget	% Annual Budget Consumed
Trading Income					
Rates					
Rates - Fire Levy	0	382,385	374,853	374,853	102%
Rates - Waste Management	0	1,494,612	1,487,984	1,487,984	100%
Rates - General	0	8,010,924	8,010,311	8,010,311	100%
Rates - Waste Collection	2,256	974,414	967,096	967,096	101%
Total Rates	2,256	10,862,335	10,840,244	10,840,244	100%
User Fees					
B.C.I Training Levy	4,188	39,228	22,794	45,593	86%
Building Fees	4,730	23,855	22,734	45,471	52%
Building Inspections	2,927	28,591	27,408	54,810	52%
Building Levy	2,094	19,615	11,400	22,797	86%
Building Surveying Assessment Fees	2,441	24,986	24,750	49,504	50%
Caravan Fees and Fines	136	66,859	34,998	70,000	96%
Cemetery Fees	0	9,972	12,702	25,402	39%
Commission	4,164	8,858	9,840	19,683	45%
Development Application Fees	25,086	86,981	59,328	118,660	73%
Dog Infringements	220	462	1,248	2,500	18%
Dog Registration Fees	355	9,218	25,650	51,300	18%
Donations and Other Contributions	22	1,240	30,000	60,000	2%
Engineering Fees	660	6,194	5,952	11,903	52%
Environment Fees - Other	250	2,650	3,000	6,000	44%
Equipment Hire	0	64	0	0	0%
Facilities Hire	1,489	21,983	20,628	41,253	53%
Facilities Leases	429	33,174	37,500	75,000	44%
Fire Abatement Charges	0	0	1,002	2,000	0%
Health Licence Fees and Fines	386	1,512	7,002	14,000	11%
Immunisations	0	1,402	498	1,000	140%
Infringements	0	0	4,998	10,000	0%
Permit Administration	1,760	15,520	21,084	42,165	37%
Planning - Advertising Fee	6,400	35,000	42,420	84,843	41%
Plumbing Fees	3,980	28,255	19,998	40,000	71%
Private Works	703	10,944	32,502	65,000	17%
Property Certificates	4,741	51,051	71,982	143,966	35%
Sales	6,649	48,571	33,816	67,633	72%
Subdivision Fees	0	800	4,308	8,617	9%
Waste Charges - User Fees	23,985	131,423	110,316	220,626	60%
Total User Fees	97,796	708,407	699,858	1,399,726	51%
Operating Grants					
Grants - Financial Assistance	0	524,424	391,560	2,373,090	22%
Grants - Operational State	0	158,883	25,002	50,000	318%
Total Operating Grants	0	683,307	416,562	2,423,090	28%
Interest & Investment Income					
Interest & Penalties on Overdue Rates	2,873	56,548	40,002	80,000	71%
Interest Income	6,028	71,491	9,186	18,369	389%
TasWater - Tax Equiv & Dividends	97,000	194,000	232,500	465,000	42%
Total Interest & Investment Income	105,901	322,039	281,688	563,369	57%
Contributions					
Public Open Space	1,200	13,600	10,002	20,000	68%
Total Contributions	1,200	13,600	10,002	20,000	68%
Other Revenue					
Fuel Credit	0	0	15,000	30,000	0%
Insurance Recoveries	0	0	1,002	2,000	0%
Other Revenue	0	14,886	0	0	0%
Reimbursements	1,500	33,487	0	0	0%

Total Other Revenue	1,500	48,372	16,002	32,000	151%
Total Trading Income	208,653	12,638,060	12,264,356	15,278,429	83%

Gross Profit	208,653	12,638,060	12,264,356	15,278,429	83%
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Capital Grants

Grants - Commonwealth Capital	228,685	1,270,704	1,497,190	2,994,381	42%
Grants - Roads to Recovery	0	8,865	161,750	647,000	1%
Grants - State Capital	0	176,424	250,002	500,000	35%
Total Capital Grants	228,685	1,455,993	1,908,942	4,141,381	35%

Other Non Operating Income

Net Gain/Loss on Disposal of Assets	4,500	23,296	60,000	120,000	19%
Total Other Non Operating Income	4,500	23,296	60,000	120,000	19%

Total Non Operating Revenue	233,185	1,479,289	1,968,942	4,261,381	35%
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Operating Expenses

Employee Costs	467,298	2,818,863	2,919,557	5,839,111	48%
Materials & Services					
Advertising	3,411	22,560	27,000	54,000	42%
Amortisation on Municipal Revaluation	2,102	12,615	12,498	25,000	50%
Bank Charges	3,128	26,149	16,098	32,200	81%
BCI Training Levy	3,897	35,234	22,794	45,593	77%
Building Permit Levy	1,909	16,990	11,400	22,797	75%
Catering	4,701	13,529	7,698	15,400	88%
Cleaning	30,149	99,187	125,520	251,039	40%
Community Grants & Contributions	16,500	66,106	91,302	182,600	36%
Consulting Services	5,137	192,967	252,312	504,618	38%
Contractor Services	365,698	1,448,172	1,087,797	2,175,591	67%
Contributions In-kind	0	0	726	1,457	0%
Debt Recovery Fees	55	1,445	7,998	16,000	9%
Fire Service Levy	95,524	191,047	186,314	372,628	51%
Fuel & Oil	19,212	127,445	196,932	393,862	32%
Gravel Material - Internal Recharge	0	18,550	0	0	0%
Gravel Recovered	0	(51,797)	0	0	0%
Insurance	0	200,228	174,722	174,722	115%
Interest Expense	115,566	138,441	135,672	271,341	51%
Internal Audit Fees	0	0	3,498	6,996	0%
IT Expenses	50,135	146,411	111,600	223,200	66%
Land Tax	1,193	27,227	28,404	56,813	48%
Leases	3,951	26,513	44,250	88,500	30%
Legal Expenses	0	26,596	32,502	65,000	41%
Licence Fees	0	52,500	69,642	139,278	38%
Materials	29,547	240,878	203,640	407,282	59%
Pensioner Rate Remissions	(35,795)	9,602	0	0	0%
Plant Hire - External	690	29,502	2,748	5,500	536%
Plant Hire - Internal Recharge	61,393	310,191	281,424	562,842	55%
Plant Hire Clearing - Recovered	(62,367)	(320,658)	(372,600)	(745,200)	43%
Postage & Freight	2,393	19,087	8,604	17,208	111%
Printing & Stationery	2,089	12,736	12,528	25,057	51%
Rates Remissions	0	68,509	74,234	74,234	92%
Refunds & Reimbursements	210	(7,662)	0	0	0%
Registration & MAIB - (Vehicle & Plant)	1,907	42,155	23,778	47,554	89%
Repairs & Maintenance	697	7,986	5,274	10,550	76%
Repairs & Maintenance - (Vehicle & Plant)	23,437	162,679	114,900	229,797	71%
Royalties and Production Licenses	0	25,282	2,502	5,000	506%
Settlement Discount - Rates Payments	47	105,802	108,103	108,103	98%
Stock Purchases for Resale	2,364	16,172	15,000	30,000	54%
Subscriptions/Publications/Memberships	874	134,202	80,610	161,223	83%
Supplementary Revaluations	0	0	13,998	28,000	0%
Telephone & Internet	3,369	17,915	24,078	48,160	37%
Travel Expenses	709	2,972	360	724	410%
Utility Costs (Gas, Electricity & Water)	29,680	119,163	131,886	263,770	45%
Venue Hire	0	1,873	624	1,250	150%
Waste Levy	0	4,824	0	0	0%

Total Materials & Services	783,511	3,841,321	3,378,370	6,399,689	60%
Depreciation					
Depreciation - Bridges	37,022	222,132	231,042	462,082	48%
Depreciation - Building	38,729	229,884	216,090	432,176	53%
Depreciation - Coastal Assets	2,406	14,278	0	0	0%
Depreciation - Furniture & Fittings	113	670	69,042	138,087	0%
Depreciation - Land Improvements	4,954	29,404	103,086	206,169	14%
Depreciation - Plant & Equipment	36,011	228,786	206,208	412,411	55%
Depreciation - Recreation	31,705	189,425	0	0	0%
Depreciation - Roads	173,170	1,039,020	946,860	1,893,716	55%
Depreciation - Stormwater Infrastructure	31,658	189,948	186,990	373,985	51%
Depreciation - Waste Infrastructure	2,366	14,106	0	0	0%
Total Depreciation	358,134	2,157,653	1,959,318	3,918,626	55%
Other Expenses					
Councillor Allowances	15,544	92,091	86,790	173,584	53%
Councillor Expenses	2,705	3,165	13,998	28,000	11%
Councillor Training & Development	0	141	0	0	0%
Election Costs	0	3,148	0	0	0%
External Audit Fees	0	27,920	35,000	45,000	62%
Total Other Expenses	18,249	126,464	135,788	246,584	51%
Total Operating Expenses	1,627,192	8,944,301	8,393,033	16,404,010	55%
Operating Net Profit	(1,418,539)	3,693,759	3,871,323	(1,125,581)	-328%
Net Profit (Including Non Operating Revenue)	(1,185,354)	5,173,048	5,840,265	3,135,800	165%

Work in Progress

WIP Current - Contractors & Consultants	27,462	517,569	0	0	0%
WIP Current - Employee Oncosts	4,861	42,441	0	0	0%
WIP Current - External Plant Hire	0	2,940	0	0	0%
WIP Current - Internal Plant Hire	974	10,194	0	0	0%
WIP Current - Materials & Services	11,807	283,341	0	0	0%
WIP Current - Other	2,629	2,629	0	0	0%
WIP Current - Plant/Equipment Purchases	51,919	230,141	0	0	0%
WIP Current - Salary & Wages	9,723	84,809	0	0	0%
Total Work in Progress	109,374	1,174,065	0	0	0%

Profit and Loss - Works & Infrastructure

Break O'Day Council

For the 6 months ended 31 December 2022

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
Rates	2,469,026	2,455,078	13,948	1%	2,455,078	
User Fees	239,324	254,394	(15,070)	-6%	508,804	
Operating Grants	258,855	214,994	43,861	20%	1,302,991	
Other Revenue	2,923	16,002	(13,079)	-82%	32,000	
Total Trading Income	2,970,128	2,940,468	29,660	1%	4,298,873	
Gross Profit	2,970,128	2,940,468	29,660	1%	4,298,873	
Capital Grants						
Grants - Commonwealth Capital	1,270,704	1,497,192	(226,488)	-15%	2,994,381	
Grants - Roads to Recovery	8,865	161,750	(152,885)	-95%	647,000	
Grants - State Capital	176,424	250,002	(73,578)	-29%	500,000	
Total Capital Grants	1,455,993	1,908,944	(452,951)	-24%	4,141,381	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	5,810	60,000	(54,190)	-90%	120,000	2
Total Other Non Operating Income	5,810	60,000	(54,190)	-90%	120,000	
Total Non Operating Revenue	1,461,803	1,968,944	(507,141)	-26%	4,261,381	
Operating Expenses						
Employee Costs	1,468,049	1,591,620	(123,571)	-8%	3,183,236	
Materials & Services	2,450,386	2,039,786	410,600	20%	4,026,160	3
Depreciation	2,098,863	1,864,200	234,663	13%	3,728,388	4
Total Operating Expenses	6,017,299	5,495,606	521,693	9%	10,937,784	
Operating Net Profit	(3,047,171)	(2,555,138)	(492,033)	19%	(6,638,911)	
Net Profit (Including Non Operating Revenue)	(1,585,369)	(586,194)	(999,175)	170%	(2,377,530)	

Notes

- Capital Grant revenue is down \$453k on budget YTD (24%) primarily due to timing and the payment of grants based on project milestones. Emergency works for storm damage has resulted in the delay in some programed works.
- Net gain/loss on disposal of assets is down \$54k on budget YTD. With some vehicles and plant still to be traded.
- Materials and services are up \$411k on budget YTD (20%), primarily due to higher contractor costs particularly in the areas such roads, stormwater and drainage. This is partially related to responding to recent storm damage which will be parially claimable.
- Depreciation is up \$235k on budget YTD (13%) which is primarily related to the revaluation of assets and recognition of new assets are 30 June 2022.

Profit and Loss - Corporate Services

Break O'Day Council

For the 6 months ended 31 December 2022

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
Rates	8,393,309	8,385,164	8,145	0%	8,385,164	
User Fees	42,984	30,306	12,678	42%	60,610	
Operating Grants	259,469	267,526	(8,057)	-3%	1,070,100	
Interest & Investment Income	322,039	281,688	40,351	14%	563,369	
Other Revenue	41,900	0	41,900	0%	0	
Total Trading Income	9,059,701	8,964,684	95,017	1%	10,079,243	
Gross Profit	9,059,701	8,964,684	95,017	1%	10,079,243	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	9,157	0	9,157	0%	0	
Total Other Non Operating Income	9,157	0	9,157	0%	0	
Total Non Operating Revenue	9,157	0	9,157	0%	0	
Operating Expenses						
Employee Costs	407,899	455,630	(47,731)	-10%	911,251	
Materials & Services	894,882	810,913	83,969	10%	1,328,953	2
Depreciation	35,232	70,854	(35,622)	-50%	141,707	
Other Expenses	27,920	2,502	25,418	1016%	5,000	
Total Operating Expenses	1,365,933	1,339,899	26,034	2%	2,386,911	
Operating Net Profit	7,693,768	7,624,785	68,983	1%	7,692,332	
Net Profit (Including Non Operating Revenue)	7,702,925	7,624,785	78,140	1%	7,692,332	

Notes

1. Materials and Services are up \$84k on budget YTD (10%), this is primarily due to higher costs in areas such as insurance (\$35k) and IT (\$33k).

Profit and Loss - Governance

Break O'Day Council

For the 6 months ended 31 December 2022

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
Operating Grants	50,000	0	50,000	0%	0	
Total Trading Income	50,000	0	50,000	0%	0	
Gross Profit						
	50,000	0	50,000	0%	0	
Total Non Operating Revenue						
	0	0	0	0%	0	
Operating Expenses						
Employee Costs	340,095	246,474	93,621	38%	492,955	1
Materials & Services	110,045	143,586	(33,541)	-23%	221,168	
Depreciation	3,782	7,824	(4,042)	-52%	15,648	
Other Expenses	98,544	120,786	(22,242)	-18%	241,584	
Total Operating Expenses	552,465	518,670	33,795	7%	971,355	
Operating Net Profit						
	(502,465)	(518,670)	16,205	-3%	(971,355)	
Net Profit (Including Non Operating Revenue)						
	(502,465)	(518,670)	16,205	-3%	(971,355)	

Notes

1. Employee Costs are up \$94k on budget YTD (38%) due to the allocation of wages to Governance that were originally budget in other areas, such as Community Development and Corporate Services.

Profit and Loss - Development Services

Break O'Day Council

For the 6 months ended 31 December 2022

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
User Fees	424,424	406,092	18,332	5%	812,197	
Contributions	13,600	10,002	3,598	36%	20,000	
Other Revenue	0	1,560	(1,560)	-100%	3,112	
Total Trading Income	438,024	417,654	20,370	5%	835,309	
Gross Profit	438,024	417,654	20,370	5%	835,309	
Total Non Operating Revenue	0	0	0	0%	0	
Operating Expenses						
Employee Costs	449,275	469,110	(19,835)	-4%	938,208	
Materials & Services	199,504	261,077	(61,573)	-24%	522,135	
Depreciation	6,616	6,750	(134)	-2%	13,502	
Total Operating Expenses	655,396	736,937	(81,541)	-11%	1,473,845	
Operating Net Profit	(217,372)	(319,283)	101,911	-32%	(638,536)	
Net Profit (Including Non Operating Revenue)	(217,372)	(319,283)	101,911	-32%	(638,536)	

Notes

1. Materials and Services are down \$62k on budget YTD (24%). This is primarily due to timing of works particularly for NRM projects.

Profit and Loss - Community Development

Break O'Day Council

For the 6 months ended 31 December 2022

Account	Actual YTD	Budget YTD	Budget Variance YTD	Budget Variance % YTD	2023 Annual Budget	Notes
Trading Income						
User Fees	1,764	7,500	(5,736)	-76%	15,000	
Operating Grants	114,983	25,002	89,981	360%	50,000	1
Other Revenue	3,549	0	3,549	0%	0	
Total Trading Income	120,296	32,502	87,794	270%	65,000	
Gross Profit	120,296	32,502	87,794	270%	65,000	
Other Non Operating Income						
Net Gain/Loss on Disposal of Assets	8,330	0	8,330	0%	0	
Total Other Non Operating Income	8,330	0	8,330	0%	0	
Total Non Operating Revenue	8,330	0	8,330	0%	0	
Operating Expenses						
Employee Costs	153,545	151,728	1,817	1%	303,454	
Materials & Services	186,504	152,148	34,356	23%	304,276	
Depreciation	13,159	9,690	3,469	36%	19,380	
Total Operating Expenses	353,209	313,566	39,643	13%	627,110	
Operating Net Profit	(232,912)	(281,064)	48,152	-17%	(562,110)	
Net Profit (Including Non Operating Revenue)	(224,582)	(281,064)	56,482	-20%	(562,110)	

Notes

1. Operating Grants are up \$90k on budget YTD, this is primarily in relation to unspent grants carried forward from the prior year.

Balance Sheet

Break O'Day Council

As at 31 December 2022

Account	31 Dec 2022	30 Jun 2022
Assets		
Current Assets		
Cash & Cash Equivalents	13,749,606	11,813,436
Trade & Other Receivables	2,866,402	639,000
Inventory	301,503	325,193
Other Assets	0	4,000
Total Current Assets	16,917,510	12,781,629
Non-current Assets		
Trade & Other Receivables	0	14,000
Property, Plant & Equipment	179,482,647	181,797,388
Right of Use Asset	17,734	17,734
Intangible Assets	58,762	71,377
Investment in Water Corporation	32,937,531	32,937,531
Other Investments	30,000	30,000
Total Non-current Assets	212,526,674	214,868,029
Total Assets	229,444,184	227,649,659
Liabilities		
Current Liabilities		
Trade & Other Payables	441,369	1,040,390
Contract Liabilities	41,260	1,290,000
Lease Liability	11,800	11,800
Interest Bearing Loans & Borrowings	196,653	389,024
Provisions	873,394	873,394
Trust Funds and Deposits	695,500	676,031
Total Current Liabilities	2,259,975	4,280,638
Non-current Liabilities		
Lease Liabilities	17,734	17,734
Interest Bearing Loans & Borrowings	5,866,821	5,866,821
Provisions	478,885	552,783
Total Non-current Liabilities	6,363,441	6,437,338
Total Liabilities	8,623,416	10,717,977
Net Assets	220,820,768	216,931,682
Equity		
Accumulated Surplus	45,079,688	41,080,855
Reserves	175,741,080	175,883,682
Total Equity	220,820,768	216,964,537

Statement of Cash Flows

Break O'Day Council

For the 6 months ended 31 December 2022

Account	YTD	2021
Operating Activities		
Receipts from customers	720,432	1,352,000
Receipts from rates	8,459,998	10,203,000
Receipts from Operational Grants	684,998	4,316,000
Contributions	14,896	97,000
Interest received	128,039	118,000
Dividends received	194,000	486,000
Payments to employees	(2,969,494)	(5,354,000)
Payments to suppliers	(4,310,911)	(7,471,000)
Finance Costs	(138,441)	(303,000)
Cash receipts from other operating activities	450,482	730,000
Cash payments from other operating activities	6,698	0
Net Cash Flows from Operating Activities	3,240,697	4,154,000
Investing Activities		
Payment for property, plant and equipment	(1,410,936)	(4,737,000)
Capital Grants received	223,555	3,500,000
Proceeds from sale of property, plant and equipment	54,763	217,000
Net Cash Flows from Investing Activities	(1,132,620)	(1,020,000)
Financing Activities		
Proceeds of trust funds and deposits	20,464	24,000
Repayment of loans	(192,371)	(1,882,000)
Repayment of lease liabilities	0	(11,000)
Net Cash Flows from Financing Activities	(171,907)	(1,869,000)
Net Cash Flows	1,936,170	1,265,000
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	11,813,436	10,548,436
Net change in cash for period	1,936,170	1,265,000
Cash and cash equivalents at end of period	13,749,606	11,813,436

Break O'Day Council
Capital Works 2022-2023
For the period ending 31 December 2022

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Comments
Plant & Equipment	-		
Vehicle Management Tracking System	-	30,000	
Airport Self Starting Generator	-	16,000	Subject to regional airport grant funding of \$12k
1336 Building Services Coordinator	-	45,000	
H66ZW - DS Pool Car	-	40,000	
1339 General Manager	-	55,000	
1369 Manager Community Services	34,282	36,000	
1368 Replace Corporate Services Manager	38,833		
Manager Infrastructure & Development Services	34,172	36,000	
1376 Replace General Manager vehicle	51,919	-	
Turf Mower Replacement	-	80,000	2nd hand Mower - Contingent of co-funding from St Helens Football Club 50:50
1321 Fuso Fighter	-	130,000	Truck with HYAB (on-board crane)
1219 Street Sweeper	-	150,000	
Mower Trailer	-	20,000	
1084 - Box Trailer	-	3,000	
1252 Box Trailer	-	3,000	
1080 Box Trailer	-	3,000	
1097 - Pavement Roller (self propelled)	-	30,000	
Mobile Porta-loo	-	4,000	Additional unit
Small Plant - VARIOUS	18,469	40,000	
Total Plant & Equipment	177,673	721,000	
Furniture & IT			
Additional sit down/stand up desks	-	1,500	
IT - Exchange Upgrade 2022/23	-	20,000	
Spatial Upgrade	-	10,000	
IT - SANS Server	3,265	30,000	
Air Conditioner server room	5,730		
Desktop replacements 2022/23	20,286	15,000	
Tablet/Laptop Replacement - Councillors	21,834	20,000	
Planning & Reporting Software	-	15,000	
Street furniture & signage	6,462	20,000	
Total Furniture & IT	57,578	131,500	
Buildings			
Marine Rescue Building - Additions	-	24,000	To be a contributed asset. Project run by St Helens Marine Rescue. Additions plus gantry.
Fingal Community Shed (Old Tas Hotel)	10,533	378,497	BSBR Grant

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Comments
Managana Communications Cell	29,455	115,119	BSBR Grant
St Marys Indoor Recreation Facility	20,223	1,146,727	BSBR Grant
Portland Hall Upgrades	-	6,000	Audio visual equipment to be purchased and installed.
Scamander Sports Complex	-	50,000	Solar Panel & Kitchen upgrades - Contribution from Scamander Sports Complex \$20k
St Marys Hall Upgrades	-	50,000	Solar Panel = \$35K + \$15K for Heating - Refer Council Motion
St Helens Croquet proposal	-	20,000	
St Marys Skate Park Toilet	27,288	-	C/fwd project
Small projects - bus shelters and misc improvements	3,583	30,000	Bus Shelters/Small projects and improvements that cannot be considered maintenance
Aerodrome Hanger	12,042	-	
Police Station & Health - 1 Annie St	13,677	-	
Police Station Acquisition	2,550	-	
Council Chambers additions and improvements	199	40,000	New Indoor/Outdoor Kitchen/Lunch Room Extension.Painting outside.
Total Buildings	119,550	1,860,343	
Parks, Reserves & Other			
Special Project - Marine Strategy	31,786	30,000	
Special Project - St Helens Wharf Foreshore Master Plan	-	50,000	
Special Project - Feasibility Study Aquatic Centre & Hydrotherapy Pool	-	40,000	
Fingal Youth Playground/recreation hub	-	345,767	BSBR Grant
Pump Track/s	-	500,000	State Gov't Grant
St Helens Sports Complex - Athletics building	-	48,000	
St Helens Cricket Facilities - upgrade	-	10,000	\$80k community led project, \$10k Council contribution - subject to successful grant application.
Playground equipment replacement program - Cornwall	-	60,000	
Playground equipment replacement program	-	50,000	
Dog exercise area St Helens Improvements	2,186	10,000	
Wrinklers Lagoon Redevelopment Design & Planning - Amenities Building	-	30,000	Transfer \$30,600 from CE110
Parnella/Foreshore Walkway	213,041	246,010	Existing grant prior year (State). Erosion barrier repair.
St Marys Dog Park	3,447	10,000	
Cornwall Soldiers Park - Track upgrade and SW works	-	60,000	
St Marys Cemetery Master Plan - Columbarium Wall & garden	-	55,000	

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Comments
St Helens Cemetery Master Plan improvements	-	50,000	
St Helens Football Grounds Fencing	-	50,000	
Kirwins Beach Jetty	701		
St Helens Sports Complex New Lighting Towers	1,325	15,000	09/21.16.3 Contributed Asset - Council contribution, part of larger grant funded project (total value \$235k)
Totals Parks, Reserves & Other	252,486	1,659,777	
Roads - Streetscapes			
LRCI Round 3 - Cecilia St St Helens	2,981	320,000	Bayside section - Circassian St down, and intersection with Esplanade
Quail St Parking Bay	-	50,000	
Total Streetscapes	2,981	370,000	
Roads - Footpaths			
Annual replacement of damaged footpaths	3,005	25,000	
Akaroa - Akaroa Ave	21,744	25,000	Replace 100m of path
Maori Place	-	10,000	Replace 40m of path
Penguin St	-	5,000	Replace 95m of path
Irishtown Rd	-	15,000	Relace 285m of path
Akaroa - Carnnell Place	-	23,000	
Main St Mathinna (Wilson St to Community Hall)	-	85,000	
Esk Main Rd, St Marys - Pathway	1,260	-	C/fwd project
Young St - St Helens	5,057	110,000	
Jason St St Helens	-	25,000	
Medea Cove Footpath	3,103	-	
Parkside Foreshore Footpath	171,501	400,000	
St Helens Lawry Heights 580m	7,828	104,000	
Total Footpaths	213,498	827,000	
Roads - Kerb & Channel			
Byatt Court, Scamander	-	20,000	SW system assessment and new design
Falmouth St St Helens	-	140,000	Penelope to Halcyon
Penelope St St Helens	-	40,000	100 lm on new K&C required to address local flooding issue and includes bus pull over area pavement treatment
Treloggen Drive, Binalong Bay	-		
St Helens Pt Rd, near Cunningham St	169		
Replacements TBA	43,752	50,000	
Total Kerb & Channel	43,920	250,000	
Roads - Resheeting			
1214 - Roses Tier Rd	42,963	60,000	
1215 - Roses Tier Rd	-	60,000	
Eddystone Rd	-	50,000	
Policemans Point Road	-	30,000	
St Mary's Area	41,513	100,000	

