



COUNCIL MEETING AGENDA

Monday 24 June 2024
Council Chambers, St Helens

AMENDED: Item 06/24.6.4 (administrative error)

John Brown, General Manager
Break O'Day Council
18 June 2024

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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 24 June 2024 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: 18 June 2024

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CONTENTS

NOTICE OF MEETING.....	3
CONTENTS	5
AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL	7
OPENING	7
ACKNOWLEDGEMENT OF COUNTRY.....	7
LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS.....	7
06/24.1.0 ATTENDANCE	8
06/24.1.1 Present	8
06/24.1.2 Apologies.....	8
06/24.1.3 Leave of Absence	8
06/24.1.4 Staff in Attendance	8
06/24.2.0 PUBLIC QUESTION TIME.....	8
06/24.3.0 DECLARATION OF INTERESTS OF A COUNCILLOR OR CLOSE ASSOCIATE	8
06/24.4.0 CONFIRMATION OF MINUTES.....	9
06/24.4.1 Confirmation of Minutes – Council Meeting 20 May 2024	9
06/24.5.0 COUNCIL WORKSHOPS HELD SINCE 20 MAY 2024 COUNCIL MEETING	9
06/24.6.0 PLANNING AUTHORITY	10
06/24.6.1 Hotel Industry - Additions & Alterations to RSL Club Inc Signage & Carparking	10
06/24.6.2 Residential – Retrospective Approval of Wall	22
06/24.6.3 DA 047-2024 Demolition of Dwelling & Shed, New Dwelling, Shed & Crossover	54
06/24.6.4 DA 238-2023 - RA 26 Tims Creek Road, Mathinna Storage – Storage Shed.....	72
06/24.7.0 COUNCIL MEETING ACTIONS	86
06/24.7.1 Outstanding Matters.....	86
06/24.8.0 PETITIONS.....	95
06/24.9.0 NOTICES OF MOTION	95
06/24.10.0 COUNCILLOR’S QUESTIONS ON NOTICE	95
06/24.11.0 COUNCILLOR’S QUESTIONS WITHOUT NOTICE	95
06/24.12.0 MAYOR’S & COUNCILLOR’S COMMUNICATIONS.....	95
06/24.12.1 Mayor’s Communications for Period Ending 24 June 2024.....	95
06/24.12.2 Councillor’s Reports for Period Ending 24 June 2024.....	96
06/24.13.0 BUSINESS AND CORPORATE SERVICES.....	97
06/24.13.1 Corporate Services Department Report	97
06/24.13.2 Monthly Financial Report.....	101
06/24.13.3 Visitor Information Centre Report.....	110
06/24.13.4 2024 – 2025 Budget Estimates	113
06/24.13.5 2024 – 2025 Rates Resolution.....	132

06/24.14.0	WORKS AND INFRASTRUCTURE	141
06/24.14.1	Works and Infrastructure Report.....	141
06/24.14.2	Animal Control Report	146
06/24.14.3	Speed Limits – North Ansons Bay Road and Ansons Bay.....	149
06/24.15.0	COMMUNITY DEVELOPMENT	161
06/24.15.1	Community Services Report.....	161
06/24.15.2	Scamander & Beaumaris Community Projects – Results of Survey	165
06/24.16.0	DEVELOPMENT SERVICES.....	186
06/24.16.1	Development Services Report.....	186
06/24.16.2	Review of Dog Management Policy	196
06/24.17.0	GOVERNANCE.....	219
06/24.17.1	General Manager’s Report.....	219
06/24.17.2	2024-2025 Annual Plan	224
06/24.17.3	Northern Tasmania Development Corporation (NTDC) – Receipt of Quarterly Report – January – March 2024	242
06/24.18.0	CLOSED COUNCIL	260
06/24.18.1	Confirmation of Closed Council Minutes – Council Meeting 20 May 2024.....	260
06/24.18.2	Outstanding Actions List for Closed Council	260
06/24.18.3	Closed Council Item Pursuant to Section15(2)D of The Local Government (Meeting Procedures) Regulations 2015 Tender – Feasibility Analysis, Aquatic Facility in Break O’Day.....	260
06/24.19.0	MEETING CLOSED.....	260

AUDIO RECORDING OF ORDINARY MEETINGS OF COUNCIL

All ordinary meetings, special meetings and annual general meetings will be live streamed using audio/visual technology. A link to the audio/visual recordings will be made available to the public post the meeting on Council's website (within seven (7) days post the meeting in line with the uploading of the minutes from the meeting). The audio/visual recording of Council Meetings will only be retained for six (6) months.

Other than an official Council recording, no video or audio recording of proceedings of Council Meetings shall be permitted without specific approval by resolution of the Meeting.

The streaming platform utilised for recording and streaming is setup specifically for Break O'Day Council and Council has full control of which meetings are streamed or uploaded for viewing. There is no ability for the public to comment, edit or download recordings in anyway. They can only be viewed via the Council link.

Participation in person at the Council Meeting is considered as providing your consent to livestreaming of that meeting.

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 10.00am.

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.

LIVE AUDIO/VISUAL STREAMING OF COUNCIL MEETINGS

Ladies and gentlemen, I would like to advise you that today's Council Meeting is being live streamed and recorded. This means that members of the public who are unable to attend in person can still observe the proceedings. By remaining in this chamber, you are consenting to being filmed and recorded. Please be mindful of your actions and contributions as they will be visible to the public. Thank you for your cooperation.

06/24.1.0 ATTENDANCE

06/24.1.1 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

06/24.1.2 Apologies

Nil

06/24.1.3 Leave of Absence

Nil

06/24.1.4 Staff in Attendance

General Manager, John Brown
Corporate Officer, Wanita Wells

06/24.2.0 PUBLIC QUESTION TIME

06/24.3.0 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.

06/24.4.0 CONFIRMATION OF MINUTES

06/24.4.1 Confirmation of Minutes – Council Meeting 20 May 2024

OFFICER’S RECOMMENDATION:

That the minutes of the Council Meeting held on the 20 May 2024 be confirmed.

06/24.5.0 COUNCIL WORKSHOPS HELD SINCE 20 MAY 2024 COUNCIL MEETING

There was a workshop held 3 June 2024 and the following items were listed for discussion.

- 2024 – 2025 Annual Plan
- Pending Development Application Updates
- Review of Dog Management Policy
- 2024-2025 Budget Estimates Discussion
- 2024-2025 Budget Estimates
- Animal Control Report
- Speed Limits – North Ansons Bay Road and Ansons Bay
- Ansons Bay Waste Transfer Station
- Scamander & Beaumaris Community Projects – Results of Survey
- Northern Tasmania Development Corporation (NTDC) – Receipt of Quarterly Report – January – March 2024
- Proposed Amendments to the Residential Tenancy Act
- Car Parking Area – 18-24 Cecilia Street, St Helens

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.

Hotel Industry - Additions & Alterations to RSL Club Inc Signage & Carparking

ACTION	DECISION
DATE	24 June 2024
PROPONENT	Dock4 Architects
OFFICER	Senior Town Planner, D. Szekely
FILE REFERENCE	DA 2023 / 00044
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> 1. Plans 2. Planning Scheme Response – Applicant 3. RO Completed Planning Scheme Assessment 4. Representation No. 1 5. Representation No. 2 6. Response to Representations from Applicant

OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for HOTEL INDUSTRY - ADDITIONS & ALTERATIONS TO RSL CLUB INC SIGNAGE & CARPARKING on land situated at 35 QUAIL STREET, ST HELENS described in Certificate of Title 134932/1 be APPROVED subject to the following conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Location Plan	-	Dock 4 Architects	-
Existing Site Plan	Dwg. No. 1.01 Rev 01	Dock 4 Architects	16/04/2024
Existing Site Plan – Carparking	Dwg. No. 1.02 Rev 01	Dock 4 Architects	16/04/2024
Demo Floor Plan	Dwg. No. 1.03 Rev 01	Dock 4 Architects	16/04/2024
Proposed Site Plan	Dwg. No. 2.01 Rev 01	Dock 4 Architects	16/04/2024
Proposed Site Plan – Car Parking	Dwg. No. 2.02 Rev 01	Dock 4 Architects	16/04/2024
Proposed Floor Plan	Dwg. No. 2.03 Rev 01	Dock 4 Architects	16/04/2024
Elevations	Dwg. No. 2.04 Rev 01	Dock 4 Architects	16/04/2024
Proposed Floor Plan	Dwg. No. 2.03 Rev 01	Dock 4 Architects	02/02/2024
Structural	Dwg. No. 3.02 Rev 01	Dock 4 Architects	16/04/2024

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
A	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	CAR PARKING	
A	The areas shown to be set aside for accessible car parking must be: <ul style="list-style-type: none"> a. completed before the use of the development; b. be designed and constructed in accordance with AS/NZS 2890.6:2009 Parking facilities, off-street parking for people with disabilities. c. surfaced with an impervious surface; d. line-marked to indicate each space to the satisfaction of the Council. e. drained to Council's stormwater drainage system. 	Prior to use and maintained at all times.
3	BICYCLE PARKING	
A	Bicycle parking spaces and access must comply with relevant provisions within AS 2890.3 – 2015 Parking facilities – Part 3: Bicycle parking.	Prior to use and maintained at all times.
4	TASWATER	
A	All works must be in accordance with the conditions of the Submission to Planning Authority Notice (SPAN) by TasWater, TWDA 2023/00315-BODC as attached to this permit.	Prior to use and maintained at all times.
5	SIGNAGE	
A	Signs must be: <ul style="list-style-type: none"> a. professionally designed and legible; b. structurally sound and not in any way hazardous; c. located entirely within the boundaries of lot C.T. 134932/1; d. situated so as not to obstruct traffic; and e. designed in colours and principles not currently incorporated into statutory or directional signs erected by public authorities. 	Prior to use and maintained at all times.
6	NUISANCE	

CONDITION		TIMING
A	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.
7	DEMOLITION	
A	During demolition all existing materials must be checked for the presence of asbestos and if found, handling, protection and disposal must be carried out in accordance with the requirements of Work Safe Tasmania and Safe Work Australia "How to Safely Remove Asbestos Code of Practice (2018)".	At all times.

ADVICE

1. 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.
2. 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
3. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

- B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	Applicable Y/NA	Referral Agency
That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit)	NA	Nil

C. That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	HOTEL INDUSTRY - ADDITIONS & ALTERATIONS TO RSL CLUB INC SIGNAGE & CARPARKING
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Nil
<i>Attachments</i>	TasWater TWDA 2023/00315-BODC
<i>Representations</i>	Two (2)

INTRODUCTION:

The applicant is seeking approval for works and development that will provide for alterations and additions to the RSL Ex Servicemen's and Citizens Club, St Helens.

PREVIOUS COUNCIL CONSIDERATION:

Nil

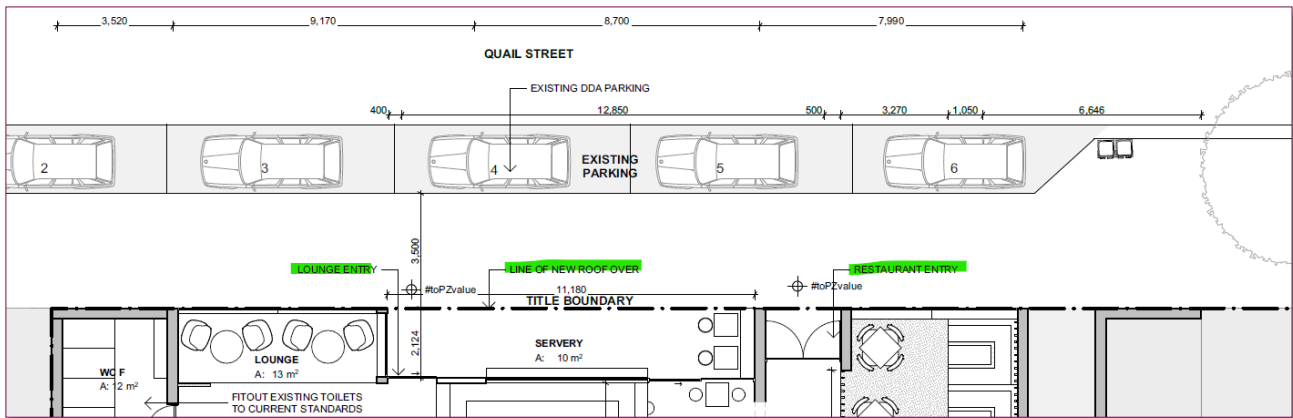
OFFICER'S REPORT:

1. The Proposal

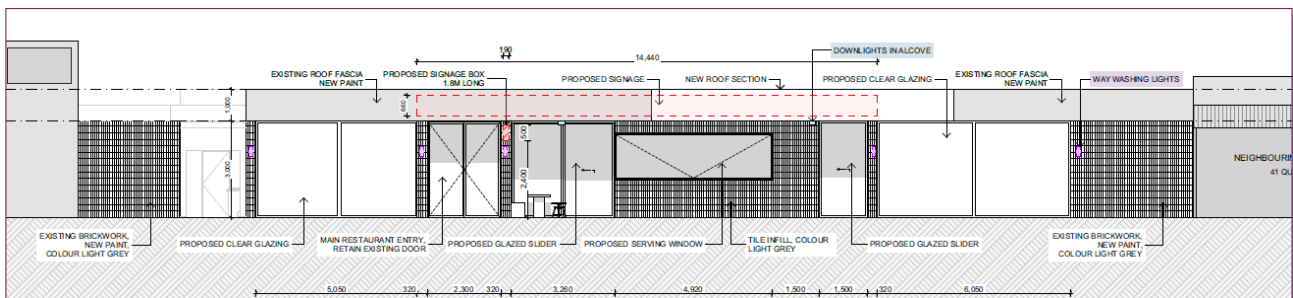
The applicant is seeking approval for development at 35 Quail Street, St Helens which support the RSL Club and includes:

- Demolition of structures at the rear of the premises (outbuildings) and internal demolition;
- Internal modifications not forming development in accordance with the *Land Use Planning and Approvals Act 1993*;
- Modification and new development at the rear of the premises to construct a partially covered courtyard and garden eating area and new access from rear car park including landscaping;
- Boundary timber fencing 2.1m high with acoustics materials partially along the eastern side boundary benefitting 41 Cecila Street;
- New roofing section over access (Quail Street).
- Modifications to rear carparking to include two (2) accessible car parking spaces and bicycle parking spaces and lighting;
- Wall lighting and down lighting to new roof at entrance on Quail Street;
- New frontage signage.

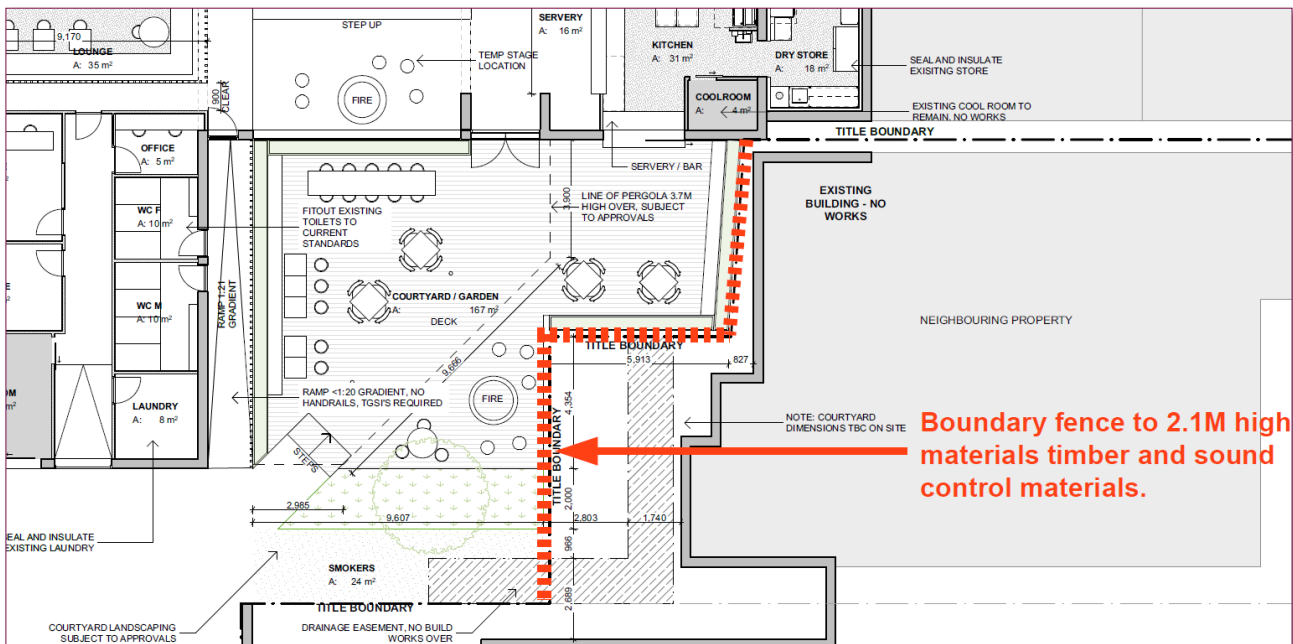
The site continues to operate under the existing Use Class – Hotel Industry.



Partial Site Plan – Frontage – Quail Street



Site Frontage – Quail Street – Elevation



Site Plan – Rear Outdoor Eatery – Partially covered

2. Applicable Planning Assessment

- 15.0 General Business Zone;
- C1.0 Signs Code;
- C2.0 Parking and Sustainable Transport Code.

3. Referrals

- Department of State Growth;
- TasWater
- Works Department (Break O'Day Council)

4. Assessment

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

Tasmanian Planning Scheme – Break O'Day State Planning Provisions Version 6:

- C1.6.2 Illuminated Signs P1;
- C2.6.4 Lighting of parking areas withing the General Business Zone P1;
- C2.6.5 Pedestrian Access P1; and
- C2.6.7 Bicycle parking and storage facilities within the General Business Zone P2.

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O'Day* version 6 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

15.0 General Business Zone

The proposed development has been determined to satisfy all relevant acceptable solutions of the Use Standards and Development Standards of the General Business Zone.

C1.0 Signs Code

C1.6 Development Standards for Buildings and Works

C1.6.2 Illuminated Signs

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	P1 An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: <ul style="list-style-type: none">(a) the location of the sign;(b) the size of the sign;(c) the intensity of the lighting;(d) the hours of operation of the sign;(e) the purpose of the sign;(f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity;(g) the intended purpose of the changing message of the sign;

- (h) the percentage of the sign that is illuminated with changing messages;
- (i) proposed dwell time; and
- (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.

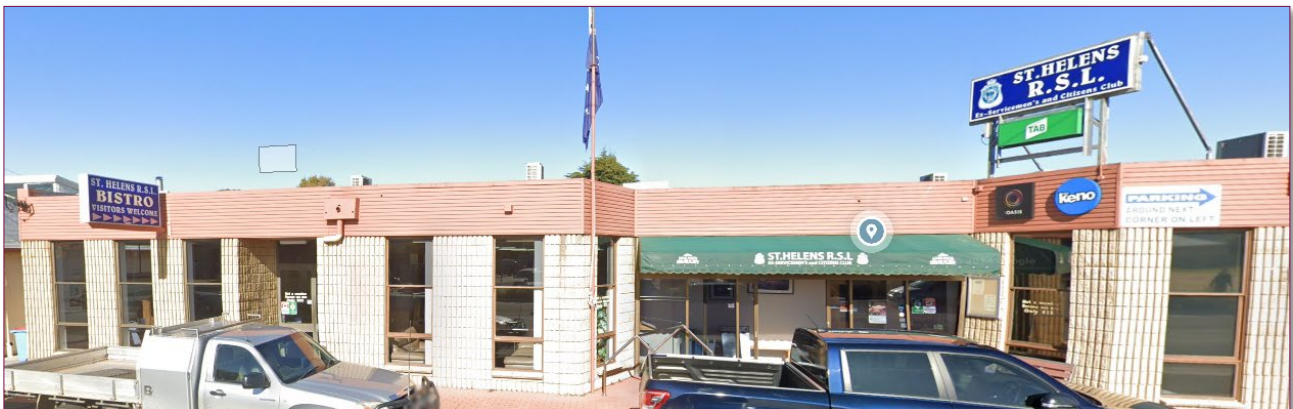
Assessment against the Performance Criteria is required.

Performance Criteria Assessment

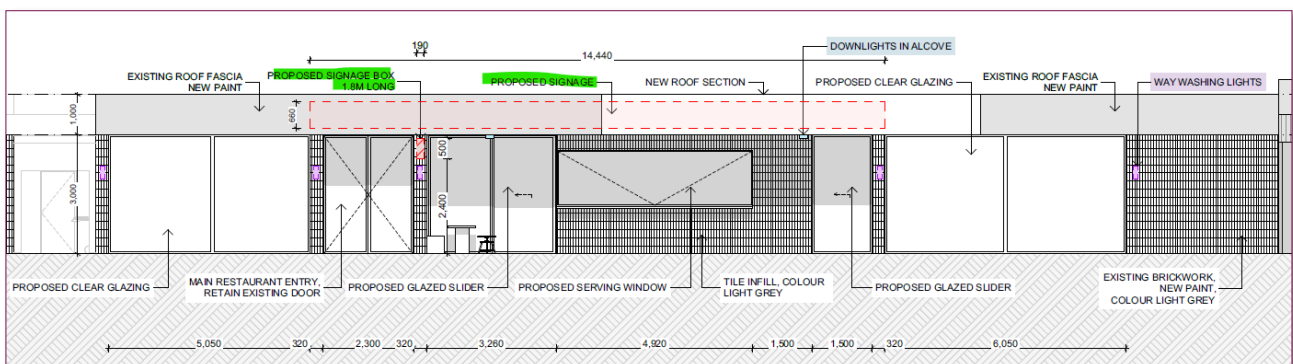
An illuminated sign is proposed to replace an existing illuminated sign with minor variation in location and size.

The illuminated sign is to be located next to the Quail Street entry point at 2.4m above the pavement height and set back from the street corner (Cecilia / Quail St intersection) by 35m. The sign will have a horizontal dimension of 1.8m, vertical dimension of 500mm and width of 300mm. The illuminated sign will have 'soft' light and have a minimum clearance of 2.4m. The sign will provide illumination of the entry point to the building from Quail Street and replace an existing illuminated sign. As the development site currently supports existing illuminated signs, the additional sign at the building entrance will form part of the existing streetscape and will assist patrons in locating the revised access to the building. The illuminated sign will operate from 4:00PM to 9:00PM.

The proposed development is able to satisfy the Performance Criteria.



Existing illuminated signage



Proposed Signage

C2.0 Parking and Sustainable Transport Code

C2.6 Development Standards for Buildings and Works

C2.6.4 Lighting of parking areas within the General Business Zone

Acceptable Solutions	Performance Criteria
A1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in <i>Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements</i> .	P1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to: (a) enabling easy and efficient use of the area; (b) minimising potential for conflicts involving pedestrians, cyclists and vehicles; (c) minimising opportunities for crime or anti-social behaviour through the creation of concealment spaces; (d) any unreasonable impact on the amenity of adjoining properties through light overspill; and (e) the hours of operation of the use.
Assessment against the Performance Criteria is required. Performance Criteria Assessment Lighting is proposed at the entrance of the building on Quail Street and in proximity to on street car parking. Additionally, lighting is proposed at the rear of the premises in the form of street lighting in proximity to the rear entrance. There is also existing street lighting on Quail Street and Bowen St as well as a street light within the carpark in proximity to the proposed rear entrance. The existing and proposed lighting is expected to satisfy the easy and efficient use of the front and rear entrances and importantly will not affect residential uses on Bowen Street which already experience street lighting. The level of lighting to be provided will assist in monitoring behaviour and providing security for patrons and ability to access parking safely and securely similar to existing circumstances. The existing and additional lighting proposed ensure the proposed development is able to satisfy the performance criteria.	

C2.6.5 Pedestrian access

Acceptable Solutions	Performance Criteria
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:	P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces;

<ul style="list-style-type: none"> (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles. <p>A1.2</p> <p>In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.</p>	<ul style="list-style-type: none"> (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.
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Assessment against the Performance Criteria is required.

Performance Criteria Assessment

There is no change required to the existing car park other than to provide for accessible parking (x2) and bicycle parking in line with the new State Planning Provisions. Additional infrastructure to provide a footpath / pedestrian access to the rear of the premises is not proposed and instead the current circulation by vehicles and pedestrians will continue similar to that provided by the adjoining Bay of Fires IGA car park. The existing arrangement allows for pedestrians to access Cecilia St via a thoroughfare adjoining Portland Hall but will now also provide for a rear entrance to the RSL Club for pedestrians. Accessibly spaces are located adjacent to the rear entrance thereby providing safe passage to the rear entrance. The existing carpark manoeuvring areas will continue to provide for pedestrians in a similar fashion.

The proposed development is able to meet the performance criteria.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone

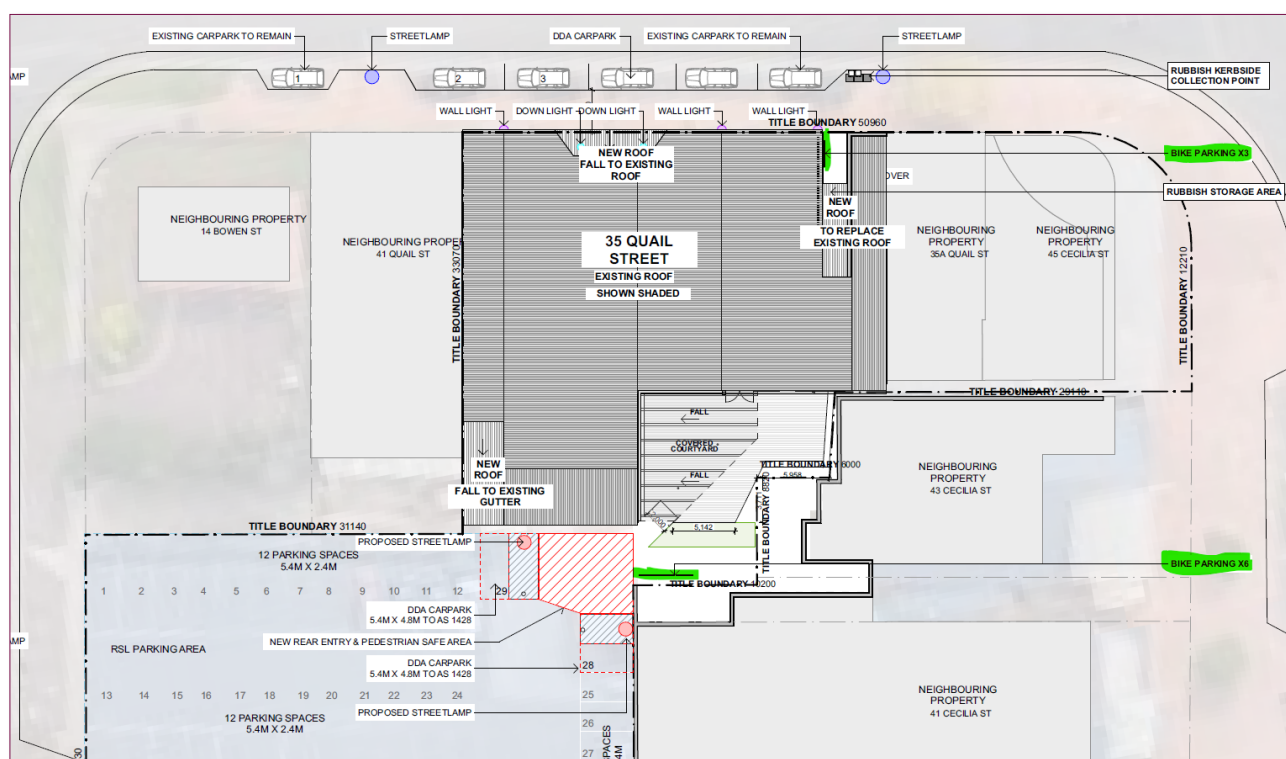
Acceptable Solutions	Performance Criteria
<p>A2</p> <p>Bicycle parking spaces must:</p> <ul style="list-style-type: none"> (a) have dimensions not less than: <ul style="list-style-type: none"> (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies <i>Australian Standard AS 2890.3-</i> 	<p>P2</p> <p>Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; and (d) the provisions of <i>Australian Standard AS 2890.3- 2015 Parking facilities - Part 3: Bicycle parking</i>.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The proposed bicycle parking is located within a recess on the Quail Street frontage and proximal to the rear entry to the outdoor dining area and rear access to the main building and is unlikely to satisfy all the requirements of the acceptable solution. The location of bicycle parking provides for the same to be located close to entrance points ensuring it is convenient, safe and secure (visible) providing efficient access to the site. Proximal lighting provides for additional security and convenient access at night.

The development will be conditioned to satisfy relevant standards and is able to satisfy the requirements of the performance criteria.



Location of Bicycle Parking

5. Representations

The application was advertised 11 May 2024 to close of business on 24 May 2024 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 representation are as follows:-

Issue – Representation No. 1	Response
Rear outdoor eating area will impact tenants at 41 Cecilia Street in terms of privacy, security and noise. Request a 2.1m high privacy and	The representor raised a valid concern general concern. There are no provisions within the Scheme to address this matter, however the applicant has provided amended plans which

acoustic fencing on the boundary which would adequately solve these issues.	provides for boundary fencing (2.1m high wooden fence with sound control materials). The representor has been advised and a request was made for the representor to contact Council to discuss further. No further contact has been made by the representor other than email to express satisfaction of the proposed fence.
Issue – Representation No. 2	Response
<p>Tenant of 41 Cecilia Street concerned with:</p> <ul style="list-style-type: none"> - proximity of fire pit to rear of their premises; - request for a fence on boundary separating premises and providing security; - request goodwill one way gate between to two premises; - questions regarding exists required in buildings. 	<p>The applicant has advised that the fire pit can be relocated a further 3m away to approximately 7-8m from the rear door of 41 Cecilia St. There are no provisions within the Scheme requiring a boundary fence or side boundary set back requirements, however amended plans have been provided demonstrating 2.1m boundary fence (shared boundary with 41 Cecilia).</p> <p>There has been no advice from the applicant regarding the provision of a one way gate and is a matter the representor can seek further with the applicant as a private matter – no relevant planning consideration.</p> <p>Advice from Council's Building Surveyor has been given to the representor but does not form part of the planning requirements.</p> <p>The representor has been advised and a request was made for the representor to contact Council to discuss further. No further contact has been made by the representor.</p>

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

6. Mediations

No formal mediation was entered into, however the concerns of the representors were relayed to the applicant and have been addressed adequately.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O'Day)*, the application has been assessed against the objectives of the Scheme, in particular the General Business Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and four (4) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions normally set to this type of development.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day

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

ACTION	DECISION
COUNCIL MEETING DATE	24 June 2024
PROPONENT	K. B. Kennewell
OFFICER	Senior Town Planner, D. Szekely
FILE REFERENCE	DA 2024 / 00013
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> 1. Site Plan 2. Applicant Response to Planning Scheme 3. RO Completed Planning Scheme Assessment 4. Copy of Representation

OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for RESIDENTIAL – RETROSPECTIVE APPROVAL OF WALL on land situated at 17 FOUR MILE CREEK ROAD, FOUR MILE CREEK described in Certificate of Title 39416/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	-	Prepared by Applicant	Received 25/01/2024

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	Natural Colours, Materials and Finishes	
	Ensure that colours of predominant surfaces harmonise with the colours of adjacent vegetation and should continue to include natural tones of green, grey and brown.	Prior to the commencement of the use and to be maintained all times.
3	Landscaping	
A	Provide landscaping to ensure practical screening of the development (garden wall) when landscaping reaches maturity, from direct view from any adjoining road, public and space including coastal foreshore.	During site works and maintained at all times.
B	Select plant species from local provenance plant stock where possible	During site works and maintained at all times.

CONDITION		TIMING
C	Maintain the landscaping to ensure viability of plantings.	At all times.
	Advice: Landscaping associated with screening the garden wall must not compromise Bushfire Hazard Management in relation to the Residential use. In order to comply with Bushfire Hazard Plan, complete screening may not be possible.	

ADVICE

1. 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.
2. 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.
3. 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
4. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

- B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	Applicable Y/NA	Referral Agency
That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit)	NA	Nil

- C. That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	Residential – Retrospective Approval of Wall
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Nil
<i>Attachments</i>	Nil
<i>Representations</i>	One (1)

INTRODUCTION:

The applicant is seeking retrospective approval for a garden wall at 17 Four Mile Creek Road, Four Mile Creek. The free-standing wall is located north and appurtenant to the existing dwelling and partially encloses a private garden. Dimensions of the garden wall are:

- Maximum height 1.8m
- Length – western presentation 6.4m
- Length – northern presentation 14m
- Width – 90mm
- Construction materials – concrete block
- Colour/Finishes – dark grey. The pigment used is the same as used for the existing dwelling.

The free-standing garden wall is within the Use Class – Residential and is associated with and a subservient part of the existing residential use occurring within the dwelling on site (Development Permit DA301-2009) approved on 23 December 2010.



Western Presentation



Northern Presentation



Green Arrow – Garden Wall

Red Arrow – Dwelling

PREVIOUS COUNCIL CONSIDERATION:

On 23 December 2010, the Break O'Day Council issued a Planning Permit for a Residential use and construction of a dwelling (DA301-2009) under direction of the Resource Management and Planning Tribunal (RMPAT).

OFFICER'S REPORT:

1. The Proposal

On 19 July 2023, Council issued an Enforcement Notice (EN 237-2022) in relation to undertaking development of land contrary to the Planning Scheme in force at that time. The Enforcement Notice was subsequently appealed and as part of this process a development application for retrospective consideration of the development, was received on 29/01/2024.

The existing dwelling, within the Environmental Management Zone, is an existing non-conforming use (DA301-2009) at 17 Four Mile Creek Road, Four Mile Creek. The existing dwelling has a Residential Use Class under which it is currently operating on a title with land area 2.155 hectares. The development also has approval for Visitor Accommodation Use Class (dual use class approval) that was achieved in accordance with DA099-2013 approved on 3/06/2013 (Break O'Day Council Planning Scheme 1996).

The proposed 'free-standing wall' has been constructed as a garden wall that partially encloses a private garden in proximity to the dwelling. As such the development is considered to be directly associated with and a subservient part of the existing Residential use on the same site (Clause 6.2.2) and has been assigned the Residential Use Class.

2. Applicable Planning Assessment

- Clause 7.1.1 Changes to an Existing Non-conforming Use – The clause is applicable;
- 23.0 Environmental Management Zone – The zone purpose and provisions are applicable;
- C2.0 Parking and Sustainable Transport Code – The code provisions are applicable;
- C7.0 Natural Assets Code – development is exempt in accordance with Clause C7.4.1 (c)(ii);
- C8.0 Scenic Protection Code – Code is not applicable in accordance with C8.2.1 as development is not within the scenic road corridor; and
- C11.0 Coastal Inundation Hazard Code - The code is not applicable in accordance with C11.2.3. The low hazard band (m AHD) for Four Mile Creek is 2.5m. The garden wall is located between the 7m and 8m contour which exceeds the AHD for the low hazard band.

3. Referrals

- Nil

4. Assessment

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

Tasmanian Planning Scheme – Break O'Day State Planning Provisions Version 6:

- Clause 7.1 Changes to an Existing Non-conforming use. This clause within the General Provisions of the State Planning Provisions, provides a discretionary pathway for considering development associated with an existing non-conforming use. The existing residential use, was approved under the *Break O'Day Council Planning Scheme 1996* and if applied for under

the current scheme, the use would be prohibited, and a permit could not be granted for the residential use;

- Clause 23.3.1 Discretionary Uses P1;

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day version 6* where the proposal was reliant on satisfying the performance criteria, is provided below.

The proposal is deemed to satisfy Clauses 7.1 and comply with the performance criteria applicable.

Planning Assessment

7.1 Changes to an Existing Non-conforming Use

7.1.1 Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion, approve an application:

- c) for a minor development to an existing non-conforming use.

The existing dwelling, within the Environmental Management Zone, is an existing non-conforming use at 17 Four Mile Creek Road, Four Mile Creek. The existing dwelling has a Residential Use Class under which it is currently operating on a title with land area 2.155 hectares. The development also has approval for Visitor Accommodation Use Class (dual use class approval) that was achieved in accordance with DA099-2013 approved on 3/06/2013 (Break O’Day Council Planning Scheme 1996). The proposed ‘free-standing wall’ has been constructed as a garden wall that partially encloses a private garden in proximity to the dwelling. As such the development is considered to be directly associated with and a subservient part of the existing Residential use on the same site (Clause 6.2.2) and has been assigned the Residential Use Class.

The proposed development is considered to satisfy Clause 7.1.1 (c) in that the free-standing wall is a minor development associated with the existing non-conforming use. Minor development is not defined within the State Planning Provisions; however, the proposed development is considered to be minor development given the size and extent (does not increase site cover) and relationship to the existing dwelling (does not increase residential use). Garden walls are a structure normally seen in association with a Residential Use that define and bound a private garden on private property.

Free-standing Wall:

- Maximum height 1.8m
- Length – western presentation 6.4m
- Length – northern presentation 14m
- Width – 90mm
- Construction materials – concrete block
- Colour/Finishes – dark grey. The pigment used is the same as used for the existing dwelling.

The wooden garden structure to the south, helping define the private garden, is considered to be exempt under Clause 4.3.11 of the State Planning Provisions.

The proposed development satisfies Clause 7.1.1(c).



Site Photo – Yellow arrow – Garden Wall; Pink Arrow – Existing Dwelling



Site Photo – Yellow arrow – Garden Wall; Pink Arrow – Existing Dwelling

7.1.2 An application must only be approved under sub-clause 7.1.1 of this planning scheme where there is:

- a) no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area; (see assessment below) and;
- b) no substantial intensification of the use.

Response:

There is no definition of “substantial intensification” in the Scheme or the LUPA Act and there is little guidance from previous decisions of the Tribunal. Substantial could be considered qualitatively or quantitatively and is therefore considered ambiguous. However, the word substantial is a measure of any intensification of the use. The Tribunal¹ assist by explaining that for the intensification of the use to be substantial, it must result in a material change which may be informed by elements such as quantity and size. The proposed Garden Wall does not intensify the Residential use as it does not increase the intensity of the residential use (no additional bedrooms or habitable structures; no increase in residents) but instead serves an existing level of residential use. Additionally, the garden wall size is not considered substantial in relation to the existing structures on site and the land area (2.155 hectares). Instead, the wall provides a structure normally expected within a private garden associated with a residential use.

Clause 7.1.2 (b) is considered to be satisfied.

7.1.2 (a)

<p>Adjoining Uses: Means next to or having a common boundary.</p> <p>North: CT 28190/10 NRE Tas (Property Services) The Crown – Tenure Public Reserve; Folio Plan – set apart for public recreation space</p> <p>South: CT 36988/6 Cooltrans Pty Ltd – Tenure Local Government Act Reserve Although not adjoining the development site, 52 Four Mile Creek Road has been considered. CT 128131/300</p>	<p>1st Test: <u>No unreasonable detrimental impact</u> on adjoining uses</p> <p>An assessment against this test requires firstly the identification of the adjoining uses on CT 28190/10 and CT 36988/6. Adjoining uses are believed to be categorised as ‘Passive Recreation’. That is ‘use of land for informal leisure and recreation activities principally conducted in the open’.</p> <p>The proposed garden wall does not impact on the general public utilising the adjoining crown land to the north or the privately owned land to the south that is set aside for local government reserve land, in that the wall doesn’t prevent access to the land or impede on passive activities carried out on the land. There is a clear separation of uses.</p> <p>The wall is also unlikely to be entirely visible from the foreshore (Parks and Wildlife) when walking on the beach due to the contours and existing vegetation. See photos below. Additionally, the landowner is continuing with landscaping which will further obstruct the view of the garden wall (see photos below). Any passive recreation use on the foreshore is most likely to be concerned with the scenic values of the foreshore.</p> <p>A site inspection demonstrated that the wall is not visible from the titles north (CT28190/10) and south (CT36988/6) due to existing</p>
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	<p>vegetation and distance. Evidentiary photographs are provided below.</p> <p>For completeness, and although not adjoining the development site, the property opposite has also been considered (CT 128131/300). This private freehold property supports an existing residential use with an established dwelling. The dwelling is situated greater than 300m from the development (garden wall) and is sited on the 20m contour line. The garden wall is situated between the 7m and 8m contour line and it is expected that the dwelling is positioned to have views across to the ocean and beach. It is possible that the wall is visible from the dwelling if directly sought out, however due to the distance and the materials and finishes of the wall is it likely that it is difficult to discern the wall from the existing dwelling on 17 Four Mile Creek Road. The garden wall does not impact on the existing residential use at 52 Four Mile Creek, with this use able to continue unimpeded. The distance, size of the garden wall and materials and finishes are not expected to cause any detrimental impact to the use at this neighbouring site and the occupants are able to continue to enjoy their elevated position and views forward to the coastal environment to the east or mountains to the west. The title at 52 Four Mile Creek has an extensive cleared area at the northern extent of the property. Uses in this portion may include agricultural use, although this is not confirmed and was prohibited within the Environmental Living Zone in the <i>Break O'Day Interim Planning Scheme 2013</i>. The use Resource Development is now a Discretionary use within the Landscape Conservation Zone (State Planning Provisions) and the garden wall will not impact on any future agricultural use on this cleared portion of land.</p> <p>The use of the adjoining land is able to continue uninterrupted with the proposed development in place and the proposed garden wall does not constrain passive recreation uses on the adjoining titles. In any case, an unreasonable detrimental impact requires there to be an identifiable detrimental impact on adjoining uses <u>and</u> it must be "immoderate or exorbitant". Any partial views of the garden wall would not constitute an unreasonable detrimental impact on adjoining passive recreation uses.</p> <p>The proposed garden wall is not considered to cause an unreasonable detrimental impact on adjoining uses as identified. Additionally, the garden wall is not considered to cause an unreasonable detrimental impact on the title across the road (CT 128131/300).</p>
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Title and Adjoining Lots with Public Carpark further north of the site.

North – Public Car Park

North – Adjoining Lot CT28190/10

Subject Site – Marked by 'X'

South – Adjoining Lot CT36988/6



Land Tenure	
	Casement
	Public Reserve
	Private Freehold
	Local Government Act Reserve
	Conservation Area

Land Tenure



Green arrow shows vegetation to the south contained on CT 36988/6; Yellow arrow shows position of wall. Photo taken from Four Mile Creek Road reserve looking south.



Photo taken from public carpark north of site. Green Arrow – approximate position of dwelling/wall; Red Arrow – 52 Four Mile Creek Rd for reference



Arrows showing existing vegetation and foreshore.

ADDITIONAL CONSIDERATION OF CT 128131/300 (NOT ADJOINING)



Clause 7.1.2(a) continued

<p>Amenity of the Surrounding Area</p> <p>Amenity: means in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious pleasant or enjoyable. (Table 3.1)</p> <p>Area: not defined in the scheme but is informed by context.</p> <p>Detrimental: tending to cause harm – Oxford English Dictionary</p> <p>Detriment: cause of loss or damage (detrimental adj) Macquarie Diction.</p> <p>Impact</p>	<p>2nd Test: <u>No unreasonable detrimental impact</u> on the amenity of the surrounding area.</p> <p>The assessment is a qualitative one which requires a comparative analysis to the current amenity enjoyed by the surrounding area. The standard requires no unreasonable detrimental impact to the amenity.</p> <p>Amenity is defined in the Scheme as set out in the State Planning Provisions Table 3.1. Firstly, consideration must be given to identifying the existing amenity of the area, secondly whether the garden wall causes any detrimental impact on the amenity and thirdly, if so, whether that impact is unreasonable. The assessment is an objective one.</p> <p>In the area of the development site (see below diagram), the situation is more unusual as there is a solitary dwelling placed within a largely public land area including a beach foreshore on the eastern side of Four Mile Creek Road. The existing dwelling on the subject site is the only residential structure on the eastern side of Four Mile Creek Road. Further south, approximately 220m the first residential building is sited on the western side of the road forming part of the residential community of Four Mile Creek. Initially, these dwellings are all sited on large land holdings (Landscape Conservation Zone) similar to the subject site and then transform to smaller residential lots with a zone change to Particular Purpose Zone – Coastal Settlement.</p> <p>The amenity of the surrounding area is typically described as a very low density non-urban area with relative isolation and amenity largely attributable to the natural values, including marine / coastal values surrounding the settlement. Important to the area is its coastal location and expansive sea views. Residential intrusion in the area is existing and forms part of the Four Mile Creek residential community. Closer to the development site, the lots are larger as mentioned previously and are within easy access to the Coastal Reserve to the east. Scenic values are important in this area</p>
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	<p>consisting of existing vegetation, and coastal views interspersed with residential use.</p> <p>The development site supports and existing dwelling with the garden wall being appurtenant to the dwelling with finishes and colour similar to the existing dwelling. The garden wall is largely obscured from view from all directions and in terms of use continues and supports the existing residential use. There is an existing amenity for the area that includes residential uses and the wall forms part of that use.</p> <p>The wall is currently more prominent in the landscape, whilst driving past on Four Mile Creek Road, however this is fleeting and the wall forms a very small portion of the existing residential vista and in any case is not dominant and utilises similar materials, colours and finishes. The structure has a matt finish and its impact from a visibility point of view is not considered unreasonable. Given that the wall is predominantly not visible to those members of the Four Mile Creek residential community, it is considered that any impact of the garden wall could not be considered an unreasonable detrimental impact on the amenity of the area. The landowners have commenced landscaping that in time will further obscure the wall. Any permit can be conditioned to the garden wall visibility is further obscured by landscaping, including on the eastern frontage.</p> <p>Additionally, the residential use is existing within the landscape and currently contributes to the amenity of the area and the garden wall does not increase this use in such a way as to unreasonably impact on the current amenity. Instead, the garden wall is considered to be compatible with the existing development and as such is a minor extension to the existing vista and amenity.</p> <p>The garden wall is not considered to cause an unreasonable detrimental impact on the amenity of the surrounding area and this aspect of the test is considered to be satisfied.</p>
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Existing Landscaping



Looking south down Four Mile Creek Road; subject property entrance on eastern side of road.



Arrows showing position of garden wall and dwelling – looking east from western road reserve – Four Mile Creek Rd.



Arrows showing landscaping (immature).



Looking south to Four Mile Creek community; Subject property on left.

The Area:



Area – using 20m contour and direction of view using Tasman Highway

Properties - : North to south

- 163828/2 – Cooltrans Pty Ltd – Rural Zone – Farm Improvements
- 163828/1 – Cooltrans Pty Ltd – Rural Zone – Farm Improvements
- 153014/1 – D.P. Cordell – LCZ – Dwelling – 21985 Tasman Highway, Four Mile Creek
- Parks and Wildlife Foreshore - EMZ
- 28190/10 – Crown land - EMZ
- 36988/6 – Cooltrans Pty Ltd – LCZ – public use – EMZ
- 128131/300 – RA & SM Attard – LCZ - Dwelling – 52 Four Mile Ck Rd
- 36988/1 – GL Wallace – LCZ – Dwelling – 66 Four Mile Ck Rd
- 19741/2 CR Hibberd & EA Korosi – LCZ- 80 Four Mile Ck Rd
- 128064/700 DR and KR Wood – LCZ -
- 165099/801 DJ Burnett and SL Van Asch - LCZ

Clause 7.1.3

In exercising its discretion under sub-clauses 7.1.1 and 7.1.2 of this planning scheme, the planning authority must have regard to the purpose and provisions of the zone, any relevant local area objectives and any applicable codes. The Zone and Code Provisions are considered separately below.

23.0 ENVIRONMENTAL MANAGEMENT ZONE

The development site has an existing Residential Use within an existing dwelling (development) that was approved by the Resource Management and Planning Appeal Tribunal of Tasmania on 23 December 2010. It was a condition of the permit that the owner of the land and Council enter into an Agreement pursuant to the provisions of Part 5 of the Land Use Planning and Approvals Act 1993 with respect to the Eco/Sod Roof amongst other matters.

The Residential Use Class is a qualified permitted use within the zone, however the submitted application is unable to satisfy the qualification for a Residential Use Class. Clause 7.1 of the Scheme provides for Changes to an Existing Non-conforming Use. As the development proposal is unable to meet the qualification within the Use Table, the residential use is an existing non-conforming use and has been considered in accordance with Clause 7.1 Changes to an Existing Non-Conforming Use. The clause provides for a discretionary pathway providing the application is for a minor development to an existing con-conforming use and provides direction on the assessment of the discretionary proposal. Specifically, the proposal must demonstrate:

- (a) No unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area; and
- (b) No substantial intensification of the use.

In terms of parts (a) and (b) above, separate assessment has been conducted earlier in this report. It has been determined that the development, a garden wall, satisfies Clause 7.1.2 (a) and (b).

When Council as the planning authority exercises its discretion, Council must also have regard to the purpose and provisions of the zone and codes. This part of the assessment, is concerned with the purpose and provisions of the Environmental Management Zone.

23.1 ZONE PURPOSE

The purpose of the Environmental Management Zone is:

23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.

Response:

The private freehold land has a land area of 2.155ha that fronts crown reservation and the Tasman Sea. The garden wall (subject development) is appurtenant to an existing dwelling in a section of the property that has historically been managed as a residential use and private garden. This area supporting the residential use is fenced from the remainder of the property where known natural and cultural values are located.

Historically at such time when the dwelling was being constructed, the residential portion of the site was fenced and developed. That fence is still existing, and the garden wall is located within the portion of land historically being managed for residential purposes (see photo below).



Yellow Arrow – historic fence separating residential use from the remainder of the northern portion of the title.

Purple Arrow – norther portion of title (partial);

Red Arrow – Garden wall appurtenant to Dwelling (Green Arrow) and within the residential portion of land title.



Photo shows historic clearing to south for residential site



Historic photo – preparation of site for residential use.



Historic photo – preparation of site for residential use.

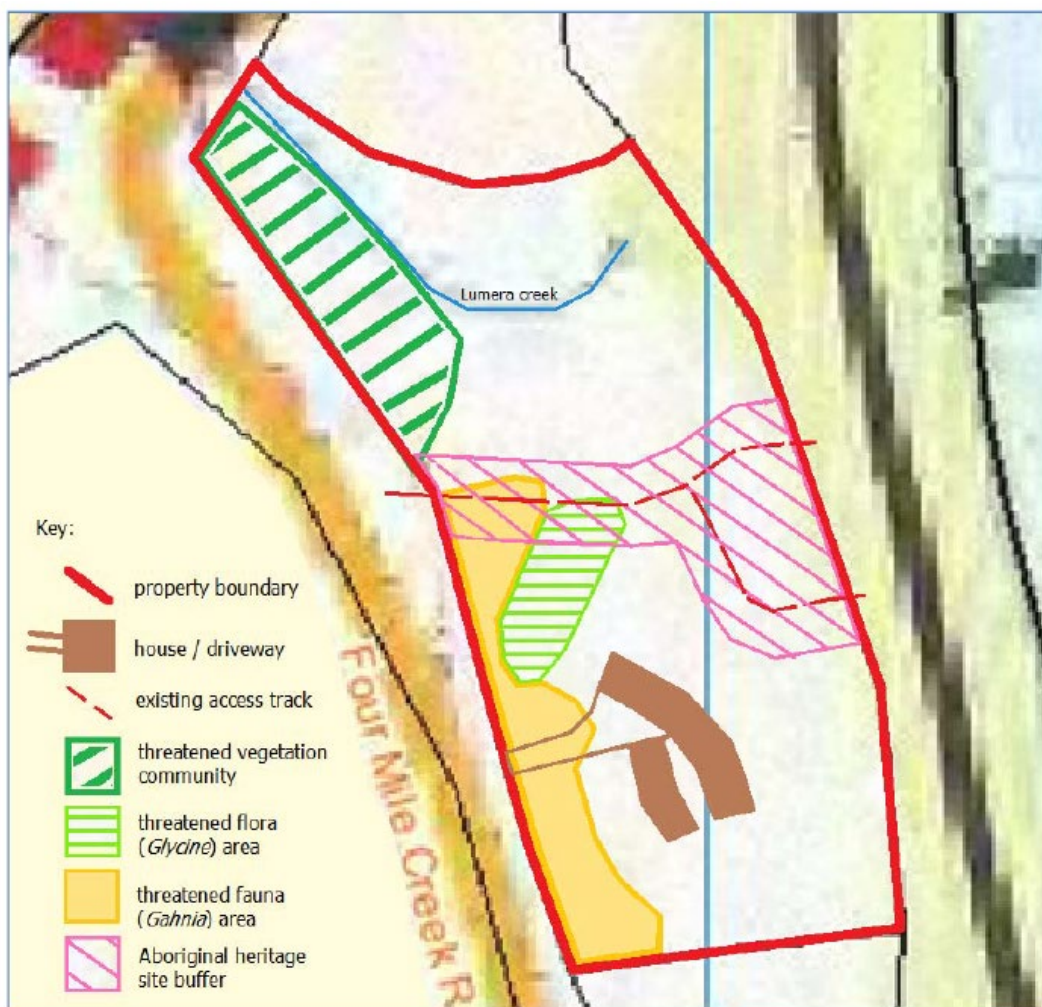


Figure 4: Environmental values and cultural heritage areas (background image: the LIST, 2010)

Above figure demonstrates location of Natural and Cultural Values of the site

The remainder of the site is fenced from the residential use as mentioned above and is able to be managed in accordance with those values.

23.1.2 To allow for compatible use or development where it is consistent with:

- a) the protection, conservation and management of the values of the land; and

Response:

The use is an existing approved Residential use with dual approval for Visitor Accommodation. The garden wall is associated with and a subservient part of the existing Residential Use. The development is considered to be minor development in association with an existing non-conforming use.

- b) applicable reserved land management objectives of reserve management plans

Response:

Not applicable the land is private freehold land and is not reserved land.
There are no Local Area Objectives: Not applicable.

23 Environmental Management Zone

23.3 Use Standards

23.3.1 Discretionary Uses

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	<p>P1</p> <p>A use listed as Discretionary must be consistent with the values of the land, having regard to:</p> <ul style="list-style-type: none">(a) the significance of the ecological, scientific, cultural or scenic values;(b) the protection, conservation, and management of the values;(c) the specific requirements of the use to operate;(d) the location, intensity and scale of the use;(e) the characteristics and type of the use;(f) traffic and parking generation;(g) any emissions and waste produced by the use;(h) the measures to minimise or mitigate impacts;(i) the storage and handling of goods, materials and waste; and(j) the proximity of any sensitive uses.
<p>Assessment against the Performance Criteria is required.</p> <p>Performance Criteria Assessment</p> <p>The use is an existing Residential Use, and the application is for development within the Residential Use Class.</p> <p>The existing dwelling received a development Permit (DA301-2009) on 23 December 2010. As the current application is relying on a discretionary pathway in accordance with Clause 7.1 of the State Planning Provisions, an assessment against P1 has been conducted.</p> <p>(a) The natural and cultural values of the site have been identified within the existing approval for the dwelling (DA301-2009). The development has been determined to be outside areas within the title where natural and cultural values were identified and reflected in a Part 5 Agreement and approved plans and reports. Please refer to the assessment contained within C7.0 Natural Assets Code for further detail. The proposed garden wall is associated with and subservient to the existing residential use (dwelling) on the site and is sited within the curtilage of the dwelling. The siting of the wall observes the development exclusion area associated with DA301-2009.</p> <p>(b) Similarly, the siting of the garden wall outside the development exclusion area on the site (DA301-2009) contributes to the protection, conservation and management of the identified values on the title.</p> <p>(c) The residential use continues to operate within existing disturbed areas on the title in accordance with development permit DA301-2009. The garden wall forms part of a private garden appurtenant to the existing dwelling. The site and Residential use are required to operate in accordance with the conditions of DA301-2009 and any conditions imposed as part of this application for a development permit.</p>	

- (d) The garden wall has an L shape and is located in proximity to the internal fencing that separates the residential use from the identified values documented as part of DA301-2009. The land title has a land area of 2.155 ha with the garden wall having a western presentation length of 6.4m and a northern presentation length of 14m. The scale of the development and siting of the development in proximity to the dwelling is consistent with the existing development approved and the values of the land.
- (e) The garden wall is a structure that is normally found within a private garden supporting a residential use.
- (f) the garden wall will not generate or increase demand for car parking or traffic.
- (g) the use of the development will not generate emissions or waste.
- (h) impacts have been minimised / prevented by siting the development within the curtilage of the existing approved development and outside of areas with identified natural or cultural values.
- (i) the use does not include the storage or handling of goods or waste.
- (j) the garden wall is proximal to an existing sensitive use as the private garden is associated with and serves the residential use.