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Comments
Upper Scamander Road, Scamander	55,226	70,000	
41 - Anchor Rd	-	37,000	
85 - Forest Lodge Rd	-	50,000	
Total Resheeting	139,702	457,000	
Roads - Reseals			
St Marys - Story Street Esk Main Road to Groom Street	-	55,000	Subject to State Growth resealing Story St
70 - St Columba Falls Rd	-	42,874	
166 - Mathinna Rd	-	25,901	
251 - Upper Esk Rd	-	16,096	
252 - Upper Esk Rd	-	57,245	
274 - Rossarden Rd	-	18,852	
275 - Rossarden Rd	-	27,882	
324 - Cornwall Rd	-	21,268	
341 - Posiedon St	-	15,638	
342 - Posiedon St	-	801	
343 - Perseus St	-	11,308	
352 - Lawry Heights	-	1,776	
378 - Kings Park	-	2,971	
383 - Cobrooga Dve	-	4,784	
436 - Circassian St	-	8,234	
491 - Beaulieu St	-	13,280	
492 - History Room C/P	-	6,735	
529 - Targett St	-	12,995	
530 - George St	-	18,144	
694 - St Helens Point Rd	-	10,420	
759 - Hilltop Dr	-	6,092	
768 - Highcrest Ave	-	8,806	
789 - Coffey Ct	-	9,867	
891 - Nicks Cl	-	4,186	
913 - Ansons Bay Rd (Priory Rd)	-	5,233	
1001 - Champ St Fingal	-	8,244	
1089 - Seymour St	-	4,196	
1090 - Seymour St	-	17,657	
1155 - North Ansons Bay Rd	-	79,115	
Totals Reseals	-	515,600	
Roads - Construction, Digouts & Other			
Mathinna Road	3,552	150,000	
St Helens Pt Rd - Parkside	-	200,000	
Digouts to be allocated	28,083	50,000	
Road Intersection Upgrade Works	-	50,000	
Sealed Roads - Condition Assessments	-	33,000	
Road Network - Sign Replacement	-	25,000	
218 - Mathina Plains Road	-	185,000	Sealing - Stage 3 works

Project Details	YTD Expenditure	2022-2023 Budget + c/fwd	Comments
			Projects determined for 22/23 amount to be carried forward. Projects to be fully funded under the AG Local Roads & Community Infrastructure Program.
LRCI Phase 3 Projects allocated to 22/23	-	76,000	
LRCI Phase 3 North Ansons Bay Sealing	-	539,000	
LRCI Phase 3 Mount Paris Dam Sealing	-	50,000	
Medea Cove Esplanade - Reconstruct	113		
Roundabout Medea/Quail Sts	109,314	-	C/fwd project
Medeas St/Circassian St Intersection upgrade	805	200,000	Subject only to successful Black Spot Funding to Council 50:50 funding
Atlas Drive - Retaining Wall anchor	2,900	-	C/fwd project
Totals - Roads Construction, Digouts & Other	144,766	1,558,000	
Totals Roads & Footpaths	544,868	3,977,600	
Bridges			
B1605 - St Columba Falls Rd	4,049	215,571	Replace timber bridge with concrete structure to SM1600
B2293 - Cecilia St	4,569	224,000	Replace bridge with concrete structure to SM1600
B63 Gardiners Creek Road	-	47,000	renew timber deck and runners
B7027 - Mathina Plains Road	-	30,000	Extend Culvert Length
B2177 St Patricks Head Rd	-		
B160 - Newman Street Footbridge	2,318	10,000	Replace timber deck with FRP
Total Bridges	10,937	526,571	
Stormwater			
Minor stormwater Jobs	516	50,000	
Treloggens Track Stormwater	3,825	-	
Osprey Drive	-	10,000	Design only
Frewshwater St/Lade Crt Beaumaris	4,385		
Penelope Dr	338	120,000	Stormwater Main - frontage of caravan park 275 Im
Falmouth St, St Helens	-	10,000	Design only
Total Stormwater	9,064	190,000	
Waste Management			
Rehabilitation of former Binalong Bay Tip	-	5,000	Contingency sum only - no immediate requirement to undertake works
Scamander WTS - Inert Landfill	1,909	50,000	Design
Scamander WTS retaining wall replacement	-	52,000	Contingency for potential replacement - condition monitoring in place for existing asset
Total Waste Management	1,909	107,000	
Total Capital	1,174,065	9,173,791	

ACTION	INFORMATION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business 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 on the activities and services the delivered by the Visitor Information Centre since the previous Council Meeting.

PREVIOUS COUNCIL CONSIDERATION:

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

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

Staffing is normal for this time of year.

Visitor Information Centre Report:

VIC staff noted:

- Main tourists this month were from VIC, NSW and QLD. Still getting a few overseas tourists – France, UK.
- Had a few tourists comment that their GPS weren't directing them via Elephant Pass when St Marys Pass was closed and were sending them on unsealed roads as alternate routes.
- Had a few comments that it was nice to be able to come into an information centre and get advice as they were surprised to find that there weren't any coming up the East Coast.
- Helped a few tourists who needed help with printing and typing up documents, photocopying, activating pre-paid sims, accessing their emails. Normally would send these to the Online Access Centre.
- Had a lot of phone calls from people looking for last minute accommodation and also lots of phone calls regarding camping (main questions, can we book, availability if we drove up).
- Attended a zoom presentation by Tas Fire Service regarding new warning system, upcoming fire season and the best way for Information Centres to report any fires to tourists.

The History Room Curator Report:

- **Break O'Day Stitches Exhibition:** This local display is now complete and available for viewing until March 2023. Many thanks to the Break O'Day Stitches Group for their input and a special thanks to Rick Gosford for doing such an excellent job in hanging the quilts.
- **'The Chinese Experience':** Have been in contact with Adrian Barrett and this is due for projector replacement early in January 2023.
- **Christmas Gathering:** Backroom volunteers had a lunch at Meresta's. All said how good it was to have this get together to enjoy each others company.
- **Backroom volunteers:** Had the youngest and one of our longest serving volunteers leave the St Helens History Room this month. An article was written on them both and this appeared on the Council Facebook page as an acknowledgement of their service. John Card was the photographic archivist and a retired professional photographer from the CSIRO giving 15 years of his retirement to the St Helens History Room. Kyesha Munz leaves as she is continuing her secondary education at Launceston Church Grammar school in Launceston. We wish them both well in their respective endeavours.
- **Curator's movements during Christmas period:** Curator is taking leave for Weds 28th December 2022 only and returns as per the Council schedule on Tuesday 3rd January 2023.
- **Dorset Historical Society:** Curator has been approached to address this group at one of their monthly meetings, this will be arranged for the first part of the New Year.
- **December stats:** Takings were very good for the St Helens History Room in December 2022 comparing favourably to pre-pandemic levels from 2019, however, total income for the calendar year was down overall for the year by about \$2,000 for the same year (2019). Visitation remains pretty consistent and is also comparable to pre-pandemic levels of 2019.

Statistics:

Door Counts:

Month/Year	Visitor Numbers	Daily Average	History Room
December 2012	3,130	104.3	101
December 2013	3,598	119.9	133
December 2014	4,609	148.7	158
December 2015	4,439	147.9	81
December 2016	3,368	112.2	95
December 2017	2,939	97.9	60
December 2018	3,145	104.8	104
December 2019	3,152	105.07	112
December 2020	1,409	46.97	49
December 2021	1,301	43.37	39
December 2022	2692	86.83	99

Revenue 2021/2022:

Month	VIC Sales	HR Entry	HR Donations
July	2,534.48	200.00	72.95
August	1,820.81	Nil	138.50
September	2,460.63	267.00	96.20
October	2,596.31	237.00	114.55
November	3,035.09	209.00	171.30
December	2,783.25	181.00	42.50
January	4,909.95	426.00	86.65
February	6,123.46	427.00	151.66
March	8,054.27	502.00	170.40
April	4,690.85	407.20	126.05
May	4,377.35	290.00	165.80
June	2,972.74	142.00	147.05

Revenue 2022/2023:

Month	VIC Sales	HR Entry	HR Donations
July	2,838.51	188.00	80.90
August	2,518.86	0	197.35
September	4,865.29	331.00	58.50
October	6,847.24	532.00	138.80
November	8,437.20	601.00	107.75
December	7,698.94	415.00	148.05

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.

LEGISLATION & POLICIES:

Nil.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

01/23.13.4 Upgrade Cricket Pitch Surface and Relocation of Cricket Practice Nets – St Helens Sports Complex

ACTION	DECISION
PROPONENT	Manager Business Services
OFFICER	Raoul Harper
FILE REFERENCE	08/22.9.1.160
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That Council allocate \$23,000 from "Small Projects" in the existing Capital Works Budget across to "Capital Works Project: St Helens Cricket Facilities- upgrade" to complete the project.

INTRODUCTION:

The purpose of this report is to provide Council with updated costings relating to the Upgrade of the Cricket Pitch Surface and Relocation of Cricket Practice Nets - St Helens Sports Complex project and a recommendation to reallocate funds to complete the works.

PREVIOUS COUNCIL CONSIDERATION:

08/22.9.1.160 - Notice of Motion - Upgrade Cricket Pitch Surface and Relocation of Cricket Practice Nets - St Helens Sports Complex - Cllr M Osborne

MOTION:

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

That Council allocate \$30,000 from the St Helens Public Open Space Reserve towards the upgrading of the cricket pitch surfacing and the relocation and upgrading the cricket practice nets at the cricket ground of the St Helens Sports Complex.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

The notice of motion seeks to have funds allocated from the Public Open Space Reserve to fund a capital works project. Council annually sets a Capital Works Program as part of its Budget Estimate process and a sum of \$10,000 has been allocated to the Upgrade Cricket Pitch Surface and Relocation of Cricket Practice Nets - St Helens Sports Complex project. The Project also received a Council Community Grant of \$10,000 in 2022. The St Helens Cricket Club has received a further grant

from the Department of State Growth – Culture, Arts and Sport of \$7000 towards the project. A total of \$27,000 is currently allocated to the upgrade.

In November 2022, a revised quote was provided to Council for the upgrade that substantially decreased the costs associated, while still achieving an outcome suitable to the club. The revised cost utilising local contractors is estimated at \$47,000.

While Council has no current policy on the use of the Public Open Space Reserve funds, the project is capital in nature and if supported by Council can be funded from within the current Capital Works Budget.

Officers propose that \$23,000 from “Small Projects” in the existing Capital Works Budget be reallocated to “Capital Works Project: St Helens Cricket Facilities- upgrade” to complete the project. A \$3000 contingency is included in the sum to fund unforeseen cost increases, if required.

The existing cricket nets are in a poor state of repair, participation in cricket by juniors and seniors alike is increasing and an upgrade to the asset is required.

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

1. Be proactive infrastructure managers by anticipating and responding to the growing and changing needs of the community and the area.
2. Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.

Key Focus Area

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

LEGISLATION & POLICIES:

Local Government Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

A reallocation of capital funding is required to complete the project.

VOTING REQUIREMENTS:

Absolute Majority.

01/23.13.5 Housing Crisis Action

ACTION	DISCUSSION
PROPONENT	Council
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	08/22.9.2.161
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the report is received for information and discussion.

INTRODUCTION:

The purpose of this report is to provide a response to the motion past by Council at its August 2022 meeting.

PREVIOUS COUNCIL CONSIDERATION:

08/22.9.2.161 - Notice of Motion - Housing Crisis Action - Cllr J Drummond

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

That the Mayor as the representative of Council write to those property owners with a secondary residence, or holiday home, in our municipality asking for consideration to be given to placing that secondary home/ holiday home into the local rental market, to address the lack of available rental properties in our community right now.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Council officers considered a number of options as to how a secondary residence and/ or holiday home could be pinpointed from our existing property and ratings system.

Approvals for a change of use to visitor accommodation provides reliable data to inform the motion but does not capture all residences currently used for visitor accommodation or short term rentals. For Council to identify secondary residences, a detailed review of data sets relating to where rates notices are sent and if the address is outside of the municipality would be required. This is a substantial body of work that could be undertaken if staff resources are diverted from their primary tasks.

To that end, a notice has been published in the December Council newsletter asking property owners to consider placing a secondary home/ holiday home into the local rental market, to address the lack of available rental properties in our municipality.

The newsletter has broad reach to the community and the article invites property owners who may have an interest in providing their secondary property as a rental to call the Manager of Business Services to register their interest.

An ongoing effort to communicate the importance of long term rental availability is proposed with further articles to be included in the newsletter and the Rates newsletter with the General Manager and Mayor also highlighting the importance of rental availability in their own columns in the newsletter from time to time.

Ideally, if these efforts to see properties convert to long term rentals are successful, we will discuss with owners if they would be happy to share their story more broadly with the community to show the value long term rentals can have for owners and tenants.

To date, two property owners have registered their interest and contact details. Both have been interstate owners. Their details are being recorded and Council staff will work with housing and employment services providers to assist in finding suitable tenants.

Councillors are requested to consider if the actions taken to date meet the general goal of the motion at hand and if further actions are required?

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

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

Key Focus Area

Housing - Develop an understanding of housing needs; advocate for and facilitate the construction of a range of housing solutions.

LEGISLATION & POLICIES:

Local Government Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

01/23.14.0 WORKS AND INFRASTRUCTURE

01/23.14.1 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:

Asset Maintenance	
Facilities	<ul style="list-style-type: none">Preventative Maintenance Inspections (PMI) of Council owned buildings and playgrounds.
Town & Parks	<ul style="list-style-type: none">Mowing/ground maintenance.Garden/tree maintenance and weeding.Footpath maintenance and repairs.Boat Ramp – monthly inspections and cleaning undertaken.Additional town maintenance where required for the Christmas period.
Roads	<ul style="list-style-type: none">Sealed road patching – all areas.Stormwater system pit cleaning and pipe unblocking.Flood damage – refer to separate section in this report.Kerb cleaning/sweeping where required.Maintenance grading Eddystone Point and Policeman's Point.
MTB	<ul style="list-style-type: none">Routine track maintenance.

Weed Management for December 2022	
Ansons Bay WTS	<ul style="list-style-type: none"> Caper spurge, gorse, thistles, Spanish heath, various
St Helens	<ul style="list-style-type: none"> Blackberry
Binalong Bay	<ul style="list-style-type: none"> Spanish heath, broom, hemlock, thistles, capeweed, mignonette, caper spurge, umbrella weed
Stieglitz WTS	<ul style="list-style-type: none"> Mignonette, Fox Glove, Thistles
Scamander WTS	<ul style="list-style-type: none"> Spanish heath, caper spurge, broom, cacti, mullein, periwinkle, hemlock
Four Mile	<ul style="list-style-type: none"> Spanish heath, blackberry
Fingal all main roads	<ul style="list-style-type: none"> Broad leaf weeds, Spanish heath, thistles
	<p>Crack willow (<i>Salix fragilis</i>) spreads rapidly along creeks by dropping live twigs that easily take root. The thickets created by crack willows cause flooding and bank erosion. Willows compete for light and root space, pushing out native vegetation, yet they provide little to no tree habitat such as tree hollows. When willows drop leaves in autumn, oxygen is sucked out of the water in the process of breaking down. This harms aquatic plants, fish and invertebrates and can result in fish kills. The dense root mass they create lines creeks, making it hard for platypus to forage for food and create burrows. Unsurprisingly, willows are a declared weed in Tasmania, as well as a Weed of National Significance.</p>

Waste Management – General Information

General Waste to Copping Landfill													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	Total
2022/23 (T)	194	243	226	206	250								1,119
2021/22 (T)	237	238	249	269	250	290	317	224	272	245	211	216	3,018

Kerbside Recyclables Collection – JJ's Waste service													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	Total
2022/23 (T)	53	56	66	64	67								306
2021/22 (T)	48	53	52	53	52	70	73	60	53	60	55	68	687

St Helens Inert Landfill

Building & Demolition Material													
Year	Jul	A	S	O	N	D	J	F	M	A	M	Jun	YTD
Received (T)	13	14	6	6	7	8							54
Recovered (T)	0	0	0	0	6	0							6
Landfilled (T)	0	0	27	0	0	0							27

Green Waste

Council has just completed a green waste shredding campaign. Single and double shredded mulch is available for purchase at St Helens Waste Transfer Station. It is available between 10am and 4pm daily. Waste Transfer operators available to load trailers.

Waste Tender

The bulk waste transport service tender closed on 5 December 2022. Tenders are currently being assessed with a view of Council awarding contract at the January 2023 Council meeting.

CAPITAL WORKS

Council's capital works program is delayed due to asset damage caused by the October flood events and the reassignment of resources to asset remediation. A program update is to be advised.

Activity	Update
Atlas Drive retaining wall – drainage improvement.	Engineering design completed. NRE permit obtained. Works scheduled for autumn.
Bridge 1605 replacement – St Columbia Falls Road	Tenders received and assessed contract award to be considered by Council January 2023 Council meeting.
Bridge 2293 replacement – Cecilia Street, St Helens	Tenders received and assessed contract award to be considered by Council January 2023 Council meeting.
Road resealing program 2022/2023	Contract awarded at November Council meeting – resealing works scheduled to commence from mid-January 2023.
Young Street Footpath	Australian Govt funded project under the Local Roads and Community Infrastructure program phase 3. Works in progress.
Mt Paris Dam Road – William Street urban area sealing	At planning stage with work scheduled for February/March 2023 this is a project funded by the Australian Govt under the LRCI program.
North Ansons Bay Road	At planning stage with work scheduled for February/March 2023 this is a project funded by the Australian Govt under the LRCI program.
Cecilia Streetscape project	At planning stage with work scheduled for April/May 2023 this is a project funded by the Australian Govt under the LRCI program. There will be more detail provided to the community on this project from late January 2023 onwards.

FLOOD EVENTS – OCTOBER 2022

Repair work to damaged road infrastructure has commenced and will continue into the first quarter of 2023. Works will be undertaken by Council's work teams and local contractors.

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.

01/23.15.0 COMMUNITY DEVELOPMENT

01/23.15.1 Community Services Report

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

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:

Outstanding Reports:

	Item	Notes	Status C=Completed O=Outstanding A=Actioned
1 August 2016	8.1 - Crown Lease – Burns Bay Boat Ramp and Car Park Area	The Manager Community Services will go back to Chris Price, Parks & Wildlife Services to see what his thoughts are prior to discussing with Chris Colley – ALL AGREED.	A Meeting held with representatives of the users of the Burns Bay Boat Ramp and PWS looking at some designs and potentially how they may work – draft proposal currently with AHT for their feedback Meeting arranged with all parties to review the recommendations by PWS prior to documentation being submitted on a formal basis

2022 - 2023 Programs and Initiatives

Council Community Grants/Sponsorship	2022-23
Community Services	
Community Grants	30,000
Youth Services	8,000
Misc Donations & Events	7,500
School Prizes	1,000
Community Event Funding	
Seniors Day	3,000
Australia Day Event	5,000
Swimcart	1,000
St Helens Athletic Carnival	2,500
Carols by Candlelight	1,600
January event including Wood chopping	15,000
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 Community Car & Bike show	2,000
East Coast Masters Golf Tournament	2,000
Triathlon	2,000
World Supermodel	1,000
Mental Health Week	500
International Disability Day Event	1,000
Council Sponsorship	
Funding for BEC Directory	2,000
St Helens Marine Rescue	3,000
Suicide Prevention Golf Day	1,000
BEC	28,000

Updates on current projects being managed by Community Services:

Australia Day 2023 – Nominations are currently open

Nominations for Australia Day have now closed. A meeting of the Australia Day committee was held on the 11th January, 2023.

Community Grants

The Community Funding program is currently open. The Community Funding program provides grants to communities to improve facilities/programs in their township or to improve the overall amenity of their town. All community groups that represent the ratepayers of their community are eligible to apply for funding.

Projects that will be considered for funding but not necessarily restricted to:

- Beautification projects
- Projects to improve or construct recreation facilities
- Projects that will improve the amenity of the township/community

Projects that will not be considered:

- Any projects on privately owned land or which cannot be freely accessed by all community members
- Capital Works projects (ie. Footpaths, kerb and guttering etc.)

Pump Track Project

No report provided, officer on Leave

Community Events

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

Council staff have also been working with community groups to assist them in a covid friendly manner to return to their food fundraising stalls.

January 2023

- 1-6 Scripture Union – Children’s holiday program – Portland Hall
- 6-18 – Oceania Orienteering Championships – St Helens and Surrounds
- 14 – East Coast Swans Football Club – Luca Brasi Concert – Portland Hall
- 14 – Dragon boat regatta – O’Connors Beach, St Helens
- 20 – BODRA – Summer Celebration – St Marys Recreation Grounds
- 21 – St Helens Athletics Carnival – St Helens Recreation Ground
- 26 – Australia Day awards ceremony – Portland Hall
- 28 – Break O’Day Wood chopping Event – St Helens Foreshore

Learner Driver Mentor Program

Hours are low this month due to a few mentors having some time off in December and because the Council office was shut from Christmas through to the New Year. We hope to see these hours increase in the New Year.

On Road Hours: 12.5

Learners in the car: 6

Learners on waiting list: 8

Mentors: 4

Community Wellbeing Project

No report provided, officer on Leave

Youth Report

No report provided

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.

01/23.16.0 DEVELOPMENT SERVICES

01/23.16.1 Development Services Report

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

OFFICER'S RECOMMENDATION:

That the report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:

KEY DEPARTMENT STRATEGIC OR OPERATIONAL MATTERS

1. Final Response sent to Tasmanian Planning Commission on Local Provisions Schedule (Statewide Planning Scheme);
2. Finalising Community Feedback and Draft Georges Bay Activation Strategy to be presented to Council at future meeting;
3. Progression of St Marys Indoor & Evacuation Centre & Fingal Community Shed construction drawings;
4. Ongoing Testing and Collation of feedback to State Government Department regarding implementation of Plan Build.

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 2021 / 2022
NPR	5	3	2	2	4	4							20	
Permitted	1	1	6	5	7	2							22	
Discretionary	17	22	5	13	11	13							81	
Amendment	3	1	3	2	1	2							12	
Strata	1				1								2	
Final Plan	1	6		1	2	1							11	
Adhesion					2								2	
Petition to Amend Sealed Plan			1		2								3	
Boundary Rectification														
Exemption														
Total applications	28	33	17	23	30	22							153	326

Ave Days to Approve Nett *	43.67	33.66	21.41	27.26	36.03	29.9							31.93
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* Calculated as Monthly Combined Nett Days to Approve/Total Applications

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

December 2022

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
290-2022	St Helens	Shed with Amenities	NPR	7	7
264-2022	St Helens	Construction of a Shed	S57	45	45
203-2022	St Helens	3 Lot Subdivision	S57	51	50
288-2022	Ansons Bay	Boat Shed	S58	11	10
009-2021 AMEND	Beaumaris	Amenities to Shed	S56	3	3
228-2022	Stieglitz	Demolition of Existing Garage & Construction of New Shed	S57	41	41
122-2022	Binalong Bay	Dwelling & Habitable Building and Associated Works Including Driveway, Retaining Wall and On-Site Wastewater Management System	S57	218	119
187-2022	St Helens	2 Lot Subdivision	S57	31	22
312-2022	St Helens	Shed with Amenities & Laundry	NPR	3	3
123-2022	Scamander	Dwelling, Garage & Retaining Walls	S57	39	39
262-2022	St Helens	Shed Addition	S57	46	45
298-2022	St Helens	2 x Dwellings	S58	23	23
179-2022	St Helens	Carport	NPR	5	5
299-2022	Akaroa	Construction of a Carport	NPR	8	0
345-2020 AMEND	Four Mile Creek	Inclusion of Firewall	S56	28	28
279-2022	Stieglitz	Patio	S57	44	37
283-2022	St Helens	Construction of Deck Extension & Installation of Spa	S57	41	34
257-2022	St Marys	Construction of Shed	S57	30	29
285-2022	Binalong Bay	Deck	S57	40	40
275-2022	Binalong Bay	Construction of a Dwelling, Garage & Deck	S57	52	32
103-2022	Binalong Bay	Additional use Visitor Accommodation	S57	241	31
153-2021 FINAL	St Helens	Final Plan of Survey – 2 Lot Subdivision	FINAL	15	15

TOTAL 22

BUILDING PROJECTS REPORT

Projects Completed in the 2022/2023 financial year

Description	Location	Updates
New Accessible/Family Toileting Facility	St Marys Community Space	<ul style="list-style-type: none"> Completed and Opened to public 4th October 2022; Minor landscaping works to be completed once the area has dried.
Building Improvements (Veranda Extensions)	St Helens Council Chambers	Completed November 2022

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

Description	Location	Updates
Marine Rescue Additions	St Helens Foreshore	<ul style="list-style-type: none"> Nearing Completion.
Re-Roof and Weatherproofing of athletics building	St Helens Sports Complex	<ul style="list-style-type: none"> Works Commenced; Next phase of works pending outcomes of St Helens Sports Complex Masterplan consultation.
New Lighting Towers	St Helens Sports Complex – Football Oval	<ul style="list-style-type: none"> Works have commenced, due for completion prior to commencement of Local AFL roster (April/May 2023).

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

Description	Location	Updates
Building upgrades	St Marys Railway Station	<ul style="list-style-type: none"> Works scoping and scheduling of works to be confirmed.
Old Tasmanian Hotel Site – New Community Shed	20 Talbot Street, Fingal	<ul style="list-style-type: none"> Planning approval obtained; Edwards + Simpson awarded contract for preparation of tender and building approval documentation.
Description	Location	Updates
St Marys Indoor Recreation Facility	St Marys Sports Complex	<ul style="list-style-type: none"> Planning approval obtained; Edwards + Simpson awarded contract for preparation of tender and building approval documentation.
New Solar Panels & Heating Improvements	St Marys Community Hall	<ul style="list-style-type: none"> New project - Approved in 2021/2022 Capital Works Program Scoping and works and quotations currently being sourced.
St Marys Waste Transfer Station Additions	St Marys Waste Transfer Station	<ul style="list-style-type: none"> Planning application approved at December 2022 Council meeting;

		<ul style="list-style-type: none"> Works scheduled to commence soon in consultation with volunteers.
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The below table provides a summary of the building approval issued for the month including comparisons to the previous financial year.

No.	BA No.	Town	Development	Value
1.	2022 / 00306	Beaumaris	New Solar Panels	\$8,000.00
2.	2022 / 00116	Scamander	New 2 x Carports	\$12,040.00
3.	2021 / 00133 - STAGE 1	Akaroa	Additions & Alterations Deck, Roof over deck & Carport (low risk)	\$15,000.00
4.	2022 / 00290	St Helens	New Shed with Amenities	\$30,000.00
5.	2022 / 00085	Ansons Bay	Legalisation (Sunroom Addition)	\$78,000.00
6.	2022 / 00141	St Helens	New Pool & Shed	\$109,000.00
7.	2021 / 00321	Chain of Lagoons	New Domestic Storage Shed & Water tank	\$131,000.00
8.	2022 / 00005 - STAGE 2	Stieglitz	Additions & Alterations Dwelling	\$344,000.00
9.	2022 / 00223	St Helens	New Dwelling incorporating Deck, Garage and Carport	\$380,000.00
10.	2022 / 00210	Stieglitz	New Proposed Cabins x2 (Pod 1 & Pod 2)	\$419,000.00
11.	2022 / 00261	St Helens	New Waste Water System Only	\$10,000.00

ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2021/2022	2022/2023
	\$15,228,900.00	\$18,658,886.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2021	2022
	December	\$1,838,000.00	\$1,536,040.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2021/2022	2022/2023
	December	105	102

ENVIRONMENTAL REPORT

Description	Updates
Jubilee Trees at Fingal	On 16 December 2022 The Mayor and Brian Mitchell MP helped children from the Fingal community to plant four English oaks to honour Her Majesty The Queen's Platinum Jubilee.

	 <p>Nearly 50 people attended the commemorative planting event at Fingal Recreation Ground. As part of the event Fingal Valley Neighbourhood House organized to re-enact a Silver Jubilee planting in 1897 by children. There was also a community market, kids activities, BBQ and a history display.</p> <p>More Jubilee trees will be planted in a further six townships in 2023. The project received funding from the Australian Government's Planting Trees for The Queen's Jubilee Program.</p>
Dog Management	<p>Council's Animal Control Officer has been visiting beaches from the Gardens through to Denison Rivulet and finding beach goers are generally aware of and respect the dog zones and access restrictions. An exclusion fence and restrictions have been placed around a breeding colony of fairy terns on Blanche Beach by PWS. Council/PWS statutory dog management signs continue to suffer from vandalism and tampering.</p>

PUBLIC HEALTH REPORT

Recreational Water Quality

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

Results for sampling twice during December are reported here. A wet spring has charged catchments and sustained good stream flows through coastal lagoons and river mouths into early summer.

Recreational water	5 Dec. 2021		20 Dec. 2022	
	Ente*	Rec. WQ [#]	Ente*	Rec. WQ [#]
Grants Lagoon mouth A	<10	Good	31	Good
Grants Lagoon mouth B	N/A		N/A	
Grants Lagoon footbridge	20	Good	10	Good
Grants Lagoon (camp ground)	10	Good	<10	Good
Beauty Bay	10	Good	10	Good
Yarmouth Creek	110	Good	10	Good
Wrinklers Lagoon	40	Good	20	Good
Scamander River mouth	<10	Good	<10	Good
Henderson Lagoon	70	Good	<10	Good
Denison Rivulet	10	Good	<10	Good

* Enterococci /100ml # Recreational Water Quality class (from Tasmanian Guidelines)

The results for water samples indicate conditions for all these waters have been safe for swimming during the season according to the Tasmanian Recreational Water Quality Guidelines.

All natural waters may be subject to local poorer water quality from time to time due to weather or other conditions.

Immunisations

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

MONTH	2022/2023		2021/2022	
	Persons	Vaccinations	Persons	Vaccinations
July - December	60	64	43	45
January - June	0	0	155	156
TOTAL	60	64	198	201

Sharps Container Exchange Program as at 5 January 2023

Current Year	Previous Year
YTD 2022/2023	YTD 2021/2022
30	16

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	John Brown, General Manager
FILE REFERENCE	002\012\001\
ASSOCIATED REPORTS AND DOCUMENTS	Nil

OFFICER'S RECOMMENDATION:

That the General Manager's report be received.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

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

21.12.2022	Launceston	– Northern Local Government General Managers Group, meeting with Minister Nic Street was very constructive discussing a range of local government related matters including Future of Local Government Review, Code of Conduct and confidentiality breaches action by the Office of Local Government, protection of Councillors and Council officers who are defamed through social media (Facebook); Local Government Act review and the need to get this back on track, rating of Independent Living Units and the changed position of the State Government
21.12.2022	Launceston	– Northern Tasmania Waste Management Group Steering Committee Meeting, discussing governance and operational arrangements following the decision to transfer this organisation and its activities under the umbrella of NRM North

Meetings & Events Not Yet Attended:

16.01.2023	St Helens	– Council Meeting
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General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members included Michael Johnson (Tas Police).

Brief Updates:

St Marys Pass

The Mayor and General manager have continued to pursue the State Government in relation to the impact of the closure on the St Marys business community. The initial response from the Minister for Small Business was less than satisfactory and this has been taken up again with the Minister. Discussions with the Department of State Growth regarding potential alternative routes for the new link to the East Coast will commence in the next few months.

Communications Report

The Communications Coordinator is currently on leave and her report will be included in the agenda for the February 2023 Council Meeting.

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
347 Dublin Town Road, St Marys Burial on Private Land Covenant	Affixing Common Seal	Blank Instrument Form	Number 21 – Miscellaneous Powers and Functions to the General Manager
61 Argonaut Road, St Helens 2 Lot Subdivision	Affixing Common Seal	Final Plan of Survey and Discharge of Adhesion Order	Number 21 – Miscellaneous Powers and Functions to the General Manager
63-65 Cecilia Street, St Helens Lease	Affixing Common Seal	Lease	Number 21 – Miscellaneous Powers and Functions to the General Manager

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

DATE	DOCUMENT	ADDRESS	PID OR DA
01.12.2022	337 Certificate	86 Parnella Drive, Stieglitz	1653556
07.12.2022	337 Certificate	41 Cecilia Street, St Helens	2023839
08.12.2022	337 Certificate	21 Treloggen Drive, Binalong Bay	6798658
12.12.2022	337 Certificate	70 Grant Street, Falmouth	3191738
12.12.2022	337 Certificate	6 Bittern Street, Stieglitz	2257889
13.12.2022	337 Certificate	20 Bayview Avenue, Binalong Bay	2823430
13.12.2022	337 Certificate	36 Cameron Street, St Marys	7657558
13.12.2022	337 Certificate	23 St Helens Point Road, Stieglitz	3544089
13.12.2022	337 Certificate	204 Richardson Road, St Marys	9733568
13.12.2022	337 Certificate	John Street, Cornwall (2074855/1)	6400080
15.12.2022	337 Certificate	15 Osprey Drive, Stieglitz (183552/2)	7688792
16.12.2022	337 Certificate	19 Seaview Avenue, Beaumaris	6788492
16.12.2022	337 Certificate	75 Grant Street, Falmouth (183848/2)	2965973
20.12.2022	337 Certificate	209 Binalong Bay Road, St Helens	3536695
20.12.2022	337 Certificate	70 Terrys Hill Road, Goshen	3054127

21.12.2022	337 Certificate	6 Stewart Court, St Helens	2997780
21.12.2022	337 Certificate	1B Cameron Street, St Marys	1558700
22.12.2022	337 Certificate	824 Elephant Pass Road, Gray	2535404

Tenders and Contracts Awarded:

Nil.

LEGISLATION / STRATEGIC PLAN & POLICIES:

Strategic Plan 2017-2027

Goal

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

Strategy

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

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

VOTING REQUIREMENTS:

Simple Majority.

ACTION	DISCUSSION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	22/25192
ASSOCIATED REPORTS AND DOCUMENTS	Letter from Minister for Local Government

OFFICER'S RECOMMENDATION:

That Council provide feedback to the 2022 Local Government Elections review process based on the discussion at the Council Meeting.

INTRODUCTION:

The Tasmanian Government is undertaking a review of the 2022 Local Government Elections following the introduction of compulsory voting seeking feedback on improvements which can increase the effectiveness of the electoral system for future elections. Any necessary legislative change will be introduced in 2023 to give effect to the outcomes.

PREVIOUS COUNCIL CONSIDERATION:

No direct consideration.

Council Meeting 16 September 2019 considered potential changes to electoral provisions but not compulsory voting.

OFFICER'S REPORT:

The Minister for Local Government wrote to Council on 13 December 2022 inviting Council to provide direct feedback on the 2022 Local Government Elections as well as any other observations we may have.

The 2022 Elections were the first time with compulsory voting and a response rate of 84.79% occurred which in overall terms was a substantial increase in voter participation from a 2018 Election response rate of 58.72%. From a Break O'Day perspective the 2022 Elections had a response rate of 86.49% being an increase from 72.14% at the 2018 Election.

The Minister acknowledges that there were issues with the recent elections which require addressing in order to improve election processes. He cited the examples of ensuring appropriate support for absentee voting and those voters who require assistance to cast a secret ballot and has noted that there are views regarding the choice between a postal ballot approach versus the establishment of a single polling day.

The Minister has made it clear that the purpose of the consultation is not to revisit whether compulsory voting should be used for council elections. It is to understand how these sorts of

changes have impacted on councils and the community, and how issues can be appropriately addressed in future.

The Office of Local Government has established an online feedback platform www.dpac.tas.gov.au/divisions/local_government/local-government-elections-feedback to enable community members, sectoral and interested stakeholders to provide feedback on their perspectives and experiences from the elections process.

The following is the narrative and the questions on the feedback platform and the General Manager would appreciate feedback from Councillors which can be developed into a response.

The Government introduced compulsory voting to ensure better democratic outcomes, and to give local government the recognition it deserves. We saw a great increase in voter participation, with an impressive turnout of 84.79 per cent of Tasmanians casting a vote and choosing their new local leaders. To put that into perspective, in 2018 it was 58%.

2. What do you think worked well with the recent local government elections?

Council Officer comments:

- The compulsory voting created more interest in the election and prompted more voters to have their say. As time goes on the General Manager's Roll will definitely have more impact as more people are aware they also have that option as they expected a vote in the Municipality that they own property regardless of where they live. – (Is the General Manager's Roll outdated? – there is lot of administration for Council involved)
- A problem with the election was people not being enrolled/ didn't have up to date details. Being able to update individuals addresses for them using TEC forms was really helpful and received a great response from voters as they didn't need to spend time on the phone to update with TEC.

We know that these elections have highlighted some issues, for example ensuring appropriate support for absentee voting processes and those voters who require assistance to cast a secret ballot.

3. Based on your experiences, what could be improved in future local government elections?

Council Officer comments:

- Better clarity around Counts and when progressive results will be available
- The postal system is extremely slow and not reliable – there were a number of instances of electors not receiving papers and we are also aware of papers being delivered long after the close of the election so the voter missed the opportunity to vote – only those with access to Council's office were able to obtain a replacement voting pack if they were aware that the election was taking place.

- Many voters completed their replacement votes at the ballot box in Council - a lot of wastage as the whole pack has to be issued and the envelope signed and sealed was a bit confusing
- There are a few municipalities with a transient population who spend time away from their principal place of residence so there were no options for absentee votes.
- There is limited options for voters to obtain a replacement voting pack especially in municipalities with a broad area.
- More information about the General Manager's Roll and voters rights within municipalities when they own more than one property. Many business also do not realise they are entitled to a vote if they lease property.

Currently in Tasmania our local government elections allow for postal ballots only. We are interested to hear from you your preferences for voting in future local government elections. For context, other states allow voters to participate in their local government elections through either postal voting, ballot boxes and same day voting, or a combination of both.

4. What method would you prefer to use to vote in future local government elections?

- ☐ Postal vote
- ☐ Ballot box
- ☐ Ability to do either

5. Why?

Council Officer comments:

The ability to vote using either postal or ballot box is preferred. There were a number of voters who were away during the time of ballots being sent to their addresses and seemed to be very frustrated with the process of receiving ballot papers elsewhere. I'm not 100 percent sure what that process looked like as I always referred them to the TEC – however, this issue will probably iron out a lot as voters get used to compulsory local government elections in future.

Council's response to the feedback process needs to be provided by 30 January 2023.

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Achieving the Vision

Leadership/Ownership – Council Role

We will be visionary and accountable leaders who advocate and represent the views of our community in a transparent way.

We will make decisions for the greater good of Break O'Day by being accessible and listening to our community.

Annual Plan 2021-2022

Management Team Objectives – Stakeholder Management

Legislative Reviews - Participate in reviews of legislation affecting Local Government.

LEGISLATION & POLICIES:

Local Government Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Nil

VOTING REQUIREMENTS:

Simple Majority.

Minister for Community Services and Development
Minister for Hospitality and Events
Minister for Local Government
Minister for Sport and Recreation
Leader of the House

Level 5, 4 Salamanca Place, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia
Ph: +61 3 6165 7794
Email: nic.street@dpac.tas.gov.au



Mr John Brown
john.brown@bodc.tas.gov.au

Dear Mr Brown

As you are aware, earlier in 2022 the Tasmanian Government introduced compulsory voting at local government elections for the very first time with the passage of the *Local Government Amendment (Elections) Act 2022*.

A key objective of this important reform was to increase voter participation and strengthen connections between communities and their local council.

I was pleased to note that the recent local government elections saw a statewide turnout of 84.79%. These results represent an impressive increase in voter participation, demonstrating Tasmania's democratic processes are alive and well.

We now have a unique opportunity to look for ways to improve election processes going forward.

As Minister for Local Government, I know that the recent elections highlighted some issues that require addressing in order to improve election processes, for example ensuring appropriate support for absentee voting and those voters who require assistance to cast a secret ballot. Views have also been expressed regarding the choice between a postal ballot approach versus the establishment of a single polling day.

The Office of Local Government has established an online feedback platform on its public website to enable community members, sectoral and interested stakeholders to provide feedback on their perspectives and experiences from the elections process. This feedback opportunity is available by visiting <https://www.dpac.tas.gov.au/lg-elections> and will be available until the end of January.

I invite your council to provide direct feedback on the recent elections. In addition to any other observations you may have, I acknowledge that this year saw a large proportion of councils voluntarily adopting a caretaker policy and I am keen to hear about your experiences with implementing that policy.

The purpose of the consultation is not to revisit whether compulsory voting should be used for council elections – the importance of that change was acknowledged and unanimously supported by members in both Houses, and its success demonstrated by the impressively high rate of voter turnout at these elections. It is to understand how these sorts of changes have impacted on councils and the community, and how issues can be appropriately addressed in future.

The feedback will be important for considering any short-term changes that need to be made to the management elections in Local Government. The information we gather from this process will also pave the way for a more formal review of the legislative framework for local government elections, which I'm pleased to confirm we will commence in 2023.

In addition to the feedback process being undertaken by the Office of Local Government, the independent Tasmanian Electoral Commission is also expected to deliver a report on the local government elections in 2023. The commentary and information gathered through the Office of Local Government feedback process may also assist in informing its review where appropriate.

If your council makes a submission, you are encouraged to send correspondence by email to: localgovernment@dpac.tas.gov.au by 30 January 2023.

If you have queries or wish to discuss this issue further, please contact the Office of Local Government, at localgovernment@dpac.tas.gov.au or on (03) 6232 7022.

Yours sincerely



Nic Street MP
Minister for Local Government

ACTION	DISCUSSION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	014\006\001\
ASSOCIATED REPORTS AND DOCUMENTS	Local Government Board Letter 14 December 2022 Future of Local Government Review Options Paper Future of Local Government Review Options Paper: Appendix

OFFICER'S RECOMMENDATION:

For discussion only.

INTRODUCTION:

The Tasmanian Government has instructed the Local Government Board to undertake a review into the future of Local Government in Tasmania. The end goal is to deliver a local government sector that can meet the challenges and opportunities that Tasmanians will face in the coming decades. The Board has now released an Options Paper seeking feedback which needs to be received by 19 February 2023.

PREVIOUS COUNCIL CONSIDERATION:

Council Meeting 15 August 2022

08/22.17.5.180

Moved: Clr J McGiveron/ Seconded: Clr K Chapple

That Council endorse the Council's submission to the Interim Report on Stage 1 of the Future of Local Government Review.

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

The General Manager notes that Council has participated actively in all stages of the review process, which has included making submissions at all available opportunities. Interestingly when you look at the list of submissions received, approximately 50% of Councils have made a submission each time and less than 40% (11 Councils) have made a submission both times.

We are now well progressed through Stage 2 of the review process and in mid-December the Local Government Board released an Options Paper relating to the Future of Local Government Review and is now seeking public comment on the Options Paper. Stage 2 of the review process has involved broad community consultation and a submission process (Council made a submission in August 2022) targeted consultation with the Aboriginal community and those Under 45 as well as a number of specific purpose working groups.

Through the Stage 2 of the Review process, the Board has identified eight reform outcomes which the Review aims to deliver for the local government sector. These are the things they believe are essential if Tasmania's system of local government is to deliver the services and support the community needs.

The Future of Local Government Review reform outcomes

1. Councils are clear on their role, focused on the wellbeing of their communities, and prioritise their statutory functions
2. Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities
3. The community is engaged in local decisions that affect them
4. Councils have a sustainable and skilled workforce
5. Regulatory frameworks, systems, and processes are streamlined, simple, and standardised
6. Councils collaborate with other councils and the State Government to deliver more effective and efficient services to their communities
7. The revenue and rating system funds council services efficiently and effectively
8. Councils plan for and provide sustainable public assets and services

The future of local government review Options Paper, Dec 2022, pg6

The Board states that *"the purpose of this Options Paper is to set out a range of specific ideas the Board believes have the potential to get the sector where it needs to be in terms of addressing these challenges and delivering reform outcomes"*.

The Board poses a number of questions on which they would like a response, these are reproduced in this report for simplicity

Section 3: The future role for local government

1. *Which of the four core roles (see Table 2) of councils needs more emphasis in the future? Why?*
2. *Do you agree that there is general community support for councils continuing to deliver their current range of functions and services? Are there any functions and services councils deliver now that they shouldn't? Why?*
3. *Assuming they have access to the right resources and capability, are there services or functions you think councils could be more involved in? Why?*
4. *Where do councils currently make the biggest contribution to community wellbeing? What wellbeing functions and services should they provide in the future and how can they be supported to do that*

	Healthy, safe, and inclusive communities	Culturally rich and vibrant communities	Dynamic resilient local economies	Sustainable built and natural environments	Democratic and engaged communities
Service provider	Waste management	Recreation facilities		Roads, cycle paths, parks	Community engagement on council plans
Regulator	Food safety			Land-use zoning, building and plumbing permits	
Facilitator or partner	Recovery from natural disasters, preventative health programs	Supporting visiting arts and culture programs	Encouraging investment and jobs	Climate action (including sustainable energy use and renewables)	Acting as an 'anchor' to support collaborative projects and programs
Advocate	Lobbying for better GP services		Advocating for local vocational training support	Seeking investment in affordable housing	Representing local priorities to State and Federal Governments

Table 2: Examples of council roles in community wellbeing

The future of local government review Options Paper, Dec 2022, pg6

Section 4: Reform outcomes

Within Section 4 there is a Table of Reform outcomes and Options which they are seeking Council's support or otherwise with these items and we need to provide commentary where necessary. This will address the questions on the website linked to the Options Paper: Appendix. The General Manager has highlighted in yellow some particular Options that he would like initial Councillor comments in relation to:

Table 3: Future of Local Government Review reform outcomes and options

Reform outcomes	Options
Councils are clear on their role, focussed on the wellbeing of their communities and prioritising their statutory functions	<ul style="list-style-type: none"> Establish a Tasmanian Local Government Charter which summarises councils' role and obligations, and establishes a practical set of decision-making principles for councils Embed community wellbeing considerations into key council strategic planning and service delivery processes Require councils to undertake Community Impact Assessments (CIAs) for significant new services or infrastructure

Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities	<ul style="list-style-type: none"> Develop an improved councillor training framework which will require participation in candidate pre-election sessions and, if elected, ongoing councillor professional development Review the number of councillors representing a council area and the remuneration provided Review statutory sanctions and dismissal powers Establish systems and methods to support equitable and comprehensive representation of communities
The community is engaged in local decisions that affect them	<ul style="list-style-type: none"> Require consistent, contemporary community engagement strategies Establish a public-facing performance reporting, monitoring and management framework Establish clear performance-based benchmarks and review 'triggers' based on the public-facing performance reporting, monitoring and management framework
Councils have a sustainable and skilled future workforce	<ul style="list-style-type: none"> Implement a shared State and local government workforce development strategy Target key skills shortages, such as planners, in a sector-wide or shared State/local government workforce plan Establish 'virtual' regional teams of regulatory staff to provide a shared regulatory capability
Regulatory frameworks, systems and processes are streamlined, simplified, and standardised	<ul style="list-style-type: none"> Deconflict the role of councillors and planning authorities Refer complex planning development applications to independent assessment panels appointed by the Tasmanian Government Remove councillors' responsibility for determining development applications Develop guidelines for the consistent delegation of development applications to council staff Greater transparency and consistency of councils' resourcing and implementation of regulatory functions Increase support for the implementation of regulatory processes, including support provided by the State Government Strengthen connections between councils' strategic planning and strategic land-use planning by working with State and Commonwealth Governments

Councils collaborate with other councils and State Government to deliver more effective and efficient services to their communities	<ul style="list-style-type: none"> Require councils to collaborate with others in their region, and with State Government, on regional strategies for specific agreed issues Establish stronger, formalised partnerships between State and local government on long-term regional, place-based wellbeing and economic development programs Introduce regional collaboration frameworks for planning and designing grant-dependent regional priorities Support increased integration (including co-location) of 'front desk' services between local and state governments at the community level
The revenue and rating system efficiently and effectively funds council services	<ul style="list-style-type: none"> Explore how councils are utilising sound taxation principles in the distribution of the overall rating requirement across their communities Enhance public transparency of rating policy changes Examine opportunities for improving councils' use of cost-reflective user charges to reduce the incidence of ratepayers' subsidising services available to all ratepayers, but not used by them all Consider options for increasing awareness and understanding of the methodology and impacts of the State Grants Commission's distribution of Federal Assistance Grants Investigate possible alternative approaches to current rating models, which might better support councils to respond to Tasmania's changing demographic profile
Councils plan for and provide sustainable public assets and services	<ul style="list-style-type: none"> Standardise asset life ranges for major asset classes and increase transparency and oversight of changes to asset lives Introduce requirement for councils to undertake and publish 'full life-cycle' cost estimates of new infrastructure projects Introduce a requirement for councils to undertake regular service reviews for existing services Support councils to standardise core asset management systems, processes, and software across councils

The future of local government review Options Paper, Dec 2022, pp25-26

Section 5: Building local government capability and capacity now and for the future

1. *Do you agree with the Board's assessment that Tasmania's current council boundaries do not necessarily reflect how contemporary Tasmanians live, work, and connect?*
2. *We have heard that councils need to be "big enough to be effective and small enough to care". How big is big enough to be effective? How small is small enough to care? What factors determine that? How do we strike the balance between these factors?*
3. *Thinking about Tasmania now, and how it might change over the next 50 years, what are the most important things to consider if we were to 'redraw' our council boundaries?*

The General Manager suggests that Council take the opportunity in its submission to recap what has happened in relation to previous Council amalgamation and boundary adjustment processes which have occurred in relation to the Break O'Day area.

Section 6: Structural reform – three potential pathways

The discussion in this section is at the heart of what the structural reform part of the review process will look like and the Board have identified three broad reform pathways for consideration.

1. Significant (mandated) sharing and consolidation of services

Under this pathway, certain local government functions and services would be consolidated and centralised at the sub-regional, regional, or state-wide scale, where there are clear efficiency and effectiveness benefits in doing so. Current local government areas would be largely – if not entirely – preserved, but councils would be required to participate in formalised and consistent shared services arrangements for identified functions

2. Boundary consolidation to achieve fewer, larger councils

Under this pathway, the administrative boundaries of Tasmania's current 29 LGAs would be 'redrawn', and a series of new, larger LGAs established. New councils would be established to represent and deliver services to these LGAs.

3. A 'hybrid model' combining both targeted sharing of services and targeted boundary consolidation

This would involve some boundary changes (though less than under option two), and some service consolidation where clear benefits can be identified.

The future of local government review Options Paper, Dec 2022, pp7-8

1. *Which of the three broad reform pathways do you think has the best chance of delivering what the community needs from local government? Why?*
2. *What would be your biggest concerns about changing the current system? How could these be addressed?*
3. *In any structural reform process, how do we manage the very different needs and circumstances of rural and urban communities?*

The General Manager would appreciate Councillors thoughts in relation to the questions posed as this will assist Council officers in the framing of the discussion in the response to the Options Paper. Council officers have commenced developing a framework for the submission which in addition to the matters raised above will challenge some of the statements made by the Board in the Options Paper and Appendix. The General Manager notes that the February Council meeting is on 20 February 2023 with submissions closing on 19 February. It is proposed that there be a further discussion at the February workshop reviewing the information developed to that point in time. Any adjustments will be made and circulated to Councillors with ratification at the February meeting. We can submit prior to the meeting or seek an extension of 1 day which I would think would not be an issue.