The proposed use associated with the garden wall is able to satisfy the performance criteria.



Historic photo showing building area for dwelling and fence.



Current photo show garden wall in relation to historic fence – provides context in relation to wall siting, dwelling and cleared / managed areas.

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

The proposed development has been determined to satisfy all relevant acceptable solutions of the Use Standards and Development Standards of the Parking and Sustainable Transport Code.

C7.0 NATURAL ASSETS CODE

The development is considered to be within a private garden and exempt from the Code in accordance with C7.4.1(c) (ii).

“C7.4.1 The following use or development is exempt from this code:

(c) clearance of native vegetation within a priority vegetation area,

*(ii) if the vegetation is within a **private garden**, public garden or park, national park or within State-reserved land or a council reserve, provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant.”*

The definition of a private garden is (Table 3.1 Planning Terms and Definitions – State Planning Provisions:

“land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants or the like.”

The garden wall is located appurtenant to the existing dwelling and on the southern side of the historic fence that separated the residential build site from natural and cultural values located on the northern side of the title (see diagrams and photos below). The area where the garden wall was constructed has been managed as a private garden since the construction of the dwelling under permit DA301-2009.

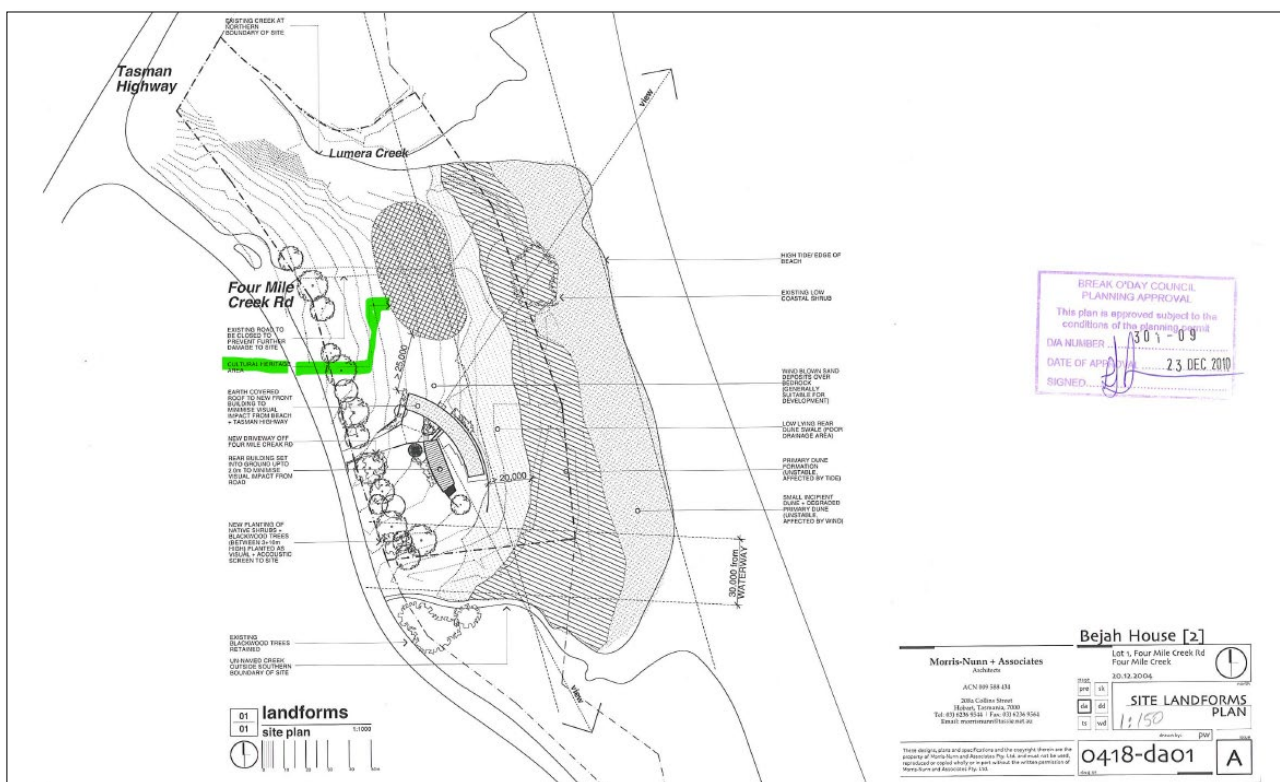
The development is considered to be exempt from the Code in accordance with C7.4.1 (c) (ii). The title is subject to a Part 5 Agreement (LUPAA) that contains a covenant not to cause any development to be carried out on the land other than in the area marked “A”, other than: see below reproduction of relevant section of the covenant. The matters concerning the Covenant do not form part of this assessment or decision making, however in order to satisfy the exemption any clearance of native vegetation that may have been present prior to the construction of the wall, must not have been protected by any permit condition (DA301-2009) or Part 5 Agreement.

Planning Permit 23/12/2010 – DA301-2009

The planning permit was issued with 21 conditions.

Condition 10 required a works exclusion are to be created to protect from harm. This condition was complied with in the form of the historic fencing that is still erected on the title:

- The “Cultural Heritage Area” shown below (Annexure 2 of the Permit):



Annexure 2 of the Permit

- The areas of threatened flora and threatened habitat specifically identified as *glycine microphylla* core habitat and dense *gahnia radula* in the flora map, annexed to this decision and marked Annexure 3 (except the area depicted as new driveway off Four Mile Creek Road on Annexure 2). Annexure 3 is a figure taken from the approved Construction Environmental Management Plan.

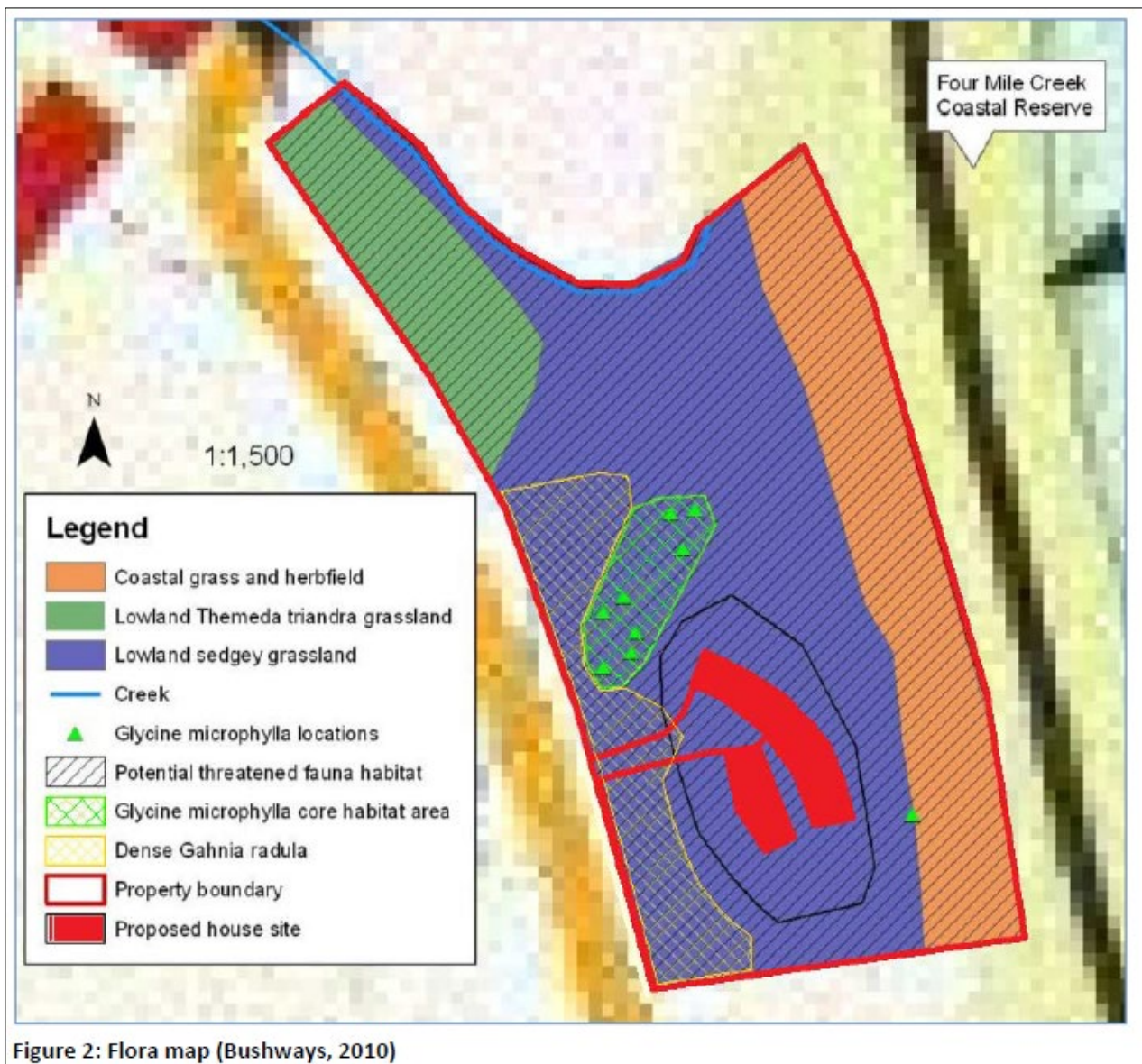


Figure 2: Flora map (Bushways, 2010)

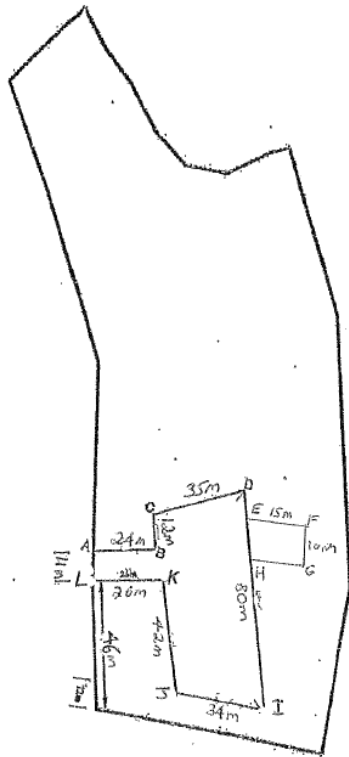
Annexure 3 of the Permit

Both of these areas of identified value are accepted as being on the northern side of the historic fence and is based on the progression of development associated with DA301-2009. That is, they are contained within the works exclusion area required as part of Condition 10 and are separated from the development area by the historic fencing.

Conditions 13 & 20 required the owner of the land and the Council to enter into an Agreement pursuant to the provision of Part 5 of the Land Use Planning and Approvals Act 1993 with respect to Covenant matters (below) and the eco/sold roof. The Agreement was required to incorporate the terms set out in the document identified as Annexure 4 in the permit. Annexure 4 relates to the Eco-roof including design, plants and maintenance.

The Part 5 Agreement does however also include a covenant in relation to where development can occur. Clause 3(b) requires development to occur in the area marked "ABCDEFGHijkl" on the plan marked A in the Agreement.

A



3. COVENANTS BY OWNER

In consideration of the Planning Authority granting the Planning Permit, the Owner hereby covenants with the Planning Authority:

- (a) not to develop walking tracks through the *Ghania radula* areas of the Land that are a suitable habitat for the *Chaostola* Skipper Butterfly;
- (b) not to cause any development (as defined in the Planning Scheme) to be carried out on the Land, other than in the area marked "ABCDEFGHJKL" on the plan annexed and marked "A", other than:
 - (i) the erection of a fence on the western boundary of the Land;
 - (ii) the construction of a single walking track directly between the area marked "ABCDEFGHJKL" on Annexure "A" and the eastern boundary of the site, provided the walking track does not contravene clause 3(a) of this Deed;
 - (iii) to remove trees of greater than 3 metres in height that have been certified, by a person qualified in the maintenance or management of vegetation, as requiring removal for reasons of safety or protection of property
 - (iv) to remove vegetation identified as a declared weed under the *Weed Management Act 1999*, or environmental weeds identified in the Planning Scheme.
 - (v) to restore and rehabilitate the Land consistent with existing lawful use or development; or
 - (vi) for emergency works required to protect public safety, property or the environment.

Signed.....
General Manager Act
Break 6 Day Council

Part 5 Agreement – LUPAA – Marked area and Covenant Matters

The marked area does not provide any survey points and so it is reasonable to assume that the marked area provides for the protection of natural and cultural values identified on the site, including threatened vegetation and is relatable to the approved Construction Environmental Plan (Figure 2 above) and Cultural Heritage Area also reproduced above. It is also reasonable to conclude that the exclusion area provided by the historic fence that has been in place since works commenced on the construction of the dwelling, also reflects this marked area within the Part 5 Agreement.

To this end, the development is considered to be within the area identified in “A” despite the Part 5 Agreement not containing survey points. The garden wall, the subject of this application (DA013-2024) is within a managed area (including management for bushfire protection purposes) appurtenant to the dwelling and it is reasonable to conclude that the construction of the same did not remove any native vegetation that is protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant given the information presented above. It is reasonable to conclude that the exemption applies in this instance and the area within which the wall was constructed is considered to be a ‘private garden’.

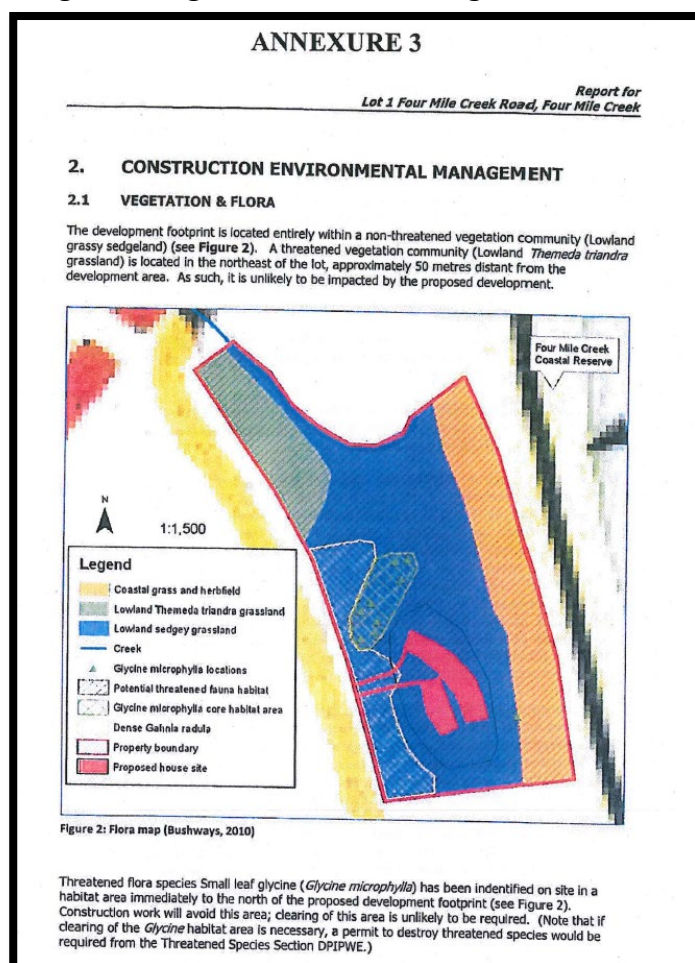
No further assessment against the C7.0 Natural Assets Code is required in accordance with exemption identified in Clause C7.4.1(c) (ii).7.



Historic photo showing building area for dwelling and fence formed to provide exclusion area (Condition 10 DA301-2009.



Current photo show garden wall in relation to historic fence – provides context in relation to wall siting, dwelling and cleared / managed areas.



2. CONSTRUCTION ENVIRONMENTAL MANAGEMENT

2.1 VEGETATION & FLORA

The development footprint is located entirely within a non-threatened vegetation community (Lowland grassy sedgeland) (see **Figure 2**). A threatened vegetation community (Lowland *Themeda triandra* grassland) is located in the northeast of the lot, approximately 50 metres distant from the development area. As such, it is unlikely to be impacted by the proposed development.

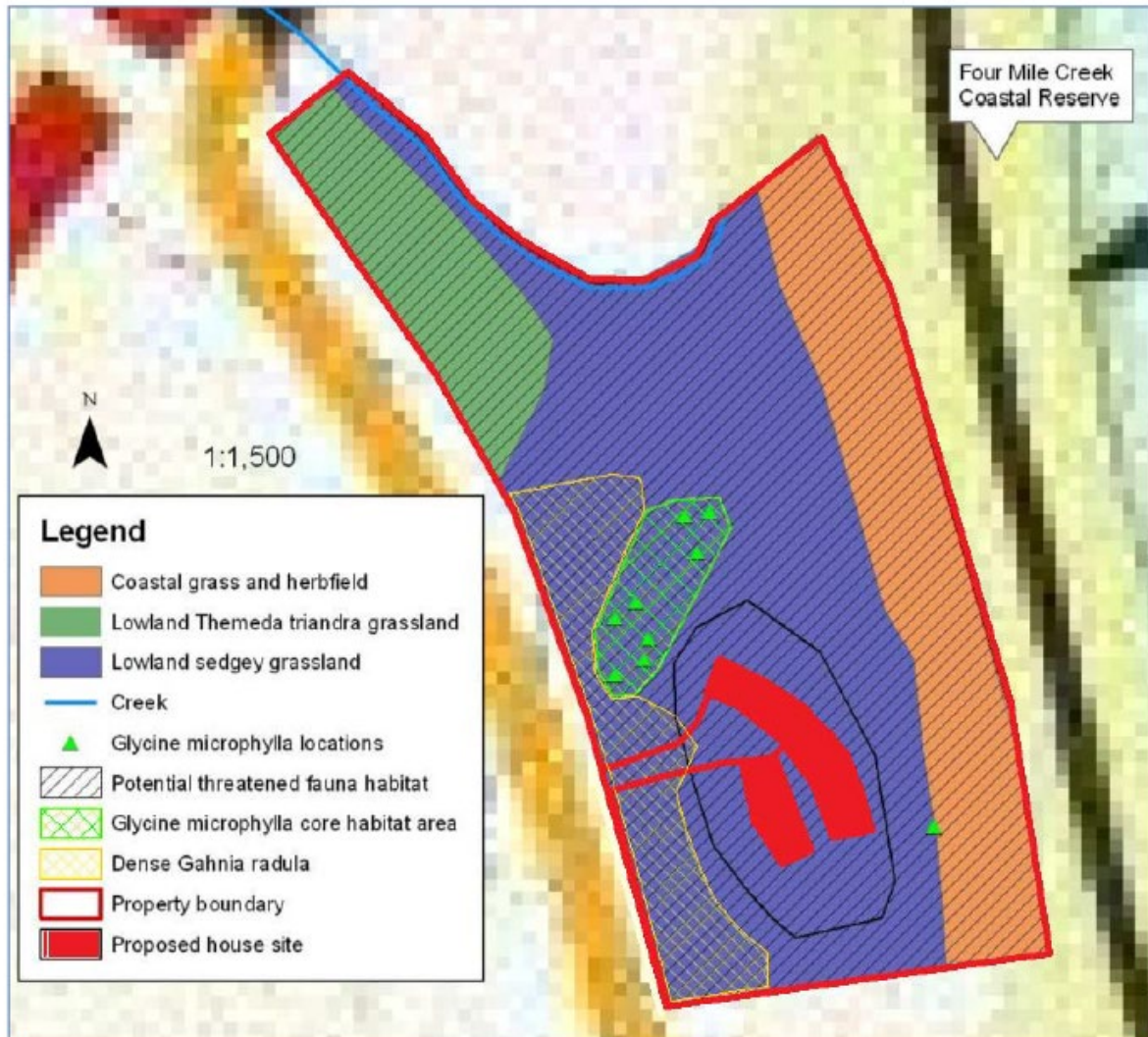


Figure 2: Flora map (Bushways, 2010)

C8.0 Scenic Protection Code

The proposed development is located outside of the scenic road corridor and accordingly the Scenic Protection Code is not applicable.

C11.0 Coastal Inundation Hazard Code

The low hazard band (m AHD) for Four Mile Creek is 2.5m. The proposed development (Garden Wall) is located between the 7m and 8m contour. As the development is situated on land higher than the low hazard band, the code is not applicable in accordance with C11.2.3. No further assessment against the code is required.

5. Representations

The application was advertised 18 May 2024 until 31 May 2024 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows: -

Issue	Response
Historical matters relating to the subject land.	The representor has provided a recount of historic events prior to the submission of the development application. These matters are unable to form part of the consideration for current development assessment and assessment has proceeded in accordance with the provisions of the Tasmanian Planning Scheme – Break O’Day.
In terms of special values, no specialist assessments have been undertaken for the construction of the walled garden.	The application lodged is seeking retrospective approval for the construction of a garden wall within the curtilage of the existing approved dwelling on the site. The wall has been constructed in an existing modified area of the site. Assessment against the scheme has been undertaken and in particular against the zone purpose and provisions and the Natural Assets Code and is contained within the body of the report.
Minimise landscape intrusion as seen from the Tasman Highway.	The subject development is outside of the scenic corridor. A recommendation has been made to provide a condition for landscaping to assist in screening the garden wall.
Concern over retrospective approvals of illegal works or further future illegal works.	An application for retrospective approval has been lodged with the Break O’Day Council and Council is required to receive and assess development applications in accordance with the Land Use Planning and Approvals Act 1993 and the Tasmanian Planning Scheme – Break O’Day. Council has previously commenced enforcement action through the Tasmanian Civil and Administrative Tribunal (TASCAT) for unauthorised development. This process has culminated in a development application being lodged and is the subject of the current report.

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

6. Mediations

No formal mediation has been conducted.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the Environmental Management Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and two (2) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions.

STRATEGIC PLAN & ANNUAL PLAN:

Break O’Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O’Day

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

ACTION	DECISION
COUNCIL MEETING DATE	24 June 2024
PROPONENT	TP ADMIN
OFFICER	Senior Town Planner, D. Szekely
FILE REFERENCE	047-2024
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> 1. Plans 2. Stormwater Report 3. Stormwater Plan 4. Applicant Scheme Response 5. Collated Representations 1 – 6 6. Applicant response to Representations 7. RO Completed Planning Scheme Assessment

OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for DEMOLITION OF DWELLING & SHED, NEW DWELLING, SHED & CROSSOVER on land situated at 193 ST HELENS POINT ROAD, STIEGLITZ described in Certificate of Title 236654/3 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Project Details	DA01 Rev 06	Align Architects	14/05/2024
Detail Survey	V2	Andy Hamilton & Associates – Consulting Land Surveyors	10/08/2023
Site Plan – Existing / Demo + Proposed	DA03 Rev 08	Align Architects	14/05/2024
Shadow Diagrams	DA04 Rev 06	Align Architects	14/05/2024
Ground Floor Plan	DA05 Rev 06	Align Architects	14/05/2024
First Floor Plan	DA06 Rev 06	Align Architects	14/05/2024
Roof Plan	DA07 Rev 06	Align Architects	14/05/2024
Elevations	DA08 Rev 07	Align Architects	14/05/2024
Elevations	DA09 Rev 06	Align Architects	14/05/2024
3D Views	DA10 Rev 06	Align Architects	14/05/2024
Stormwater Design Report	Job No. EE908 Rev 01	Exceed Engineering	08/05/2024
Cover Page	C100 Rev 02	Exceed Engineering	13/05/2024
Stormwater Site Plan	C101 Rev 02	Exceed Engineering	13/05/2024
Above Ground Retention Detail	C102 Rev 02	Exceed Engineering	13/05/2024
Trench Detail	C103 Rev 02	Exceed Engineering	13/05/2024

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	Undertake development in accordance with the approved plans and documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	Outbuildings	
A	The outbuilding is approved for non-habitable residential use only.	To be maintained at all times
3	Vehicle Crossover	
A	The crossovers (existing and proposed) must be constructed in accordance with Standard Drawing TSD-R04-V3 incorporating a shallow dish crossing instead of a pipe culvert due to the absence of roadside drainage. Both crossovers must be sealed (e.g. concrete) and join seamlessly with the adjoining road.	Prior to use and maintained at all times.
B	No works are to commence on the crossover until a permit to undertake works in the road reservation has been issued by Council's Works Department for the crossover.	Prior to commencement of work.
4	Residential Use Car Parking	
	The areas shown to be set aside for vehicle access and car parking must be: <ul style="list-style-type: none"> a. completed before the use of the development; b. constructed in accordance with the approved plans including stormwater management. c. Compliant with Australian Standard AS 2890.1:2004 – Parking facilities, Part 1 :Off-street car parking. 	Prior to use and maintained at all times.
5	Nuisance	
A	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.
6	Demolition	

CONDITION		TIMING
A	During demolition all existing materials must be checked for the presence of asbestos and if found, handling, protection and disposal must be carried out in accordance with the requirements of Work Safe Tasmania and Safe Work Australia "How to Safely Remove Asbestos Code of Practice (2018)".	At all times.
7	Stormwater	
A	Works on the site must not result in a concentration of flow onto other property, or cause ponding or other stormwater nuisance	During site works and maintained at all times.
B	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. The stormwater management system must be of sufficient size to absorb stormwater runoff.	Prior to use and maintained at all times.
8	Exterior and Security Lighting	
A	Exterior and security lighting must be designed, baffled and located so that no direct light is emitted outside the property boundaries.	Prior to use and maintained at all times.

ADVICE

1. 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.
2. 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
3. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

- B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	Applicable Y/NA	Referral Agency
That all external Referral Agencies for the development application	NA	Nil.

be provided with a copy of the Council's decision (Permit)		
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C. That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	DEMOLITION OF DWELLING & SHED, NEW DWELLING, SHED & CROSSOVER
<i>Relevant Period of Approval</i>	2 Years
<i>Other Necessary Permits</i>	Work Permit - Crossovers
<i>Attachments</i>	Nil
<i>Representations</i>	Six (6)

INTRODUCTION:

The applicant is seeking approval for the demolition of the existing structures on site including a dwelling and outbuildings. The application also includes the construction of a single dwelling four (4) bedroom split level dwelling and outbuilding.

The proposed dwelling will have floor area of 245 m² with the outbuilding having a floor area of 126 m². Development also includes an addition to the existing low level timber deck at the rear of the premises.



Existing Dwelling and structures – Left: St Helens Point Rd frontage; Right: Georges Bay frontage



Proposed Structures – St Helens Pt Road frontage



Proposed Structure – Georges Bay frontage

The proposed Residential use and development is within the General Residential Zone which is serviced by TasWater but will rely on onsite disposal of stormwater. The development application also includes a second crossover to St Helens Point Road and this matter has been fully considered by the road authority (BODC Works Department).

PREVIOUS COUNCIL CONSIDERATION:

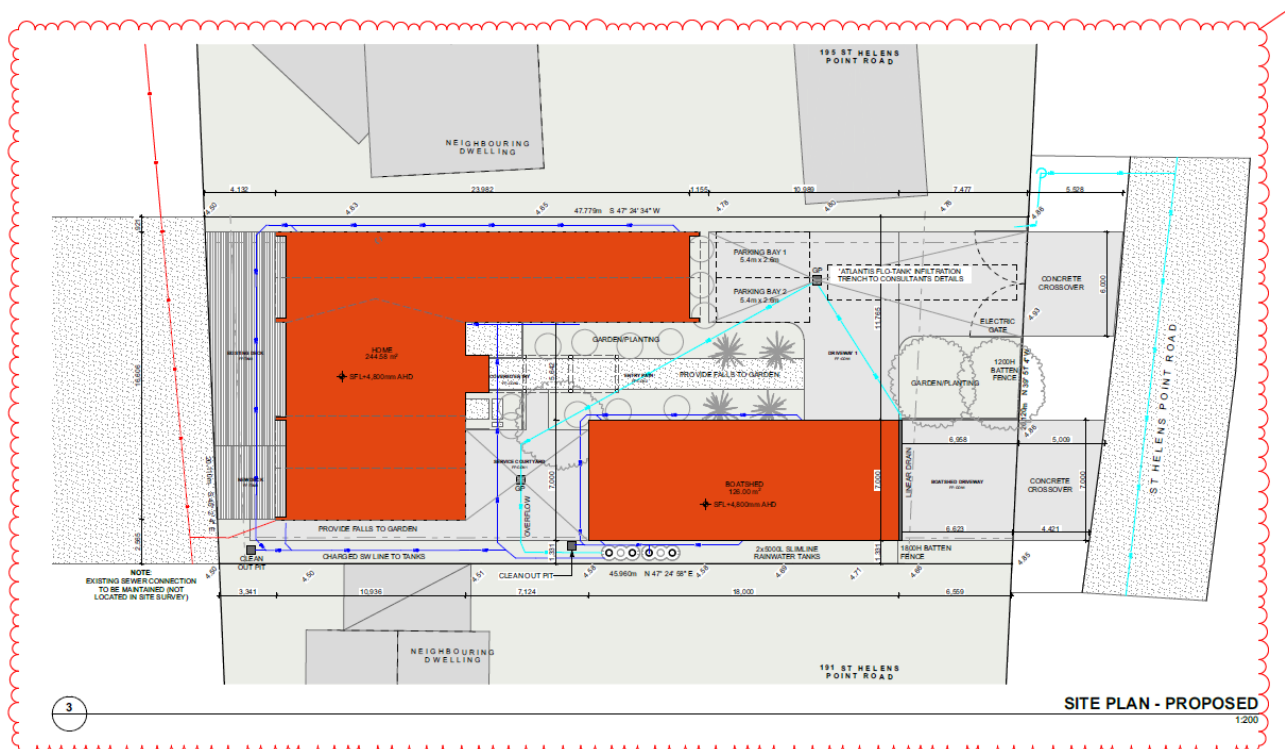
Nil

OFFICER'S REPORT:

1. The Proposal

The application is for a Residential use within the General Residential Zone at 193 St Helens Point Road, Stieglitz. Development will include the demolition of existing structures on site. Minimal cut and fill are required to prepare the site for development with the finished ground level for the structures closely resembling the existing level of the existing dwelling.

The dwelling has a maximum height of 8259mm at one point within the steeply pitched roof design, with the majority of the structures not exceeding 6300mm. The development site has a land area of 941 m² with proposed structures achieving a site cover of 371 m² or approximately 40%.



Site Plan

2. Applicable Planning Assessment

- General Residential Zone;
- BRE-S2.0 Stormwater Management Specific Area Plan;
- C2.0 Parking and Sustainable Transport Code;
- C3.0 Road and Railway Assets Code; and
- C10.0 Coastal Erosion Hazard Code.

3. Referrals

- Break O'Day Council Works Department – conditions provided for access;
- Break O'Day Building Surveyor – suitability and acceptance of Stormwater Report and Design; and
- TasWater – no requirements.

4. Assessment

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

Tasmanian Planning Scheme – Break O’Day State Planning Provisions Version 6:

- General Residential Zone - 8.4.2 Setbacks and building envelope for all dwellings P3;
- C2.0 Parking and Sustainable Transport Code – C2.6.3 Number of accesses for vehicles P1.

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 6 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 Scheme Assessment

8.0 General Residential Zone

8.4 development standards for dwellings

8.4.2 setbacks and building envelope for all dwellings

Acceptable Solutions	Performance Criteria
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by:</p> <p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>P3 The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p> <p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; and</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property.</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or another dwelling on the same site.</p>

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The proposed development is able to satisfy acceptable solution A3(a) but relies on demonstrating the development is able to satisfy the performance criteria with respect to side boundary setbacks (A3(b)).

A3(a)

It should be noted that the chimneys (x2) associated with dwelling protrude through the building envelope, however when considering building height, the definition contained within Table 3.1 of the State Planning Provisions, excludes chimneys. Accordingly, the dwelling is contained within the building envelope.

A3(b)

The proposed dwelling will be setback from the NE side boundary approximately 900mm with the dwelling and shed setback from the SW side boundary approximately 2500mm (compliant with acceptable solution) and 1330mm (non-compliant with AS) respectively. To summaries the dwelling is discretionary on the NE side boundary adjoining 195 St Helens Point Road and the shed is discretionary on the SW side boundary adjoining 191 St Helens Point Rd.

The proposed dwelling and shed are reliant on satisfying the performance criteria.

P3

Dwelling and NE Boundary adjoining 195 STHP Rd

P3(a) & (b)

The adjoining dwelling has a side boundary setback of approximately 2.4m with habitable rooms closest to the shared side boundary being a bedroom, bathroom, WC and laundry. Additionally, the existing garage south of the dwelling at #195 is located approximately 600mm from the side boundary it shares with the development site. The NE elevation of the proposed dwelling consists of windows associated with bedrooms 1-3 and the Lounge and dining room.

The proposed dwelling has been pushed further towards the NE side boundary to reduce impacts on 191 St Helens Pt Rd (SW neighbour). The shared boundary with #195 supports a solid 1.8m fence providing separation and privacy. Due to the orientation of the existing dwelling and the proposed dwelling, the adjoining property at 195 St Helens Pt Rd which is NE of the proposed dwelling is unlikely to be impacted by overshadowing (reduction in sunlight) of habitable rooms or private open space. The photo below demonstrates that the shared boundary between the two premises is already affected by intrusion into the boundary setback by both properties setting an existing character (consistent separation) and separation expectation between the dwellings.

The dwelling at 195 is orientated to take in the views of Georges Bay with adjoining habitable rooms constructed to ensure views to the adjoining property are minimized. It is unlikely that the scale and bulk of the proposed dwelling will cause any visual impact due to orientation, floor plan and separating fencing between the two properties.

The proposed development is able to satisfy P3(a) & (b).

P3(c) NA No. 195 does not support solar panels.

Dwelling and SW Boundary adjoining 191 St Helens Point Road.

The proposed development is discretionary with respect to the siting of the shed on the SW boundary (approximately 1330mm in lieu of acceptable solution 1500mm). The shed is located marginally within the boundary setback. It is important to realise that the dwelling complies with the acceptable solution in relation to the SW boundary and it is only the shed that is reliant on satisfying the performance criteria.

The dwelling is not under assessment in relation to this side boundary, as it satisfies the acceptable solution and is contained within the building envelope.

The applicant has provided shadow diagrams that demonstrates the shed will impact the adjoining SW property (191 St Helens Point Rd) at 9:00AM in winter by overshadowing a portion of the frontage (fronting St Helens Pt Rd). As these properties face Georges Bay, the frontage area operates as the rear of premises with the private open space for No. 191 being situated in a covered attached entertaining area to the side of the dwelling and extending uncovered to the rear boundary, taking advantage of Georges Bay views (see below photos). The shadow diagrams demonstrate that in winter at 9:00am the nominated private open space (roofed entertaining area) and the unroofed land fronting Georges Bay, would be unaffected by the overshadowing caused by the shed. Additionally, by 12:00 noon the majority of the frontage of the property would be unaffected by overshadowing attributable to the shed. The degree of overshadowing caused by the shed is not considered to be unreasonable given the periods of time when the shed does not contribute to any over shadowing in the frontage area of the adjoining lot and does not affect the nominated private open space area of No. 191.

The proposed shed will not cause overshadowing of any habitable room within the dwelling at No, 191 due to its location and as demonstrated in the shadow diagrams. As the shadow effect of the shed does not affect the dwelling or the nominated private open space, with additional private open space in the frontage only marginally affected by the shed, there is not considered to be any unreasonable loss of amenity to No. 191 St Helens Point Road as a result of the shed being located within the side boundary setback (1330mm in lieu of the required 1500mm).

It is important to note that should the shed be moved 200mm to satisfy the acceptable solution, the degree of overshadowing will only alter marginally.

Any visual impacts from the shed needs to be considered in the context of how the shed will be viewed from the adjoining property. The existing dwelling at No 191 is located towards the rear boundary to take advantage of proximity to Georges Bay. Their private open space, covered and uncovered, is positioned in relation to the views to Georges Bay as would be expected. Habitable rooms are not in proximity to the proposed shed. As such line of sight is not expected to be towards the frontage and towards the shed but instead towards the rear of the property towards Georges Bay. Additionally, by moving the shed 200mm to be compliant with the acceptable solution, will not alter the manner in which visual impact is considered. The dwelling at 191 St Helens Pt Road similarly has outbuildings located within the side boundary setback and towards the frontage (see below photographs).

The location of the proposed shed is consistent with the adjoining properties on either side of the development site, and it is concluded that marginal incursion into the side boundary setback is unlikely to cause an unreasonable loss of amenity due to visual impact.

P3(b) Separation between dwellings has not been assessed due to the subject dwelling complying with the acceptable solution.

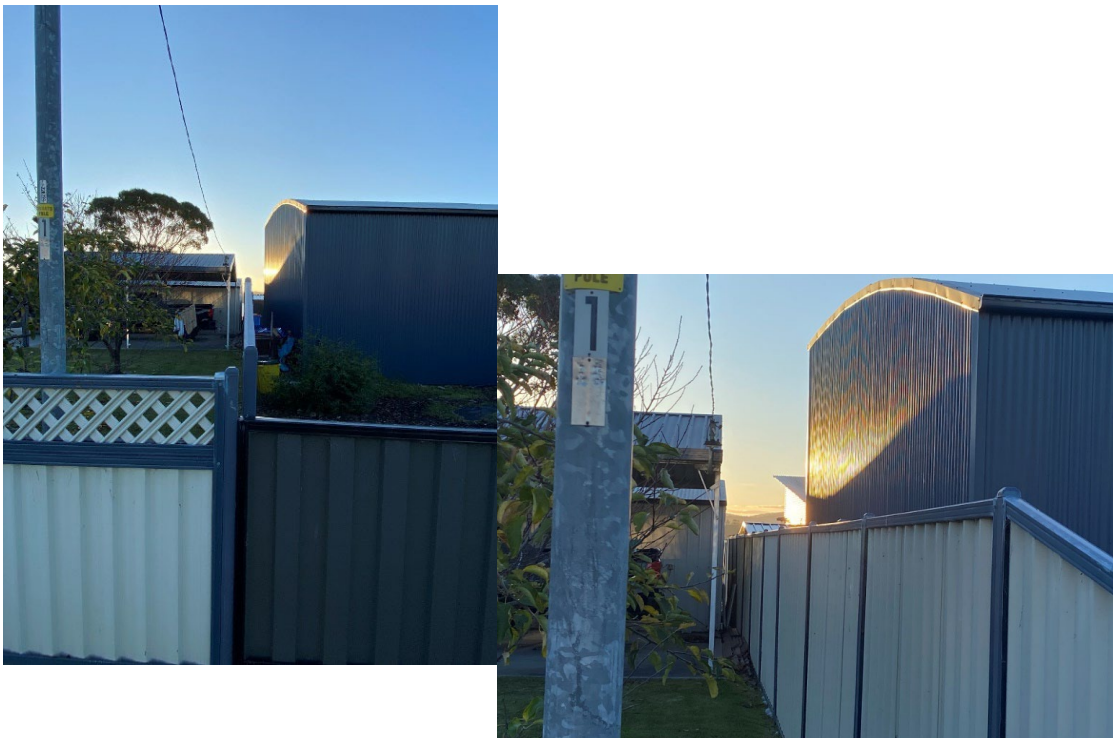
P3(c) NA – the structures at 191 St Helens Pt Rd do not support solar panels.

The proposed development has been considered in accordance with discretions that impact 195 and 191 St Helens Pt Road as adjoining properties.

The proposed development is considered to satisfy the performance criteria.



The development site from St Helens Pt Rd.



Existing Situation – side boundary between 193 and 195 St Helens Point Road – existing structures on development site (left); existing shed at No. 195 on right (approx. 600mm from shared side boundary).

Photo taken from crown reserve in front of 191 St Helens Point Rd which is the adjoining premises to the development site (SW side); Second photo is taken from St Helens Point Road. Both photos show location of the covered private open space nominated by No. 191 with additional uncovered private open space in front of dwelling facing Georges Bay.





Close up of the covered private open space for No. 191 and how the adjoining covered space is viewed from the development site.





Photo above shows the existing outbuildings at 191 St Helens Pt Rd that are within the side boundary setback. Photo below shows how development and access is arranged at 191 St Helens Pt Road.



BRE-S2.0 STORMWATER MANAGEMENT SPECIFIC AREA PLAN

The proposed development has been determined to satisfy all relevant Acceptable Solutions of the Development Standards for Building and Works within the Stormwater Management Specific Area Plan.

C2.0 PARKING AND SUSTAINABLE TRANSPORT CODE

C2.6 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

C2.6.3 Number of Accesses for Vehicles.

Acceptable Solutions	Performance Criteria
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Assessment against the Performance Criteria is required. Performance Criteria Assessment The proposed development includes an additional access. The request for an additional access was referred to Council's Works Department (road authority) who have advised that the proposed second crossover is acceptable. To reach this decision, the road authority has considered any requirement for on-street parking, safety issues and effects on neighbouring properties and streetscapes. The road authority has provided support for the additional crossover. In this instance the two crossovers provide separate access for vehicles and boat manoeuvrability. The proposed development satisfies the acceptable solution.	

C3.0 ROAD AND RAILWAY ASSETS CODE

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

C10.0 COASTAL EROSION HAZARD CODE

The proposed use and development (Residential Single Dwelling) is partially affected by the Low Coastal Erosion Hazard Band in the NW corner of the site. This impacts the uncovered permeable deck. The proposed use and development is exempt from the Code in accordance with C10.4.1
(a). No further assessment against the Code is required.

5. Representations

The application was advertised commencing 25 May 2024 until 7 June 2024 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. Six (6) representations were received prior to the closing date and time. The issues raised within the representation are as follows:-

Issue	Response
Representation No 1 - Height over 8m and not single level like others in area - Loss of views, depreciated value and loss of ambience	The General Residential Zone provides as an acceptable solution for proposed dwelling to fit within a building envelope (Fig. 8.1 of the State Planning Provisions). This provides for a maximum height of 8.5m within the envelope.

	<p>The provisions within the Scheme relating to dwellings, is concerned with adjoining owners. The proposal has been assessed against all relevant provisions of the General Residential Zone and this assessment is contained within the body of the report.</p>
<p>Representation No 2</p> <ul style="list-style-type: none"> - Not in keeping with existing single level dwellings - Height will impact their views - Depreciate value and appeal of their property - Request single level dwelling with lower roof line. 	<p>The General Residential Zone provides as an acceptable solution for proposed dwelling to fit within a building envelope (Fig. 8.1 of the State Planning Provisions). This provides for a maximum height of 8.5m within the envelope. The provisions within the Scheme relating to dwellings, is concerned with adjoining owners. The proposal has been assessed against all relevant provisions of the General Residential Zone and this assessment is contained within the body of the report.</p>
<p>Representation No 3</p> <ul style="list-style-type: none"> - Height and setbacks don't respond to the existing or future character of the area - Commercial operation - Concern over length of boat and attached vehicle when storing, manoeuvring and cleaning boat together with commercial activities will cause traffic problems. - Setback of shed from frontage should be enough for vehicle and boat (approx. 16m); - Gable roof if boat shed is inappropriate - Colour of boat shed is not sympathetic to the area – commercial / industrial building; - Dual sealed driveway and stormwater - Height of residence building – building, slab and fill - Size and scale of residential building - 3D Views are inadequate - Height, form and width out of character 	<p>The proposed development is within the General Residential Zone and has been assessed against all relevant provision of the Zone.</p> <p>The proposed use is for the Residential Use Class and does not include any commercial uses.</p> <p>The application has been referred to the road authority for consideration and conditions regarding access provided. The scheme is unable to consider how occupants will clean their boat.</p> <p>The setback of the shed from the primary frontage satisfies the acceptable solution and requires no further assessment.</p> <p>The General Residential Zone does not provide standards relating to the colour of structures.</p> <p>The application included a Stormwater Report and Design that has been prepared by a suitably qualified person and reviewed internally and accepted.</p> <p>The application has been assessed against all relevant standards of the Tasmanian Planning Scheme – Break O'Day.</p>
<p>Representation No 4</p> <ul style="list-style-type: none"> - Did not receive notification from Council - Loss of views - Devaluation of property - Loss of sunlight to neighbouring properties. 	<p>Representor No. 4 is not an adjoining landowner and Council is not required to provide notification in accordance with Land Use Planning and Approvals Act 1993. The application was notified in accordance with the relevant legislation.</p>

<p>Representation No 5</p> <ul style="list-style-type: none"> - Height of buildings out of character - Overshadowing; - Size of proposed frontage fence - Adjoining entertaining area impact - Would like the development reversed in location; 	<p>The General Residential Zone provides as an acceptable solution for proposed dwelling to fit within a building envelope (Fig. 8.1 of the State Planning Provisions). This provides for a maximum height of 8.5m within the envelope. The provisions within the Scheme relating to dwellings, is concerned with adjoining owners. The proposal has been assessed against all relevant provisions of the General Residential Zone and this assessment is contained within the body of the report.</p> <p>The proposed frontage fence meets all the requirements for exempt development. The adjoining entertaining area does not include any matters that require assessment against the performance criteria, with the <u>dwelling</u> as presenting on this shared boundary, being compliant with the acceptable solutions.</p>
<p>Rep No 6</p> <ul style="list-style-type: none"> - Double storey is not in keeping with other single storey properties - height will affect adjoining properties and across the road - large structures out of keeping with character - view from foreshore – large - sun reflecting on windows could pose a hazard to boaters and other users. 	<p>The General Residential Zone provides as an acceptable solution for proposed dwelling to fit within a building envelope (Fig. 8.1 of the State Planning Provisions). This provides for a maximum height of 8.5m within the envelope. The provisions within the Scheme relating to dwellings, is concerned with adjoining owners. The proposal has been assessed against all relevant provisions of the General Residential Zone and this assessment is contained within the body of the report.</p> <p>The proposed dwelling has been assessed in accordance with the Scheme as any dwelling fronting Georges Bay is required to. Council is not aware of any hazards reported due to sun reflecting on windows and no provisions are contained within the Scheme requiring assessment.</p>

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

6. Mediations

No mediation has occurred.

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the General Residential Zone, all relevant Codes and issues. The application has demonstrated

compliance with the Acceptable Solutions and two (2) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O'Day

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

06/24.6.4 DA 238-2023 - RA 26 Tims Creek Road, Mathinna Storage – Storage Shed

ACTION	DECISION
COUNCIL MEETING DATE	24 June 2024
PROPONENT	The Shed Company Launceston
OFFICER	Planning Officer, Kathryn Clausen
FILE REFERENCE	DA 238-2023
ASSOCIATED REPORTS AND DOCUMENTS	<ol style="list-style-type: none"> 1. Plans 2. Representation 3. Response to Representation 4. RO Planning Scheme Assessment

OFFICER'S RECOMMENDATION:

- A. After due consideration of the application received and pursuant to Section 57 of the *Land Use Planning & Approvals Act 1993* and the *Tasmanian Planning Scheme – Break O'Day*, that the application for STORAGE – STORAGE SHED on land situated at RA 26 TIMS CREEK ROAD, MATHINNA described in Certificate of Title 50063/1 be APPROVED subject to the following plans / documents and conditions:

Approved Plans / Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Title Sheet	7128 sheet 1 of 3 Revision 2	Creek to Coast Designs	09/04/2024
Locality Plan	7128 sheet 2 of 3 Revision 2	Creek to Coast Designs	09/04/2024
Site Plan	7128 sheet 3 of 3 Revision 2	Creek to Coast Designs	09/04/2024
Elevations (Layout)	TLAN234005-3	Apex Engineering Group Pty Ltd	07/08/2023
Elevations (Component Position)	TLAN234005-10	Apex Engineering Group Pty Ltd	07/08/2023

CONDITIONS

CONDITION		TIMING
1	Approved Plans and/or Document	
	Undertake development in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	Access	
A	The crossover must be constructed in accordance with standard drawings TSD-RO3-v3 & TSD-R04-v3.	Prior to use and maintained at all times
B	An application must be submitted to obtain a Works Permit prior to undertaking any work on the crossover.	Prior to commencing works associated with the crossover

3	Stormwater	
	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.	Prior to commencement of use and to be maintained at all times.
4	Nuisance	
	Use of the development must not create a nuisance as defined by the Environmental Management and Pollution Control Act 1994.	At all times.

ADVICE

1. 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.
2. TasNetworks recommends that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding any upgrades they may require to their electricity supply due to this development.
3. 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
4. Be advised that in accordance with the *Building Act 2016* assessment for building approval cannot commence until such time as Council is provided with full Building Design Plans and Specifications prepared by a Tasmanian Licenced designer.

- B. That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit).

	Applicable Y/NA	Referral Agency
That all external Referral Agencies for the development application be provided with a copy of the Council's decision (Permit)	NA	

C. That the following information be included in the Permit.

Development Permit Information	Details
<i>Development Description</i>	Storage – Storage Shed
<i>Relevant Period of Approval</i>	2 Years
<i>Attachments</i>	Approved Plans
<i>Representations</i>	Yes - 1

INTRODUCTION:

The applicant is seeking approval for the construction of a storage shed on a vacant property in the Rural Zone located at RA 26 Tims Creek Road, Mathinna.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

1. The Proposal

The proposal is for the construction of a storage shed on a vacant property at RA 26 Tims Creek Road Mathinna.

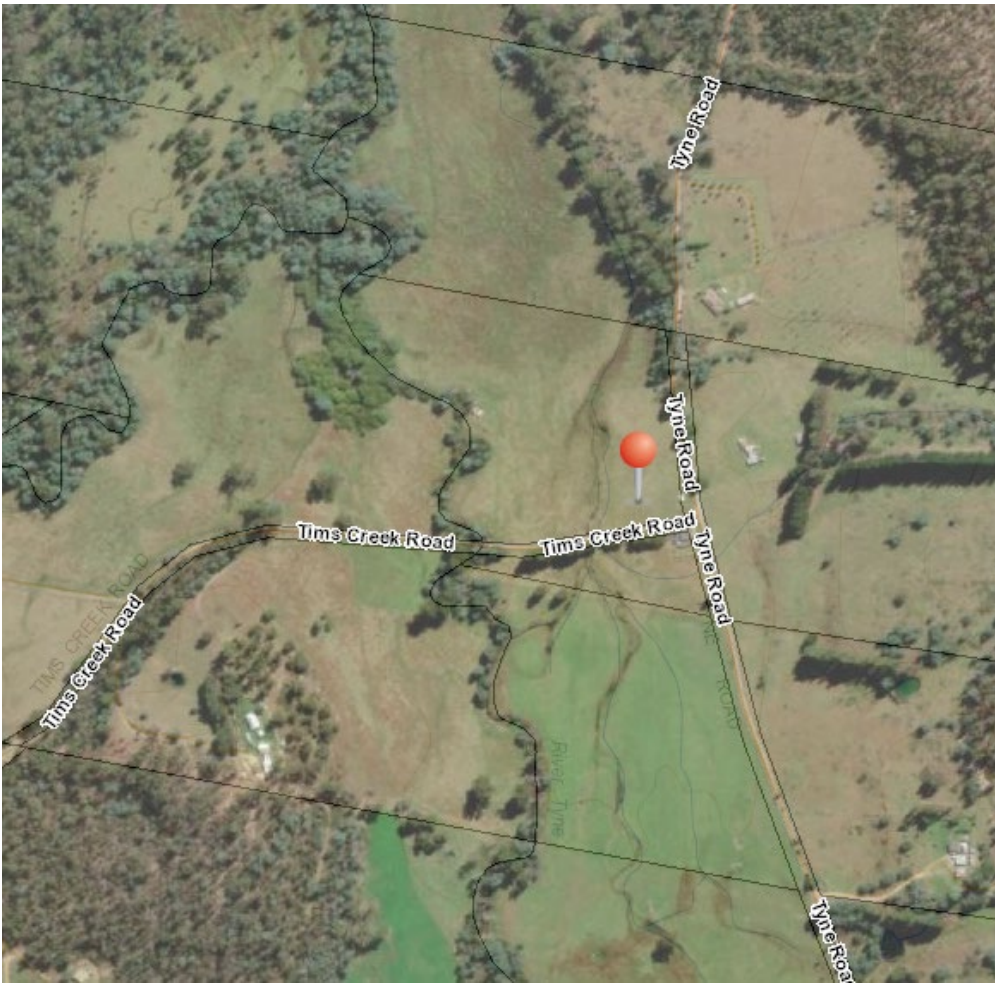
The application was lodged in November 2023 and was subject to a number of further information requests regarding the proposed use of the shed. Because the property is vacant and is not used for farming or agricultural purposes, it has no use class established under the current planning scheme, so it is necessary to establish a use class for the proposed shed. The owner has advised that the shed is intended to be used for the storage of the family's personal items and property maintenance tools and machinery.

Within the Rural Zone, the use class 'storage' is permitted if for:

- a) a contractors yard;
- b) freezing and cooling storage;
- c) grain storage;
- d) a liquid, solid or gas fuel depot; or
- e) a woodyard.

All other 'storage' uses are discretionary. Because the proposed use does not meet the permitted categories, the application is being processed as discretionary.

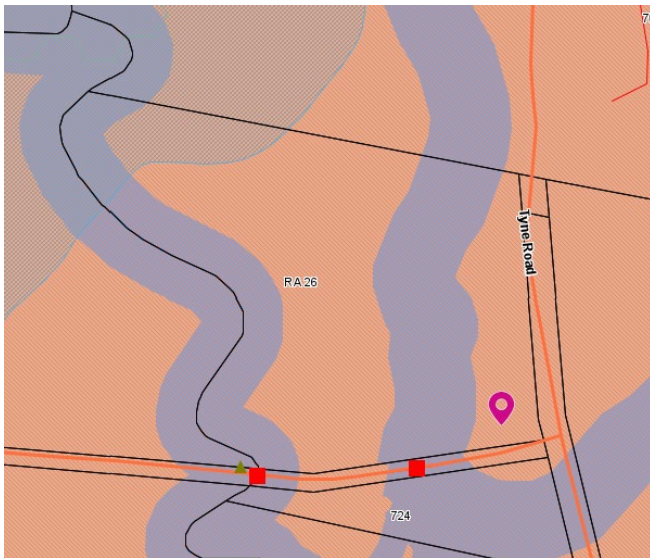
The 6.389ha property is within the Rural Zone and is located on the eastern bank of the Tyne River and the north-western intersection of Tyne Road and Tims Creek Road. The property is relatively flat and low lying, with a slight fall to north-west towards the river. A minor watercourse traverses the property from north to south, making most of the property within a mapped flood prone area. The property has an existing access gate located in the south-western corner of the site, close to both Tyne and Tims Creek Road.