From a broader community perspective, the Board is providing a few different ways for people to respond to the Options Paper including online at an interactive version of the Options Paper at www.engage.futurelocal.tas.gov.au and submit answers to any or all the consultation questions.

The Board is also conducting regional community meetings in early February 2023, they will be visiting communities all around the State to hold town hall style meetings. Disappointingly the actual visit schedule is quite limited with none being held in Break O'Day, the nearest meetings being Bicheno and Longford.

In addition, as part of their engagement program on the reform options paper the Local Government Board will be hosting a series of specific elected representative and council staff sessions meetings to discuss perspective on the reform options.

Location	Time: Elected Reps	Time: Staff
Thursday 9 February 2023 Bicheno Memorial Hall, 78 Burgess St, Bicheno	11:00am – 12:30pm	1:30pm – 3:00pm
Wednesday 15 February 2023 Longford Memorial Hall, 55 Wellington St, Longford	11:00am – 12:30pm	1:30pm – 3:00pm
Monday 13 February 2023 Online workshop 1 Zoom	11:00am – 12:30pm	1:30pm – 3:00pm
Tuesday 14 February 2023 Online workshop 2 Zoom	11:00am – 12:30pm	1:30pm – 3:00pm

STRATEGIC PLAN & ANNUAL PLAN:

Strategic Plan 2017-2027

Achieving the Vision

Leadership/Ownership – Council Role

We will be visionary and accountable leaders who advocate and represent the views of our community in a transparent way.

We will make decisions for the greater good of Break O'Day by being accessible and listening to our community.

Annual Plan 2021-2022

Management Team Objectives – Local Government Reform

Local Government reform – Participate actively in the Future of Local Government Review process with a focus on achieving the best outcome for the Break O'Day area.

LEGISLATION & POLICIES:

Local Government Act 1993.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Very substantial human resources have been required during the process.

VOTING REQUIREMENTS:

Simple Majority.

The future of local government review

Local Government Board

GPO Box 123 Hobart TAS 7001 | 03 6232 7022

14 December 2022

Good Morning

I am writing to inform of the release of the Future of Local Government Review's *Stage 2 Options Paper*.

As the Board is approaching the end of Stage 2 of the Review, our Terms of Reference require us to provide the Minister with a shortlist of feasible reform options.

The *Options Paper* has been released for public comment to provide a summary of the work to date and identify a range of specific reform options. The paper also includes three options for structural reform of the local government sector. The purpose of the paper is to seek community and sector feedback on the options and their feasibility, and to understand the level of support for each potential change to the local government system.

You can find three documents enclosed, in addition to this letter:

1. A PDF version of the Options Paper
2. A PDF Version of the Options Paper: Appendix
3. A PDF version of the Community Update (a short form document containing the key messages of the Options Paper)

You can also view the paper online through this link: www.engage.futurelocal.tas.gov.au

In February 2023 the Board will be hosting in-person and online meetings for members of the public, and council staff and elected representatives. These sessions will be held around the state to discuss the proposed suite of reform options. Register your interest for these sessions, here: www.futurelocal.tas.gov.au

If you have any queries in relation to this request, please contact Mike Mogridge at the Review Secretariat on 03 6232 7292 or by email: Michael.Mogridge@dpac.tas.gov.au in the first instance.

Yours sincerely



Sue Smith
Chairperson

The future of local government review

Options Paper

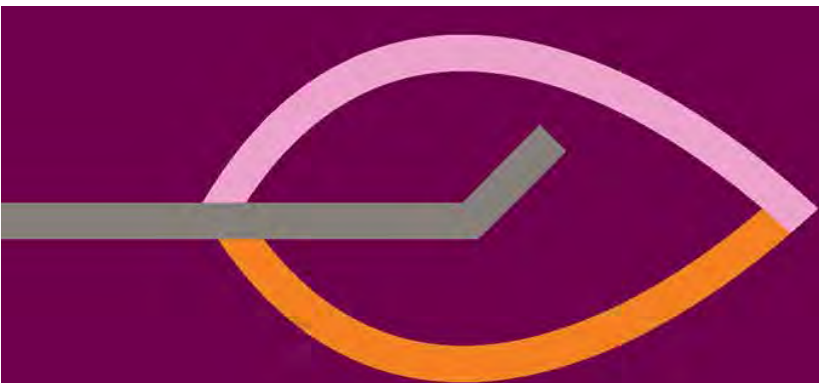
Review Stage 2 – December 2022



**Let's All Shape the Future
of Local Government.**

Department of Premier and Cabinet





All images courtesy of Brand Tasmania

The Local Government Board is seeking feedback on the Consultation Questions in the Options Paper until 19 February 2023.

Please visit www.engage.futurelocal.tas.gov.au to respond to the questions online.

Alternatively, you can provide a written submission to:

Submissions.LGBoard@dpac.tas.gov.au or
Future of Local Government Review
GPO Box 123, HOBART, TASMANIA 7001

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Executive summary

Over the past 11 months, the Board has heard from Tasmanians how important strong, sustainable, local communities are for the future wellbeing and prosperity of our State.

Local government – alongside our other levels of government, volunteers, community organisations, and local businesses – will play an increasingly important role in shaping and supporting our communities. To do this well, local government needs to have both the capacity and capability to provide the high-quality representation, services, and infrastructure that Tasmanians need and deserve.

This Review is a once-in-a-generation opportunity to design a local government system that can respond to the growing demands and changing needs of our communities, now and in the decades ahead. Tasmania is a small state, and while we must celebrate and support our diverse local communities, we should also harness the collective strength that comes from working together to address the big challenges on the horizon. These challenges include tackling entrenched intergenerational disadvantage, managing the impacts of climate change, and supporting communities through any number of other technological, economic, and demographic transitions the 21st century will bring.

The future role of local government

Understanding the role of local government in the 21st century is at the core of this Review. We know that a lack of clarity regarding the current role of local government has created uncertainty about what councils can or should be doing. This can result in some councils feeling pressure to provide services they might not be well placed to deliver. Sometimes this expansion can be detrimental to some of local government's traditional core services, infrastructure, and functions.

During the Review, we have heard there is generally broad support for councils continuing to deliver the core functions and services they currently provide, while also expanding their offerings to further enhance the wellbeing of Tasmanians. We have also heard there is a need to ensure that councils retain the flexibility to tailor services (where appropriate) to meet the particular needs of their communities.

There appears to be broad agreement that the Tasmanian local government sector needs to have the capacity, capability, and frameworks if it is to evolve and adequately meet the future needs of Tasmanian communities. While councils need to maintain strong connections with their communities, they also need to have the ability to adapt as their role continues to expand from 'services to properties,' through 'services to people' and, eventually, to 'services to support the wellbeing of communities.'

Developing reform outcomes

Through its broad inquiry in Stage 2 of the Review, the Board has identified eight reform outcomes which the Review aims to deliver for the local government sector. These are the things we believe are essential if Tasmania's system of local government is to deliver the services and support the community needs.

There is significant scope for improvement in local government across each of these outcomes. Capability and capacity are highly uneven from council to council. The sector itself agrees with us on these points. In many ways, the sector's capability challenges are unsurprising given councils' workforce constraints. In 2018, 69 per cent of Tasmanian councils were experiencing a skill shortage and 50 per cent were experiencing skills gaps. In 2022 this had deteriorated, with [86 per cent of the responding Tasmanian councils experiencing a skill shortage](#).

The purpose of this Options Paper is to set out a range of specific ideas the Board believes have the potential to get the sector where it needs to be in terms of addressing these challenges and delivering reform outcomes.

The Future of Local Government Review reform outcomes

1. Councils are clear on their role, focused on the wellbeing of their communities, and prioritise their statutory functions
2. Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities
3. The community is engaged in local decisions that affect them
4. Councils have a sustainable and skilled workforce
5. Regulatory frameworks, systems, and processes are streamlined, simple, and standardised
6. Councils collaborate with other councils and the State Government to deliver more effective and efficient services to their communities
7. The revenue and rating system funds council services efficiently and effectively
8. Councils plan for and provide sustainable public assets and services

Enhancing capability and capacity for the future

In exploring how we deliver these Outcomes, we have concluded that specific reform initiatives can only achieve so much in delivering a local government sector that is in the best possible position to meet Tasmania's future needs and challenges. We must address the fundamental problems with the current structure and design of Tasmania's existing local government system.

There is broad agreement from the sector that:

- The status quo is not an optimal or sustainable model for the sector as a whole, given growing demands, complexity, and sustainability challenges;
- Some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services; and
- The scale and extent of the consolidation needed to deliver significantly better services will, unfortunately, not occur on a purely voluntary basis within the current framework.

The Board accepts, through its engagement with the sector and the information it has considered, that a critical part of the solution for local government reform is finding scale in key areas. We know enough to conclude that having 29 organisational boundaries can be detrimental on, for example, the ability of councils to attract and retain key skills, to uniformly manage assets well, and to deliver important regulatory functions.

We also know that the competition, fragmentation, and duplication of effort across 29 councils can hinder collaborative effort and outcomes when it comes to managing regional and state-wide challenges which inevitably transcend our current LGA (local government area) boundaries.

We do not know everything about how scale is impacting on the operations of councils, or what the exact solutions should be in terms of future structural models. Further work will need to be done as we move towards framing final reform recommendations in Stage 3 of the Review. It is clear, however, that we cannot deliver a meaningful set of reform recommendations without an open, objective, and purposeful discussion on how to access the capability benefits that greater economies of scale and scope can provide.

It is also the Board's view, and the majority view among experts and sector stakeholders, that the solution to addressing the issues of scale is unlikely to be found through minor modifications to the current model of local government. It is almost certain that system-wide reform will be required. This means redesigning Tasmania's system of local government to ensure councils in the future have the requisite scale, resources, capability, and capacity to deliver on their critical functions.

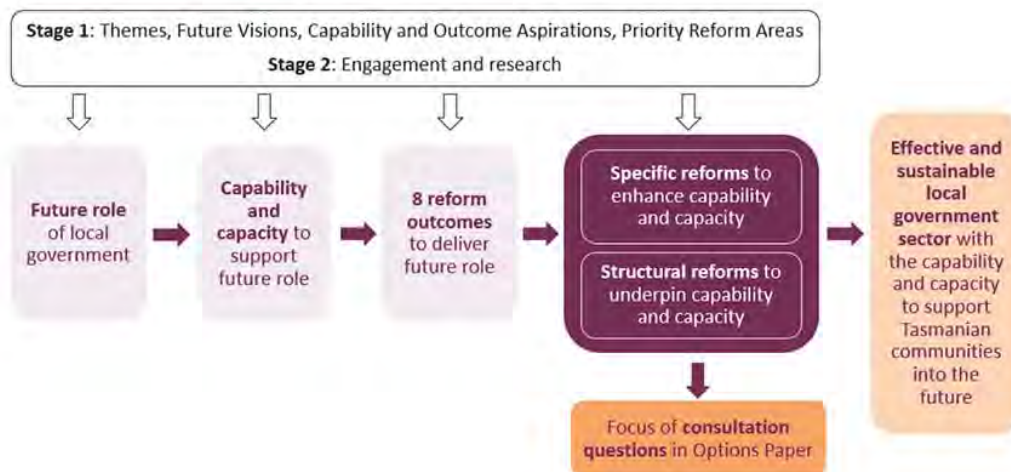
If this 'joining up' is well planned and properly supported by the State Government, we think the sector can improve the overall quality and range of services it provides to all Tasmanians and better support a range of important social, economic, and environmental outcomes. We also think this could

make local government a better place to work and help attract and retain talented workers.

If the status quo continues, and there is no meaningful reform of the sector, it is our view that significant challenges will continue to emerge. Without substantive and well-planned reform, we think there will, inevitably, come a 'tipping point' at which services suffer, and some of our 29 existing councils will not be able to afford to function effectively. When we put it in these terms, the Board believes the opportunity cost of inaction is too great to ignore.

We cannot deliver a meaningful set of reform recommendations without an open, objective, and purposeful discussion

Developing the reforms



Pathways for structural reform

Some form of 'scaling up' is critical to delivering the capability that is needed for 21st century local government service delivery. The broad approaches to achieving consolidation being considered are:

1. Significant (mandated) sharing and consolidation of services

Under this pathway, certain local government functions and services would be consolidated

and centralised at the sub-regional, regional, or state-wide scale, where there are clear efficiency and effectiveness benefits in doing so. Current local government areas would be largely – if not entirely – preserved, but councils would be required to participate in formalised and consistent shared services arrangements for identified functions.

2. **Boundary consolidation to achieve fewer, larger councils**

Under this pathway, the administrative boundaries of Tasmania's current 29 LGAs would be 'redrawn', and a series of new, larger LGAs established. New councils would be established to represent and deliver services to these LGAs.

3. **A 'hybrid model' combining both targeted sharing of services and targeted boundary consolidation**

This would involve some boundary changes (though less than under option two), and some service consolidation where clear benefits can be identified.

There are already many good examples of councils working together to provide services in different ways, including by sharing staff and other resources. In some cases, councils have created joint authorities to manage specific functions or facilities, like Dulverton Waste and Southern Waste Solutions. There is further potential for this way of working, but it is likely the State Government will need to provide leadership and support to the sector to make it happen at the required scale. There are simply too many barriers right now to expect councils to 'go it alone.'

The Board understands that Tasmania's system of local government is complex, and that reform is challenging. We also appreciate that larger urban councils – who are in a relatively strong position in terms of their current scale and organisational capability – may not see why they need to be part of a wholesale restructuring of local government. The Board's view is all stakeholders will need to elevate their thinking beyond the interests of individual councils if Tasmania is to have a system of local government which best meets the future needs of the overall Tasmanian community.

Bearing in mind the current council boundaries were drawn 30 years ago, and these were adapted from boundaries which were set in the early 20th century, it is hard to argue they will be relevant today, let alone in 30 years' time. No doubt, ideas of place and connection to community remain central to the Tasmanian way of life. With the technological innovations of the past 20 years, people are living more flexible and mobile lives. Many Tasmanians can now work remotely online for at least part of their week, while others are happy to commute from outlying areas into urban centres because they value the lifestyle benefits of smaller communities.

In other words, our perception of 'local' has changed and is more complex and nuanced than it was 30 years ago. Our local government boundaries need to better reflect these realities, so there is a strength, fairness, and logic in how communities collectively help shape, pay for, and access crucial services and infrastructure. We must all remember that ultimately, councils exist to play a vital role in serving communities, but they do not necessarily define them.

The Board wants to know how people feel about the way councils work and to understand their views about which ideas and options we are putting forward that could make the most practical and positive difference for local communities.

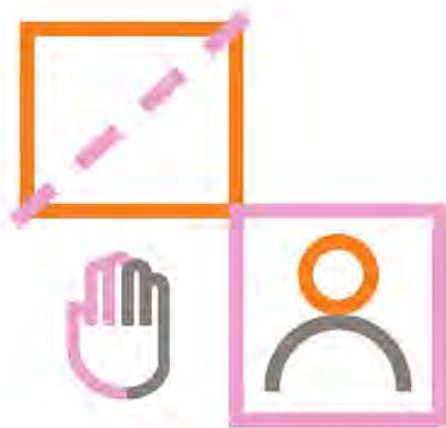
The Future of Local Government Review is at a critical juncture, and Tasmania has an opportunity to be bold. We should not rule out big ideas because we think they will be hard to implement. As the Review nears its final stage, the Board wants to hear your feedback – both on the specific reform options we have identified and on the 'big picture' structural reform pathways. The Board does not think the status quo is an option, and would like to better understand where the community sees the future of local government.

Finally, the options and models discussed in this paper do not reflect the Board's final views on any preferred reform pathway – they reflect the information and evidence received and considered to date.



Section 1: The journey so far

At the end of 2021, the State Government established the Local Government Board and asked us to review the way Tasmanian councils work. Importantly we have been asked to make recommendations about how the current system needs to change so that councils are ready and able to meet the challenges and opportunities the community will face over the next 30-40 years.



The Board's [Terms of Reference](#) provide broad scope to review all aspects of local government, including its role, functions, and design. We are looking at the effectiveness of services and support councils currently provide Tasmanian communities as well as changes that may have to be considered to ensure local government can continue to support communities in the years ahead.

The future role, size, structure, and funding of councils, as well as how they work with other levels of government, are all part of this important conversation.

The Review commenced in January 2022 and is structured in three main stages:

1. **Stage 1** involved community consultation and evidence-gathering. It concluded in June, when the Board provided an [Interim Report](#) to the Minister for Local Government. This engagement highlighted the key role played by local government in Tasmania as well as current and emerging challenges, opportunities, and priorities for reform.
2. **Stage 2** (the current stage) is concerned with developing and testing a broad range of possible reform options to address the issues, challenges and opportunities identified in Stage 1. The Board is to provide a further interim report to the Minister with a refined set of options by the end of March 2023.

3. **Stage 3** will see the delivery of a specific set of reform recommendations to the State Government, supported by a clear and practical implementation plan. The *Final Report* is scheduled to be delivered to the Minister by 30 June 2023.

At the end of the formal Review process, the Government will consider the Board's recommendations and decide how it wants to respond. It will be up to the Government to decide whether it agrees with all, some, or none of what the Board recommends.

Stage 2 – Developing reform ideas and options

Since the release of the Stage 1 [Interim Report](#) in July 2022, the Board has undertaken a comprehensive program of stakeholder consultation and has commissioned and conducted research and analysis on local government in Tasmania. We have also received detailed submissions which we have used to further develop and refine our current thinking.

This *Options Paper* outlines what we have identified so far from research, talking to the sector, and engaging with the community and other stakeholders. Focus groups were established which allowed the Board to test a range of ideas and options that we think have the potential to improve how local government in Tasmania works.

As a result, the Board believes we now have a strong sense of the core outcomes we should focus on for the remainder of the Review. We are now at the stage where we want to understand what the broader community views are about those options.



Figure 1 – Summary of Stage 2 engagement

Options Paper structure

This Paper is divided into seven sections.

The next section, **Section two**, focusses on the enduring importance of place-shaping and local communities. We identify the existing and emerging challenges Tasmanians are facing and briefly explore how councils – through their proximity to local communities and local knowledge – will have a growing leadership role in addressing these issues and promoting broader community prosperity and wellbeing.

Section three explores the role of local government, including how it has naturally evolved and expanded over time, and – through what we have heard throughout our research and engagement – what we think this role should look like into the future. We have heard that the gradual expansion and evolution of councils' role is broadly accepted by communities and the sector. However,

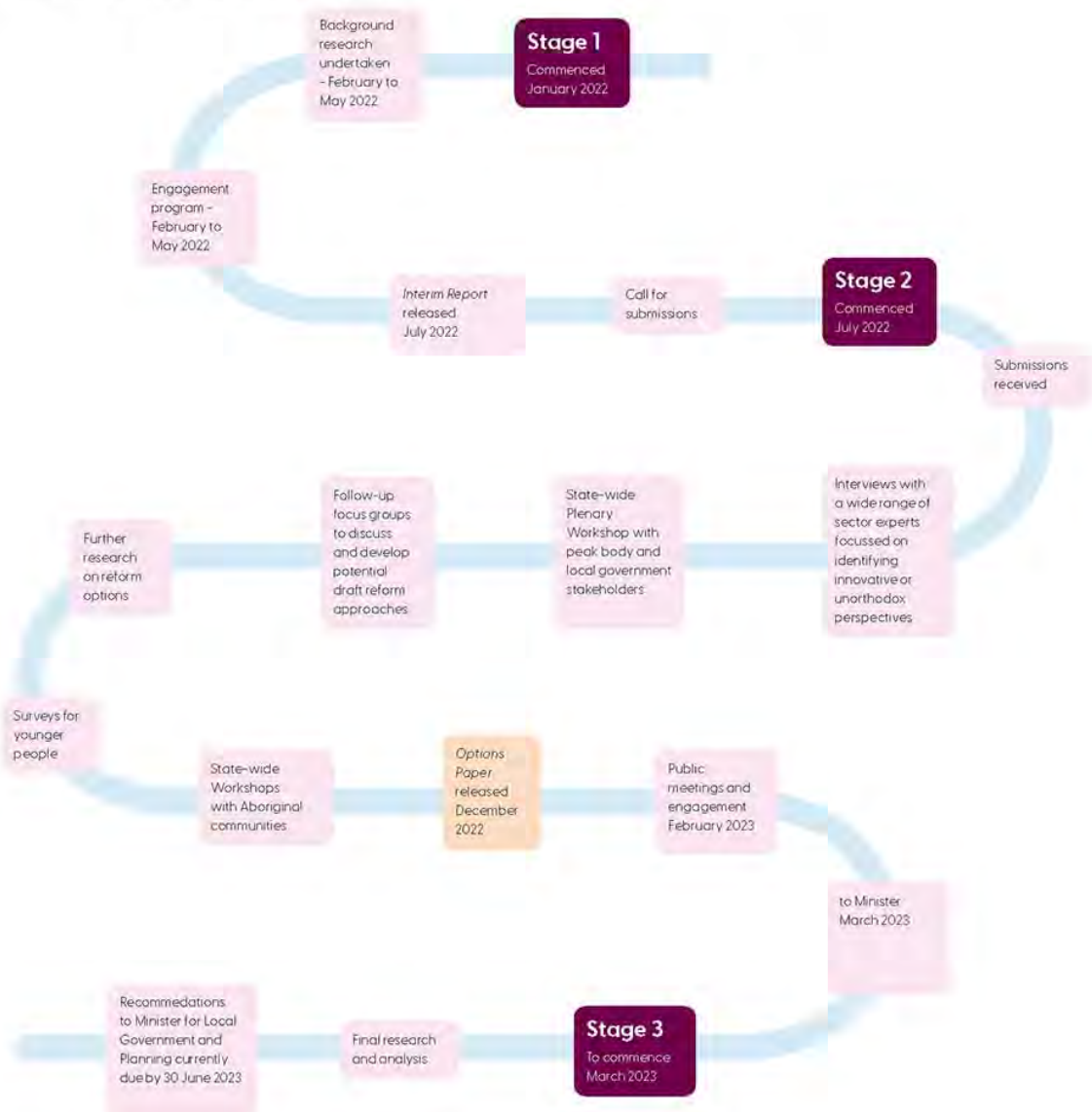
councils' capacity, as well as broader supporting mechanisms, have not kept pace. We look at how establishing a clearer and more formal role for local government can support councils and ensure they have the capacity to deliver high quality services and functions to communities.

In **Section four** we identify eight reform outcomes and the related options for delivering a local government sector that can successfully fulfil its future role. We have developed these outcomes through our research and consultation undertaken during Stage 2 of the Review. Further details on reform outcomes and specific reform options can be found in [Appendix A](#).

Section five explores current and emerging capability gaps within the local government sector, and the risks and challenges they pose to communities. We examine future challenges, such as demographic shifts, health, housing, and climate change and how these challenges will exacerbate existing capability gaps within the sector. We also consider the discussion surrounding the benefits of scale, and how some form of consolidation will help councils to build the capability and capacity to meet the future needs of communities.

In **Section six**, we outline the high-level reform pathways that we believe have the potential to build the capability and capacity of our local government system to provide better quality services and representation and enable councils to be more responsive to future community needs.

Finally, **Section seven** provides details on how you can contribute to the Review process and have your say on the future shape and direction of our system of local government.





Section 2: The enduring importance of local communities

The future prosperity of Tasmania relies on the strength and resilience of its local communities and, by extension, its councils. Despite the growing use of technology and the emergence of ‘virtual communities’, Tasmanians retain strong local networks and value their local sense of place. Evidence shows that people’s personal wellbeing is strongly related to the strength of their local community. High satisfaction and engagement with neighbourhoods has been linked to better health outcomes, higher subjective wellbeing, and lower levels of anxiety.



Strong social connections empower individuals, benefit communities, and reduce the need for some public services. Local community infrastructure, services, cultural institutions, and other place-based assets are key drivers of economic development and resilience and are central to a community's sense of belonging and identity.

Tasmanian communities, like many around the world, are facing a range of challenges now and into the future – from ageing populations, climate change, and associated natural disasters to increased cost of living pressures, growing social inequality, and unexpected crises such as the COVID-19 pandemic. These challenges can provide opportunities to strengthen local communities so they can respond more effectively. They can also put extra pressure on community wellbeing and amenity. For example, levels of volunteering decline as communities age, and population growth can result in unplanned urban sprawl.

The importance of local government has long been recognised, and its role has evolved over time. An increasingly uncertain future also highlights the need for a flexible and responsive system of local government that can address changing community needs. Councils can and should play a vital role within their local communities and Tasmania's broader system of government.

Our current council boundaries were drawn almost 30 years ago and were adapted from boundaries set in the early 20th century. The technological and digital revolution of the past 20 years has led to people living more flexible and mobile lives. Many Tasmanians can now work remotely online for at least part of their week, while others are happy to commute into urban centres because they value

the lifestyle benefits and connectedness of smaller communities.

Contemporary local government boundaries need to be informed by a clear understanding of how communities shape, pay for, and access crucial services and infrastructure. We must remember that, ultimately, councils exist to serve communities, but they do not define them. The adaptation and evolution of local government to meet changing community needs is not just desirable, it is essential. The Board recognises that effective and capable local government is a key enabler of community prosperity and wellbeing. Indeed, based on the evidence collected and consultation conducted during the Review process, the Board believes that if councils lack the capability to support their local communities then the State's future prosperity will be compromised.

The adaptation of local government to meet changing community needs is not just desirable, it is essential.

The Board has developed its understanding of the growing challenges and capability gaps across the local government sector. In the absence of reform, these challenges will only increase over time. Therefore, a critical objective of the Board's approach is to develop a model for the future of local government in Tasmania and reforms which will enable councils to support and empower their communities in a more sustainable and effective way.