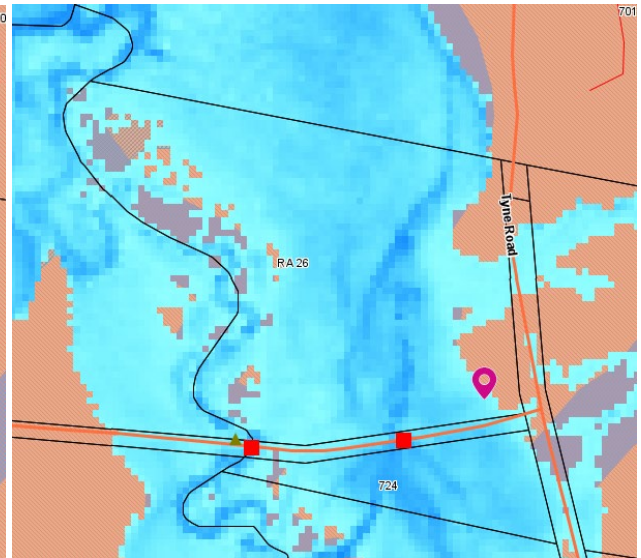
Locality Plan



Aerial photo



Zoning

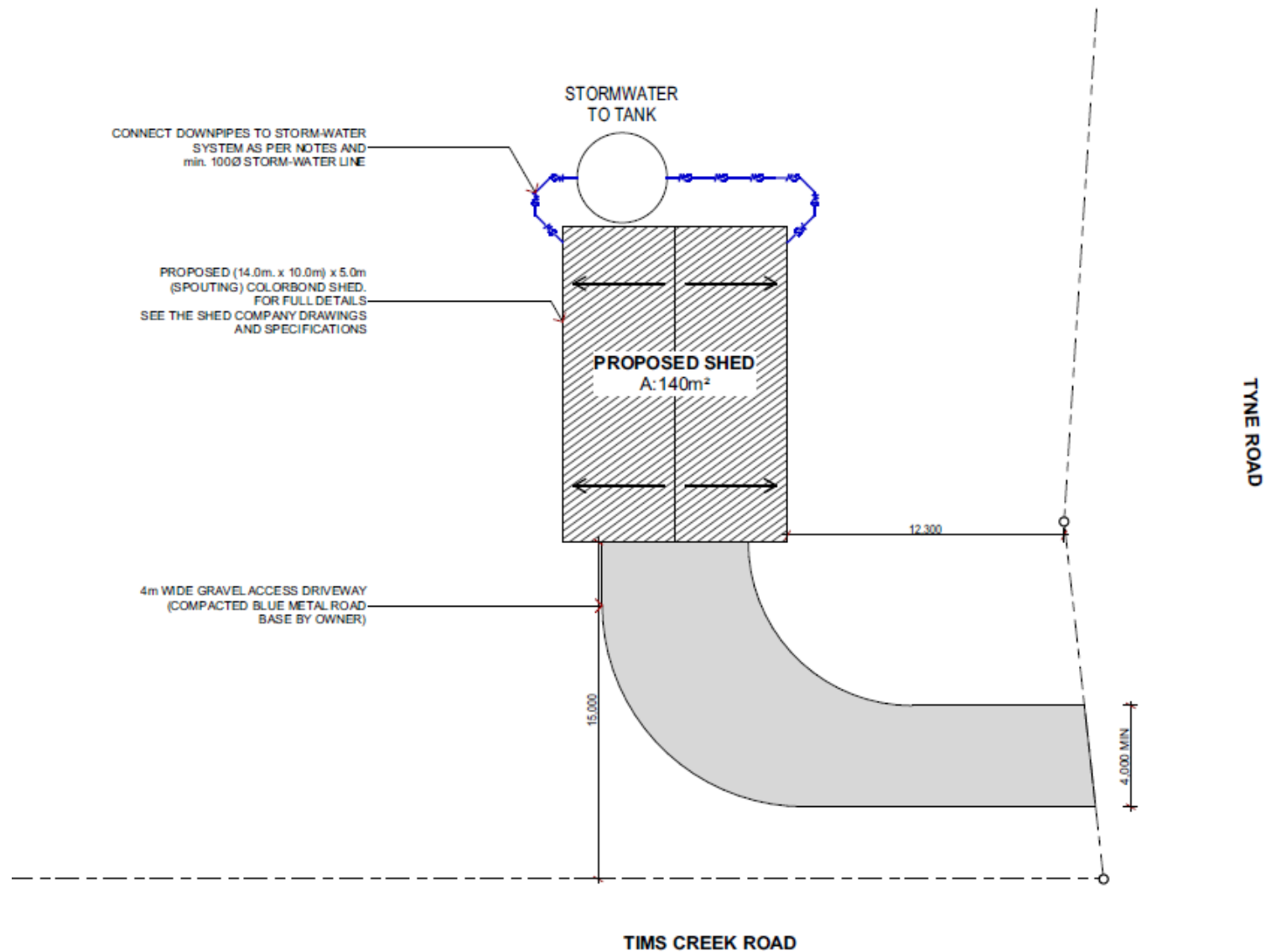


Zoning with flood layer

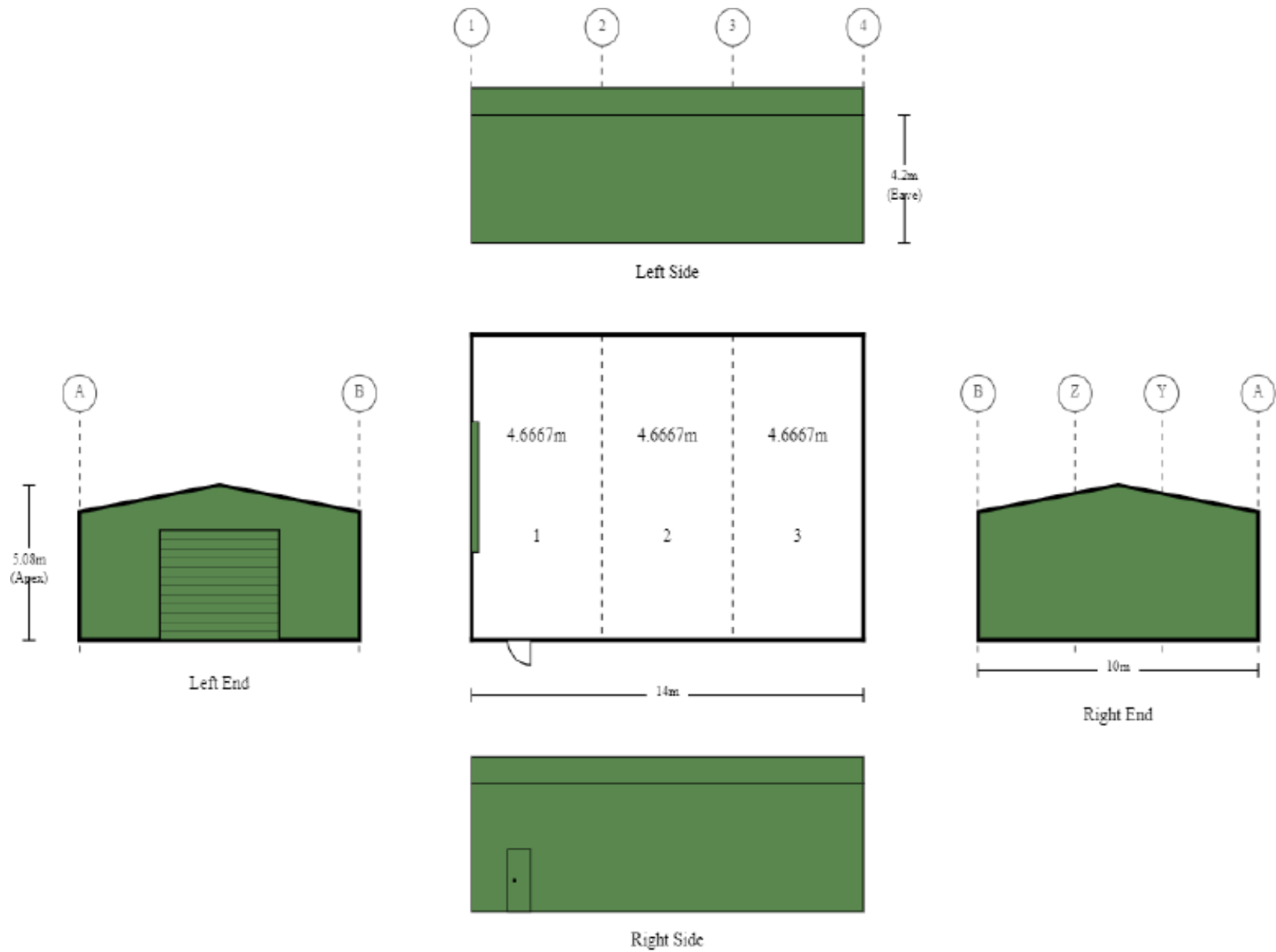
The proposed shed is 10m by 14m (140m²) and will have a wall height of 4.2m and an overall height of 5.08m. A large roller door opening will be on the southern elevation and a pedestrian access door on the western elevation.

The shed will be accessed via Tyne Creek Road and will have a 4m wide driveway of compacted blue metal road base. Council Works Department has provided a condition for the construction of the crossover, which is included in the draft permit conditions.

Stormwater run-off from the shed is to be plumbed to a rainwater tank. There are no specific zone or code requirements for stormwater run-off, so a general condition is included in the draft permit which will require that soakage drains are of sufficient size and located so as not to create stormwater nuisance.



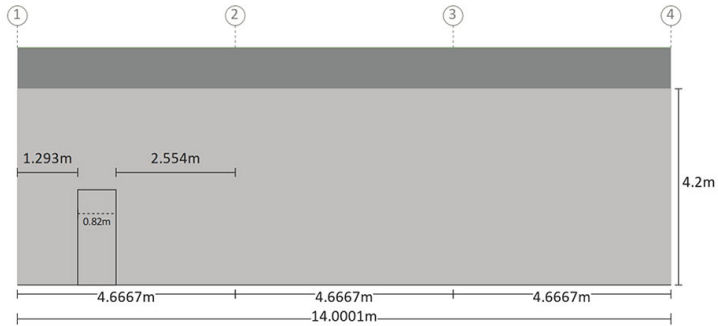
Part site plan



Elevations

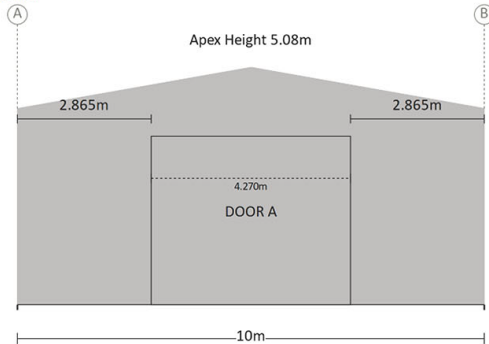
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

Left End



Purchaser Name: Dwayne Gleeson

Site Address: 26 Tims Creek Road Mathinna TAS 7214 Australia

Drawing # TLN234005 - 10

Print Date: 07/08/23

Component Position

Not to Scale
Page 1 of 1
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Seller: The Shed Company Launceston
Heald Cafe2U Pty Ltd a/c Heald Family Trust
Phone: 03 9002 4272
Fax:
Email: launceston@theshedcompany.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 186770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 07/08/23

Elevations

2. Applicable Planning Assessment

- Rural Zone
- Car Parking and Sustainable Transport Code
- Road and Railway Assets Code

Overview of relevant matters within the Tasmanian Planning Scheme – Break O’Day:

STATE PLANNING PROVISIONS	CODES	TRIGGER	APPLICATION
C2.0 Parking and Sustainable Transport Code	C2.2	All Use and Development	Applicable
C3.0 Road and Railway Assets Code	C3.2	Development which requires a new vehicle crossing	Applicable
C7.0 Natural Assets Code	C7.2	Development within a Waterway and Coastal Protection Area	Not Applicable. The site of the shed and access is outside of the mapped Waterway and Coastal Protection areas.
C12.0 Flood-Prone Areas Hazard Code	C12.2	Applies to development of land within a flood-prone hazard area.	Exempt. Development of an outbuilding is exempt and use which is not critical, hazardous or vulnerable is exempt.
C13.0 Bushfire-Prone Areas Code	C13.2	Applies to subdivision of land or a vulnerable or hazardous use within a bushfire prone area.	Not Applicable. Development is not for subdivision. Use is not for a vulnerable or hazardous use.
C16.0 Safeguarding of Airports Code	C16.2	Code applies to development within an airport obstacle limitation area.	Not applicable. The development is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area (1620.24m).

3. Referrals

- TasNetworks - following advice received 30/11/2023

Based on the information provided, the development is not likely to adversely affect TasNetworks’ operations.

It is recommended that the customer or their electrician contact TasNetworks on 1300 137008 if they have any questions regarding any upgrades they may require to their electricity supply due to this development.

- Council Works Department – following advice received 11/04/2024
The crossover must be constructed in accordance with standard drawings TSD-RO3-v3 & TSD-RO4-v3. An application must be submitted to obtain a Works Permit prior to undertaking any work on the crossover.

4. Assessment

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

Tasmanian Planning Scheme – Break O’Day State Planning Provisions Version 6:

- **20.2.1 P1, P2, P3 P4 - Rural Zone - Use Standards - Discretionary use**

Detailed assessment against the provisions of the *Tasmanian Planning Scheme – Break O’Day* version 6 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

20.0 Rural Zone

20.2 Use Standards

20.2.1 Discretionary use

Acceptable Solutions	Performance Criteria
A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if: (a) the gross floor area does not increase by more than 30% from that existing at the effective date; and the development area does not increase by more than 30% from that existing at the effective date.	P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to: (a) the nature, scale and intensity of the use; (b) the importance or significance of the proposed use for the local community; (c) whether the use supports an existing agricultural use; (d) whether the use requires close proximity to infrastructure or natural resources; and (e) whether the use requires separation from other uses to minimise impacts.
Assessment against the Performance Criteria is required. Performance Criteria Assessment <p>As there is no existing floor area or development area, the acceptable solution is not met. The following assessment of P1 is provided: The land is privately owned and at this time the owner is not pursuing other uses for the land, which in the Rural Zone could include residential, farming, business and passive recreation. The owner intends to store personal items belonging to family, and property maintenance tools and machinery. The storage of property maintenance tools/machinery on site is considered necessary for the operational upkeep of the property. The nature scale and intensity of the use for personal storage is considered low – the use is unlikely to involve a high level of activity and is only likely to be accessed from time to time. There is no significance or importance of the use for the local community. The land is not currently farmed so it doesn’t support an existing agricultural use. The</p>	

use does not specifically require close proximity to infrastructure, but the siting of the building has been chosen to be close to the road and power supply. The use does not require proximity to natural resources. The use of the shed for personal storage does not require separation from other uses to minimise impacts.

It is considered that the performance criteria is satisfied.

Acceptable Solutions	Performance Criteria
A2 No Acceptable Solution.	P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off-site impacts from adjoining uses.

Assessment against the Performance Criteria is required.

Performance Criteria Assessment

The following assessment against P2 is provided:

The surrounding properties are rural residential properties, most including dwellings and various arrangements of outbuildings. The use of the proposed shed for the intended storage items would not confine or restrain activities on the adjoining rural residential properties.

The nature, scale and intensity of the use for personal storage is considered low – the use is unlikely to involve a high level of activity and is only likely to be accessed from time to time. Similarly, the adjoining rural residential activities are unlikely to have off-site impacts which may affect the proposed use.

The proposed use (storage of maintenance tools/machinery) will support the operational upkeep of the property.

It is considered that the performance criteria is satisfied.

Acceptable Solutions	Performance Criteria
A3 No Acceptable Solution.	P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: <ul style="list-style-type: none"> (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.

Assessment against the Performance Criteria is required.

<p>Performance Criteria Assessment</p> <p>The following assessment against P3 is provided:</p> <p>The land is not currently in agricultural use and most of the site is mapped as being flood prone. In this regard, the land is unlikely to be suitable for agriculture and it is not mapped as prime agricultural land. In any case, the construction of a storage shed would not impede the future use of the land for agriculture and could be used in association with agricultural use.</p> <p>The use would not confine or restrain the use of adjoining land for agriculture.</p> <p>It is considered that the performance criteria is satisfied.</p>	
Acceptable Solutions	Performance Criteria
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, scale and intensity of the proposed use; (b) whether the use will compromise or distort the activity centre hierarchy; (c) whether the use could reasonably be located on land zoned for that purpose; (d) the capacity of the local road network to accommodate the traffic generated by the use; and (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.
<p>Assessment against the Performance Criteria is required.</p> <p>Performance Criteria Assessment</p> <p>The following assessment against P4 is provided:</p> <p>Storage is considered an appropriate use for a rural location and could be associated with a number of activities expected in the Rural Zone, including farming, rural business, passive recreation, and residential.</p> <p>The nature, scale and intensity of the use for personal storage is considered low – the use is unlikely to involve a high level of activity and is only likely to be accessed from time to time. The use will not compromise or distort the activity centre hierarchy.</p> <p>The Rural Zone does include permitted and discretionary storage uses. The use is for personal storage on the owner’s private land so could not reasonably be zoned for elsewhere.</p> <p>The use is for personal storage and does not have a commercial component. The traffic generation would be akin to that of a single residential property and will have no impact on the local road network.</p> <p>The impact of the use is considered low and is unlikely to have any off-site impacts with regard to noise, dust and lighting.</p> <p>It is considered that the performance criteria is satisfied.</p>	

5. Representations

The application was advertised 24th April 2024 to 6th May 2024 in the Examiner Newspaper, notices on-site and at the Council Chambers and notification by mail to all adjoining landowners. One (1) representation was received prior to the closing date and time. The issues raised within the representation are as follows:-

Issue	Response
<p>Concern with the proposed position of the shed as the representor believes that the owner will use it as a workshop in association with a building business and that it will have noise impacts.</p> <p>It will destroy the peacefulness and natural setting enjoyed by the representor.</p>	<p>The owner of the property has provided a written response to the representation.</p> <p>The siting of the shed on the property has been chosen to be close to the existing gate/access and power supply. Much of the site is subject to flooding and the proposed location is in an area that is less likely to be wet and boggy.</p> <p>The owner does not want to change the location as it meets all of the relevant development standard acceptable solutions (regarding set-back from boundaries and height).</p> <p><u>Planner response:</u></p> <p>The owner was asked to respond to the concerns about the use and has confirmed that it is to be used for the storage of personal items belonging to family and maintenance machinery and tools. The owner understands that the use class is for personal storage and that the shed is not able to be used as a workshop.</p> <p>The proposal meets all of the acceptable solutions for setbacks and building height. In the Rural Zone outbuildings of up to 108m², or agricultural buildings of up to 200m², can be exempt from requiring planning approval if associated with a residential or agricultural use, so the zone anticipates large sheds (which may include workshop activities) close to property boundaries.</p> <p>Regarding this proposal, if the owner wished to commence workshop activities within the shed, a development application would be required to change the use of the shed. If the use was discretionary, the planning assessment would consider the nature and impact of the proposed use at that time.</p>

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

6. Mediations

Nil

7. Conclusion

In accordance with 6.10 of the *State Planning Provisions (Tasmanian Planning Scheme – Break O’Day)*, the application has been assessed against the objectives of the Scheme, in particular the Rural Zone, all relevant Codes and issues. The application has demonstrated compliance with the Acceptable Solutions and for (4) Performance Criterion. The received representation has been considered.

It is recommended for approval with conditions normally set to this type of development.

STRATEGIC PLAN & ANNUAL PLAN:

Break O’Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

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

Key Focus Area:

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

LEGISLATION & POLICIES:

Tasmanian Planning Scheme – Break O’Day

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

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

VOTING REQUIREMENTS:

Simple Majority

The Mayor advised the Council that it had now concluded its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations 2015.

06/24.7.0 COUNCIL MEETING ACTIONS

06/24.7.1 Outstanding Matters



COUNCIL RESOLUTIONS - MEETINGS - PUBLIC
18/06/2024



COUNCIL RESOLUTIONS PLAN

COUNCIL RESOLUTIONS - MAY 2024

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	20/05/2024	24/06/2024	05/24.6.1.356 Natural & Cultural Values Management- Shelter & Amenities Building	After due consideration of the application received and pursuant to Section 57 of the Land Use Planning & Approvals Act 1993 and the Tasmanian Planning Scheme – Break O’Day, that the application for NATURAL & CULTURAL VALUES MANAGEMENT- SHELTER & AMENITIES BUILDING on land situated at TASMAN HIGHWAY, ST HELENS described in Certificate of Title 180289/1 be APPROVED subject to the following plans / documents and conditions	DA041-2024 was considered by Council at its meeting on 20 May 2024. 05/24.6.1.356 Moved: Cllr LeFevre / Seconded: Cllr Carter CARRIED UNANIMOUSLY.	Senior Town Planner
8%	20/05/2024	24/06/2024	05/24.9.1.358 Developing walking trails around and within the Seamander Complex precinct – Cllr Carter	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 considers options to develop walking trails around and within the Seamander Complex precinct.	The Council’s Infrastructure and Development Services and Community Services Manager have viewed the area. Track dimensions need to be confirmed and the cost estimated. The matter has been referred to the Works Manager for follow-up.	Manager Infrastructure and Development Services

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	20/05/2024	08/07/2024	05/24.9.2.359 ALGA – Emergency Motion– Deputy Mayor Chapple	This National General Assembly calls on the Australian Government to: 1. Recognise that Local Government, as the closest level of government to the community, has an important role to play in ending violence against women and children. 2. Support and resource Local Governments to advocate for and enact social change in their communities to end violence against women and children. 3. Collaborate with Local Government when discussing, developing and implementing strategies to end violence against women and children.	Motion lodged with ALGA for consideration	General Manager
100%	20/05/2024	24/06/2024	05/24.9.3.360 Council has a role to play in ending violence against women – Deputy Mayor Chapple	A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation: 1. Develop and issue a formal statement that Break O'Day Council will not tolerate violence against women within the organisation or community. 2. Consider creating and implementing a physical talking point, like the 'red bench project' that aims to raise public awareness about violence against women 3. Facilitate a community event in St Helens and the Fingal Valley that provides the opportunity for the community to come together and show their support for ending violence against women.	A motion was prepared for presentation at the ALGA National General Assembly in July 2024. The motion was approved by BOD Council as well as LGAT.	Executive Officer
100%	20/05/2024	24/06/2024	05/24.13.4.364 Review of Council Delegations	That having conducted a review of Council's Delegations Register in accordance with Section 22 of the Local Government Act 1993, the Council adopt the updated Delegations Register dated February 2024.	Delegations updated emailed to all staff and placed on Council's website.	Corporate Services Coordinator
100%	20/05/2024	24/06/2024	05/24.14.3.368 Waster Transfer Station – Motor oil disposal charge	That Council adopt a Waste Transfer Station (WTS) fee for motor oil disposal.	Oil disposal fees have been added to Councils Fees and Charges.	Corporate Services Coordinator
10%	20/05/2024	24/06/2024	05/24.15.2.370 RV Camping - Fingal	1. That Council consider relocating the RV caravan parking currently located within the Fingal Park area to the Fingal Recreation Ground; and 2. That Council engage with the Fingal Community to relocate the RV Caravan camping to the Fingal Recreation Ground and seek their comments on the proposed relocation.	Council staff to meet to develop a fact sheet which will be forwarded to community explaining the reasoning behind moving the free camping to the Fingal Recreation Ground	Manager Community Services
100%	20/05/2024	24/06/2024	05/24.15.3.371 Neighbourhood Houses Tasmania 2024 Conference – Request for Support	That Council provide financial support to Neighbourhood House Tasmania (NHT) to assist in the running of the 2024 conference being held in St Helens in the sum of \$5,000.	Emailed NHT and advised of Council's commitment of support for the annual conference being held in St Helens 2024.	Manager Community Services

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	20/05/2024	24/06/2024	05/24.15.4.373 Bay of Fires Winter Arts Festival – Funding	That Council allocate \$4,000 from the 2023/24 budget to the Bay of Fires Winter Arts Festival to support the activities of the 2024 festival.	Advised of Council funding and funds forwarded to the committee for the June, 2024 event	Manager Community Services
50%	20/05/2024	31/07/2024	05/24.16.3.376 Binalong Bay BBQ & Shelter Demolition & Replacement	That Council: 1. Proceed Community Consultation with three suggested site locations. 2. Allocate \$70, 000 in the 2024/2025 Capital works budget for demolition of the existing structure and installation of new.	Community Consultation has now commenced in relation to 3 Potential Site Locations and this consultation period opened on 31st May 2024 and Closes on 28th June 2024. The budget line has been included in the 2024/2025 Capital works program.	Development Services Coordinator
100%	20/05/2024	24/06/2024	05/24.17.4.379 Inquiry into Local Government Sustainability	That Council make a submission to the Inquiry in relation to local government sustainability.	Submission lodged with Inquiry.	General Manager

COUNCIL RESOLUTIONS - APRIL 2024

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	15/04/2024	13/05/2024	04/24.13.4.343 Schedule of Fees and Charges 2024-2025	That Council adopt the Schedule of Fees & Charges 2024/2025 as presented.	Fees and Charges have been adopted by Council.	Corporate Services Coordinator
100%	15/04/2024	31/05/2024	04/24.16.3.352 Tasmanian Reserve Activity Assessment Process Reform	That Council submit its concerns and feedback on reform proposals by the Tasmanian Government for their Reserve Activity Assessment processes for assessing and approving development in reserves.	Council considered at its April Meeting a making a submission on reform proposals by the Tasmanian Government for their Reserve Activity Assessment processes for assessing and approving development in reserves. Council agreed with the list of concerns and issues for Council with RAA to be included, but asked a copy of the draft submission letter on them be circulated to Councilors.	NRM Facilitator
95%	15/04/2024	31/05/2024	04/24.16.4.354 Native Forest Restoration in Skyline Tier/Scamander Forest	That Council provide a statement of support for the work being done for ecological restoration and native forest regeneration on the Skyline Tier on areas of pine plantation harvested in the past.	A statement from Council is being sent to the Northeast Bioregional Network and Timberland Pacific P/L, supporting the work being done for ecological restoration and native forest regeneration on the Skyline Tier on areas of pine plantation harvested in the past.	NRM Facilitator

COUNCIL RESOLUTIONS - MARCH 2024

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
0%	04/03/2024	30/04/2024	03/24.9.1.323 Speed limit reduction – Cllr Le Fevre	<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>The Break O'Day Council petition the Department of State Growth for a speed limit reduction (60kmh-50kmh) from the Golden Fleece Bridge in St. Helens to the intersection of the Tasman Highway and St. Helens Point Rd.</p>	Item to be actioned.	Manager Infrastructure and Development Services
100%	04/03/2024	30/04/2024	03/24.9.2.324 Increased Animal Control Officers hours – Cllr Le Fevre	<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>The Break O'Day Council employ the dedicated Animal Control Officer for an additional day per week, commencing at the beginning of the new financial year.</p>	The decision to proceed will be one for Council to decide. The intent of the motion has been substantially completed.	Manager Infrastructure and Development Services
30%	04/03/2024	08/07/2024	03/24.9.3.325 Decision to demolish the Exhibition Hall at St Marys Recreation Ground – Cllr 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 rescind any former decision to demolish the Exhibition Hall at St Marys Recreation Ground and provide an assurance that the Exhibition Hall will not be demolished.</p>	<p>An inspection of the structural integrity of the building was conducted with Councils Consultant Engineer on Monday 6th May 2024.</p> <p>Council officers are awaiting receipt of the engineering report to enable costings and further consideration to progress a report to be prepared for consideration by Council.</p> <p>Council officers hope to have the report for consideration at the July Council workshop</p>	Development Services Coordinator

COUNCIL RESOLUTIONS - JANUARY 2024

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
15%	15/01/2024	05/02/2024	01/24.9.2.290 Binalong Bay Parking, Traffic and Pedestrian Safety – Mayor Tucker	<p><i>A report is sought providing advice in accordance with the requirements of Section 65 of the Local Government Act 1993 for the information of Council at a future meeting and consider any advice given by a person who has the qualifications or experience necessary to give such advice, information or recommendation:</i></p> <p>Council Officers review the existing Binalong Bay Foreshore Master Plan and develop a project scope that can be used to engage an expert to provide a report on the following:</p> <ol style="list-style-type: none"> 1. Improved Parking Accessibility 2. Assessment of Additional Parking Areas, traffic calming and pedestrian safety improvements. 	<p>The Binalong Bay Foreshore Master Plan has recently undergone a review to devise a project scope that can be utilised to engage an expert to provide a report on the following aspects: 1. Enhanced Parking Accessibility and 2—assessment of Additional Parking Areas, traffic calming, and pedestrian safety improvements.</p> <p>Further work will be undertaken to integrate with the current review of BBQ relocation and parking implications.</p>	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2023

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
50%	20/03/2023	30/06/2023	03/23.15.7 St Helens Sports Complex	<ol style="list-style-type: none"> 1. That Council engage a landscape architect to design connectivity between the various areas of the St Helens Sports Complex identifying what amenities are required to service the area and its users as well as ensuring green spaces and vegetation management are addressed as part of the project. 2. That funds from Public Open Space – St Helens be used to engage a landscape architect to undertake this project. 	A draft Brief has been developed for this project. This project will now be incorporated into the St Helens and Binalong Bay Liveability Strategy which is currently being developed.	Manager Community Services
50%	26/06/2023	31/07/2023	06/23.9.2.131 Online Access Centre Funding – Cllr Carter	<p>That Council write to the State Government requesting:</p> <ol style="list-style-type: none"> 1. A definitive answer about the future funding of Online Access Centres in the Break O'Day area beyond the completion of the current funding contract expiring on 30 June 2024. 2. An explanation of the Hub approach that the Minister mentioned in a meeting with the Mayor and Acting General Manager in February 2023. 3. Clear articulation to the affected communities and relevant service providers of the State Government's plans for the future delivery of services currently delivered by Online Access Centres at St Helens, St Marys and Fingal including how and who will be delivering these services and what services may be lost under the new approach. The articulation should include the financial consequences of establishing Hubs and the efforts that will be undertaken to seek ratepayer and service provider input 	Follow up letter sent to Minister on 26/10/23 raising concerns. No response received as at 14/11/23. Further letter sent to Minister on 3/1/24. Next step was to be a Question in Parliament and then a State election was called. Letter sent to the new Minister responsible on 29/5/24 providing a recap of the situation and seeking clarification. Situation also raised with Labor MPs on 4/6/24. It is noted that the OAC has been lobbying for future funding with a mixed response.	General Manager
100%	21/08/2023	31/12/2023	08/23.15.4.200 Bay of Fires Master Plan	<p>That Council does not proceed with the development of the Bay of Fires Master Plan due to additional funding not being received from the State Government.</p> <p>That Council as part of the State Election process lobby for a commitment from both the Liberal and Labor parties for funding of \$150,000 for the development of a Bay of Fires Master Plan.</p>	Process has now commenced in developing the Bay of Fires Master Plan	Manager Community Services
100%	21/08/2023	31/12/2023	08/23.15.6.202 Reconciliation Action Plan	That Council accept the quote of \$11,750.00 + GST as quoted by Reconciliation Tasmania (RT) to develop a Reconciliation Action Plan (RAP) for the Break O'Day Community. This cost excludes the cost of professional graphic art for RAP format, layout, artwork and photography, professional printing of the RAP document and associated promotional pieces – banners, flyers etc. as well as staff costs who will be working on the project.	The development of the RAP has now commenced	Manager Community Services

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
100%	20/11/2023	31/03/2024	11/23.16.3.257 Proposed Environmental Health By-Law	<p>1. In accordance with section 159 of the <i>Local Government Act 1993</i> (LGA), Council consider all submissions made in relation to the proposed Environmental Health By Law;</p> <p>1. That Council resolve by absolute majority to:</p> <p>1. adopt the recommended alterations to the proposed by-law as outlined in this report and the draft by-law attached; and</p> <p>2. Authorise the affixing of the Council's Common Seal to the Break O' Day Council Environmental Health By-Law No.1 of 2023, as attachment 3 to the agenda of 20/11/2023, and its subsequent certification by the General Manager and a legal practitioner.</p>	By-Law tabled in Legislative Council 21st May 2024, this finalises the implementation of the New By-Law process.	Development Services Coordinator
87%	18/12/2023	30/06/2024	12/23.16.2.278 Draft Amendments – Break O'Day Local Provisions Schedule	The Break O'Day Council, acting as the planning authority, submits the attached Section 40K Report to the Tasmanian Planning Commission in response to the exhibited substantial modifications to the Break O'Day Local Provisions Schedule.	The Hearing dates have been finalised by the Tasmanian Planning Commission and will be held in St Helens on 20 February and 21 February 2024. The Council Chambers have been booked and once formal advice is received, a Communications Plan will be developed.	Senior Town Planner
20%	18/12/2023	29/02/2024	12/23.9.1.265 Indigenous name for St Patricks Head – Clr 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 support the Indigenous name for St Patricks Head, which is <i>lumeragenena wuggelena</i> according to the Department of Natural Resources and Environment Tasmania.</p>	The matter has been raised with Parks & Wildlife Service seeking their guidance on the request.	General Manager
40%	18/12/2023	31/01/2024	12/23.9.3.267 Community landscape plan or policy for our townships– Deputy Mayor K Chapple	<p>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:</p> <p>That Council develop a community park / garden landscape plan / and or policy for our townships.</p>	Policies by other LGAs have been researched. The Council's existing Policy AM18–Nature Strip Planting Policy is being updated a policy statement about how the Council develops a community park/garden landscape plan and associated criteria.	Manager Infrastructure and Development Services

COUNCIL RESOLUTIONS 2022

Current Co...	Meeting ...	Due D...	Goal	Resolution / Action	Update	Owner
70%	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.	Freshwater water resources and water quality management issues in the state and for Break O'Day are an on-going topic for Council's NRM Committee. Opportunities to address with Council developments in management of them by Tasmanian Government agencies and bodies will continue to be sought.	NRM Facilitator
75%	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.	Unfortunately Council was not successful seeking grant funding for this project.	Manager Community Services

06/24.8.0 PETITIONS

Nil.

06/24.9.0 NOTICES OF MOTION

Nil.

06/24.10.0 COUNCILLOR'S QUESTIONS ON NOTICE

Nil.

06/24.11.0 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.

06/24.12.0 MAYOR'S & COUNCILLOR'S COMMUNICATIONS

06/24.12.1 Mayor's Communications for Period Ending 24 June 2024

22.05.2024	Canberra	– Australian Local Government Association Board Dinner National Press Club Canberra.
23.05.2024	Canberra	– Australian Local Government Association Board and General Meeting.
27.05.2024	MS Teams	– Australian Local Government Association National General Assembly Sub-Committee Meeting.
03.06.2024	St Helens	– Council Workshop.
03.06.2024	St Helens	– Meeting with Acting Police Commander - Nathan Johnston – with General Manager John Brown.
04.06.2024	St Helens	– Meeting with Leader of the Opposition Dean Winter, Rebecca White MP and Jen Butler MP – with General Manager John Brown.
05.06.2024	Launceston	– Emergency Management Workshop
06.06.2024	MS Teams	– Local Government Association of Tasmania Meeting
07.06.2024	St Helens	– Bay of Fires Winter Arts Festival Gala Dinner.
09.06.2024	St Marys	– St Marys Car, Bike and Pedal Show.

12.06.2024	Hobart	– Meeting with Nick Duigan MP to discuss TasNetworks.
12.06.2024	Hobart	– Meeting with Felix Elis MP.
12.06.2024	Hobart	– Meeting with Jane Howlett MP.
12.06.2024	Hobart	– Dinner with Leader of the Opposition Dean Winter and Anita Dow MP.
12.06.2024	Hobart	– Meeting with Shane Broad MP, Shadow Minister for Housing.
20.06.2024	MS Teams	– Australian Local Government Association Meeting
23.06.2024		– Marine Rescue - Official opening of the new building.
24.06.2024	St Helens	– Council Meeting.

06/24.12.2 Councillor's Reports for Period Ending 24 June 2024

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

- Break O'Day Chamber of Commerce and Tourism – Deputy Mayor Kristi Chapple
- NRM Special Committee – Clr Janet Drummond
- East Coast Tasmania Tourism (ECTT) – Clr Barry LeFevre
- Mental Health Action Group – Clr Barry LeFevre
- Access and Inclusion Advisory Committee – Clr Janet Drummond
- Bay of Fires Master Plan Steering Committee – Clr Ian Carter

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 Corporate Service Department since the previous Council Meeting.

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:**2024/2025 Budget Estimates**

Management have held a number of budget sessions and discussions with draft budget estimates which have now been prepared for formal Council consideration later in this meeting. Council held a special workshop on the budget on 14 of May with a further discussion taking place at the Council workshop in June.

Tas Audit Office (TAO)

Representatives of the TAO were on site in late April for their interim Audit assessment.

IT policies and controls, segregation of duties and management oversight of the asset revaluation process were key areas of focus. The development of enhanced asset management capabilities, the revaluation of stormwater assets and the work already completed around segregation of duties were all well received by the TAO auditors.

Investments

The investment program for 2024/2025 has commenced with a number of investments already being made. Returns continue to perform well at this time. Councils should note that investments have begun to decrease in the last couple of months as the capital works delivery has increased.

The table below shows all investments made during the 2023-2024 Financial Year along with what has been invested to date for the upcoming Financial Year.

Date Rolled Over	Maturing	Term (Months)	Principle Amount	Interest	Total Amount	Interest Rate	Bank
16.06.2023	18.09.2023	3	1,000,000.00	12,876.71	\$ 1,012,876.71	5.00%	Bendigo
11.11.2022	10.11.2023	12	1,007,022.43	42,882.05	\$ 1,049,904.48	4.27%	CBA
11.11.2022	10.11.2023	12	1,008,843.21	42,959.58	\$ 1,051,802.79	4.27%	CBA
29.11.2022	29.11.2023	12	1,500,000.00	64,921.64	\$ 1,564,921.64	4.34%	CBA
16.06.2023	18.12.2023	6	1,000,000.00	26,863.01	\$ 1,026,863.01	5.30%	Bendigo
25.01.2023	25.01.2024	12	1,100,000.00	50,050.00	\$ 1,150,050.00	4.55%	Bendigo
05.09.2023	05.02.2024	5	1,000,000.00	20,497.81	\$ 1,020,497.81	4.89%	CBA
19.06.2023	19.03.2024	9	1,000,000.00	40,912.33	\$ 1,040,912.33	5.45%	Bendigo
06.07.2023	02.04.2024	9	1,500,000.00	61,709.36	\$ 1,561,709.36	5.54%	CBA
10.11.2023	08.05.2024	6	1,500,000.00	38,835.62	\$ 1,538,835.62	5.25%	CBA
09.08.2023	09.05.2024	9	3,000,000.00	123,187.40	\$ 3,123,187.40	5.47%	CBA
05.09.2023	05.06.2024	9	2,000,000.00	76,269.59	\$ 2,076,269.59	5.08%	CBA
16.06.2023	16.06.2024	12	1,000,000.00	54,295.89	\$ 1,054,295.89	5.40%	Bendigo
2023-2024 TOTAL INVESTMENTS			\$17,615,865.64	\$656,260.99	\$18,272,126.63		
01.02.2024	01.07.2024	5	1,000,000.00	16,266.00	\$ 1,016,266.00	4.88%	CBA
02.04.2024	01.08.2024	4	1,000,000.00	15,866.67	\$ 1,015,866.67	4.76%	CBA
21.09.2023	20.09.2024	12	2,000,000.00	106,200.00	\$ 2,106,200.00	5.31%	CBA
20.03.2024	21.10.2024	7	1,000,000.00	24,250.00	\$ 1,024,250.00	4.85%	CBA
10.11.2023	08.11.2024	12	1,000,000.00	54,100.00	\$ 1,054,100.00	5.41%	CBA
19.04.2024	19.12.2024	8	1,000,000.00	32,466.67	\$ 1,032,466.67	4.87%	CBA
09.05.2024	09.01.2025	8	1,000,000.00	34,000.00	\$ 1,034,000.00	5.10%	Bendigo
09.05.2024	07.02.2025	9	1,500,000.00	57,600.00	\$ 1,557,600.00	5.12%	Bendigo
2024-2025 INVESTMENTS TO DATE			\$9,500,000.00	\$340,749.34	\$ 9,840,749.34		

2023/2024 Rates Summary - 31 May 2024

	2023/2024		2022/2023	
Rates Brought Forward	%	\$	%	\$
Outstanding Rate Debtors		695,682.00		470,736.59
Less Rates in Credit		-271,007.13		-280,014.02
Net Rates Outstanding at 30 June 2023	3.37	424,674.87	1.70	190,722.57
Rates and Charges Levied	95.64	12,047,435.10	97.26	10,937,412.74
Interest and Penalty Charged	0.99	124,814.07	1.04	117,054.35
Total Rates and Charges Demanded	100.00	12,172,249.17	100.00	11,054,467.09
Less Rates and Charges Collected	88.38	11,133,207.11	89.43	10,056,820.31
Less Credit Journals and Supp Credits	1.31	165,313.77	0.82	91,699.07
Remissions and Discount	4.86	611,964.62	5.01	563,560.61
Unpaid Rates and Charges 31 May 2024	5.45	686,438.54	4.74	533,109.67

Remissions and Discounts	2023/2024	2022/2023
Early Payment Discount	116,854.39	106,720.17
Pensioner Rebates	495,110.23	456,840.44
	611,964.62	563,560.61

Number Rateable Properties	6,876	6,786
Number Unpaid Rateable Properties	967	1,552
% Properties Not fully paid	14.06	22.87

Right to Information (RTI) Requests

One

132 and 337 Certificates

	132	337
May 2024	48	24
April 2024	33	13
May 2023	40	23

Debtors/Creditors @ 13 June 2024

DEBTORS INFORMATION

Invoices Raised

Current			Previous Year	
Month	Mth Value	YTD 23/24	Month	YTD 22/23
73	\$ 162,026.26	833	70	694

CREDITORS INFORMATION

Payments Made

Current			Previous Year	
Month	Mth Value	YTD 23/24	Month	YTD 22/23
425	\$ 3,688,461.98	3358	209	2350

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

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:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

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 May 2024 be received:

1. Profit and Loss Statements
2. Balance Sheet
3. Statement of Cash Flows
4. Capital Works 2023-2024

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 May 2024.

Profit and Loss

Break O'Day Council

For the 11 months ended 31 May 2024

Account	Actual YTD	Budget YTD	Budget Variance % YTD	Annual Budget	Notes
Trading Income					
Rates	11,920,705	11,845,314	1%	11,845,314	
User Fees	1,284,591	1,205,881	7%	1,383,879	
Operating Grants	425,882	2,096,713	-80%	3,897,036	1
Interest & Investment Income	936,483	787,168	19%	816,457	2
Contributions	49,187	14,575	237%	15,900	
Other Revenue	216,184	81,173	166%	88,550	3
Total Trading Income	14,833,033	16,030,824	-7%	18,047,136	
Gross Profit	14,833,033	16,030,824	-7%	18,047,136	
Capital Grants					
Grants - Commonwealth Capital	1,994,645	3,106,489	-36%	3,106,489	
Grants - Roads to Recovery	221,991	647,000	-66%	647,000	
Grants - State Capital	507,544	985,000	-48%	985,000	
Total Capital Grants	2,724,180	4,738,489	-43%	4,738,489	4
Other Non Operating Income					
Net Gain/Loss on Disposal of Assets	(80,296)	110,000	-173%	120,000	5
Total Other Non Operating Income	(80,296)	110,000	-173%	120,000	
Total Non Operating Revenue	2,643,884	4,848,489	-45%	4,858,489	
Operating Expenses					
Employee Costs	5,417,604	5,617,879	-4%	6,114,089	
Materials & Services	6,113,245	6,579,673	-7%	7,026,009	
Interest Expense	132,222	227,250	-42%	247,910	6
Depreciation	4,265,441	4,269,640	0%	4,657,790	
Other Expenses	240,656	246,590	-2%	269,008	
Total Operating Expenses	16,169,168	16,941,032	-5%	18,314,806	
Operating Net Profit	(1,336,135)	(910,208)	47%	(267,670)	
Net Profit (Including Non Operating Revenue)	1,307,749	3,938,281	-67%	4,590,819	
Work in Progress					
Capital Work in Progress	5,173,355	0	0%	0	
Total Work in Progress	5,173,355	0	0%	0	

Notes

- Operating grants are down \$1.67m on budget YTD, which primarily relates to receiving of the 23/24 Financial Assistance Grants in the prior financial year.
- Interest & Investment Income is up \$149k on budget YTD, which is mainly due to interest rates being higher than anticipated.
- Other revenue is up \$135k on budget YTD, which primarily relates to insurance recoveries.
- Capital grants are down \$2.01m on budget YTD, which primarily relates to the timing of grant payments in relation to project milestones.
- Net Gain/Loss on Disposal of Assets are down \$190k on budget YTD, which is due to the disposal of the remaining Binalong Bay assets handed to the State Government (\$425K). This has been largely offset by the profit on sale from the recent disposal of 2 Annie Street.
- Interest expense is down \$95k on budget YTD, which is predominantly due to timing differences associated with loan repayments to TasCorp.

Balance Sheet

Break O'Day Council

As at 31 May 2024

Account	31-May-24	30 Jun 2023
Assets		
Current Assets		
Cash & Cash Equivalents	14,214,605	14,434,952
Trade & Other Receivables	866,828	1,056,053
Inventory	128,241	242,538
Other Assets	2,838	2,838
Total Current Assets	15,212,512	15,736,380
Non-current Assets		
Trade and Other Receivables	14,392	14,392
Property, Plant & Equipment	188,355,086	193,139,070
Right of Use Asset	792,141	792,141
Intangible Assets	23,021	46,147
Investment in Water Corporation	33,959,804	33,959,804
Other Investments	30,000	30,000
Total Non-current Assets	223,174,443	227,981,554
Total Assets	238,386,956	243,717,934
Liabilities		
Current Liabilities		
Trade & Other Payables	763,735	902,701
Contract Liabilities	0	1,021,755
Lease Liability	60,783	60,783
Interest Bearing Loans & Borrowings	180,259	407,685
Provisions	947,362	947,362
Trust Funds and Deposits	665,233	742,459
Total Current Liabilities	2,617,372	4,082,745
Non-current Liabilities		
Lease Liabilities	741,882	741,882
Interest Bearing Loans & Borrowings	5,459,137	5,459,137
Provisions	766,323	766,323
Total Non-current Liabilities	6,967,342	6,967,342
Total Liabilities	9,584,714	11,050,087
Net Assets	228,802,242	232,667,847
Equity		
Accumulated Surplus	39,799,428	43,665,033
Reserves	189,002,814	189,002,814
Total Equity	228,802,242	232,667,847

Statement of Cash Flows

Break O'Day Council

For the 11 months ended 31 May 2024

Account	YTD	2023
Operating Activities		
Receipts from customers	1,475,310	1,409,618
Receipts from rates	11,618,363	10,670,679
Receipts from Operational Grants	432,896	4,840,072
Contributions	54,831	155,057
Interest received	645,483	546,447
Dividends received	291,000	465,600
Payments to employees	(5,511,611)	(5,738,665)
Payments to suppliers	(6,435,039)	(6,976,112)
Finance Costs	(154,354)	(343,938)
Cash receipts from other operating activities	1,170,379	232,623
Cash payments from other operating activities	(2)	421
Net Cash Flows from Operating Activities	3,587,255	5,261,801
Investing Activities		
Payment for property, plant and equipment	(5,889,751)	(4,394,745)
Proceeds from sale of property, plant & equipment	634,045	86,000
Capital Grants received	1,742,615	1,987,754
Net Cash Flows from Investing Activities	(3,513,091)	(2,320,991)
Financing Activities		
Proceeds of trust funds and deposits	(67,086)	57,599
Repayment of loans	(227,426)	(389,024)
Repayment of lease liabilities	0	12,131
Net Cash Flows from Financing Activities	(294,512)	(319,294)
Net Cash Flows	(220,347)	2,621,516
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	14,434,952	11,813,436
Net change in cash for period	(220,347)	2,621,516
Cash and cash equivalents at end of period	14,214,605	14,434,952

Break O'Day Council		
Capital Works 2023-2024		
For the period ended 31 May 2024		
Project Details	YTD @ 31/5/2025	Revised Budget 2024
Plant & Equipment		
Replace 1358 H66ZW - Kia Sportage	-	40,000
Vehicle Management Tracking System		30,000
Small Plant - VARIOUS	38,874	41,000
Replace 1050 - Crown LPG Forklift	34,578	35,000
Replace 1061 - John Deere 570B Grader	-	350,000
Replace 1223 - Hitachi EX7SUR-3 Excavator	-	-
Roller for replacement Grader		50,000
Woodchipper		130,000
Replace 1291 - Toro Mower	-	-
Replace 1329 -Toro Groundmaster 7200	-	-
Replace 1340 - Ferris IS3200 61" Mower	23,090	23,090
Replace 1360 - Dmax 4x4 Crew Cab	-	-
Replace 1361 - Kia Sportage H40ZN - Corporate Services	40,936	40,000
Replace 1363 - Toro Groundmaster 360	-	-
Replace 1364 - Ferris IS3200Z Mower	44,683	44,545
Replace 1379 - Toro G3 Z-Master 48"	19,288	17,148
Fuso Fighter (replace 1321)	26,860	17,060
All terrain Beach Wheelchair	2,843	2,843
Pavement Roller (replace 1097)	57,480	57,480
Wood Chipper NEW	99,945	
Total Plant & Equipment	388,576	878,166
Furniture & IT		
Desktop replacements 2022/23	-	14,400
Firewall	-	14,000
Livestream Equipment	15,340	8,000
Server Replacement	-	20,000
Phone system	1,452	25,000
Total Furniture & IT	16,792	81,400
Buildings		
Fingal Community Shed (Old Tas Hotel)	308,140	433,531
St Marys Indoor Recreation Facility	1,048,556	1,546,121
Portland Hall Upgrades	-	10,000
Scamander Sports Complex	21,083	16,000

Project Details	YTD @ 31/5/2025	Revised Budget 2024
Stadium repaint of floors and replace damaged equipment	40,746	140,000
St Helens Sports Complex new lighting towers	10,586	10,586
Council Chambers additions and improvements	22,032	56,592
Falmouth Community Centre - New Toilet, Demolish Old, Internal Alterations	-	-
Pyengana Recreation Ground Improvements	-	-
Pyengana Hall Building Renovations	25,104	
Binalong Bay - Village Green BBQ Replacements	-	-
Memorial Park Toilet Block Replacement	-	-
Service Tasmania	11,589	30,000
Aerodrome Building Renovations	42,466	
Marine Rescue Building Renovations	4,773	5,000
St Marys WTS Tip Shop Additions	486	23,160
Mangana Telecommunications Cell Tower	9,818	-
Total Buildings	1,545,379	2,270,990
Parks, Reserves & Other		
Special Project - Land Use Review Projects	-	-
Special Project - St Helens Wharf Foreshore Master Plan	- 70	50,000
Special Project - Feasibility Study Aquatic Centre & Hydrotherapy Pool	416	90,000
Special Project - Tas Police Project	- 4,481	200,000
Special Project - Parking Strategy St Helens and St Marys	5,200	20,000
Special Project: Scamander Coastal Hazards Project	3,302	95,574
Fingal Youth Playground/recreation hub	16,385	345,767
Pump Track/s	730	500,000
Playground equipment replacement program	21,657	49,867
Dog exercise area St Helens Improvements	5,890	7,803
St Marys Dog Park	8	6,554
Comwall Soldiers Park - Track upgrade and SW works	1,399	34,660
St Marys Cemetery Master Plan - Columbarium Wall & garden	27,931	27,931
St Helens Cemetery Master Plan improvements	-	-
St Helens Sports Complex - Athletics Building		48,589
St Helens Football Grounds Fencing		15,000
Secret Sculpture Trail	7,000	7,000
Totals Parks, Reserves & Other	85,366	1,498,745
Roads - Streetscapes		
LRCI Phase 4 - Cecilia St/ Georges Bay Esp Junction	75,509	162,406
LCRI3 Cecilia St, Streetscape Southern End	25,554	24,404
Cecilia Street/Georges Bay Esplanade junction	4,800	37,500
Cecilia St - Northern End	3,240	15,000

Project Details	YTD @ 31/5/2025	Revised Budget 2024
Quail St Parking Bay	-	-
Total Streetscapes	109,102	239,310
Roads - Footpaths		
Main St Mathinna (Wilson St to Community Hall)	-	8,500
Parkside Foreshore Footpath	4,892	30,000
Grant Street Pathway, Falmouth	43,873	43,873
Young St, St Helens, Footpath	(1,219)	-
Maori Place, Akaroa	48	48
Irishtown Road	2,331	2,331
Akaroa Ave	13,146	-
Cannel Place	12,683	-
Jason Street, St Helens	22,863	-
Main Road, Mathinna Footpath Project	7,180	
Total Footpaths	105,797	84,752
Roads - Kerb & Channel		
Penelope St St Helens	-	-
Total Kerb & Channel	-	-
Roads - Resheeting		
999 - Victoria St Part C	-	1,400
998 - Victoria St Part C	-	360
997 - Victoria St Part C	7,537	2,100
2138 - Franks St Fingal	4,166	3,795
1024 - Franks St Fingal	-	3,400
1081 - Sorell St	4,349	6,700
1053 - Louisa St	5,633	2,800
Fingal Streets	10,546	6,500
Canhams Road	30,489	30,489
Evercreech Road	51,189	64,160
Mathinna Plains Road	70,930	96,250
North Ansons Road	278,893	253,732
Macquarie Street	11,357	11,357
Champ St, Seymour	12,175	12,175
Davis Gully Road	52,761	38,800
Lyne Court	24,746	19,656
St Marys Area Resheeting	3,899	3,899
Total Resheeting	568,670	557,573
Roads - Reseals		
St Marys - Story Street Esk Main Road to Groom Street	-	55,084
794-Boronia St	4,326	6,730
656-Football Entry Rd	1,655	2,293
1036-Talbot St West C/W	12,783	5,328
1035-Talbot St West C/W	-	4,688
1004-Victoria St Part A	2,711	4,870
616-Charlotte Crt	50,416	29,250
621-Four Mile Creek Rd	65,152	18,206
644-Mangana Rd	104,137	30,108
307-Mangana Rd	-	39,597
306-Mangana Rd	-	10,051
305-Mangana Rd	-	33,069
636-Chapman St	1,788	3,574

Project Details	YTD @ 31/5/2025	Revised Budget 2024
623-Fonthill St	2,070	4,071
614-High St Mathinna	28,754	12,127
613-High St Mathinna	-	9,531
631-High St Mathinna	-	9,611
630-High St Mathinna	-	8,849
629-High St Mathinna	-	13,280
628-High St Mathinna	-	3,366
626-High St Mathinna	-	2,872
638-Wilson St	2,013	4,011
194-Mathinna Rd	14,677	14,942
572-Cherrywood Dve	9,020	5,420
543-Scamander Ave	-	18,121
565-Silver St	9,105	7,978
923-Ansons Bay Rd (Priory Rd)	53,574	53,861
432-Circassian St	6,816	11,935
439-Depot Rd	-	5,036
484 & 485-Netball Rd	7,960	11,412
689-St Helens Point Rd	77,583	31,993
688-St Helens Point Rd	-	23,223
Quail Street - off traffic lane resealing	7,684	50,000
Totals Reseals	462,225	544,487
Roads - Construction, Digouts & Other		
Aerodrome ring road - Erosion mitigation	-	30,000
Digouts and road edge remediation to be allocated	266,337	250,000
218 - Mathina Plains Road	129,686	129,686
Medeas St/Circassian St intersection upgrade	36,724	200,000
LRCI Phase 3 North Ansons Bay Sealing	107,477	93,458
Road Network - Sign Replacement	27,529	27,529
LRCI Program - Phase 4 Projects		
- LRCI 4: Rehabilitation of Alexander Street - Cornwall		-
- LRCI 4: St Columba Falls Road, Pyengana	146,883	150,000
- LRCI 4: Scamander Avenue - Pedestrian footpath improvements	47,603	70,000
- LRCI 4: Ansons Bay Road Sealing	-	223,438

Project Details	YTD @ 31/5/2025	Revised Budget 2024
- LRCI 4: Sealing of Tasman Highway, Seymour LRCI 4	113,470	150,000
- LRCI 4: Gray Road - Ptahway Extension		-
LRCIP Phase 3 Project - Mt Paris Dam Road	19,206	27,922
Flood damage remediation works	256,207	300,000
Upper Scamander Road (Oct22 Flood Event FUNDED)	387,669	-
Gardens Road - STAGE ONE	3,270	3,270
St Helens Point Road - Parkside	19,590	85,602
Totals - Roads Construction, Digouts & Other	1,561,651	1,740,905
Totals Roads & Footpaths	2,807,445	3,167,027
Bridges		
B2293 - Cecilia St	6,184	221,563
B7027 - Mathina Plains Road	-	40,000
Culvert 5539 - Mathinna Road		40,000
B1243 - Binns Road	-	28,600
B1245 - Clellands Road	792	29,400
B1675 - Lower Germantown Road	9,162	220,000
B1605 - St Columba Falls Road	46,675	63,675
B7010 - Rattrays Road	1,140	1,140
Total Bridges	63,953	644,378
Stormwater		
Minor stormwater Jobs	52,737	58,000
Osprey Drive	-	10,000
Falmouth Street	-	-
Penelope Street	10,969	113,521
Victoria Street, Fingal	123,115	108,000
Aulichs Lane, St Marys	2,720	10,000
Freswater St / Lade Court Beaumnaris	6,382	6,382
Treloggens Track	46,027	46,027
Total Stormwater	241,948	351,930
Waste Management		
Scamander WTS - Waste Paint Container Station	4,041	14,283
Scamander WTS - Replace sump pit & pump	12,830	20,000
Scamander WTS - Waste Compactor	-	20,000
Scamander WTS - Inert Landfill study	7,024	25,000
Total Waste Management	23,895	79,283
Total Capital	5,173,355	8,971,918

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:****Visitor Information Report:**

- Main tourists this month were from VIC, QLD, and we also had a few overseas tourists from NZ, Canada.
- One staff member attended the Quarterly TVIN meeting which was held in Launceston.
- We were invited to present to the Chamber of Commerce & Tourism what the Information Centre can offer operators in the area. Two staff members attended along with Kym who also presented on behalf of the History Room.