Section 3: The future role for local government

The Review has been considering the future role of local government so it can best meet the changing needs of the Tasmanian community into the future. In its Stage 1 Interim Report, the Board published a draft role statement to promote discussion, which proposed a core focus on supporting and improving the social, economic, and environmental wellbeing of Tasmanian communities.



Through its extensive engagement, the Board has heard that a lack of clarity surrounding the current role of local government can result in unrealistic or confused expectations from communities – and at times from elected representatives – about what councils can or should be doing. This has created gradual ‘scope creep’ in the range of functions some councils perform. This Options Paper presents an opportunity to clarify the future role of local government, so we can move forward on the best ways of supporting it through practical reform. We also recognise that local government has changed considerably in recent decades and will continue to do so as community needs evolve. In furthering our understanding of role, the Board’s engagement and research suggests:

- There is support for local government to play a carefully defined ‘place-shaping’ role. This includes providing high quality and increasingly sophisticated representation, engagement, and community advocacy, as well as facilitating and coordinating programs and projects at a community level. Place-shaping also includes vital economic and community development functions, strategic land-use planning, and targeted place-based wellbeing initiatives in response to distinctive community needs or preferences.

We have heard support for councils continuing to deliver the core functions and services they currently provide, and we do not think there is a convincing case to radically change local government’s role in these areas.

- There is support for the idea that councils should have flexibility to provide ‘optional’ services (in addition to those statutory functions they should be prioritising) in response to clear community needs or demands. When councils do this, however, it should be with the support of their communities via a transparent and accountable process. Councils should explain why they are proposing to provide a new service and how much it will cost ratepayers.
- There is a clear need to develop robust and properly supported frameworks and processes for more effective strategic partnerships between local, state, and federal governments, enabling better coordination of effort between neighbouring councils and among spheres of government.

We discuss some of the reform options the Board is considering to address these issues in [Section 4](#) below.

Our engagement has also revealed growing concerns about councils’ variable – and in some cases, highly constrained – capacity and capability to deliver key functions and services to a high standard. There are clear examples of where councils are not able to support local communities because they lack capability in key areas, or where their capability is vulnerable due to staffing challenges or funding changes. We discuss these capability and capacity challenges in [Section 5](#) below.



A proposed role statement for local government in Tasmania

To support and improve the social, economic, and environmental wellbeing of Tasmanian communities by:

1. Harnessing and building on the unique strengths and capabilities of local communities

This means local government is a crucial 'grassroots' democratic space where – through discussion, debate, and agreed collective action – local communities are empowered to draw on networks, build social capital, and forge cultural identities.

2. Providing infrastructure and services that, to be effective, require local approaches

This means local government directs its resources to delivering those things that are

shown to work best when designed and delivered at the 'sub-regional' scale. It also means that infrastructure and services should be delivered at a regional or statewide level if it is more effective and efficient to do so.

3. Representing and advocating for the specific needs and interests of local communities in regional, statewide, and national decision-making

This means local government is an effective local advocate in those areas where it does not have direct service delivery responsibility and works with other levels of government to facilitate and deliver the things their communities need most. Local government becomes a broker and delivery partner in a range of areas, in varying capacities.

What we heard: Further community engagement with Tasmanians under 45 and Aboriginal communities

During Stage 2 of the Review, the Board got in touch with two groups we had not heard much from in Stage 1: Tasmanians under 45 and Aboriginal communities.

Tasmanians under 45

We surveyed almost 500 Tasmanians aged 16 – 44, to hear their greatest concerns for the future of their local area, as well as the role they think local government should play in addressing those issues.

What we heard: Further community engagement with Tasmanians under 45 and Aboriginal communities (continued)

A core set of concerns for the future kept appearing in submissions from across the state. These issues were:

- Climate change and other environmental issues
- Cost of living
- Housing and homelessness
- Impacts of poorly managed population growth, including lack of transport options and green space, congestion and poor urban planning
- Jobs, training and educational opportunities
- Access to quality local services
- Equality and inclusion

Many respondents believe local government should play a strong role in addressing these issues, while also observing that the current system may constrain or limit the sectors' response. For example, many respondents noted the inherent competition between councils is stifling regional cooperation on key issues like public transport, addressing climate change, and efficient urban planning.

Many Tasmanians in this cohort also noted that councils have a strong role to play in environmental leadership and stewardship in their communities. Suggestions included providing greater education on waste and biodiversity management, incentives for business and communities to undertake better waste and recycling practices, and greater access to recycling and waste management services.

77 per cent of respondents feel underrepresented and 'not heard' by their councils. Many respondents noted their councils fail to listen to or engage with younger voices, particularly when making service or infrastructure decisions, or addressing local challenges and issues. We heard broadly that councils should be engaging with all their residents so they can effectively support their communities, or advocate for action on local issues to other levels of government.

Aboriginal communities

We spoke with 61 members of Aboriginal communities across the State, and heard similar messages about feeling underrepresented and unheard by their councils. We heard that Aboriginal perspectives were not being listened to and considered in decision-making. Participants said they often felt unwelcome, anonymous, or overlooked in council work. They felt that council structures did not meet their needs, and councils did not make any attempt to understand them.

We heard that local government could improve relations with Aboriginal people by proactively coming to them, meeting them on Country, providing an informal atmosphere for communication, and genuinely seeking to build ongoing relationships. Councils also need to allow people to identify and address the feelings that can arise when considering the colonial past.

There was a strong desire to see more Aboriginal people represented in local government positions, such as council staff or as councillors. This would allow for greater diversity in the views and priorities considered within councils, and lead to more effective services. There was a strong desire to see well-supported Aboriginal Liaison Officers employed within local government, both to educate others within government and to improve consultation and communication with the Aboriginal community. Mentoring programs were also mentioned as an opportunity to get younger Aboriginal people involved in local government.

Symbolic and practical recognition of Aboriginal culture and history were seen as important. Examples included prioritising acknowledgements of Country, dual place names, flying the Aboriginal flag, and investing in infrastructure that facilitates Aboriginal cultural activities, such as fire pits. Cultural awareness training for councillors and staff was also seen as important to improve local government interactions with Aboriginal people.

3.1 Breaking down councils' role and functions

The Board recognises that guidance is needed on how the role outlined above translates to the practical delivery of services to communities. Councils play different roles depending on the situation and community need. While councils and their communities need clarity about who is responsible and accountable for what, local

government must also be able to respond with flexible solutions to meet the needs of communities. We believe that, rather than a single role, councils should play different roles depending on the situation, issue, and community need.

The model adapted from [Brighton Council's 2050 Vision](#) neatly summarises some of these key roles (see Table 1 below).

Role	Description	Example(s) of function
Service Provider (or Purchaser)	Responsible and accountable for the delivery of a specific function and associated services	Waste collection, construction and maintenance of local roads and footpaths
Regulator	Enforce their own regulatory controls (by-laws) and enforce regulatory provisions under State legislative frameworks	Building control, food safety inspections, environmental health regulation, local by-laws
Facilitator, Coordinator, or Partner	Working with others to arrange and support the delivery of a particular function, service, or outcome	Emergency response and natural disaster management, economic development including City Deals, natural resource management
Advocate	Lobby on behalf of their constituencies to other levels of government responsible for services in their communities	Pushing for state or Commonwealth action on climate change or health services

Table 1: Brighton Council's 2050 Vision's key roles

In some areas, councils will have multiple responsibilities. Climate change is one key emerging example where councils need to play multiple roles simultaneously. Specifically, councils play the roles of:

- A **service provider**, notably via their asset management responsibilities
- A **regulator**, enacted through local building codes and strategic land-use planning
- A **facilitator, coordinator, and partner**, including in disaster relief or emergency management situations, and
- An **advocate**, through lobbying or representation on emissions reduction initiatives at other levels of government.

To support councils in performing their role, we believe it will be essential to distil the different council roles and functions into a clear framework for councillors, council staff, and communities alike. Feedback from submissions and consultation conducted for the Review has suggested that a Local Government Charter may be the best way to achieve this (see 'What we heard' text box below).

What we heard: a Tasmanian Local Government Charter

There is support for developing a clear and concise Charter for local government. The document would include a summary of councils' role, as well as outlining the role and responsibilities of elected representatives and council staff, similar to how the role is legislated in Victoria.

A Charter should be included within the Local Government Act, the key guiding document for Council executives and councillors.

It must be designed to clarify and raise awareness of the role and responsibility of local government for communities.

- A Charter should summarise a council's core statutory roles and functions.

A Charter should not add unnecessary complexity. It should also allow councils the flexibility they need to respond to changing circumstances and their communities' unique needs.

- A Charter could clarify the relationship, roles, and responsibilities of local government in relation to, and in collaboration with, other spheres of governments, particularly around funding.

3.2 Supporting wellbeing – 'core business' for local government

In simple terms, the concept of wellbeing captures a range of factors and circumstances that enable us to live a 'good life'. It includes things like physical and mental good health, financial resources, and social connections. The COVID-19 pandemic has shown us that wellbeing challenges cannot be tackled by state and federal governments alone. They will increasingly require partnerships with a strong and capable local government sector, service providers, and communities themselves.

In May 2022, the Tasmanian Premier, the Hon. Jeremy Rockliff MP, announced the development of Tasmania's first Wellbeing Framework, noting that the concept includes a number of aspects:

- Economy
- Health
- Education
- Safety
- Housing
- Living standards
- Environment and climate
- Social inclusion and connection

- Identity and belonging

- Good governance and access to services.

Local government has been influencing all these areas for decades, and clearly has a key role in the development and delivery of the Tasmanian Wellbeing Framework. This broad role for councils in wellbeing is set out in the proposed role statement (section 3 above): "To support and improve the social, economic and environmental wellbeing of Tasmanian communities".

Consultation and research undertaken by Local Government Association Tasmania (LGAT) and the Review has revealed strong support for councils' role in supporting community wellbeing if it is clearly defined, carefully integrated into state and national policies, and appropriately resourced. At this stage, the Board acknowledges there is an absence of any clear legislative framework or overarching state policy to align the various efforts of councils and other spheres of Government more effectively.

The development of Tasmania's Wellbeing Framework will help to refine local government's role in promoting wellbeing and how it complements that of the State Government. A robust set of indicators for tracking progress on

The concept of wellbeing captures a range of factors and circumstances that enable us to live a 'good life'.

community wellbeing priorities will also help clarify roles and measure progress over time.

A [Queensland framework for wellbeing](#) indicators breaks down local government's role into five areas. Applying this framework helps to identify the specific role councils can play to improve community wellbeing:

1. Healthy, safe, and inclusive communities
2. Culturally rich and vibrant communities
3. Dynamic resilient local economies
4. Sustainable built and natural environments
5. Democratic and engaged communities.

For example, councils can create 'culturally rich and vibrant communities' by providing the service of a community hall where people get together and enjoy music or a celebration. When it comes to creating 'dynamic resilient local economies,' councils can act as facilitator, encouraging investment and employment in their area by governments and businesses.

Councils also play a range of roles in creating 'healthy, safe, and inclusive communities,' from lobbying other spheres of government for better GP services, through to regulating local food businesses to ensure their food is safe. Given State and Commonwealth Government responsibilities for health, local government's most important and complementary focus should be in the areas of preventive health and wellbeing promotion. This encompasses councils' direct responsibilities for planning, urban design, liveability, and environmental health, as well as partnering with others to provide health programs, and social and community services.

Other examples of how councils' role may vary across wellbeing domains are shown in Table 2, below.

Specific options the Board is exploring in relation to how councils can support community wellbeing are provided in Section 4 below.

	Healthy, safe, and inclusive communities	Culturally rich and vibrant communities	Dynamic resilient local economies	Sustainable built and natural environments	Democratic and engaged communities
Service provider	Waste management	Recreation facilities		Roads, cycle paths, parks	Community engagement on council plans
Regulator	Food safety			Land-use zoning, building and plumbing permits	
Facilitator or partner	Recovery from natural disasters, preventative health programs	Supporting visiting arts and culture programs	Encouraging investment and jobs	Climate action (including sustainable energy use and renewables)	Acting as an 'anchor' to support collaborative projects and programs
Advocate	Lobbying for better GP services		Advocating for local vocational training support	Seeking investment in affordable housing	Representing local priorities to State and Federal Governments

Table 2: Examples of council roles in community wellbeing

‘Government is becoming more like a network supported by strategic partnerships between the Commonwealth, state and local government and the communities they serve.’

The Independent Review of the Australian Public Service, 2019

3.3 Strategic, structured, and sustainable partnerships

The need to support strategic collaboration and partnerships among councils, as well as between local, State, and Federal Governments, has been a consistent theme of the Review. Improving strategic collaboration between different spheres of government is becoming more urgent given growing recognition that complex social, environmental, and economic challenges, such as climate change, can only be addressed through collaboration across all levels of government, industry, and the community.

Many other areas of government activity could also benefit from greater collaboration between local and state authorities, including through:

- Sharing technical expertise between State and local government professionals;
- Expanding the integration of Service Tasmania and council front office functions;
- State agencies providing more detailed advice and guidance on legislation/regulation

implemented by local government;

- Greater commitment to co-regulation; and
- Integration of workforce planning and training strategies.

The Board believes more effective collaboration can take many forms and has clear potential to improve outcomes for Tasmanian communities. Successful and sustained collaboration requires trust, commitment, and transparency about the role and responsibilities of different actors in key partnerships.

Critically, the Board has heard voluntary approaches to regional or intergovernmental partnerships are difficult to sustain and vulnerable to councils opting in or out based on changing priorities. For this reason, the Board will need to consider whether there are areas in which collaboration between councils, and between the State and local government, should be made mandatory. Specific options we are exploring in relation to strategic partnerships are provided in Section 4 below.

Consultation questions

Which of the four core roles (see Table 2) of councils needs more emphasis in the future? Why?

Do you agree that there is general community support for councils continuing to deliver their current range of functions and services? Are there any functions and services councils deliver now that they shouldn't? Why?

- Assuming they have access to the right resources and capability, are there services or functions you think councils could be more involved in? Why?

Where do councils currently make the biggest contribution to community wellbeing? What wellbeing functions and services should they provide in the future and how can they be supported to do that?

Local government's role in responding to climate change

Climate change is a global issue and arguably the greatest challenge facing humanity, but its effects are felt by communities at the local level. There is recognition that effective climate action will require concerted and coordinated effort from all levels of government, business and society, from international agreements to grass-roots community action. All Tasmanian councils are responding to climate change either directly or indirectly. The Board has heard that strong, capable, and adaptive local governments are required to tackle climate change proactively at a community level, highlighting the need to build capability and coordination across councils.

The Review has identified at least four specific ways in which local government can help communities respond to climate change.

Mitigation and emissions reduction

All organisations and individuals have a role to play in emissions reduction and local government has a particular opportunity to contribute to this effort through innovative waste management and planning more compact and liveable cities and settlements to reduce transport emissions.

Engagement and advocacy

As the closest level of government to the community, councils are uniquely positioned to help citizens navigate the challenges of climate change and to highlight the impacts of climate emergencies at the local level. Climate change was the biggest concern for the future identified

by almost 500 younger Tasmanians surveyed for the Future of Local Government Review.

Adaptation

Local government's most important role is in ensuring communities are prepared to the greatest extent possible for the consequences of unavoidable climate change. This includes upgrading infrastructure to cope with extreme weather events, building community resilience and emergency response and disaster recovery capacity at a local level. It is widely recognised that adaptation planning is best undertaken with communities at a local level although in many cases the resources are provided by state and federal governments.

Coordination and collaboration

To ensure we are well placed to meet the challenge, local governments need to coordinate with state and national governments to align with and contribute to broader regional and national agendas and endeavors. Tasmania's recently legislated [*Climate Change \(State Action\) Act 2022*](#) includes a commitment to produce a Climate Change Action Plan, and Emissions Reduction and Resilience Plans. The State and local governments will need to work collaboratively to align plans with specific community needs at a local level.



Section 4: Reform outcomes

The Stage 1 *Interim Report* established six reform areas for the Review to explore with a view to establishing a local government system with the right capability to meet the future needs of the Tasmanian community. As the Board addressed these reform areas, and discussed them with experts and the community, it became apparent there were significant interrelationships – and common underlying drivers – between all the reform areas.

Common themes across these reform areas include the need for a skilled and capable workforce, the challenges in recruiting this workforce across the State, and the need to increase the scale of council operations to improve local government's strategic capacity and capability to deliver services.

Having considered these broad themes and feedback from councils and the wider community, the Board has identified eight reform outcomes for the Tasmanian local government sector. These are the things the Board believes are essential if our system of local government is to deliver the services and support the Tasmanian community needs.

In consultation with our expert focus groups, the Board has developed a suite of specific, targeted options that we think have the potential to improve

the local government sector's performance in delivering against these eight outcomes.

Fundamentally, all these options are aimed at improving the capability of councils to deliver for their communities, based on the Board's emerging understanding of where the key pressure points are for the sector now, and in the future.

The eight reform outcomes and the specific reform options are summarised at a high level in (Table 3) below. The Appendix provides more details about the individual reform outcomes and explains how and why we think our specific reform options will help deliver them. The Appendix also poses a range of consultation questions on the options that we'd like to hear from the community about.

Reform outcomes	Options
Councils are clear on their role, focussed on the wellbeing of their communities and prioritising their statutory functions	<ul style="list-style-type: none"> Establish a Tasmanian Local Government Charter which summarises councils' role and obligations, and establishes a practical set of decision-making principles for councils Embed community wellbeing considerations into key council strategic planning and service delivery processes Require councils to undertake Community Impact Assessments (CIAs) for significant new services or infrastructure
Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities	<ul style="list-style-type: none"> Develop an improved councillor training framework which will require participation in candidate pre-election sessions and, if elected, ongoing councillor professional development Review the number of councillors representing a council area and the remuneration provided Review statutory sanctions and dismissal powers Establish systems and methods to support equitable and comprehensive representation of communities
The community is engaged in local decisions that affect them	<ul style="list-style-type: none"> Require consistent, contemporary community engagement strategies Establish a public-facing performance reporting, monitoring and management framework Establish clear performance-based benchmarks and review 'triggers' based on the public-facing performance reporting, monitoring and management framework
Councils have a sustainable and skilled future workforce	<ul style="list-style-type: none"> Implement a shared State and local government workforce development strategy Target key skills shortages, such as planners, in a sector-wide or shared State/local government workforce plan Establish 'virtual' regional teams of regulatory staff to provide a shared regulatory capability

Reform outcomes	Options
Regulatory frameworks, systems and processes are streamlined, simplified, and standardised	<ul style="list-style-type: none"> Deconflict the role of councillors and planning authorities Refer complex planning development applications to independent assessment panels appointed by the Tasmanian Government Remove councillors' responsibility for determining development applications Develop guidelines for the consistent delegation of development applications to council staff Greater transparency and consistency of councils' resourcing and implementation of regulatory functions Increase support for the implementation of regulatory processes, including support provided by the State Government Strengthen connections between councils' strategic planning and strategic land-use planning by working with State and Commonwealth Governments
Councils collaborate with other councils and State Government to deliver more effective and efficient services to their communities	<ul style="list-style-type: none"> Require councils to collaborate with others in their region, and with State Government, on regional strategies for specific agreed issues Establish stronger, formalised partnerships between State and local government on long-term regional, place-based wellbeing and economic development programs Introduce regional collaboration frameworks for planning and designing grant-dependent regional priorities Support increased integration (including co-location) of 'front desk' services between local and state governments at the community level
The revenue and rating system efficiently and effectively funds council services	<ul style="list-style-type: none"> Explore how councils are utilising sound taxation principles in the distribution of the overall rating requirement across their communities Enhance public transparency of rating policy changes Examine opportunities for improving councils' use of cost-reflective user charges to reduce the incidence of ratepayers' subsidising services available to all ratepayers, but not used by them all Consider options for increasing awareness and understanding of the methodology and impacts of the State Grants Commission's distribution of Federal Assistance Grants Investigate possible alternative approaches to current rating models, which might better support councils to respond to Tasmania's changing demographic profile
Councils plan for and provide sustainable public assets and services	<ul style="list-style-type: none"> Standardise asset life ranges for major asset classes and increase transparency and oversight of changes to asset lives Introduce requirement for councils to undertake and publish 'full life-cycle' cost estimates of new infrastructure projects Introduce a requirement for councils to undertake regular service reviews for existing services Support councils to standardise core asset management systems, processes, and software across councils

Table 3: Future of Local Government Review reform outcomes and options

While we think these options provide a range of opportunities to significantly improve the way our local government system works, targeted or specific reform initiatives can only take us so far in delivering a local government sector that is in the best possible position to meet our future needs and challenges. The Board believes we must also address the fundamental problems with the structure and design of the current Tasmanian local government system.

The next Section of this Paper outlines the issues we think the community needs to consider about the future scale and model of local government representation and service delivery in Tasmania. The three structural reform 'pathways' the Board is considering are then discussed in more detail in Section 6.





Section 5: Building local government capability and capacity now and for the future

The Board has gathered information and listened to a wide range of Tasmanians' views on what councils do well, what can be improved, and how we can design the local government sector to best serve the next generation. The Review has highlighted councils' key role in supporting the future wellbeing and prosperity of Tasmanian communities and has heard that this will require more effective systems and approaches, as well as investment in additional capability and capacity.

As the Review nears its final stage, the Board has been assessing whether local government has the capability and capacity to deliver its important mission, and how the system might be improved to better meet the needs of the whole Tasmanian community.

Some councils have argued significant local government reform is unnecessary and believe they are already well equipped to meet future community needs, perhaps with some adjustments at the margin. Most, however, acknowledge that more fundamental change is necessary and that this has been known for some time. Specifically, in the Board's discussions with councils we have heard broad agreement from the sector that:

- The status quo is not an optimal or a sustainable model for the sector as a whole given the growing demands, complexity, and sustainability challenges local government is facing;
- Some form of consolidation is necessary to deliver greater economies of scale and scope, at least for some services; and
- The scale and extent of the consolidation needed to deliver materially better services is significant and, unfortunately, this will not occur on a purely voluntary basis within the current framework.

The Board's considered view, developed through its engagement with the sector and the research it has undertaken, is that a critical part of the solution for local government reform is increasing scale in key areas. We know enough to accept that having 29 organisational boundaries is having a significant and detrimental impact on, for example, the ability of councils to attract and retain key skills, to uniformly manage assets well, and to deliver important regulatory functions.

We also know that the competition, fragmentation, and duplication of effort that naturally occurs across 29 councils can and does hinder collaborative effort and outcomes when it comes to managing regional and state-wide challenges that transcend our current LGA boundaries.

We do not know everything about how scale is impacting on the operations of councils, or what the precise solution to this problem should be. Further work will need to be done as we move towards framing up final reform recommendations in Stage 3. However, it is clear that we cannot deliver a meaningful set of reform recommendations without an open, objective, and purposeful discussion on how to give Tasmanian communities access to the benefits that larger economies of scale and scope could provide.

It is also the Board's view, and the majority view among experts and sector stakeholders we have consulted, that the solution to addressing the issues of scale is unlikely to be found with minor modifications to the current form of local government. It is almost certain system-wide reform will be required. This means redesigning our system of local government to ensure councils have the requisite scale, resources, capability, and capacity to deliver on their critical mandate in the coming decades.

5.1 Anticipating future needs

The Review has heard that councils will face growing demands on their resources in the years ahead due to a combination of new and expanded roles and growing community needs. Councils will also need the capability to support communities through emergencies and unexpected crises, such as the COVID-19 pandemic and extreme weather events. These challenges will likely be felt most acutely in our more regional and remote communities, many of which have councils with the lowest levels of structural sustainability, capacity, and capability (see Table 4 below).

Demographics	<ul style="list-style-type: none"> Tasmania's population is the <u>oldest in the country</u>. Despite predicted population growth (mostly in and around the major population centres in the south) a majority of Tasmanian councils (52%) is forecast to experience population decline over the next 20 years. Demographic pressures are especially acute in regional Tasmania; <u>92 per cent of rural and remote councils</u> are set to experience population decline or stagnation. By 2042, <u>Treasury projections indicated</u> that the median age of over half of Tasmania's LGAs will be 50 or higher. 94 per cent of these LGAs are rural.
Health and wellbeing	<ul style="list-style-type: none"> Tasmanians are <u>more likely to experience disability or mobility challenges than the national average</u>, and a sizeable proportion require assistance with daily activities. Disability and mobility challenges are especially acute in regional Tasmania as many residents with elevated levels of need live a significant distance from vital services.
Housing and workforce	<ul style="list-style-type: none"> Tasmania's rental market is among the <u>least affordable in the country</u>, and a high proportion of Tasmanians experience housing stress. Tasmanians also have the <u>lowest median weekly incomes in the nation</u>. Growth in rents and property prices for regional areas is outstripping growth in cities, and income disparity is stark in regional Tasmania.
Geographic scale, climate change	<ul style="list-style-type: none"> Tasmania has <u>more councils for its land area than any other Australian state or territory</u> (six times the national average), creating coordination and management challenges in emergency or disaster situations. Tasmanian communities are facing <u>increased risk of extreme weather events</u>. Growing bushfire risk in regional areas poses an especially dire threat.

Table 4: Tasmania's future needs and challenges – key dimensions

5.2 Emerging capability gaps

Beyond establishing the future needs of the local government sector, the Review has also assessed the current activities and functions of Tasmanian councils. This assessment has identified capability gaps which, in the absence of reform, are likely to grow over time.

There is growing evidence that many councils are unable to fulfil their statutory obligations across a range of functions, including food safety and building and plumbing inspections (see Table 5 below). These statutory functions are critical to the health and safety of Tasmanians. While performance varies widely between councils, overall, these issues were identified as more acute in smaller councils, particularly in rural and remote areas.

The explanation most commonly offered for these compliance failures is persistent and growing workforce shortages across the sector (see table below). The 2018 [LGAT Local Government Workforce and Future Skills Report](#) found these shortages were due to: the rural and regional locations of the work; inability to compete with private sector pay rates; lack of suitably qualified candidates; the reputation and public image of councils; and the lack of training providers in Tasmania. The Board has heard that workforce shortages have intensified significantly over the four years since the LGAT study.