The History Room Curator Report:

- Family History enquiries: These have come from the Thompson family (NSW) and the Berwick family (Qld). Both have been in person visiting the St Helens History Room expressly for any archival records and surprised at the holdings here. Cemetery plans of both St Marys and St Helens were put to good use.
- Donations: Also had a visitor into the Backroom who was the Great-Great grandson of Mr Percy Steel. Mr Meech was leaving the state for SA and donated his collection of War medals and memorabilia as a result. This will become known as the Steel Collection. Also, we have compiled the Tim McManus collection from his estate as well as other items/objects throughout the first half of this year. All donors receive thank you letters from the St Helens History Room whether in a digital format or hard copy.
- Maritime & Heritage Organisation of Tasmania Network Conference 2024: This is happening on Friday 14 June 2024. Unfortunately, the curator will be on leave and out of

the state, however, some volunteers may be interested in attending as it is occurring in Launceston this year.

- Chamber of Commerce address: This went well with members.
- Volunteer Film Festival: Four of us attended this event recently and enjoyed the range of short films made by 11 voluntary organisations.
- New Specimens: There is a range of native specimens that require taxidermy. The former Taxidermist that was used previously is no longer doing this work. Finally, have located another Tasmanian Taxidermist in Campania so that these specimens can be displayed. At the latest Friends' meeting (13 May 2024) they agreed to fund this work. Permits will now be obtained for this work to be completed.
- New Volunteer: Registration paperwork received and forwarded.
- Volunteer Hours: They are 74.75 hours to 22/05/2024.

Statistics:

Door Counts

Month/Year	Visitor Numbers	Daily Average	History Room
May 2013	1,449	46.74	129
May 2014	1,605	53.50	139
May 2015	1,889	60.93	105
May 2016	1,818	58.64	95
May 2017	1,856	59.87	77
May 2018	1,460	47.09	77
May 2019	1,267	40.87	92
May 2020	NIL	NIL	NIL
May 2021	1,773	57.19	99
May 2022	1,458	47.03	74
May 2023	1,708	55.09	83
May 2024	1,717	55.38	51

Revenue 2022/2023

Month	VIC Sales	HR Entry	HR Donations/Sales
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
January	9,745.80	647.00	190.60
February	10,381.03	668.00	296.85
March	11,971.72	872.00	176.95
April	4,265.51	333.00	105.65
May	3,805.27	309.00	110.00
June	2,187.51	179.00	69.20

Revenue 2023/2024

Month	VIC Sales	HR Entry	HR Donations/Sales
July	3,108.79	174.00	149.50
August	4,459.92	0	131.05
September	5,654.13	311.00	85.20
October	6,891.47	356.00	162.80
November	8,255.03	519.00	127.50
December	7,284.50	369.00	51.00
January	8,438.70	518.00	157.75
February	9,845.73	565.00	272.90
March	8,884.98	661.00	215.90
April	4,440.14	397.00	164.35
May	2,922.06	185.00	165.50

STRATEGIC PLAN & ANNUAL PLAN:Break O'Day Strategic Plan 2017-2027 (Revised March 2022)Goal

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

Strategy

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

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\036\003\
ASSOCIATED REPORTS AND DOCUMENTS	Budget Estimates 2024-2025

OFFICER'S RECOMMENDATION:

That Council adopt the budget estimates for the 2024/2025 FY.

INTRODUCTION:

The Budget Estimates and Rates Resolution are considered annually in accordance with Section 82 of the *Local Government Act 1993* and are prepared in accordance with Council's Long Term Financial Plan, Financial Management Strategy and Rates and Charges Policy.

PREVIOUS COUNCIL CONSIDERATION:

Annually. The draft Budget Estimates were discussed with Council at a Special Workshop in May and again at the Workshop in June 2024.

OFFICER'S REPORT:

Council adopts its budget every financial year. The draft Budget Estimates 2024-2025 have been developed through a detailed internal review process by the management team and workshops with Councillors.

In developing the draft budget, a comprehensive review of expenditure has been conducted across all departments to identify cost savings wherever possible. This focus on prudent financial management has been ongoing for several years and has resulted in substantial ongoing savings.

Further reductions in expenditure can only be achieved by discontinuing services or reducing service levels. This needs to be balanced against community expectations, particularly regarding the maintenance of Council infrastructure and essential services such as Waste Management. The vast majority of our costs are 'need to do' rather than 'nice to do'. Ongoing community pressure to deliver non-core services remains high, and these costs require a proportionate level of resourcing and revenue to deliver.

Council has been presented with an updated and refined Long Term Financial Plan that includes the budget estimates assumptions for the 2024/2025 financial year.

The budget has been prepared in accordance with the Long Term Financial Plan (LTFP) and the Financial Management Strategy. This budget builds upon the work done over a number of years, providing an opportunity for Council to gradually return to a more sustainable financial position over

the medium term while maintaining asset renewals, current service levels, and investing in strategic projects that align with the Strategic and Annual Plan of Council.

The high Consumer Price Index continues to place significant pressure on the underlying cost base of Council's operations, with materials, contract services, and other costs all increasing. This has resulted in tendered project works being materially more expensive, and these increased costs are factored into the budget estimates for the financial year ahead. The Enterprise Agreement applying to Council staff is currently being renegotiated, and estimated wage and entitlement increases have also been included, as employee costs are the largest expense category of Council.

The Office of the Valuer-General released the two-yearly property adjustment factors for the municipality. The Valuation of Land Act 2001 mandates that rating and taxing authorities are provided with market-based Adjustment Factors for property valuations when not subject to a Fresh Valuation (revaluation) cycle. These factors are used to adjust the levels of value of all properties in a locality and class between the six-yearly revaluation cycle. They are based on broad market movements, generally increasing in buoyant conditions and decreasing in declining markets.

The Government statutory valuation for a property is used as a basis for apportioning rates. Each year, local councils and the State Revenue Office apply the relevant Adjustment Factor to the government valuation for properties to reflect the current property market. Adjustment Factors are applied to defined classes of properties in selected areas, not on an individual property basis.

For this budget cycle, the Adjustment Factors provided by the Valuer-General have resulted in an increase in the value of Residential and Primary Production properties, with no increases for Commercial or Industrial properties. The total increase in property value from Adjustment Factors for defined property classes is 9.91%, with an additional 0.61% increase from Natural Growth (supplementary valuations during the year).

The proposed increase in the General Rate is set at 3.5%. This aligns closely with the Consumer Price Index for Hobart (3.1%) and the most recent LGAT Council Cost Index of 3.74%. Additionally, Council proposes to raise the minimum rate payable by \$50, increase the rate in \$AAV for Plantation Forestry and Public Purpose, and increase Waste Charges by 5%.

The budget is presented for Council endorsement.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

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

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

LEGISLATION & POLICIES:

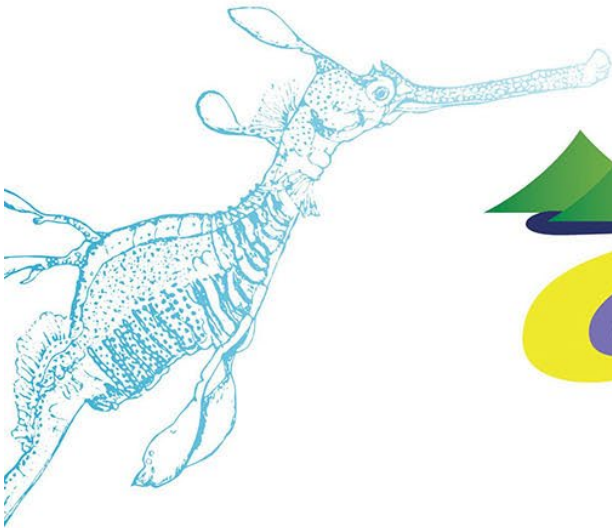
In accordance with Sections 71 and 82 of the *Local Government Act 1993*.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The financial implications to Council for the 2024-2025 financial year are outlined in the Budget Estimates document.

VOTING REQUIREMENTS:

Absolute Majority



Budget Estimates 2024 - 2025



Version: 1 – Date: June, 2024

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

Table of Contents

TABLE OF CONTENTS	1
INTRODUCTION – BUDGET 2024 – 2025	2
PROFIT AND LOSS	3
BUDGETED CASH FLOW STATEMENT	5
BUDGET BALANCE SHEET	7
CAPITAL BUDGET	9
CAPITAL WORKS BUDGET	10

Introduction – Budget 2024 – 2025

Operating Overview

The Budget Estimates 2023-2024 present a strategic response to the multifaceted challenges confronting Council, the community, and the broader economy.

The draft Budget Estimates for 2024-2025 signify the culmination of an internal review process and collaborative workshops with Councillors. Through these efforts, we have reviewed expenditure across all departments, seeking cost savings without compromising essential services and infrastructure renewals. This commitment to prudent financial management has consistently delivered improvements to the financial sustainability of the Council while safeguarding asset renewals, service levels, and strategic projects aligned with our overarching plans.

However, persistent challenges arise from the high Consumer Price Index, which continues to impact operational costs, notably in materials, contract services, and wages. These factors inform our budget adjustments and funding allocations for the upcoming fiscal year.

Conversely, high interest rates over the past few years have supported strong returns on term deposits. This revenue stream has assisted in Council generating higher than expected returns. To that end, Council will pay down a portion of its existing borrowings sooner than projected. This has a strong flow on effect in minimising interest payment exposure over the next decade.

Moreover, adjustments in property valuations, overseen by the Valuer-General, directly influence revenue streams through rates. While residential and primary production properties have seen value increases, commercial and industrial properties remain stable.

In response, we propose a modest General Rate increase, roughly aligned with the Consumer Price Index for Hobart and LGAT Council Cost Index. Supplementary adjustments in minimum rates, rates for specific land uses, and Waste Charges are proposed to ensure fairness and sustainability in revenue collection.

Council is committed to fiscal responsibility and meeting community needs to the best of our ability within the constraints of the broader economic landscape. The budget reflects alignment with the Long Term Financial Plan (LTFP) and adherence to the Financial Management Strategy, underscoring our dedication to prudent long term financial stewardship.

Profit and Loss

Budget 2024-2025

Account	2024 Annual Budget	Forecast 2024	Budget 2025 Estimates
Trading Income			
Rates	11,845,314	11,920,727	13,385,406
User Fees	1,383,879	1,430,516	1,492,313
Operating Grants	3,897,036	3,637,552	4,335,239
Interest & Investment Income	816,457	1,368,440	1,133,512
Contributions	15,900	0	0
Other Revenue	88,550	223,257	93,907
Total Trading Income	18,047,136	18,580,492	20,440,377
Gross Profit	18,047,136	18,580,492	20,440,377
Capital Grants			
Grants - Commonwealth Capital	3,106,489	2,379,878	1,495,767
Grants - Roads to Recovery	647,000	647,000	854,579
Grants - State Capital	985,000	357,544	720,000
Total Capital Grants	4,738,489	3,384,422	3,070,346
Other Non Operating Income			
Net Gain/Loss on Disposal of Assets	120,000	(432,331)	100,000
Total Other Non Operating Income	120,000	(432,331)	100,000
Total Non Operating Revenue	4,858,489	2,952,091	3,170,346



Operating Expenses			
Employee Costs	6,114,089	6,098,454	6,511,010
Materials & Services	7,026,009	7,332,611	8,715,003
Interest Expense	247,910	247,909	143,732
Depreciation	4,657,790	4,616,243	4,786,700
Other Expenses	269,008	282,552	294,211
Total Operating Expenses	18,314,806	18,577,769	20,450,655
Operating Net Profit	(267,670)	2,723	(10,278)
Net Profit (Including Non Operating Revenue)	4,590,819	2,954,814	3,160,068

Budgeted Cash Flow Statement

Budget 2024-2025

Account	2022/2023	Forecast 2024	Budget 2025 Estimates
Operating Activities			
Receipts from customers	1,409,618	1,760,569	1,464,725
Receipts from rates	10,670,679	11,920,727	13,385,406
Receipts from Operational Grants	4,840,072	3,495,581	4,335,239
Contributions	155,057	0	0
Interest received	546,447	903,440	668,512
Dividends received	465,600	465,000	465,000
Payments to employees	(5,738,665)	(5,830,874)	(6,439,721)
Payments to suppliers	(6,976,112)	(6,375,148)	(8,669,403)
Finance Costs	(343,938)	(247,909)	(143,732)
Cash receipts from other operating activities	232,623	223,257	93,907
Cash payments from other operating activities	421	(282,552)	(294,211)
Net Cash Flows from Operating Activities	5,261,801	6,032,090	4,865,723

Investing Activities

Payment for property, plant and equipment	(4,394,745)	(7,274,158)	(6,890,898)
Capital Grants received	1,987,754	1,477,821	3,070,346
Proceeds from sale of property, plant and equipment	86,000	90,000	100,000
Transfers to financial assets	(7,616,000)	(684,000)	0
Net Cash Flows from Investing Activities	(9,936,991)	(6,390,337)	(3,720,552)

Financing Activities

Proceeds of trust funds and deposits	57,599	0	0
Repayment of loans	(389,024)	(1,647,400)	(278,055)
Repayment of lease liabilities	12,131	(55,977)	(56,320)
Net Cash Flows from Financing Activities	(319,294)	(1,703,377)	(334,375)

Net Cash Flows	(4,994,484)	(2,061,624)	810,796
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Cash and Cash Equivalents

Cash and cash equivalents at beginning of period	11,813,436	6,818,952	4,757,327
Net change in cash for period	(4,994,484)	(2,061,624)	810,796
Cash and cash equivalents at end of period	6,818,952	4,757,327	5,568,124

Budget Balance Sheet

Budget 2024-2025

Account	31-Mar-24	Forecast 2024	Budget 2025 Estimates
Assets			
Current Assets			
Cash & Cash Equivalents	15,773,182	4,757,327	5,568,124
Trade & Other Receivables	2,047,767	726,000	753,588
Investments		8,300,000	8,300,000
Inventory	193,124	200,000	207,600
Other Assets		2,838	2,838
Total Current Assets	18,014,072	13,983,327	14,829,312
Non-current Assets			
Trade and Other Receivables	14391.78	14,392	14,392
Property, Plant & Equipment	189,652,257	215,110,891	227,970,634
Right of Use Asset	792,141	741,882	685,905
Intangible Assets	27,225	20,917	0
Investment in Water Corporation	33,959,804	35,657,794	37,440,684
Other Investments	30,000	30,000	30,000
Total Non-current Assets	224,461,428	251,575,877	266,141,615
Total Assets	242,475,500	265,559,204	280,970,926

Liabilities			
Current Liabilities			
Trade & Other Payables	817,213	1,000,000	1,038,000
Contract Liabilities	0	0	0
Lease Liability	60,783	60,783	55,977
Interest Bearing Loans & Borrowings	180,259	332,660	269,695
Provisions	947,362	985,256	1,024,667
Trust Funds and Deposits	748,330	748,330	748,330
Total Current Liabilities	2,753,947	3,127,030	3,136,669
Non-current Liabilities			
Lease Liabilities	741,882	681,099	625,122
Interest Bearing Loans & Borrowings	5,459,137	3,340,768	3,071,073
Provisions	766,323	796,976	828,855
Total Non-current Liabilities	6,967,342	4,818,843	4,525,050
Total Liabilities	9,721,289	7,945,873	7,661,719
Net Assets			
	232,754,211	257,613,332	273,309,207
Equity			
Accumulated Surplus	43,768,628	46,619,848	49,779,915
Reserves	189,002,814	210,993,484	223,529,292
Total Equity	232,771,441	257,613,332	273,309,207

Capital Budget

Capital Works - Summary

Break O'Day Council
Budget 2024-2025

	2025	Grant Funded	Council Funded	New	Renewal
Plant & Equipment	1,337,000		1,337,000	30,000	1,307,000
Furniture & IT	-		-	-	-
Buildings	775,589	450,000	325,589	763,589	12,000
Parks, Reserves & Other	967,267	640,767	326,500	817,267	150,000
Roads					
Roads - Streetscapes	87,500	-	87,500	87,500	-
Roads - Footpaths	160,000	-	160,000	160,000	-
Roads - Kerb & Channel	-	-	-	-	-
Roads - Resheeting	510,000	54,579	455,421	-	510,000
Roads - Reseals	555,084	500,000	55,084	-	555,084
Roads - Construction, Digouts & Other	1,275,000	1,000,000	275,000	400,000	875,000
Totals Roads & Footpaths	2,587,584	1,554,579	1,033,005	647,500	1,940,084
Bridges	540,977	-	540,977	-	540,977
Stormwater	432,481	-	432,481	282,481	150,000
Waste Management	250,000	-	250,000	250,000	-
Total Capital Works	6,890,898	2,645,346	4,245,552	2,790,837	4,100,061

Budget Estimates 2024-2025

9

Capital Works Budget

DRAFT Budget 2024-2025

Project Details	Estimated Carried Forward 30/06/2024	New Budget Items	Budget Estimates 2024/2025	Comments
Plant & Equipment				
Replace 1358 H66ZW - Kia Sportage	40,000	-	40,000	Vehicle for Assistant Works Operations Manager
Replace 1404 - K70GB Works Operations Manager		50,000	50,000	
Replace 1374 - I65JH Animal Control Vehicle		40,000	40,000	
Replace 1269 - Coastal Crew truck		170,000	170,000	
Replace 1099 - Mack truck		300,000	300,000	
Vehicle Management Tracking System	30,000		30,000	
Small Plant - VARIOUS		45,000	45,000	
Replace 1360 - Dmax 4x4 Crew Cab with HIHAB lift		60,000	60,000	
Replace 1226 - WTS Ute		35,000	35,000	
Replace 1022 - Small tipper truck		140,000	140,000	
Replace Turf mower		27,000	27,000	
Waste collection truck		400,000	400,000	Contingency amount at this point in time - March 2024. Further discussion required....
Total Plant & Equipment	70,000	1,267,000	1,337,000	
Furniture & IT				
Total Furniture & IT			-	

Buildings				
Fingal Community Shed (Old Tas Hotel)	50,000		50,000	BSBR Grant - need to carry forward all remaining budget
St Marys Indoor Recreation Facility	150,000	250,000	400,000	BSBR Grant - need to carry forward all remaining budget
Portland Hall Upgrades	10,000	10,000	20,000	\$20K Total for Rerender and Repaint
Scamander Sports Complex		80,000	80,000	\$60K Public Toilets, \$20K Commence Design Phase for Additions/Alterations
Council Chambers additions and improvements	20,000	10,000	30,000	Continuation of Building improvements, Painting outside, front counter alterations, Heat pumps
Falmouth - New Toilet design		10,000	10,000	Design, Approval Phase only - Construction in 25/26
Falmouth Community Centre - Internal Alterations		5,000	5,000	
Pyengana Recreation Ground Improvements			-	Defer works to 25/26
Binalong Bay - Village Green BBQ Replacements		60,000	60,000	Demolition & Made Good, Electrical, Pathways & new Structure
Memorial Park Toilet Block Replacement		15,000	15,000	Design, Approval Phase only - Construction in 25/26
Water Fountains (memorial Park plus other locations)		15,000	15,000	
St Marys Sports Complex - Small Shed & Security System		30,000	30,000	Sports Centre 5 year plan priorities
St Helens Sports Complex - Athletics Building	48,589		48,589	
History Room Upgrades		12,000	12,000	
Total Buildings	278,589	497,000	775,589	

Parks, Reserves & Other				
Special Project: Scamander Coastal Hazards Project	98,349	128,151	226,500	Total grant \$145k, balance Council contribution
Rec trails strategy implementation - stage 1		100,000	100,000	
Fingal Youth Playground/recreation hub	345,767		345,767	BSBR Grant
Pump Track/s	150,000		150,000	State Gov't Grant
Playground equipment replacement program	44,378	5,622	50,000	Other sites - individual equipment pieces
Dog exercise area St Helens Improvements	1,913	3,087	5,000	Shelter and water fountain station
St Marys Dog Park	6,546	13,454	20,000	Community engagement to be undertaken prior to install - need to establish new site.
St Helens Cemetery Master Plan improvements		50,000	50,000	
St Helens Rec Ground water meters		20,000	20,000	
Totals Parks, Reserves & Other	646,953	320,314	967,267	
Roads - Streetscapes				
Cecilia Street/Georges Bay Esplanade junction	37,500		37,500	Land acquisition needed for junction upgrade. Refer to decision of Council 12/23.4.1.CC CFWD as spend occurs after junction upgrade works are completed.
Quail St Parking Bay	50,000		50,000	Traffic risk mitigation project

Total Streetscapes	87,500	-	87,500	
Roads - Footpaths				
Footpath - segment replacement various locations		30,000	30,000	Footpath upgrade gravel to concrete
Lindsay Parade to Sunny Bank Close		30,000	30,000	Footpath upgrade gravel to concrete
Binalong Bay Footpaths internal thoroughfares		100,000	100,000	Footpath upgrade gravel to concrete
Total Footpaths	-	160,000	160,000	
Roads - Kerb & Channel				
Total Kerb & Channel				
Roads - Resheeting				
24/25 Road Resheeting to be confirmed		510,000	510,000	
Total Resheeting	-	510,000	510,000	
Roads - Reseals				
St Marys - Story Street Esk Main Road to Groom Street	55,084		55,084	Subject to State Growth resealing Story St
24/25 Reseals TBC		500,000	500,000	TBC
Totals Reseals	55,084	500,000	555,084	

Roads - Construction, Digouts & Other				
Digouts and road edge remediation to be allocated		250,000	250,000	Multiple failures on sealed road network
Road Network - Sign Replacement		25,000	25,000	Annual allocation
LRCI Program - Phase 4 Projects				
- LRCI 4: Rehabilitation of Alexander Street - Cornwall		300,000	300,000	A 2024/2025 project at cost of \$300,000. \$215,000 from LRCI and \$85,000 from Council
- LRCI 4: Ansons Bay Road Sealing	223,438	126,562	350,000	Total project cost is \$350,000. LRCI-4 funding contribution is \$223,438 in 2023-2024. Council contribution is \$126,562 in 2024-2025. Project delayed to 24/25 due to Feb 24 storm event i/s damage
- LRCI 4: Gray Road - Pathway Extension		50,000	50,000	Project cost is \$50,000 and fully funded for delivery of the project in 2024-2025.
Mangana Road - Rehabilitation/reconstruction		300,000	300,000	
Totals - Roads Construction, Digouts & Other	223,438	1,051,562	1,275,000	
Totals Roads & Footpaths	366,022	2,221,562	2,587,584	
Bridges				
B2293 - Cecilia St	156,785		156,785	Design and materials order in 23/24 at \$60,000 and construct in 24/25 with balance of funds
B7027 - Mathina Plains Road	40,000	10,000	50,000	Deferred from prior year. Revised Engineering solution is the installation of traffic crash barrier rather than extend the culvert length. Potential part grant funding.
Culvert 5539 - Mathinna Road	40,000		40,000	Culvert barrier installation required due to the high skew between the road and the culvert and a sweeping corner on the approach to the culvert. Potential part grant funding.
B2809 - Argyle St - replacement		294,192	294,192	
Total Bridges	236,785	304,192	540,977	

Stormwater				
Minor stormwater Jobs		150,000	150,000	Increase in minor storm water system capital works identified for 24/25 as a result of the Feb 2024 severe storm event - to be listed soon
Osprey Drive	10,000		10,000	Design only
Beaumaris Ave to Tasman Highway SW pipe		30,000	30,000	
Penelope Street	76,002	16,479	92,481	Stormwater Main - frontage of caravan park. Design and material purchase in 23/24. Construction in 24/25 due to deferral of works because of Feb 2024 storm event) with additional \$16,479 needed to complete installation.
Aulichs Lane, St Marys		80,000	80,000	New stormwater line - Design & Approvals in 23/24 and construct in 24/25
Tully Street / Northern end of Cecilia St Stormwater System Upgrade		70,000	70,000	Design only
Total Stormwater	86,002	346,479	432,481	
Waste Management				
Ansons Bay WTS - Bulk Bin Loading Ramp Upgrade		30,000	30,000	Public safety and efficiency gain project
Scamander WTS - Waste Compactor	10,000	50,000	60,000	Develop specifications for replacement compactor; 23/24 expected expenditure is \$10K and in 24/25 estimate is \$20K
Scamander WTS - Inert Landfill study	2,976	157,024	160,000	CFWD and New budget item for next stage - detailed design work in 24/25.
Total Waste Management	12,976	237,024	250,000	
Total Capital	1,697,327	5,193,571	6,890,898	

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Raoul Harper, Manager Business Services
FILE REFERENCE	018\023\006\
ASSOCIATED REPORTS AND DOCUMENTS	Rates Resolution for 2024-2025 Financial Year

OFFICER'S RECOMMENDATION:

That Council approve the Rates Resolution 2024-2025.

INTRODUCTION:

As part of the annual budget process, Council is required to adopt a rates resolution for the applicable financial year. The resolution is informed by a number of legislative requirements, Council Policy and importantly by the Long Term Financial Plan (LTFP) projections of the revenue Council requires to sustainably fund and deliver services.

The rates resolution presented aligns with the funding requirements of Council in the LTFP and the Council Budget Estimates for 2024-2025, which were also discussed and reviewed at Council workshops held in May and June.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 June 2024

Council Workshop 14 May 2024

OFFICER'S REPORT:

The adoption of the rates resolution is the culmination of the budget process whereby Council have developed an Annual Plan for the year ahead, the resources required to deliver on it, the fixed costs of employees and the operational requirements to meet our legislative functions and community expectations. The capital works program and asset renewal requirements to maintain our asset base at an acceptable standard is also a key consideration when assessing revenue requirements. The budget developed through this process is then assessed against the LTFP projections and adjusted accordingly to ensure Council remains on a financially sustainable trajectory.

The Rates and Charges Policy and Financial Management Strategy directly inform the development of the Rates Resolution.

The following provides information relating to the Rates Resolution and its application for the next financial year.

Rates and Charges Policy

Section 86B(4) of the *Local Government Act 1993* requires that:

A Council must review its rates and charges policy -

(a) by the end of each successive four-year period after 31 August 2012.

The Policy provides the rating framework that the Council has adopted for rates and charges. The Policy was prepared in accordance with Section 86B of the *Local Government Act 1993 (LGA)* and provides an overview of the rating framework that Council has adopted.

The Policy reflects the fundamental premise as set out in Section 86A of the *Local Government Act 1993* that:

(a) rates are a tax and not a fee for service; and

(b) the value of land is an indicator of the capacity to pay.

The Council, through the application of this Policy, primarily levies rates based on property values with a contribution through fixed and service charges. The Policy also outlines the Council's approach to the provision of remissions and the management of the rate debt and other matters as required under the *Act*.