Capability gap	Evidence
Workforce shortages	In 2018, 69 per cent of councils were experiencing a skills shortage and 50 per cent were experiencing skills gaps. In 2022 this had deteriorated, with 86 per cent of Tasmanian councils experiencing a skills shortage. Engineers, town planners, environmental health officers, and building surveyors were in the top five areas of shortages.
Gaps in public health monitoring and reporting	62 per cent of councils are failing to carry out all the food safety inspections recommended to protect the public from dangerous food poisoning risks like Salmonella. 72 per cent of councils are failing some of their responsibilities for monitoring that the water in pools and outdoor sites is safe for swimming. Smaller councils were more likely to be failing in these responsibilities than larger councils.
Uneven enforcement of building and plumbing regulations	<u>69 per cent of councils are failing to perform the plumbing inspections</u> required to ensure public safety and prevent risks like waterborne illness. 31 per cent issued some plumbing permits without site inspections. When building orders were not complied with, councils failed to take follow up action in 79 per cent of cases. On these plumbing and building measures, larger councils were more likely to be fulfilling their responsibilities than smaller councils.
Planning to maintain roads and other council assets	A review of asset management plans has found high levels of non-compliance with minimum statutory requirements. Only 42 per cent of rural councils were compliant in 2020-21, compared with 60 per cent of urban councils. Many councils used longer-than-recommended useful lifespans when valuing their assets. There are instances where major asset classes like stormwater infrastructure have not been accounted for at all.

Table 5: Emerging capability gaps and supporting evidence

5.3 Building capability – the benefits of consolidation and scale

In addition to sector-wide workforce shortages, the ability of councils to deliver effective and consistent services is hampered by fragmented and inefficient administrative systems and processes and competition between councils for investment, funding, and staff.

More broadly, while most councils are financially sustainable in the short term, many are concerned about their ability to meet their statutory obligations and provide the services their communities need and expect in the future.

The Board believes it is necessary to reform Tasmania's local government system to enhance capability and capacity across the sector so that councils can either provide or advocate for the quality services and facilities communities need, expect, and deserve.

For example, as noted in Section 5.2:

- Only 37 per cent of rural councils had compliant asset management plans, whereas 60 per cent of urban councils were compliant;
- ... While there are examples of high-performing small councils, overall compliance with critical key building and health regulations is higher among larger councils; and
- ... Larger urban councils are better able to plan for and manage roads and other council infrastructure than small rural councils.

Review Submissions on the challenges facing rural councils

In rural and remote locations, councils feel compelled to act as the service 'provider of last resort' when State or Federal Governments, or private markets fail to meet community needs.

This is because people living in rural areas do not have access to the range of services available to those living in cities, including services provided by not-for-profits and by State Government departments.

Councils need to be supported to build their responsiveness to climate change risks with adequate funding and technical capacity.

Accessing adequate and affordable healthcare is becoming a growing challenge in many rural communities. While direct health and aged care are the responsibilities of State and Commonwealth Governments, councils feel compelled to address this challenge, particularly in rural communities with a high proportion of elderly and lower-income residents.

Housing challenges are another major concern in rural communities. Some councils would like to provide more housing and services, but consider it beyond their remit and financial means.

The problem is not with individual councils, but the structure of the local government system itself. The Board believes the only appropriate response to structural constraints is structural reform.

The benefits of increasing scale across the Tasmanian local government sector have also been highlighted in submissions to the Review. The Board received 18 submissions from councils during its Stage 2 consultation, of which 13 (72 per cent) agreed increased scale through either council or some form of service consolidation (or both) would yield benefits in terms of councils' ability to provide better services. Nine councils noted the merits of shared services, while six advocated for some form of amalgamation. Some councils supported or acknowledged the benefits of both approaches. This sentiment was further explored and tested when the Board met individual council mayors and general managers during Stage 2.

Finally, while the wider literature on local government reform draws a range of conclusions there is evidence that by increasing scale the following benefits are possible:

- **Efficiency** – delivering services at greater scale (see next section) may not necessarily flow through to 'cost savings,' but may result in more effective and/or sustainable service delivery. For example, the SGS Greater Hobart and KPMG South-East Councils feasibility studies

identified potential efficiencies of \$19 million and \$7.6 million per annum respectively from consolidation.

- **Financial resilience and sustainability** – while most councils are currently 'getting by' financially, bigger councils with larger revenue bases and resources are, if well managed, more likely to be able to expand services and withstand financial shocks.
- **Economy wide benefits** – greater coordination of investment decisions and regional land use and infrastructure planning can deliver economy-wide productivity gains.
- **Influence** – a larger organisation will be more influential as an advocate to other levels of government, more able to form productive partnerships with businesses and community organisations, and more likely to attract investors to their council area.

The Board has concluded structural reform designed to increase the scale, sustainability, and capability of Tasmania's local government system will be required to meet the future needs of the Tasmanian community. Over the course of Stage 2, we have also engaged with the sector and undertaken research on the approach and design of structural reforms required to ensure that councils are equipped to meet future challenges.

Consultation questions

- Do you agree with the Board's assessment that Tasmania's current council boundaries do not necessarily reflect how contemporary Tasmanians live, work, and connect?

We have heard that councils need to be "big enough to be effective and small enough to care". How big is big enough to be effective? How small is small enough to care? What factors determine that? How do we strike the balance between these factors?

Thinking about Tasmania now, and how it might change over the next 50 years, what are the most important things to consider if we were to 'redraw' our council boundaries?



Section 6: Structural reform – three potential pathways

Having considered a wide range of strategies for building capability and delivering better outcomes, the Board is now seeking feedback on three broad reform pathways. This section provides further detail on these pathways and lays out some of the arguments we have heard for and against.

Three reform pathways

1. Significant (mandated) sharing and consolidation of services
2. Significant boundary consolidation to achieve fewer larger councils
3. A 'hybrid' model combining both service and boundary consolidation

Pathway 1: Significant (mandated) sharing and consolidation of services

The first possible pathway to improve councils' capability and capacity would be an extensive program of structured service consolidation. Under this option, Tasmania would retain its current structure of 29 councils, but a range of council services would be delivered by central or regional providers. All councils would be required to participate.

The centralisation of water and sewerage services into TasWater – formerly the responsibility of individual councils – is one example of this type of model, as are joint authorities like Dulverton Waste and Southern Waste Solutions. While these examples represent two common approaches, the Review is considering a range of alternative models and innovative options. These range from joint authorities all the way to near-total

administrative integration, such as exists between Kentish and Latrobe Councils (see Figure 3 below).

While more systematic service sharing and consolidation offers benefits, there are also risks and challenges (see Table 6). Although the Board has not formed a particular view on the specific services that may ultimately be consolidated in this model, various options have been raised in our engagement, including waste, regulatory and planning services, stormwater, roads and other major infrastructure maintenance, major systems procurement, and back office corporate and IT services. The greatest concern in Tasmania is that large-scale service consolidation could leave smaller councils without the critical mass of functions or resources required to fulfil their remaining mandates in a sustainable way.

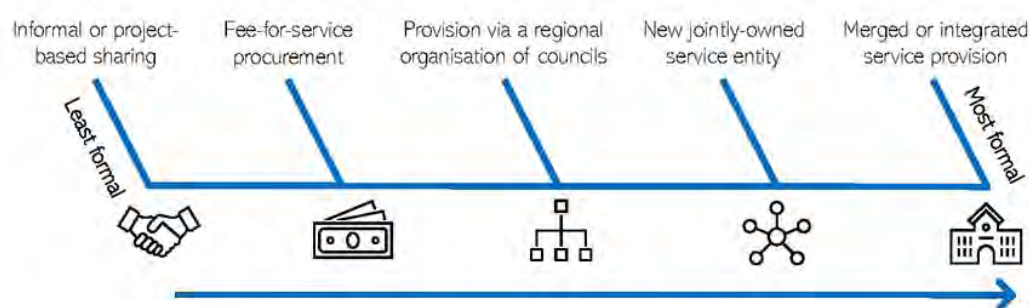


Figure 3: Range of joint authorities

Advantages	Challenges
Service sharing can provide all ratepayers across the State with a more consistent standard of service at an efficient cost.	Service consolidation can be subject to considerable transition costs and often requires councils to adopt common systems and processes.
Service sharing can provide the scale required to justify the investment in modern systems that can support improved service delivery.	Service consolidation requires councils to give up some autonomy and responsibility for service provision.
Service consolidation – via sharing, centralisation, or even outsourcing – can create economies of scale by freeing up personnel and resources for other tasks.	Efficiency savings are often not as great as hoped due to administrative duplication, governance costs and procurement costs.
Service sharing can improve professional capabilities and career opportunities through greater and more varied experience in larger organisations.	Local insights may be lost, and services may not be as responsive to local needs.
	Mandatory state-wide service consolidation risks creating an uncompetitive monopoly provider.
	Stripping away core local government responsibilities in areas like stormwater or roads risks leaving councils without a sustainable critical mass of staff or resources.

Table 6: Advantages and challenges of service consolidation

The evidence: When are shared services likely to be successful?

The Board's [detailed analysis of different service consolidation arrangements](#) found the successful sharing of services at scale depends on a wide range of factors. The evidence suggests, while such arrangements can deliver considerable benefits, these do not accrue equally to all council services or all council areas.

Positive outcomes are most likely to be achieved where the services in question are capital-intensive and delivered in a relatively uniform or undifferentiated way across council areas. One example of this is how the creation of TasWater facilitated increased investment and subsequent [improvements in the delivery of water and sewerage services](#).

Further, our research suggests that service consolidation will be most effective where equitable distributions of cost and risk are maintained, and councils are equipped with streamlined and compatible ICT, back office, and HR systems to enable a smooth transition to sharing. Finally, evidence from existing shared or consolidated service initiatives highlights risks to be managed and potential pitfalls to be avoided, more often related to three key issues:

1. The first is councils' rationale for participating. In some instances, sharing arrangements have failed due to the lack of a compelling rationale or genuine desire for collaboration among the councils involved. In some cases, the development of shared services agreements has been promoted by councils as an alternative to forced amalgamations. Having overcome the threat of mergers,

- however the absence of a compelling reason and commitment to resource sharing can see arrangements dissolve.
2. The second risk relates to monitoring, reporting, and evaluation. The 2018 NSW Shared Services in Local Government audit, for example, found that “councils do not always have the capacity to identify which services to share, negotiate with partner councils, or plan and evaluate shared service arrangements”. This evidence reinforces the Board’s view that any service consolidation in Tasmanian local government would need to be mandatory and led by the State Government.
 3. Finally, research has highlighted the perceived loss of autonomy service consolidation can present for councils and their communities. Resident or councillor fears of losing control over local services can undermine service consolidation initiatives even in cases where the relevant authorities already have a long history of successful service sharing.

What we heard: service consolidation

Our stakeholder discussions regarding shared services revealed a wide range of perspectives and insights. For the most part, discussion focussed on the risks associated with ‘ad hoc’ or informal arrangements.

On the topic of shared services, we heard:

- Where a new centralised service corporation, regional entity, or joint authority is to be established, it must have transparent and carefully designed governance structures. Ideally, it should be subject to market competition, and accessibility and accountability to communities must be maintained. Some council activities, particularly tourism and local promotion or economic development functions, make more sense when organised at a regional or state-wide level than locally.
- Removing responsibility for some core services risks leaving councils without a critical mass of staff or resources threatening sustainability.
- Creating more service provision authorities or corporations could create additional bureaucracy.
- The benefits of service sharing are not necessarily enjoyed equally by all members of an arrangement. Even where the net impact is positive, some benefit more than others.
- Voluntary involvement can be problematic because individual councils may ‘freeride’ by entering and exiting arrangements.

Pathway 2: Boundary consolidation to achieve fewer, larger councils

The second reform pathway the Board is considering would involve consolidating and redrawing local government boundaries to establish a smaller number of considerably larger and more capable councils. Under this model, councils would continue to provide a similar range of services to what they do currently, but at a substantially greater scale.

Improving capacity and capability in this way requires an appropriate balance between the

need to build scale and scope, and the need to maintain adequate local representation. In other words, boundary reform should not compromise the ability of councils to be responsive, representative, and accessible to their communities. New, larger councils would need to develop consistent and comprehensive community engagement strategies and programs to enhance local and place-based representation (see reform outcome 3 in the Appendix).

Advantages	Challenges
<ul style="list-style-type: none"> Redrawing local government boundaries would enable councils to better reflect today's diverse, connected, and mobile communities. Larger councils should have increased scope to provide a wider range of higher quality services in response to community need, without compromising economies of scope. Tasmania's large number of councils creates unnecessary divisions and duplication of service provision in neighbouring regions, especially in metropolitan areas. Adjusting boundaries to better reflect communities of interest would result in more consistent strategic planning, services, and regulation. Larger councils can have greater capability and capacity, can be better at attracting and retaining skilled workforces, and can have a greater diversity and standard of elected representatives. Larger councils have greater capacity to establish strategic partnerships with other levels of government and organisations, allowing them to become more effective and successful advocates for their communities. Larger councils would either fully or partially negate the need for complex shared services arrangements. 	<ul style="list-style-type: none"> Communities place a high value on responsive councils; amalgamations can be seen as a threat to the democratic and representative function of local government. Consolidating council boundaries can cause significant transition costs and sometimes job losses. Any transition would have to be carefully managed to ensure communities are not left worse off in terms of representation, services, or employment opportunities. Attempts to reduce the number of councils in Tasmania have been politically contentious in the past. If council organisations become too large and complex, they may experience diseconomies of scale, reducing efficiency and increasing the cost of council services.

Table 7 – Advantages and challenges of boundary consolidation

The evidence: The potential benefits of a system of considerably larger councils

The Australian and international evidence concerning council consolidation has focussed on three distinct but related issues:

- Evidence of efficiency and cost savings;
- Evidence of improving economies of scope; and
- Evidence of enhancing council capacity and capability.

Most research on amalgamation focuses on the first issue – efficiency and cost savings – and has produced a complex and diverse range of findings. This analysis suggests that while efficiencies and economies of scale can sometimes follow municipal consolidation, the evidence does not support pursuing boundary reform to achieve cost savings alone.

The second and third rationales – increasing economies of scope, and capacity and capability – are the primary objective of this Review. An emerging body of evidence suggests council consolidation can be an effective way to capture economies of scope, attract and retain skilled workers, and improve councils' strategic capacity and capability.

Finally, available evidence highlights how minimum population size is not the right metric to use when deciding the size councils ought to be. Rather, boundary design should carefully consider how and at what scale councils provide services and whether their activities correspond clearly to factors such as established communities of interest or functional economic areas.

What we heard: fewer, larger councils

Increasing the size and reducing the number of councils in Tasmania has been a hotly debated topic, and throughout our engagement we have heard a wide range of strongly held views. Key insights and recurring themes in these conversations included:

- Economies of scope and council capability and capacity need to be considered, not just economies of scale and cost savings.

There is no simple binary of large councils being effective and small ones dysfunctional – some small councils work well, and some mid-size or larger councils struggle.

Consolidation of councils can risk losing local knowledge and diminishing local employment – rural local governments are often the largest employers in their areas – any such reform must carefully address these issues.

- A one-size-fits-all model driven by a desire to achieve a minimum population size for all councils will not work. Different areas have

different needs and priorities, which means that Tasmania will inevitably have councils of some size variation.

- Amalgamations can raise costs and service levels to that of the highest cost council.
- Larger councils tend to have more success attracting grants-based funding.
- Success is critically dependant on transition arrangements: some individuals and councils continue to “bear the scars” of poorly executed amalgamations in the past.
- Boundary changes should be informed by the needs and social and economic features of a region, rather than the pursuit of an arbitrary, pre-determined minimum size.
- Distance makes consolidation more complicated: local government is most highly valued in regional and remote communities, particularly for its accessibility and democratic function. Remote councils need a specific and tailored approach.

Pathway 3: A 'hybrid' model combining service consolidation with boundary reform

The third potential reform pathway combines elements from the first two. It would involve some boundary reform (though less than under option two) and some service consolidation where it would deliver clear benefits.

A key advantage of this third pathway is its recognition that neither wholesale boundary change nor substantial service consolidation will be equally appropriate in all areas of the State. Some communities will require more tailored solutions, and a hybrid strategy can be more flexible to this.

The Board also recognises that, when compared to their urban counterparts, rural communities place a higher value on their councils and have distinctive priorities.

Survey research conducted by the [Australian Centre of Excellence for Local Government \(ACELG\)](#) clearly shows that connections to their local community are strongest in rural and regional areas and are also influenced by residents' age and time spent living within a particular place.

[Respondents living in rural and remote areas](#) are generally more concerned about the consequences of amalgamation on local representation, cost of rates and services and their sense of belonging to the local area. People who have lived in an area longer than 10 years and who are active participants in the community are also more likely to think that their feeling of belonging to the area will be negatively impacted by amalgamation.

Advantages	Challenges
<ul style="list-style-type: none">The hybrid pathway offers a balance in which local representation and service delivery are maintained, although with narrower functional responsibilities.While the most conceptually complex option, a hybrid pathway allows for flexibility and nuance to develop different solutions in different communities.This pathway offers the benefits connected to both service sharing and boundary consolidation, although at different scales.	<ul style="list-style-type: none">This pathway has inherent risks connected to boundary and service consolidation, described in the sections above.This pathway has the potential to create a more complex and less consistent local government system.It may require accompanying reforms to revenue and funding models to promote equity and sustainability across the system.

Table 8 - Advantages and disadvantages of a hybrid model

What we heard: A 'hybrid' model combining some shared services with some boundary changes

This option is preferred by some stakeholders, who believe it offers the greatest potential to improve capability and capacity within councils while maintaining or enhancing local representation, addressing local needs and priorities, and continuing to utilise valuable local knowledge.

Many local government stakeholders and community members have emphasised the different needs and capabilities of urban and rural councils, stressing reform needs to be 'place-based' and tailored to local contexts.

Innovative models should be considered with this approach. One suggestion was that some councils, where they lacked the capacity or capability, share services with Service Tasmania.

Another proposal is that decentralised 'service hubs' – whether for operational or customer service functions – could be used to address issues of distance, ensure accessibility and connectivity, and maintain local jobs.

Provisional views on structural reform

The Board understands that some members of the community and local government sector hold strong views about the merits or challenges of proposals to consolidate council boundaries or services.

This is why we clearly outlined our thinking about 'The elephant in the room' in the Stage 1 Interim Report. Over the course of Stage 2 of the Review, the Board has concluded that some structural reform to Tasmania's system of local government will be necessary to ensure councils can fulfil their current obligations and meet future community needs. Incremental or marginal changes will not deliver this capability improvement.

The challenge will be to develop a model where consolidation and partnerships enhance the long-term capability of councils and the sustainability of services while strengthening local representation, governance, and democracy. The Board is also considering additional options that have been widely discussed during its engagement that will 'future-proof' Tasmanian local government, many of which will enhance local representation and democracy. Reflecting these priorities, the Board's provisional view is that structural reforms combining both service consolidation and boundary consolidation could allow for a more nuanced and place-based approach to enhancing what different councils do best.

Consultation questions

- Which of the three broad reform pathways do you think has the best chance of delivering what the community needs from local government? Why?
- What would be your biggest concerns about changing the current system? How could these be addressed?

- In any structural reform process, how do we manage the very different needs and circumstances of rural and urban communities?



Image Credit: Nina Hamilton

Section 7: Having your say and the road ahead

The ideas and options the Board is considering would have a major impact on the way Tasmanian councils operate in the future. As councils provide many essential, everyday services, we think it is vital that as many people as possible understand potential changes being considered.

How to have your say

Major change will only be successful if we have broad-based support and community goodwill. The Board wants to understand your views about which of the ideas and options we are putting forward could make a practical and positive difference for local communities.

The Board wants to have an informed community discussion about possible local government reform ideas and what these might mean for individuals, families, and businesses.

If you have any views on the future of local government in Tasmania, now is your chance to be heard.

The Board is providing a few different ways for people to respond to the Options Paper

You can go **online to the interactive version** of the *Options Paper* at www.engage.futurelocal.tas.gov.au and submit your answers to any or all the consultation questions.

- You can also make a submission in an **email or letter**. The Board's contact details are below:
 - **Email:** Submissions.LGBoard@dpac.tas.gov.au
 - **Postal address:** Future of Local Government Review GPO Box 123, HOBART, TASMANIA 7001

SUBMISSIONS FOR THE OPTIONS PAPER CLOSE 19 FEBRUARY 2023.

Regional community meetings:

- In early February 2023, the Board will be **visiting communities** all around the State to hold town hall style meetings. You can register your interest in attending one of these sessions [here](#), and we will be in touch with further updates in the near future.
- Engagement with Tasmanian councillors and council staff will also be supported through a series of meetings (LGAT and LG Pro will provide more details shortly).



Section 7: References

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The future of local government review



Department of
Premier and Cabinet

More information?
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The future of local government review

Options Paper: Appendix

Review Stage 2 – December 2022



**Let's All Shape the Future
of Local Government.**

Department of Premier and Cabinet



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Reform outcomes and supporting options

During Stage 2 of the Review, the Board conducted a broad program of research and stakeholder engagement to identify and develop a range of specific reform options. We think these options have the potential to improve the way the Tasmanian local government system works by supporting the delivery of the Board's eight reform outcomes. The options are presented below along with the relevant reform outcome that they principally target.

For each option, we set out the driving rationale, explain briefly what the proposal looks like and how it might work, and offer some relevant insights, including about where similar approaches have been put in place in other jurisdictions. Some of our options build on relevant agreed reforms from the recent review of the *Local Government Act 1993* and we state where this is the case.

In most cases, options are not 'either/or' alternatives – the majority could potentially be progressed in parallel as part of a complementary suite of reforms. The main exception to this is in relation to planning processes, where we believe some clear choices need to be made about the best pathway to achieve better planning outcomes.

As we have said in the main *Options Paper*, many – if not all – options in this Appendix will deliver better and more sustainable results if they are accompanied by well-considered and supported structural reform. Where we think structural change is either essential to delivering a particular option, or would make an option less relevant or necessary, we highlight this in the discussion below.

Testing the options with stakeholders

The options were, in many cases, identified through our engagement with communities and stakeholders and through our research, and have been subject to discussion and development with six focus groups the Board convened early in Stage 2. Each focus group looked at a specific area flagged in the Board's Stage 1 Interim Report, and included people with expertise, skills, and experience relevant to those areas. Each focus group included representatives from the Local Government Association of Tasmania and Local Government Professionals Tasmania. The Australian Services Union was also represented in this process.

These groups have been crucial in helping us consider in more detail the issues, opportunities, and challenges we identified in Stage 1, as well as test and refine our thinking around possible ideas for delivering positive change in the sector.

The options have also been informed by one-on-one discussions with a range of 'divergent thinkers', whom the Board approached to test the full spectrum of possible reform options. Finally, we have tested many of our developing ideas with Tasmanian Government agencies and with individual councils themselves, through a series of regional meetings.

We would like to thank everyone involved in these processes to date for their time and their extremely valuable insights. We will be convening a further round of focus group sessions in the New Year after we have heard back from the community on the *Options Paper*.

How to have your say

To have your say on the options, you can go to the [review website](#) and submit your answers to any or all the consultation questions or make a submission in an email or letter. The Board's contact details are below.

- **Email:** Submissions.LGBoard@dpac.tas.gov.au
- **Postal address:** Future of Local Government Review GPO Box 123, HOBART, TASMANIA 7001

Community Meetings

In February 2023, the Board will be visiting communities all around the State to hold town hall style meetings. You can register your interest in attending one of these sessions [here](#), and we will be in touch with further updates in the near future.

Reform Outcome 1: Councils are clear on their role, focused on the wellbeing of their communities, and prioritising their statutory functions

Option 1.1

Establish a Tasmanian Local Government Charter which summarises councils' role and obligations, and establishes a practical set of decision-making principles for councils

Rationale

Councils have an extensive range of complex responsibilities under a suite of interrelated statutory frameworks. This reform would clarify those responsibilities for councillors and communities, providing a framework which underpins the role of councils and councillors.

Broadly, a Charter would:

- set out councils' role and responsibilities in one place;
- summarise all of councils' core statutory roles and functions;
- better clarify the roles of State and local government in service areas where both have responsibilities;
- establish a practical set of decision-making principles, including around setting service priorities, particularly as they relate to essential statutory functions vs 'optional' services or activities;
- enshrine good governance principles and clearly explain how these must be applied in practice to the respective roles, functions, obligations, and expected conduct of both elected members and council staff (including how they are linked to relevant compliance powers and under the legislated regulatory framework, including codes of conduct); and
- provide a framework that enables these principles to be translated into practical processes and mechanisms for better and more transparent decision-making.

Engagement feedback

- There is general support for a Charter, noting it should be simple, purposeful and provide clarity on councils' role. Feedback was that it should also allow councils the flexibility they need to respond to changing circumstances and their communities' unique needs.
- There was also support for a Charter, if established, being included in the Local Government Act 1993. If so, it would replace the existing definition of councils' role.

Insights

- There is precedent for this approach in other jurisdictions. In recent years, New South Wales and Victoria have both legislated principles-based roles for councils and elected officials, underpinning good governance with corporate director-like responsibilities across financial management, strategic planning, community engagement, and elected official behaviour.
- In Victoria, the [*Local Government Act 2020*](#) describes the practical roles of councils, while also mandating the principles which must be applied when performing this role. For example, under the Victorian

Act, councils must adopt a community engagement policy which outlines how and when they engage with their communities (and what on). This is underpinned by the Act's principles for community engagement. This approach establishes the key responsibilities in legislation, while ensuring that councils can still tailor the delivery of functions to their local circumstances

Option 1.2

Embed community wellbeing considerations into key council strategic planning and service delivery processes

Rationale

We have heard from the local government sector, peak bodies, and communities that there should be greater recognition of the role that councils play in supporting the wellbeing of their communities. However, there is a lack of clarity around what the concept of wellbeing includes. As a result, councils' contribution to community wellbeing is not formally recognised, making it hard for them to access funding to continue or expand their wellbeing work.

This option would provide councils greater clarity on how they can support wellbeing, providing guidance on strategic planning and the delivery of locally tailored wellbeing services. It would also help identify services and functional responsibilities for the State Government and private service providers.

In May 2022, the Tasmanian Premier, the Hon Jeremy Rockliff MP, announced the development of [Tasmania's first Wellbeing Framework](#), noting that the concept of wellbeing includes economy, health, education, safety, housing, living standards, environment and climate, social inclusion and connection, identity and belonging, good governance and access to services.

Clear and transparent linkages to any overarching Tasmanian Government state-wide wellbeing policies and frameworks will be essential to support the sector in remaining accountable to their communities. These connections will also enable councils to work with others to develop locally tailored strategies and actions to address identified community issues.

Engagement feedback

- Defining wellbeing is critical, and for local government this will likely depend on the emerging Tasmanian Wellbeing Framework.
- Local government already undertakes many activities and actions to promote wellbeing but is financially constrained.
- Wellbeing is an area where councils could act as vital advocates or 'connectors'. Where service or resource gaps are identified, councils could and should advocate to other spheres of government to fill them.
- In health, local government should focus on early intervention and prevention, and other spheres of government should ensure they are appropriately providing the services they are typically tasked with,

Option Paper: Appendix 7

including primary health services.

- There is a fundamental need for spheres of government to work together to address social disadvantage and the poverty cycle. For many Tasmanians, wellbeing outcomes are dire, and persist from one generation to the next.
- A more equitable, needs-based distribution of resources between wealthier and poorer areas within municipalities should occur. In this regard, larger and more diverse council areas and more consistent service provision may be a positive outcome of boundary consolidation.

Insights

Local government can become a key partner in the new Tasmanian Wellbeing Framework (once established) by developing linked objectives and key performance indicators (KPIs) (with appropriate support) for responding to and reporting on place-specific community issues. Under this approach, all councils would work with the State Government to collect and report data on indicators, and councils could set priority objectives that help to achieve positive wellbeing outcomes under the framework at a local level.

There is a growing focus on the use of wellbeing indicator frameworks in local government across Australia to help provide councils with clarity on how they can influence and improve wellbeing at the local level. These frameworks also provide robust evidence on community issues which can inform tailored approaches to delivery of wellbeing services. A core principle of these frameworks is to ensure a relevant set of indicators that can measure where councils, through their functions and services, can directly influence the wellbeing of communities.

Under the *Tasmanian Public Health Act 1993*, councils are required to develop a Public Health Plan. The scope of this requirement could be broadened to also encompass wellbeing, bringing the process in line with other jurisdictions such as Victoria, who have mandated [municipal Public Health and Wellbeing Plans](#).

Option 1.3

Require councils to undertake Community Impact Assessments for significant new services

Rationale

A Community Impact Assessment (CIA) would help councils to assess the case for providing particular services in response to community need and/or demand that is not otherwise planned for. Preparing the assessment should also help councils in their advocacy to other spheres of government, when they are considering filling a 'service gap' by providing a service another entity or sphere of government normally provides (e.g., primary healthcare).

CIA's would require councils undergo a transparent, thorough, and consultative process with their communities that considers the social and cultural impacts on communities and individuals, as well as clearly and succinctly documenting the whole-of-life costs for the community and how it will be paid for. This may include a 'notional rates increase' to demonstrate the full costs in simple terms. (Subject to other options being considered below, this option could also apply to acquisition of new infrastructure).

Engagement feedback

Although many councils already undertake these sorts of processes, there is merit in providing greater consistency, as well as supporting councils that currently have limited resources and capability to make these assessments.

CIA's could assist with better decision making and more informed community support.

- They would facilitate a consideration of whole-of-life costs for new assets (see also 8.2).
- They would enable communities to better appreciate the costs of expanding services into new or non-core areas, including the impacts on the rates and charges they pay, and the value they might derive. It would also provide councillors with a framework to manage diverse and competing community desires and practical expectations.
- It may be more efficient for councils to consider service costs on a larger-scale, strategic basis rather than on an issue-by-issue basis.
- Any CIA mechanism would need to be relatively straightforward, consistent and not simply a 'tick-and-flick' exercise to generate the desired effect.

Insights

Councils around Australia are increasingly involving their residents in decision-making processes regarding service delivery through a variety of contemporary community engagement methods (such as social and community impact assessments), particularly when confronted by development-related decisions. Transparency in the need for and cost of new services supports 'community licence' for councils undertaking new activities or providing new infrastructure.

To have your say on these reform options go to the [review website](#).

Priority Reform Outcome 2: Councillors are capable, conduct themselves in a professional manner, and reflect the diversity of their communities

Option 2.1

Develop an improved councillor training framework which will require participation in candidate pre-election sessions and, if elected, ongoing councillor professional development

Rationale

Providing brief – but mandatory – pre-election candidate awareness training would support an increased ‘baseline’ understanding of the roles and responsibilities of councillors. Providing compulsory, ongoing, and accessible professional development training opportunities would support the continual improvement and professionalism of elected representatives, ensuring they can achieve the best outcomes for their communities.

Engagement feedback

- There was general acknowledgment that the lack of effective and consistent expectations regarding councillor training contributes – at least partially – to the significant variation in the capabilities of councillors across the State.
- Those seeking to represent their community on council need at least a good understanding of the role and what will be expected of them.
- Any ‘pre-training’ should be concise, targeted, and meaningful, and not so onerous that it is a barrier to prospective candidates. It could be in the form of a video module and orientation checklist to be completed as part of the candidate registration process.
- There was also strong support for ongoing professional development of councillors and executive council staff. This should:
 - o not be tokenistic but interactive and rigorous;
 - o enable councillors to understand and perform the roles they’ve been elected to carry out; and
 - o be externally led, perhaps building on training already being provided by the Local Government Association of Tasmania (LGAT), plus newly developed training by the Office of Local Government.

Insights

Most Australian jurisdictions have some form of mandatory training for elected representatives.

Victoria and Queensland require mandatory training for candidates prior to nominating for councillor. Both jurisdictions introduced mandatory training prior to their 2020 local government elections. Both of these training programs are delivered through online modules and take an hour to complete.

Regarding post-election training, councillors in NSW are required by law “to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a councillor”. Information about NSW councillor participation in induction and professional development

activities must be published in councils' annual reports. This ensures councils transparently inform their communities of the training their councillors are undertaking.

Western Australia, South Australia and the Northern Territory all have forms of induction training mandated to be completed within the first 12 months of the councillor's term.

Option 2.2

Review the number of councillors representing a council area and the remuneration provided

Rationale

The Board has heard that there may be merit in reducing councillor numbers in some councils to create a more effective governance model. This may also provide scope to explore increases in remuneration which do not materially impact ratepayers. The Board has heard increased remuneration for councillors could support a more diverse cross-section of the community seeking election. It may also help the sector attract and retain talented and experienced councillors.

There are provisions in the Tasmanian *Local Government Act 1993* that enable inquiries into councillor allowances to be undertaken. The last inquiry, held in 2018, recommended that the formula for categorisation of councils and base allowances be reviewed. This review has yet to occur, but presents an opportunity to increase allowances and narrow disparities in allowance rates between councils. The ability to increase councillor allowances is currently confined to these inquiry processes.

Engagement feedback

There was broad agreement that current councillor allowances:

- are sometimes not enough to support a diverse range of individuals to run for their council;
- prevent some individuals with other personal commitments running for council;
- do not reflect the level of effort realistically required from councillors, given the increasing complexity of their role, community expectations, and statutory responsibilities;
- may mean councils fail to attract and retain talented councillors and may limit the time and effort some councillors can devote to their role;
- mean that running for council is often only a viable option for people who are wealthier, older, and/or work less;
- differ between urban and rural councils, even though they have the same statutory responsibilities. Councillor allowances vary as much as \$30,000 between Tasmania's largest and smallest councils. This was thought to be particularly unfair on rural councillors, as they are often 'on call' in the local community in times of crisis and may travel large distances to attend meetings; and

- could be increased and made more consistent across the sector if some consolidation of councils occurred.

Insights

Evidence shows that low remuneration for councillors is a problem across the sector. A 2021 study by the Australian National University found NSW councillors were being paid less than the minimum wage compared to the hours of work their role entails. The same study also found 81 per cent of councillors found their role dissatisfying due to low remuneration. This study has supported recent reviews of elected representative allowances in Victoria and NSW.

Option 2.3

Review statutory sanctions and dismissal powers

Rationale

The overall reputation of the sector has been damaged by instances of poor councillor behaviour. This has been compounded by the constrained capacity of the State Government to intervene under existing legislation in certain circumstances.

Engagement feedback

- The local government sector and the community are frustrated by the limited sanctions and limited accountability for misconduct by elected representatives.
- While councillor misbehaviour is not the norm, instances of poor behaviour often gain prominent media exposure, tarnishing the reputation of the local government sector as a whole.
- In combination with enhanced councillor training and professional development, some strengthening of sanctions is necessary to ensure communities are well represented, and to protect other councillors and council employees.

Insights

Under the approved reforms from the [Local Government Legislation Review](#), the Tasmanian Government has already agreed to a range of stronger sanctions and dismissal powers. This will give greater powers to the State Government to intervene in cases of serious misconduct and strengthen the existing frameworks. The Board is exploring whether these approved reforms will adequately respond to issues raised during the engagement process.

Option 2.4

Establish systems and methods to support equitable and comprehensive representation of communities

Rationale

There are a number of systems and methods that could further support equitable and effective representation of communities

in Tasmania. These include undertaking periodic representation reviews, establishing committees to represent specific communities within larger council areas, dividing existing or new LGAs into wards, and setting up engagement hubs throughout local government areas.

Engagement feedback

- In some geographically larger councils, the majority of elected representatives tend to come from the more populated urban area. This may lead to residents living in the broader council area not being adequately represented.
- Some council submissions supported the consideration of ward systems, as they have the potential to ensure improved representation and provide residents with a clear point of contact.
- Other submissions suggested that building engagement processes and outreach capacity is a more effective way to engage with a broad cross-section of residents (See also 3.1 below).
- Increasing the scale of councils may increase their capacity to undertake more comprehensive and effective community engagement. This would ensure better representation and greater consideration of community voices.
- 77 per cent of Tasmanians under 45 surveyed reported feeling that their council does not engage with them, or represent them or others their age. It was frequently expressed that councillors often get elected on niche issues and represent parochial interests, which do not reflect issues or needs of younger residents. This sentiment was expressed across all categories of councils across the State.

Insights

The [South Australian Local Government Act 1999](#) requires each council to conduct an Elector Representation Review at least once every eight years. A Representation Review determines whether a council's community would benefit from a change to its composition or ward structure, and examines such matters as the method of electing the Mayor, the number of council members and whether wards are appropriate.

The [Tasmanian Local Government Act 1993](#) allows councils to be divided into two or more electoral districts. However, Tasmania is the only State with no councils divided into wards.

To have your say on these reform options go to the [review website](#).

Priority Reform Outcome 3: The community is engaged in local decisions that affect them

Option 3.1

Require consistent, contemporary community engagement strategies

Rationale

Community expectations of engagement are increasing, including the need for far greater community involvement in council decision making. Appropriate and consistent engagement guidelines would facilitate engagement approaches that are uniform across Tasmania and informed by best practice.

The [Local Government Legislation Review](#) recommended that existing community engagement provisions under the *Local Government Act 1993* should be removed, as they are overly prescriptive, and require councils to undertake engagement through mechanisms which are generally outdated. We believe replacing the existing provisions with a requirement that each council develop their own community engagement plan would support a consistent approach to engagement, while still allowing individual councils the autonomy and flexibility to tailor how they engage, and what they engage on, with their local communities.

Engagement feedback

- Councils do not provide enough opportunities for genuine input into local decision making, including consulting on decisions that directly impact ratepayers.
- Councils do not always 'make the effort' to engage with all members of the community in ways that are relevant to them and on the issues that affect them. We heard this in particular from Aboriginal communities.
- Fundamentally, good engagement begins with ease of availability and transparency of information.
- In recent years, some councillors have been subjected to unhealthy communication through social media from a small number of individuals.
- Social media has rarely been used for productive engagement with communities on substantive issues, such as council priorities and budgets.
- Many Tasmanians under 45 noted that their councils fail to listen to or engage with younger voices, particularly when making service or infrastructure decisions, or addressing local challenges and issues. We heard broadly that councils should be engaging with all their residents so that they can effectively support their communities, or advocate for action on local issues to other levels of government.

Insights

Evidence shows that where communities are engaged in the decision-making process, they are more likely to trust and accept council decisions. These decisions are therefore more likely to deliver good public value, as they will better reflect the community's needs and priorities.

An increasingly common approach to supporting engagement and representation is through implementing comprehensive engagement plans and systems supported by technology and professional engagement staff. Community engagement planning is mandated for councils in NSW, WA, Victoria, and South Australia.

Additional processes to better engage communities could include a requirement to prepare Community Impact Assessments when deciding to deliver non-core services or acquiring new infrastructure (see 1.3), and implementing a best practice performance monitoring and management framework for local government (see 3.2).

Option 3.2

Establish a public-facing performance reporting, monitoring, and management framework

Rationale

Councils are currently required to report on a range of financial and asset management, service activity, and regulatory compliance matters, but these data are underutilised and fragmented. The data also may not reflect the issues of greatest interest to local residents. There is a dearth of consistent, publicly available information on service cost, quality, and community satisfaction. More streamlined collection and presentation of service level data in particular would reduce both the administrative burden on councils and improve community transparency by providing the community with a clear line of sight to councils' long-term strategic directions and the decisions they make.

The Local Government Legislation Review recommended a local government performance reporting framework to support enhanced consolidation and accessibility of existing council reporting. We believe there is scope to build a framework which presents council performance data in a central online platform, modelled on approaches taken in other states.

Engagement feedback

- The State Government should assist with developing the framework, and the collection and communication of robust, consistent data from all councils.
- The design must be flexible enough to recognise that different priorities are important in different areas.
- Any framework should include relevant and agreed metrics for measuring wellbeing where councils can influence outcomes. This would signal the importance of community wellbeing as a fundamental purpose of local government.

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Insights

- Tasmania has fallen behind many other jurisdictions, which in recent years have introduced a range of best practice, online comparative reporting and benchmarking metrics and tools for local government performance monitoring. In particular, wellbeing is becoming increasingly recognised by governments in their data collection and reporting, reflecting the fact that economic activity on its own does not represent the state of a community.
- Earlier in the Future of Local Government Review process, the Board released two data dashboards which collate and present publicly available data on Tasmanian councils with the purpose of helping to inform the public's knowledge of what councils do, and to support engagement with the Review. These dashboards were well received by the sector and public, and could be considered a first step in enhancing transparency and reporting of council data in Tasmania.
- Western Australia, Victoria, and New South Wales have developed approaches to online performance reporting which provide 'one-stop shops' for accessing consistent information and data on councils accessible by the public. These mechanisms enhance council governance by making performance more transparent, accountable, clear, and comparable. This approach also facilitates and supports councils in their continuous improvement of functions and services.

Option 3.3

Establish clear performance-based benchmarks and review 'triggers' based on the public-facing performance reporting, monitoring and management framework

Rationale

This option builds on the performance reporting, monitoring and management framework in Option 3.2. It could be used to establish performance benchmarks, and a set of clear and proportionate intervention options when benchmarks are not being met.

Intervention options could range from a council being requested to explain its performance, through to service improvement directions, or efficiency audits by an external regulatory authority.

The Local Government Legislation Review proposed the introduction of new powers to install 'financial supervisors' and 'monitors/advisors' as an early intervention measure to address governance and/or financial concerns at the individual council level. Councils would have stronger incentives to risk manage and 'self-regulate', including acting on recommendations of their audit panels.

More robust information on council performance could also be used by the Director of Local Government to take a risk-based approach when overseeing council compliance activities under the *Local Government Act 1993*. It was proposed in the Local Government Legislation Review that audit panels be required to provide their reports to the Director of Local Government, upon the Director's request. This would be a solid first step in ensuring enhanced provision of information on council performance.

Engagement feedback

- Developing performance benchmarks in a collaborative way would be a valuable exercise allowing councils to learn from each other.
- There was some merit in rolling audits of efficiency and effectiveness that the Local Government Board previously undertook. This did lead to some council improvement, however it was a significant process which was somewhat arbitrary. If reinstated, the review processes should be more focussed.
- Audit panels are not effectively resourced, and it is currently unclear if councils are responding to their advice.

Insights

The Local Government Board used to be required under the *Local Government Act 1993* to undertake regular, rolling 'efficiency and effectiveness' reviews of individual councils. This practice has fallen away, but could easily be re-introduced.

To have your say on these reform options go to the [review website](#).

Priority Reform Outcome 4: Local councils have a sustainable and skilled workforce

Option 4.1

Implement a shared State and local government workforce development strategy

Rationale

In the absence of shared strategies, councils and the State Government can compete with each other and the private sector for staff, driving up costs without addressing skill shortages. They also risk duplicating workforce training, development, and recruitment efforts, when the cost of delivery could be shared.

A workforce strategy that recognises the common skills required to work in councils and/or in State Government should minimise unintended competition between the sectors and provide more attractive career pathways for employees within both spheres of government. The workforce strategy should also recognise the skill needs of individual councils based on their local functional and service requirements.

Engagement feedback

- There is broad support for this option.
- Previous workforce strategies should be reviewed to understand what has changed and why, what was applied and worked, or why actions were not pursued or did not gain traction.
- Innovative approaches are required. These might include embracing flexible modes of working, internships, apprenticeships, secondments and cadetships, connecting with TAFE, universities, and secondary schools to help students understand the value proposition and potential career pathways local government can offer.
- It requires a collaborative, sector-wide approach.
- Training local people in regional communities has been shown to enable people to stay in regions.
- Smaller and remote councils need greater assistance in this area.
- Local government career pathways need better articulation, framing and a positive narrative.
- 62 per cent of Tasmanians under 45 surveyed noted they would not consider a career in local government for a number of reasons, including perceived workforce cultures, poor resourcing of their council, and perceptions that the size of their council could limit their ability to effect change.

Insights

We can learn from looking at workforce plans from other industry areas and their capability frameworks.

The [Independent Review of the Tasmanian State Service](#) noted that there are many similarities between the roles undertaken in local government and the Tasmanian State Service, such as administration, public health, finance, emergency management, engineering, and construction. There are also areas in both tiers of government that would benefit from closer collaboration, such as the provision and delivery of contemporary services for Tasmanians. That Review also acknowledged that the secondment of Tasmanian Government staff to partner organisations (such as councils) could help to identify efficiencies or improved ways of working together.

The Cradle Coast Authority (CCA) recently undertook a local government school-based apprentice project, which was funded by the Australian Government and supported by the State Government. This project saw the CCA work with member councils and schools in North West Tasmania to support younger people into career pathways and develop the local government workforce in regional areas. These projects can help to build the profile of the sector as a viable and meaningful career pathway for younger Tasmanians, and help to retain young people, particularly in regional areas.

Option 4.2

Target key skill shortages, such as planners, in a sector-wide or shared State/local government workforce plan

Rationale

Given the serious shortages of such skills across the two sectors, a targeted workforce plan could:

- address capacity gaps across the whole State and local government regulatory system;
- provide more attractive career pathways for professionals;
- allow for succession planning within both spheres of government;
- support the training and development of a new category of para-professionals to undertake less complex tasks;
- minimise the competition between the two tiers of government and the private sector for staff; and
- reduce duplication of workforce training, development and recruitment efforts.

Engagement feedback

- There was strong support for this option: 'a proactive not a reactive approach is required'.
- Local government as a career pathway needs better articulation, framing, and a positive narrative.
- Needs to be embedded with State Government and education providers, such as the University of Tasmania.

Option Paper: Appendix 19

Insights

There is strong and consistent evidence of an international skills shortage affecting councils' abilities to perform their regulatory functions. In response, local government workforce initiatives have been implemented in many countries.

Option 4.3

Establish 'virtual' regional teams of regulatory staff to provide a shared regulatory capability

Rationale

Regulatory staff from councils across a region could form a virtual team that supports some or all councils and leverages combined capability. The team could include planning officers, environmental health officers, and other specialist staff. All regulatory responsibilities would remain with councils, and staff would remain physically located in their councils. A proportion of the team's time would be used for predictable regular services for their 'home' councils, such as pre-lodgement liaison with proponents and assessing and determining routine development applications. When required, team members could be assigned to more complex and intermittent work from across the region.

Engagement feedback

- This approach was preferred to removing staff from councils and consolidating them in a co-located team, as this would erode core capacity within the individual councils.
- This would be useful when councils need access to planned or unexpected 'surge capacity'.
- The option may be operationally challenging given current workforce shortages.

Insights

This option may be less beneficial if the structural reform of moving to fewer, larger councils is undertaken.

To have your say on these reform options go to the [review website](#).

Priority Reform Outcome 5: Regulatory frameworks, systems, and processes are streamlined, simplified, and standardised

Option 5.1

Deconflict the role of councillors and the role of planning authorities

Rationale

The Board has heard that the role of councillors “to represent the community” often conflicts with the role of planning authorities to objectively apply the provisions of a planning scheme regardless of the views of the community. Councillors found it difficult to participate in important public debates about major developments in their municipality for fear of ‘pre-judging’ development applications or being accused of bias in the assessment process.

The Board accepts that this conflict creates issues in only a very small proportion of development applications. Some stakeholders, however, expressed the view that this small number of cases created significant friction between councillors and between councils and their communities.

The Board does not have a clear view on the best way forward to address this issue and presents a three options below for further discussion.

Option 5.1a

Refer complex planning development applications to independent assessment panels appointed by the Tasmanian Government

Rationale

The assessment of complex development applications depends on access to technical expertise, robust data, efficient administrative systems, sound decision-support systems, and strong communications support.

Independent panels appointed by the State Government would have access to a diverse range of specialists and establish robust administrative and technical support systems, allowing a consistent standard of decision making state-wide.

Clear criteria would be established to define which developments must be referred. This could include:

- high value developments;
- developments in which the council or councillors have a direct interest, including developments on council land;
- developments in sensitive locations;
- developments of particular industry types; and
- developments with particular types of impacts.

Freed from the constraints of acting as a planning authority, councils would be able to represent their community and its views in submissions on complex developments as they are being assessed.

Option Paper: Appendix 21

Councils would continue to assess and determine other development applications and retain overall land-use planning responsibilities.

Engagement feedback

- This reform would only apply to a small proportion of applications, with the majority of development applications continuing to be determined by councils and their delegated council staff.
- Costs involved should not fall back on the councils it was designed to assist. Rather a proponent user-pays model would be appropriate. Panels should comprise a range of relevant skills and knowledge and must include a person with knowledge of the local context of the particular development, including community and council priorities.

Insights

NSW has five Sydney planning panels and four regional planning panels introduced in 2009 to enhance decision-making on regionally significant development applications (generally having a capital investment value of over \$30 million). The panels are each independent bodies, not subject to the direction of the Minister of Planning and Public Spaces.

Option 5.1b

Remove councillors' responsibility for determining development applications

Rationale

This option is similar to option 5.1a but elected representatives would be removed from the process of determining development applications entirely. Applications would routinely be assessed by planning staff in councils and, if required, escalated to independent panels appointed by the State Government.

Councillors would still have responsibility for all the strategic elements of the planning system, including strategic land use planning and recommending Local Provision Schedules.

Council would also be able to make representations to independent planning panels on discretionary elements of development applications (in addition to officer level advice as currently provided to councils).

Engagement feedback

- Community planning and environment groups strongly support maintaining councillors' role in determining significant local development determinations.
- Development interests are seeking a development approval system that is consistent and predictable. They did not find that this is always the case when development determinations were made by councillors.

Insights

This option has parallels with the introduction of Local Planning Panels in some areas of New South Wales. Under this system, a local planning panel is made up of a chair (appointed by the Minister), expert members (appointed by the council from a list approved by the Minister) and a community member (appointed by the council).

Option 5.1c

Develop guidelines for the consistent delegation of development applications to council staff

Rationale

While most development applications are determined by council officers under delegation, a small proportion are considered by councillors (or independent panels as proposed in 5.1a) acting as a planning authority. An absence of clear guidance on options to delegate planning processes to council staff can frustrate and lengthen the planning assessment processes.

Planning decisions must be based on professional, technical assessments against criteria under the planning scheme. However, councillors are often under community pressure to make decisions that reflect popular opinion based on considerations outside their formal statutory role as a planning authority. This can unduly divert council resources and undermine community confidence in the council and in the planning system.

Guidelines would help councils to determine which decisions should be made by councillors, and which should be made by the council's planning staff under delegation. The criteria in such a policy could be based on the nature of the development (e.g., capital value, location, activity proposed), the nature of the proponent (private individual, business, government agency, council, councillor) and/or the number of representations received.

This would provide clarity to proponents and the community and reduce the potential for the development application process to be unduly influenced by local political pressures. It may also lead to more efficient decision-making, as proponents, council staff, councillors, and the broader community would be clearer on who will be making key decisions, and on what basis.

Engagement feedback

- There was a range of views on whether all councils need to take a consistent approach to this issue, or whether some discretion is acceptable and desirable.
- While few thought the problem was bad enough to warrant a mandatory approach to delegation, there was some support for councils being offered guidelines they could choose to adopt.

Insights

While there do not appear to be any precedents for such a policy, the variety of approaches councils currently apply to this issue suggests there would be some benefit from clearer/improved guidance.

Option Paper: Appendix 23

Option 5.2

Greater transparency and consistency of councils' resourcing and implementation of regulatory functions

Rationale

Councils' performance of their regulatory functions varies widely, with many falling well below risk-based benchmarks. Where there is underperformance of regulatory functions, there is an increased risk to public health and safety.

This option would include measures of regulatory resourcing and implementation in a new public-facing performance reporting, monitoring and management framework (see option 3.2). This would help communities to understand how well their councils are exercising their regulatory responsibilities, and help councils to 'level up' to the standard of other similar councils.

Engagement feedback

- The most common explanation councils have offered for failing to exercise all regulatory responsibilities is a lack of access to skilled staff.
- Other explanations offered include poor awareness of regulatory requirements by applicants, and a lack of resources for smaller councils to undertake statutory functions.

Insights

The Victorian Government's [Know Your Council](#) website reports councils' performance of a range of regulatory functions, and allows these to be compared between councils. For example, for food safety, councils report:

- time taken to action food complaints;
- percentage of required food safety assessments undertaken;
- cost of food safety service per premises; and
- percentage of critical and major non-compliance outcome notifications followed up by council.

Option 5.3

Increase support for the implementation of regulatory processes, including support provided by the State Government

Rationale

Council regulators have some discretion when applying the State Government's statutory regulations to their local circumstances, but they must treat all applicants fairly and equitably. Councils have told us they need more support and resources to be able to strike this balance. This option aims to make regulation simpler and more efficient through streamlining the collective understanding and expectations concerning regulatory frameworks, ensuring transparency around agreed guidelines and decision-making

support tools, training, regulatory support hotlines, and data collection and usage.

Current approaches assume that regulatory requirements, such as for building approvals or environmental protection, can be written as objective 'rules' and 'tests' which are clearly linked to stated policy intentions. For development applications, for example, the Tasmanian Planning Reforms should broaden the availability of 'acceptable solutions' and limit discretion to where it is absolutely necessary. Where such rules and tests are not possible, specific policy objectives and decision-making guidelines would need to be understood.

A program of improving transparency and consistency could also target particular council and development industry priorities like, for example, 'no permit' pathways for low-impact urban infill.

Engagement feedback

- There was strong support in our engagement for this option, with greater collaboration and support from the State Government seen as critical.
- If designed in a collaborative way between State Government and councils, a comprehensive package covering all elements of regulatory implementation would increase both council capability and the challenge of balancing local and State objectives.
- The Tasmanian Planning Reforms are heading in this direction, which was seen as positive. This option would complement those reforms, both within planning and in other regulatory areas such as building, public health and pollution control. There was agreement that there are currently considerable cultural and structural barriers to local governments accessing State Government knowledge and clear guidance about applying and interpreting policy which sometimes results in unnecessary complexity and conflict.

Insights

Planning reform has been advocated by a range of national and state commentators and is being pursued in most jurisdictions.

The Tasmanian Government is undertaking a number of initiatives to address housing affordability. It has committed to delivering 10,000 social and affordable homes by 2032 and is finalising a [20-Year Housing Strategy](#) which will guide the types of homes to be built, and when and where they will be built.

Option 5.4

Strengthen connections between councils' strategic planning and strategic land-use planning by working with State and Commonwealth Governments

Rationale

Strategic land-use plans that have the support of all spheres of government would help to align Commonwealth, state, and local priorities in residential development, industrial development, infrastructure investment, and green space protection. The

Option Paper: Appendix 25

review of the regional land use planning framework underway through the Tasmanian Planning Reforms is a good opportunity to advance this option.

Without strategic land-use plans, councils:

- risk making land-use planning, infrastructure, and investment decisions that fail to account for known demographic and other future trends;
- may fail to make the necessary regional trade-offs for effective and efficient resource allocation;
- may fail to manage future risks; and
- risk costly and ineffective public investment and missed opportunities for meeting social, economic, and environmental objectives.

Engagement feedback

- There was general support for this option, although it was acknowledged previous attempts have not been realised to their full potential, with participants feeling greater State Government buy-in would be needed. It was noted strategic land-use planning had in general been poorly resourced and implemented across Australia.
- While a long-term common vision was important for community and investment, plans need to allow flexibility for changed circumstances and contexts and should include measurables and accountability mechanisms. Communities need to be able to see evidence of implementation in the short-term.
- Such plans require clarity around purpose and importance, a high-level framework and specific implementation strategies, investment, accountability, and should be contextually dependant.
- 'City Deals' were said to be good for those 'in the tent' but most of Tasmania was outside of these areas, and this form of collaboration was clearly not appropriate for rural areas.

Insights

This option would see the occurrence of more collaborative strategic land-use planning, such as the 30-year Greater Hobart Plan and the Hobart City Deal.

This option may be less beneficial if the structural reform of moving to fewer, larger councils is undertaken. Larger councils would have responsibility for larger areas, which would simplify decision making on land-use planning in that area. They would also have larger populations to equitably share the costs and benefits of infrastructure investment.

To have your say on these reform options go to the [review website](#).

Priority Reform Outcome 6: Councils collaborate with other councils and State Government to deliver more effective and efficient services to their communities

Option 6.1

Require Councils to collaborate with others in their region, and with State Government, on regional strategies for specific agreed issues

Rationale

Some of councils' responsibilities and interests are shared with others in their region, for example road networks that cross boundaries or common challenges such as flooding. Where neighbouring interests can be aligned, there are opportunities for mutual advantage; where interests are in conflict, there are benefits in resolving them.

This option would aim to identify a core list of regional issues that councils should be collaborating on, requiring them to engage and agree on regional strategies for those issues. It could include, among other things, land-use planning, regional economic development, climate change adaptation, and procurement of large civil construction projects. Each council's strategic plan would be aligned with these regional strategies.

There are a variety of ad-hoc regional structures in place for collaboration between councils and with other spheres of government. Rather than mandating a particular structure, this option would allow councils to choose the structure most effective for them to consider regional issues.

Engagement feedback

- There was strong feedback that defining the regional role of councils was more important than mandating council participation in regional organisations.
- Some regional organisations have been highly effective on particular issues, especially where there is a clear and shared common purpose.
- Without a clear purpose for regional organisations, some councils are reluctant to make long term funding commitments to them.
- Activities such as economic development work better when planned and coordinated by regional and state-wide bodies, rather than individual councils.
- For issues that clearly transcend council boundaries (climate change is an example), better region-level and multi-tiered government collaboration is desirable.
- Many respondents to our survey of Tasmanians under 45 noted that the inherent competitiveness between councils is stifling regional planning for key issues like public transport, climate change response and mitigation, and efficient urban planning.

Insights

Experience from jurisdictions such as NSW has shown that State Government attempts to formalise regional structures based on defined boundaries are not necessarily supported by councils. Collaboration among councils and between councils, regional organisations, and other tiers of government has been effective in the establishment and operation of the NRM hubs and Regional Tourism Organisations.

Option 6.2

Establish stronger, formalised partnerships between State and local government on long-term, regional, place-based wellbeing, and economic development programs

Rationale

Earlier this year, the Tasmanian Government announced it will develop 'regional strategic partnerships' between the Tasmanian Government and LGAT, working directly with relevant 'council clusters' in those regions.

The stated objective is to set a 20-year framework, vision, and direction for planning and land use to support economic and community development. The Board understands the partnerships will focus on:

- identifying natural advantages at the regional level for supporting the attraction of emerging industries, such as hydrogen and synthetic fuels production;
- partnering with skills and training providers to align with growth industries and key regional strengths; and
- place-based planning and delivery of education, housing, and health and community services to support the attraction and retention of regional workforces and build viable, vibrant, and sustainable communities.

Engagement feedback

- Collaboration between State and local government is essential in health and wellbeing related programs and economic development. Without collaboration, there is a risk of duplication of effort.
- Collaboration must go both ways and clear and consistent State Government commitment to working with regional organisations is needed. On occasion, State Government may choose to bypass regional organisations and deal directly with individual councils on issues of regional significance.

Insights

Effective strategic partnerships can be given effect in a variety of different ways. In Victoria, clarity on long-term strategic wellbeing objectives is provided through the Victorian *Public Health and Wellbeing Act 2008*, which recognises the key role of councils in improving the health and wellbeing of people in their municipality.

It requires each council to prepare a municipal public health and wellbeing plan every four years. This is supported by an overarching Victorian Public Health and Wellbeing Plan, which sets priorities councils need to consider, such as tackling the health impacts of climate change, increasing healthy eating, increasing active living, and reducing tobacco-related harm.

Option 6.3

Introduce regional collaboration frameworks for planning and designing grant-dependent regional priorities

Rationale

Competitive processes for State and Australian Government grant funding often create unhealthy or inefficient competition between councils for funding which – if packaged up and allocated differently – could otherwise benefit a greater number of people in a wider regional community. Additionally, larger councils often have greater capacity to undertake and be successful in these processes. Grant application processes themselves potentially divert funding away from pressing core service needs and priorities.

Enhancing collaboration between regional councils could ensure State and Australian Government grant processes receive high quality applications from councils that best serve the needs of regional communities. In addition, it would lead to more efficient efforts by councils in seeking and expending grants by reducing duplication of effort between councils, enabling more equitable access to grant-seeking expertise by all councils.

Engagement feedback

- If council membership in regional organisations was mandatory, these organisations could be the vehicles for identifying regional funding priorities and undertaking grant application processes.
- Grants are caused by, and perpetuate, uneven capability: often councils with capacity apply for and win grants, and those that don't, miss out – this is not an effective model.

Insights

The Northern Tasmania Development Corporation (NTDC) developed a list of [Northern Tasmania Regional Priority Projects](#). These Regional Priority Projects contained a mixture of health and wellbeing, built infrastructure, skills and jobs development, and other initiatives identified as benefitting the broader Northern Tasmania region. The NTDC advocated and supported these projects on a regional scale, supporting the development of a broader region, as opposed to an individual council.

Option 6.4

Support increased integration (including co-location) of 'front desk' services between local and State governments at the community level

Rationale

It is broadly accepted that Service Tasmania shopfronts represent a 'success story' in providing a well established integrated, customer-centred hub for accessing a broad range of government information and services. Many Service Tasmania shops are now co-located with libraries and other community services and facilities.

There are likely to be significant opportunities to leverage these and other arrangements to further develop 'one-stop shop' service hubs. Further co-location of State and local government shopfronts and shared online customer service systems have the potential to provide a more seamless and customer-centred service experience, improve operational 'cross-pollination' between local and State Government, and save on commercial rents.

Engagement feedback

- The Board has heard that many community members do not have a clear understanding of which level of government is responsible for various services.
- In many cases, it should not in fact be necessary for community members to understand these delineations – e.g., where they simply need to be able to undertake a transaction such as obtaining a licence, paying a fine, or completing an application form.

Insights

The Independent Review of the State Service recommended (Rec. 66) developing and expanding service delivery partnerships between State, Commonwealth, and local government in Tasmania.

Co-location of Service Tasmania and council office 'shopfronts' has occurred in Devonport (Paranple Convention Centre) and was previously trialled in Hobart.

Other states (such as South Australia) have established shared online service portals which can be used by councils to support a range of customer service functions.

To have your say on these reform options go to the [review website](#).

Priority Reform Outcome 7: The revenue and rating system efficiently and effectively funds council services

Option 7.1

Explore how councils are utilising sound taxation principles in the distribution of the overall rating requirement across their communities

Rationale

Council rates are broad-based taxes on property or the value of land. Taxes on land are generally considered one of the fairest and most efficient forms of taxation, as they have very low negative effects on economic growth and activity.

There is currently limited transparency associated with the ratings policies that councils make and how it impacts on the distribution of rates burden across communities. For example, some councils preferentially rate commercial operations, while others seek a greater proportion of rates from residential properties.

It is proposed that the State work with the sector to explore the current distribution of rates burden across communities in Tasmania, including the relative weight of revenue raised from different categories of land. This work may highlight the need for more innovative rating practices to ensure that rate liabilities are shared equitably across the community. For example, there may be merit in considering alternative rating options such as progressive rating scales within specific categories of land use – noting that the implications of any such options would need to be very carefully considered.

Tasmanian councils are also able to levy separate rates under the *Local Government Act 1993*. These are additional rates which apply to some areas or classes of property, such as for local promotion and economic development. Separate rates may represent a preferable solution to recent, high-profile rating distortions in the policies of some councils, and be simpler and more accountable to the community, including in the hypothecation of funds realised. Ideally, ratepayers to whom the separate rate applies should have a role in determining its price, which is efficient because it helps determine the optimum quantity of the service provided.

Engagement feedback

- There was broad feedback that the current rating system lacks transparency and may be inequitable for similar land categories across different municipalities.
- Concerns have been raised that the current system fosters competition rather than collaboration between councils.
- This reform requires a holistic, principles-based approach, aimed at equity and carefully avoiding unintended consequences.

Insights

The design and effectiveness of Tasmania's system of funding local government (rates, user charges, and grants) should be assessed to ensure that it is consistent with contemporary tax design and public finance principles and will meet the future needs of councils and their communities.

Option 7.2

Enhance public transparency of rating policy changes

Rationale

This option would build on the work under recommendation 7.1 and see better and more user-friendly reporting and transparency of rating policy changes as part of a proposed local government performance monitoring and management framework (see option 3.2). This may include better transparency around the distribution of the rating burden across the community.

The Tasmanian Government has agreed to the Local Government Legislation Review recommendation that council audit panels be required to review any proposed rate changes that deviate from a council's long-term financial plan, and/or any changes to a council's long-term financial plan.

Audit panels will continue to be independent of their councils and the panels must have a majority of independent members.

Engagement feedback

- There was strong support for making council rating processes more transparent to the public.

Insights

There is scope to review the suite of financial and asset management metrics that councils are required to report on, to ensure they remain meaningful and provide a clear and fair picture of the overall position of councils over time. Other jurisdictions, such as Western Australia, have introduced sophisticated frameworks that provide a more holistic picture of council financial sustainability across several metrics.

Option 7.3

Examine opportunities for improving councils' use of cost-based user charges to reduce the incidence of ratepayers subsidising services available to all ratepayers, but not used by them all

Rationale

Councils presently meet their regulatory obligations, and provide many services, through a mixture of user fees and subsidies from general revenue. User charges should, optimally, reflect the actual cost of a service. This option would:

- enhance transparency and accountability for revenue raising and service delivery;
- assist the community to understand true costs of services and potentially the costs of regulatory processes; and
- identify potential areas for councils to pursue productivity improvements (and alleviate prices or improve services), for example through improved technology or provision at larger scale.

Where councils choose to subsidise certain activities (which may be justifiable in certain circumstances) these subsidies should be reported transparently in their financial statements, to ensure they are understood by the community.

More consistent pricing, in the form of user charges, could also help facilitate the trade in services between councils, such as through shared services arrangements.

Engagement feedback

- While establishing a consistent approach to user-pays by applying the 'benefit principle' of taxation has merit for some services, there was general concern it may lead to inequitable outcomes given the significant variations in wealth and incomes within and between councils.

Insights

The Government has agreed to reforms recommended by the Local Government Legislation Review to legislate principles or guidelines for council fees and charges to promote greater consistency and transparency.

Option 7.4

Consider options for increasing awareness and understanding of the methodology and impacts of the State Grants Commission's distribution of Federal Financial Assistance Grants

Rationale

The State Grants Commission allocates Financial Assistance Grants to councils, funded by the Australian Government (\$82m in 2021-22). Approximately 53 per cent of the grants are allocated to councils for the maintenance and renewal of roads, 14 per cent are allocated on a per-capita basis, and the remaining 33 per cent are allocated on the basis of the balance of a council's capacity to raise revenues and their need for expenditure, which is weighted by numerous variable cost adjusters.

The allocations for this component, and the per-capita grants, are made in accordance with National Principles, including horizontal fiscal equalisation and 'effort neutrality' (the latter meaning grants should not disincentivise councils from raising revenue through efficient land taxes like rates

Engagement feedback

- Elected officials should be more aware of the basis on which grants are allocated, there was a view the wider public also needs to be aware of these technical processes.
- There was broad agreement that the allocation model should evolve over time to reflect the spending priorities of councils and communities rather than focus on roads.
- Feedback from some councils pointed to inequities with base grants that result from the application of the current allocation model.
- More work was needed to understand how the grants distribution process (and associated methodology) may be impacting councils' broad incentive to explore strategic regional shared service opportunities or other efficiencies. There was broad agreement that the allocation model should evolve over time to reflect the spending priorities of councils and communities rather than focus on roads.
- Feedback from some councils pointed to inequities with base grants that result from the application of the current allocation model.
- More work was needed to understand how the grants distribution process (and associated methodology) may be impacting councils' broad incentive to explore strategic regional shared service opportunities or other efficiencies.

Insights

This is a technical area that should be subject to incremental and considered reform as a part of a broader rates and revenue review.

Option 7.5

Investigate possible alternative approaches to current rating models, which might better support councils to respond to Tasmania's changing demographic profile

Rationale

Over the past 10 years, Tasmanian councils have increased rates more slowly than their interstate counterparts, despite having comparatively broad legislative discretion on how they determine rating levels. This could reflect an increased focus on efficiencies and constraining cost increases. It could also reflect constraints that prevent councils from raising the revenue that they need to continue delivering services.

Tasmania has a population that is ageing – rapidly in some areas. The Board has heard that the current rating system presents a challenge for some owner occupiers who, while owning a valuable (and appreciating) asset, may be reliant on fixed incomes. It appears many councils feel the pressure to constrain rate increases knowing it will impact these residents.

Pensioner concession holders are entitled to a Tasmanian Government-funded reduction on their rates, at a budgeted cost of \$19.2m for 2022-23. However, this is a relatively small proportion of the

overall rates impost as it is capped at \$345 per pensioner household for TasWater customers, and \$507 for households without reticulated water.

Engagement feedback

- While reform may be contentious and would need to be very carefully managed, there is an opportunity to further explore concession arrangements to determine whether it could be more effective for Tasmania's changing demographics and provide greater relief to households who are most in need.

Insights

Other states have implemented various schemes to better support councils to rate in these instances, and the Board would like to understand these models better.

To have your say on these reform options go to the [review website](#).

Priority Reform Outcome 8: Councils plan for and provide sustainable public assets and services

Option 8.1

Standardise asset-life ranges for major asset classes and increase transparency and oversight of changes to asset lives

Rationale

The way councils put a financial value on their assets determines how much they budget for depreciation and maintenance costs. This in turn can determine how much they budget for asset replacement and influences a range of council financial and asset sustainability metrics.

The Board has found councils adopt a broad range of different asset lives for the same classes of assets. Often asset lives are reported as longer than what is recommended in guidance principles or by other jurisdictions. In some cases they are extended without a justification being provided for changes.

Engagement feedback

- There is general agreement that councils as a whole need to improve their asset costing, planning, and assessment, but may lack the knowledge and/or resources to manage this effectively.
- It is accepted that councils will need some general flexibility as asset lives can vary across areas, reflecting factors such as methods, maintenance, usage, and geography.

Insights

There is an identified need to review and learn from interstate and international models. If asset lives are not appropriately managed, infrastructure backlogs could create significant sustainability issues that future Tasmanian communities will have to pay for.

Option 8.2

Introduce requirement for councils to undertake and publish 'full life-cycle' cost estimates of new infrastructure projects

Rationale

It is important that councils and their communities are informed and make decisions about their investments with a clear picture of the 'whole-of-life' costs of new infrastructure projects, and the 'trade-off' implications this may have, whether in relation to the management and maintenance of existing assets, the provision of other services, or the need to raise additional revenue.

Engagement feedback

- Councils are under constant community pressure to provide new infrastructure and are regularly offered 'one-off' infrastructure grants from other spheres of government in response to these

demands. While this support is welcome, it can require both up-front co-contributions and ongoing expenditure for asset maintenance that can be hard for councils to accommodate within already constrained budgets.

- There is a need for accountability and oversight systems, including transparent reporting. This could be done via audit panels if they were given a strengthened role and clear responsibility.

Insights

A carefully designed system could help councils make investment decisions and also build community awareness of the whole-of-life costs of new infrastructure and facilities. This should make it easier for councils to say 'no' to one-off capital grants that impose long-term financial burdens on councils.

Option 8.3

Introduce requirement for councils to undertake regular service reviews for existing services

Rationale

Regular service reviews would be an opportunity for councils and their communities to consider if a service currently being provided is still a priority, and should be continued. They would complement and inform other strategic planning processes/decisions councils undertake regularly. Community engagement would be mandated. Regular service reviews could provide councils with the opportunity to have frank and open conversations with their communities about their service preferences and priorities, informed by data about up-front and lifecycle costs, and feedback on satisfaction with/value of services.

This process could give councils a stronger and more confident mandate to make asset management and budget decisions (particularly around long-lived infrastructure investments) and should improve general community awareness of the 'true' cost of providing services.

Engagement feedback

- Feedback from the local government sector is that community service expectations continue to grow, but with no clear appreciation or understanding of service costs, or the consequent trade-offs required.

Insights

The Board has heard that strategic service planning across the sector is generally uneven and there could be more discipline and rigor around regularly reviewing the value of both existing and prospective services.

Option 8.4

Support councils to standardise core asset management systems, processes, and software

Rationale

Currently, asset management practices are inconsistent across councils, in terms of systems, processes, data captured, and software used. The Board's analysis found that less than half of councils are currently complying with the relevant requirements of the *Local Government Act 1993*. Increasing the standardisation and consistency of asset management practices would support robust service level benchmarking and investment prioritisation, as well as potentially increased skills and resource sharing between councils.

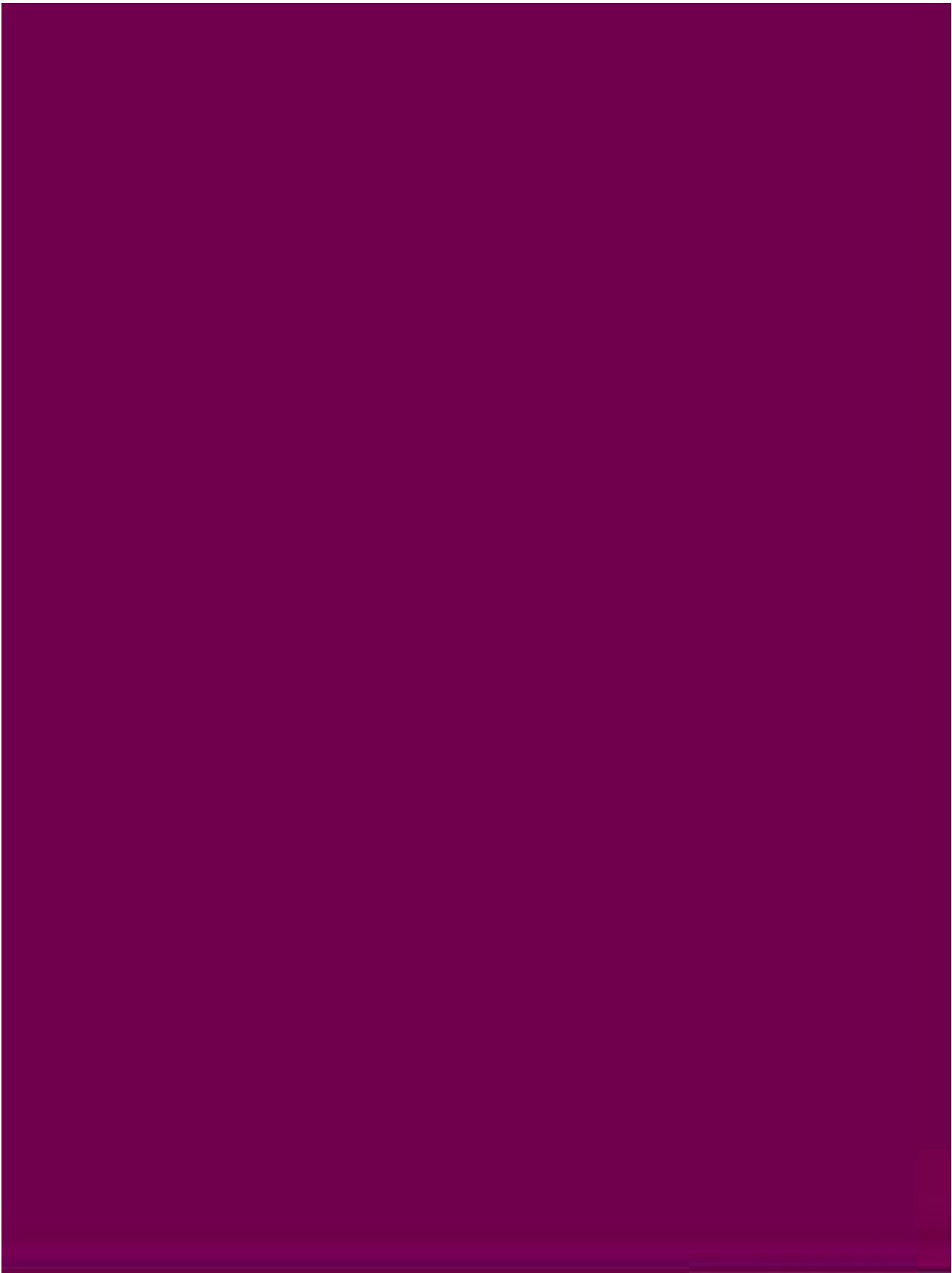
Engagement feedback

- There was in-principle support for this option, providing that a cost-effective system can be developed to meet the needs of councils
- The general view expressed was that the State mandates reporting on asset management but does little to facilitate and coordinate the process.

Insights

This will be an important reform to facilitate better and more sustainable asset management.

To have your say on these reform options go to the [review website](#).



Optimal Project Appendix 15

The future of local government review



Department of
Premier and Cabinet

More information?

www.futurelocal.tas.gov.au

LGBoard@dpac.tas.gov.au

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

IN CONFIDENCE

01/23.18.0 CLOSED COUNCIL

01/23.18.1 Confirmation of Closed Council Minutes – Council Meeting 19 December 2022

01/23.18.2 Outstanding Actions List for Closed Council

01/23.18.3 Tender – Contract 030/001/140 Bridge 1605 Replacement - Closed Council Item Pursuant to Section 15(2)D of the Local Government (Meeting Procedures) Regulations 2015

01/23.18.4 Tender – Contract 030/001/139 Bulk Waste Transport Service - Closed Council Item Pursuant to Section 15(2)D of the Local Government (Meeting Procedures) Regulations 2015

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