When assessing rates and charges for the year ahead Council ensures it only raises the revenue it needs and does so in the most efficient and equitable manner possible. Council must balance its service levels with the needs and expectations of the community and set appropriate levels of tax to adequately fulfil its role and responsibilities.

Council seeks to achieve equity across generations by ensuring that rates are set at a level that ensures each generation pays its way with respect to recurrent expenses being met from recurrent revenue (the full cost of the service it consumes). Council will operate efficiently and maintain costs at a level relative to the services that it provides.

The following factors influence the level of rates and charges:

- Distribution and level of Commonwealth and State Grant funding;
- Socio-economic profile of the area (capacity to pay);
- User-pays policies;
- Level and range of services including the level of regional responsibility; and
- Current economic environment.

The aim of rates and charges decisions-making is to spread the burden fairly across the community with those that have the greatest capacity to pay paying more than those with a lesser capacity to pay by utilising the rating options available to Council within the *Local Government Act 1993* Part 9.

When considering how the rate burden will be distributed, Council must balance capacity to pay with the benefit principle acknowledging there are some groups of the community that have more access to and benefit from specific services.

While it could be argued that the cost of living and inflationary challenges occurring across all sectors should see Council absorb extra costs and not pass them on to ratepayers, this is simply a false economy and will increase the size of the challenges faced in the years ahead. It will also pass the burden on to future generations and further weaken Council's ability to absorb volatility and unexpected events in the future. Council have endeavoured to absorb the current volatility and high costs in the economy where possible and with the rate increases proposed is estimated return a small but important surplus.

Valuations

The Office of the Valuer-General (VG) provides the statutory fresh valuations to Council on a cyclical basis (usually each six (6) years). Council was last subject to a municipal wide revaluation with an effective date of 1 July 2018.

Under the *Act*, Council is mandatorily required to use these valuations provided when setting its rates each year. Council has no role in determining the valuation of properties. Council is provided with adjustment factors for the various classes of property in the municipal area by the Valuer-General every two (2) years. Council has used these adjustment factors in determining the rates and charges presented.

General rates and valuation basis

Council completed a detailed review of its Rates and Charges Policy in April 2023.

The review compared rates applied to different use classes of land across the municipality over the past decade and an assessment of the equitable distribution of rates and charges to each use class. Council has applied this data to refine and adjust rates and charges applied across existing land use classes to seek a more equitable distribution of rates and charges in the year ahead.

Council continues to rate using the AAV (Assessed Annual Value), or the value of the rental potential of the property, as a valuation basis. Council has adopted this valuation basis as it considers this method of valuation to be the best available to Council as prescribed in the *Act*, therefore the fairest method of distributing the rate responsibly across all property owners.

The method Council uses to calculate the cent in the dollar for the General Rate is the total revenue required from the General Rate, divided by the total combined AAV of all rateable properties in the municipality.

Based on the formula and considerations above, the General Rate cents in the dollar within the municipal area for the financial year commencing 1 July 2024 and ending 30 June 2025 will increase 3.5%. This increase applies to residential properties paying more than the Minimum General Rate.

The rates resolution has been adjusted to include a more detailed and refined application of the various use classes of property in the municipal area as provided by the Valuer-General which will result in increases higher than 3.5% for some use classes. The rates resolution includes the following use classes:

- 1) Forestry
- 2) Public Purpose (i.e. TasWater and Utility providers)

Pursuant to Section 107(1) of the Act, Council declares that the general rate is varied within the municipal area and within different parts of the municipal area according to the following factors:

- (a) For all land within the municipality, which is used or predominantly used for commercial purposes, the General Rate is varied to 8.753823 cents in the dollar of AAV.
- (b) For land within the municipality, which is used or predominantly used for industrial purposes, the General Rate is varied to 8.753823 cents in the dollar of AAV.
- (c) For land within the municipality which is used or predominantly used for commercial purposes and non-use land (i.e. vacant commercial) the General Rate is varied to 8.753823 cents in the dollar of AAV.
- (d) For land within the municipality, which is used or predominantly used for quarry purposes, the General Rate is varied to 8.753823 cents in the dollar of AAV.
- (e) For land within the municipality, which is used or predominantly used for public purposes, the General Rate is varied to 9.937915 cents in the dollar of AAV.
- (f) For land within the municipality which is used or predominantly used for primary production purposes, the General Rate is varied to 6.28245 cents in the dollar of AAV;
- (g) For land within the municipality which is used or predominantly used for primary production - forestry purposes, the General Rate is varied to 12.90955 cents in the dollar of AAV.

Minimum General Rate

Council has determined that a minimum rate is to apply each year to ensure that all property owners contribute towards the provision of basic services at a reasonable and equitable level.

A minimum general rate provides a mechanism by which lower valued properties pay not less than a minimum amount. The minimum rate must not apply to more than 35% of properties. The minimum rate proposed will apply to 11% of properties in the municipality. Well below the maximum level allowed.

Council will apply a minimum general rate in accordance with Section 90 of the *Act* at an appropriate level to recognise that each rateable property should bear a reasonable proportion of the total rates burden each year to enable Council to deliver appropriate services and infrastructure as determined in the Annual Plan and Budget.

Vacant land or lots with minimal build infrastructure are expected to contribute a reasonable proportion of rate revenue even when the AAV on these properties may be at a minimal level. Council supports rating mechanisms that will stimulate residential development and allocate reasonable costs to property owners who choose to own but not develop vacant land.

Pursuant to Section 90(4) of the Act, a minimum rate of \$700 per rateable land has been levied. *Pursuant to Section 107(1) and 107(2A) of the Act*, Council varies the minimum General Rate of \$700 (as previously made) to \$800 per rateable land within the municipality which is used or predominantly used for residential purposes and non-use land (i.e. vacant residential) within the following locations:

Akaroa, Ansons Bay, Beaumaris, Binalong Bay, Chain of Lagoons, Douglas River, Falmouth, Fingal, Four Mile Creek, Scamander, Seymour, St Helens, St Marys, Stieglitz, and Upper Scamander.

The minimum general rate and varied minimum rate are increased to levels reflective of the rates burden that should be apportioned to all property owners based upon equitable distribution and capacity to pay.

Service Rates and Charges

In addition to the general rate, Council may charge for other services under the benefit principle. For the year ahead Council continues to levy the following:

- Waste Management Service Charges
- Fire Service Rate

The Waste Management Service Charge has increased 5% to reflect increased costs in providing the service.

The Fire Service Rate is collected on behalf of the State Government. Council levies fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the *Fire Service Act 1979*.

The rates resolution presented is a detailed and considered application of the powers available to Council to collect rates from differing use classes and areas within the municipality. A significant amount of modelling has been undertaken to ensure that rates are applied in the most equitable manner available, in accordance with the legislative requirements of Council, its associated policies and the Long Term Financial Plan.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017 – 2027 (Revised March 2022)

Goal

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

Strategies

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

Break O'Day Annual Plan 2023 – 2024

Strategy 5.3

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

Break O'Day Council Long Term Financial Plan 2023-2033.

Break O'Day Council Financial Management Strategy 2023-2030.

LEGISLATION & POLICIES:

Local Government Act 1993 (Tas) (Part 9 - Rates and Charges)

Valuation of Land Act 2001

Fire Services Act 1979

Waste and Resource Recovery Act 2022

Rates and Charges Policy (LG40)

Rating Exemption and Remission Policy (LG11)

Rates Hardship Policy (LG54)

Conservation Covenant Support Policy (EP03)

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Council is required to sufficiently fund its operations in a sustainable manner. The Rates Resolution presented is a cornerstone to the annual budget process and has been modelled to provide a sufficient level of funding from rates and charges for the year ahead.

VOTING REQUIREMENTS:

Absolute Majority



BREAK O'DAY COUNCIL

RATES RESOLUTION

That Council adopt the following 2024-2025 rates resolution by absolute majority:

In accordance with the provisions of the Local Government Act 1993 (as amended) and the Fire Services Act 1979 the Council makes the following Rates and Charges for land within the Council's municipal area for the period 1 July 2024 to 30 June 2025.

Definitions Used in this Resolution

- (a) "AAV" means the assessed annual value (AAV) for the land determined by the Valuer-General under the Valuation of Land Act 2001 and adjusted under the Act;
- (b) "land" means a parcel of land which is shown as being separately valued in the valuation list pursuant to the provisions of the Valuation of Land Act 2001;
- (c) "commercial" means land that is shown as commercial (C), in the list of valuations prepared by the Valuer-General pursuant to the provisions of the Valuation of Land Act 2001;
- (d) "industrial" means land that is shown as industrial (I), in the list of valuations prepared by the Valuer-General pursuant to the provisions of the Valuation of Land Act 2001;
- (e) "primary production" means land that is shown as primary production (L), in the list of valuations prepared by the Valuer-General pursuant to the provisions of the Valuation of Land Act 2001;
- (f) "vacant land" means land that is shown as vacant land (V), in the list of valuations prepared by the Valuer-General pursuant to the provisions of the Valuation of Land Act 2001;
- (g) "tenement" means any land in relation to which the Valuer-General has separately determined assessed annual values having regard to occupation or construction of the land or improvement or structural alterations made in it;
- (h) "multiple dwelling" means a dwelling containing more than one separately occupied tenement where that dwelling does not have a separate title;
- (i) "the Act" means the Local Government Act 1993;
- (j) Terms used in this resolution have the same meaning as given to them in Part 9 if the Act unless it is inconsistent with the context of this resolution

1. GENERAL RATE

- 1.1 Pursuant to Section 90, of the Act Council hereby makes a General Rate of 6.96555 cents in the dollar of AAV for all rateable land (excluding land which is exempt pursuant to the provisions of section 87 of the Act) within the municipal area subject to a minimum amount payable of \$700.
- 1.2 Pursuant to Section 107(1) of the Act, Council declares that the general rate is varied within the municipal area and within different parts of the municipal area according to the following factors :
 - (a) For all land within the municipality, which is used or predominantly used for commercial purposes, the General Rate is varied to 8.753823 cents in the dollar of AAV.

- (b) For land within the municipality, which is used or predominantly used for industrial purposes, the General Rate is varied to 8.753823 cents in the dollar of AAV.
 - (c) For land within the municipality which is used or predominantly used for commercial purposes and non-use land (i.e. vacant commercial) the General Rate is varied to 8.753823 cents in the dollar of AAV.
 - (d) For land within the municipality, which is used or predominantly used for quarry purposes, the General Rate is varied to 8.753823 cents in the dollar of AAV.
 - (e) For land within the municipality, which is used or predominantly used for public purposes, the General Rate is varied to 9.937915 cents in the dollar of AAV.
 - (f) For land within the municipality which is used or predominantly used for primary production purposes, the General Rate is varied to 6.28245 cents in the dollar of AAV;
 - (g) For land within the municipality which is used or predominantly used for primary production - forestry purposes, the General Rate is varied to 12.90955 cents in the dollar of AAV.
- 1.3 Pursuant to Section 107(1) and 107(2A) of the Act, Council hereby varies the minimum General Rate of \$700 to \$800 per rateable land as follows:
- (a) For land within the municipality which is used or predominantly used for residential purposes and non-use land (i.e. vacant residential) and is within the following locations:

Akaroa, Ansons Bay, Beaumaris, Binalong Bay, Chain of Lagoons, Douglas River, Falmouth, Fingal, Four Mile Creek, Scamander, Seymour, St Helens, St Marys, Stieglitz, and Upper Scamander.

2. SERVICE RATES AND CHARGES

- 2.1 In accordance with the provisions of Section 93 and 94 of the Act, Council makes:
- (a) A Waste Infrastructure charge of \$252.00 for all rateable tenements within the municipal area comprising waste disposal areas, waste transfer stations and related waste management facilities.
 - (b) Waste Collection Charge
 - i. A collection charge of \$115.00 per bin for all land that has available a recycling waste collection services from Council; and
 - ii. A collection charge of \$111.00 per bin for all land that has available a 140L waste collection services from Council; and
 - iii. A collection charge of \$184.00 per bin for land that has available a 240L waste collection service from Council.
 - (c) Extra collection charges beyond those stipulated in 2.1(a) & (b) are to be arranged directly with the Council.
- 2.2 Pursuant to Section 97(3) of the Act, varies the service charges for waste management within the municipality as follows:
- (a) Where land is within a collection area but is vacant and not utilised for any purpose the collection charge in 3.1 (b), (c) and (d) is varied to nil if a bin is not provided or required.
 - (b) Where land is used or predominantly used for sporting or recreational purposes and is a jetty, boatshed, boat ramp or slipway, the service charges in 3.1 (b), (c) and (d) is varied to nil if bin is not provide or required.

3 FIRE SERVICE RATE

- 3.1 Pursuant to Section 93 and Section 93A of the Act, Council makes the following fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the *Fire Service Act 1979* for the 2024-2025 financial year as follows:

District	Rate
Urban Volunteer Brigade Rating Districts	0.30697 cents in the dollar of AAV
General Land	0.24243 cents in the dollar of AAV

- 3.2 Pursuant to Section 93(3) of the Act and Section 81C (6) of the *Fire Service Act 1979*, the minimum fire service contribution payable in respect of the fire service contribution is the amount of \$49.00.

4. PAYMENT OF RATES AND CHARGES

- 4.1 Pursuant to Section 124 of the Act, for the period commencing 1 July 2023 and ending 30 June 2025 all rates and charges payable to Council shall be payable by four (4) instalments in accordance with the following payment schedule:
- (a) The first instalment must be made on or before the 31st of August 2024;
 - (b) The second instalment must be made on or before the 30th of November 2024;
 - (c) The third instalment must be made on or before the 28th of February 2025;
 - (d) The fourth and final instalment must be made on or before the 30th of April 2025.
5. Pursuant to Section 130 of the Act, Council will provide a discount of 2% of the total current rates and charges specified in the rates notice applying to all the rates and charges for the financial year 2024-2025 and any arrears if they are paid in full on or before 31st August 2024.
6. In accordance with the provisions of Section 124 (5) of the Act if a ratepayer fails to pay any instalment within 21 days of the date on which the instalment is due, the ratepayer is liable to pay the full amount of the unpaid rates and charges.
7. Pursuant to Section 128 (2) of the Act, if any rate or instalment is not paid on or before the due date then:
- i. There is payable a penalty of 6% of the unpaid due instalment; and
 - ii. If any rates and charges or instalment of the rates and charges are not paid on or before the date they fall due, then daily interest being 0.027784% (10.141% p.a.) for the financial year 2024-2025 charged monthly is payable from the date they fell due to the date of payment.

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 report provides summary detail relating to Works Operations and Capital Projects for the reporting period May 2024.

PREVIOUS COUNCIL CONSIDERATION:

Provided as a monthly report to Council.

OFFICER'S REPORT:

Asset Management	
Boat Ramps	<ul style="list-style-type: none"> Monthly inspections and cleaning undertaken.
Road Network	<ul style="list-style-type: none"> Sealed and unsealed road patching and grading, predominantly Ansons Bay Road. Urban roads – minor seal patching in the St Helens Area. Stormwater pit and general drainage maintenance. Guidepost and sign replacements.
Town & Parks	<ul style="list-style-type: none"> Mowing/ground maintenance. Garden/tree maintenance and weeding. Footpath maintenance and repairs. Routine playground inspections. Community event support.
MTB	<ul style="list-style-type: none"> Routine track maintenance.

Weed Management for May 2024	
Aerodrome St Helens	<ul style="list-style-type: none"> Spanish heath
King's Park St Helens	<ul style="list-style-type: none"> Bridal creeper
Binalong Bay	<ul style="list-style-type: none"> Bridal creeper
St Mary Railway Yard	<ul style="list-style-type: none"> Gorse, Spanish heath
 <p>Hemlock (<i>Conium maculatum</i>)</p>	<p>Hemlock is a large poisonous herb with dissected leaves. The purple blotches on the stems are distinctive and it is incredibly good at spreading. They reproduce by their seeds and roots. Water or mud carries the seeds which can adhere to shoes, clothing or machinery; travelling to new locations. Hemlock contains cicutoxin, which reacts with humans' and animals' nervous systems. All parts of the plant are toxic, especially when ingested. Control Methods: Grubbing (all year). Wear gloves and long sleeves. If the ground is dry, you may need to water the area to loosen the soil to get hold of the entire root. Place the entirety of the plants into sealable bags and put with general waste.</p>

Waste Management – General Information

General Waste to Copping Landfill													
Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2023/24 (T)	187	232	224	214	240	274	361	233	228	301	TBA		2,494
2022/23 (T)	194	243	226	206	250	262	388	197	267	246	199	234	2,912
Difference (T)	-7	-11	-2	-8	-10	12	-27	36	-39	55			

Weighbridge information for May is not available at the time of preparing this report.

Kerbside Recyclables Collection – JJ's Waste service													
Year	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD
2023/24 (T)	49	45	49	38	45	58	55	50	57	47	54		547
2022/23 (T)	53	56	66	64	67	65	81	63	69	61	50	61	756
Difference (T)	-4	-11	-17	-26	-22	-7	-26	-13	-12	-14	4		

The year-to-date (YTD) difference in recyclables weight when compared to the previous financial year 2022-2023, is 152 tonnes lower, representing a decline of 23.5%. Unfortunately, this decrease is not offset by an increase in material being directed to landfill and the reason for the decline remains unresolved.

Ansons Bay Waste Transfer Station

The Ansons Bay Community has been advised that Council has had to close the Waste Transfer Station as a result of illegal dumping of asbestos at the site which was assessed by both the Tasmanian Environmental Protection Agency (EPA) as well as Worksafe Tasmania who directed us to close the site on 30 May 2024. It is expected that the site will be closed for more than a month whilst we go through the process with State Government agencies to clean up the site in accordance with their requirements. The cost to Council and the therefore the community is going to approach \$100,000 to fix the problem. This is an unbudgeted cost which means that a project important to the community will not be undertaken.

To ensure that the Ansons Bay community will still be able to dispose of their waste appropriately we have arranged for our Waste Collection Truck to visit Ansons Bay. The truck will be there stationed in:

Acacia Drive near the community noticeboard from Sunday 12noon to 2pm and Wednesday from 2pm to 4pm.

Only general household waste in bags or wheelie bins is being accepted. Normal fees apply with cash payments accepted. Other waste will not be accepted by the truck operator and residents will need to dispose of that waste at alternative waste transfer stations.

We would like to take this opportunity to remind the community that asbestos is a hazardous material and it must be disposed of legally. The Scamander Waste Transfer Station is the only site in Break O'Day that can accept this material and this is only with prior approval from Council staff – telephone 6376 7900 office hours. You can find more information here:

www.asbestosawareness.com.au or here; www.worksafe.tas.gov.au/asbestos

CAPITAL WORKS

Activity	Update
Bituminous Surfacing Works 2023-2024	Completed
Cecilia Street/Georges Bay Esplanade Junction Upgrade	In-progress. The project is a Local Roads and Community Infrastructure- Phase 4 fully funded project. Sealing has been delayed due to the need for StateGrowth to address pavement defects on Cecilia Street so as to ensure a smooth transition from Cecilia St onto Georges Bay Esplanade. Resolution is being sought.
Cecilia Street – Streetscape Design	In-progress. Draft concept developed for the northern end of Cecilia Street for the purpose of community engagement in June 2024.
Medea St/Circassian St Junction Upgrade	Minor delay as roundabout design is pending State Growth approval. Works re-scheduled for June/August and only when design is approved. This project is fully funded under the Australian Governments Road Blackspot Program. Minor

	stormwater upgrade works to support the upgrade were completed during May.
St Columba Falls Road – shoulder widening and sealing	In-progress. Shoulder widening and sealing work completed. Bridge approach barriers to be installed in June by contractor. The project is a Local Roads and Community Infrastructure-Phase 4 fully funded project.
Upper Scamander/Germantown Road Flood Recovery October 2022 Final Work	Completed.
Fingal and Mathinna road re-sheeting – Louisa Street, Sorrell Street, Franks Street, Victoria Street, Evercreech Road, Mathinna Plains Road	Completed
Storm water – Victoria Street, Fingal	Completed
Storm water – Aulichs Lane St Marys - Design	Completed.
Stormwater – Minor stormwater jobs	Completed
Storm water – Penelope Street	In-progress. Installation deferred to July/August due to resources diverted to February storm damage works.
Scamander Footpath - LRCI Round 4	In-progress. Works include upgrade of footpath segments and installation of new pedestrian crossovers. The project is a Local Roads and Community Infrastructure- Phase 4 fully funded project.
Bridge 2293 – Cecilia Street	In-progress. Design completed and precast superstructure components currently being fabricated. Installation scheduled for July/August. Affected residents to be briefed in the coming weeks.
Bridge 1675 – Lower German Town Road	In-progress. Design completed and precast superstructure components currently being fabricated. Installation scheduled for June/July. Affected residents to be briefed in advance of works occurring.
Bridge 1243 – Binns Road	In-progress. Timber deck and runners to be replaced. Timber components ordered with work scheduled for June.

Bridge 1245 – Clelands Road

In-progress. Timber deck and runners to be replaced. Timber components ordered with work scheduled for June.

Scamander WTS – Waste Compactor

In-progress. NPV analysis for replacement options developed and under review.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

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.

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority.

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

OFFICER'S RECOMMENDATION:

That the report be received by Council.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:

Dog control – activity summary

10th May 2024 to 6th June 2024															Reporting Period Total	2023-2024
Category/Area	Ansons Bay	Binalong Bay, The Gardens	Cornwall	Fingal, Manganna	Falmouth	Four Mile Ck	Upper Esk, Mathinna, Evercreech	Beaumaris	Scamander	Seymour, Denison	Parnella, Stieglitz, Akarora	Goshen, Pyengana, Weldborough	St Helens	St Marys		
Dog - Attack on a person (Serious)															0	2
Dog - Attack on another animal (Serious)															0	6
Dog - Attack/Harassment - on another animal (Minor)													1		1	4
Dog - Attack/Harassment on a person (Minor)															0	4
Dog - Declared Dangerous															0	3
Dog - Dangerous Dogs Euthanised															0	3
Dog - Barking				1										1	2	18
Dog - Chasing a person															0	13
Dog - Impounded															0	15
Dog - in Prohibited Area															0	1
Dog - Lost Dogs Reported															0	5
Dog - Rehomed/kennel for rehoming															0	3
Dog - Wandering/at large													3		3	29
Verbal Warnings given to dog owners													1		1	43
Notice Issued - Unregistered Dog															0	1
Notice Issued - Bark Abatement Notice															0	0
Notice Issued - Caution Notice															0	12
Notice Issued - Infringement Notice													1		1	12
Infringement Notice - Disputes															0	1
Infringement Notice - Time Extension Request															0	0
Infringement Notice - Revoked															0	1
Written Letter - Various matters to Dog owners.				2				1					1		4	43
Patrols - Township/Urban Areas		1	1	2					2		1		2	2	11	104
Patrols - Beaches/Foreshore		2			2	2		2	2				2		12	131
Unregistered Dog - Notice to Register															0	1
Kennel Licence - No licence held															0	0
Kennel Licence - Issued															0	6
Other - Cat complaints									1			1			2	3
Other - Livestock				2											2	5
Other - Poultry															0	3
Other - Animal Welfare, RSPCA intervention												1			1	3
TOTAL	0	3	1	7	2	2	0	3	5	0	1	2	11	3	40	475
Registered 2023-2024 YTD		1,415														

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

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.

LEGISLATION & POLICIES:

- *Dog Control Act 2000*
- *EP05 Dog Management Policy*

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	David Jolly, Manager Infrastructure & Development Services
FILE REFERENCE	032\005\007\
ASSOCIATED REPORTS AND DOCUMENTS	“Ansons Bay Traffic Management Investigations for Break O’ Day Council, - Section 3” Traffic & Civil Services, March 2024

OFFICER’S RECOMMENDATION:

That Council adopt the recommendations made by Traffic & Civil Services as stated in this report.

INTRODUCTION:

This report aims to seek the Council’s endorsement of recommendations made in this report in relation to:

1. North Ansons Bay Road (Ansons Bay Road to Acacia Drive) – Speed limits & line markings.
2. The establishment of a 40km/hr area zone within the Ansons Bay town boundary, replacing individual road 40km/hr limits.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER’S REPORT:**North Ansons Bay Road (Ansons Bay Road to Acacia Drive)**

This road segment, recently upgraded, involved minor realignment, road widening and sealing.

Sealing the road segment has changed the default rural road speed limit from 80km/hr to 100km/hr.

Traffic & Civil Services (TCS) has conducted an AustRoads Safe Systems Assessment of the upgraded road segment and, Ansons Bay township speed limits to identify issues and recommend appropriate treatments to mitigate risk to road users.

The assessment framework involves the consideration of risk exposure, likelihood and severity to yield a crash risk score which is an indicator of how well infrastructure satisfies the safe system objective, which is for a forgiving road system where crashes do not result in death or serious injury.

From the assessment, the upgraded road segment is reasonably aligned with the safe system objective and returns a crash risk score of 42/448, (low crash risk).

The assessment identified three issues:

- Minimal delineation in a remote area.
- Inadequate speed management.
- Limited reaction time for drivers approaching Ansons Bay & Acacia Drive to negotiate the downhill descent and junction at the foot of the hill.

Section 3 of TCS Report is attached for information.

TCS recommends the following:

That Council:

- 1) Install Separation Line S3 on North Ansons Bay Road. S3 is a special form of Separation line of 100 mm width, with 9m dashes and 3m gaps. This type of line is used where enhanced delineation is required and overtaking is allowable. It is recommended that the 600m southern approach to Acacia Drive be provided with a B1 barrier line to prevent overtaking on the hill South of Acacia Drive.
- 2) Install Junction warning & 150m Distance signs on the Southern approach to Acacia Drive junction.
- 3) Make an application to the Transport Commissioner to install the following speed limits on North Ansons Bay Road:
 - 80km/hr for approach to Ansons Bay, North of the Ansons Bay Rd junction.
 - 60km/hr for the approach to Ansons Bay, 1.8km from Ansons Bay Rd junction.
 - Replace the linear 40km/hr sign with an Area 40 km/hr sign to encapsulate the Ansons Bay road network.
 - Place End 40km/hr Area signs south of Acacia Drive for traffic leaving Ansons Bay.
 - 80 km/hr for traffic leaving Ansons Bay after the End 40km/hr Area sign.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

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

Strategy

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

Key Focus Area:

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

LEGISLATION & POLICIES:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Road line marking is built into Councils Roads budget which allow Recommendations 1) and 2) to be addressed.

Signage costs have been included in the draft 2024/2025 budget which will enable Recommendation 3) to be addressed when approved by the Transport Commissioner.

VOTING REQUIREMENTS:

Simple Majority

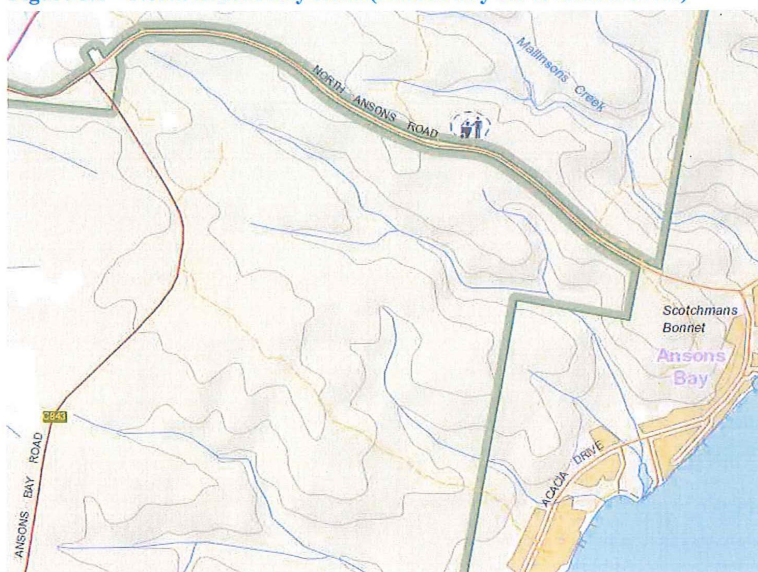


3. North Anson Bay Road

3.1 Background and Scope

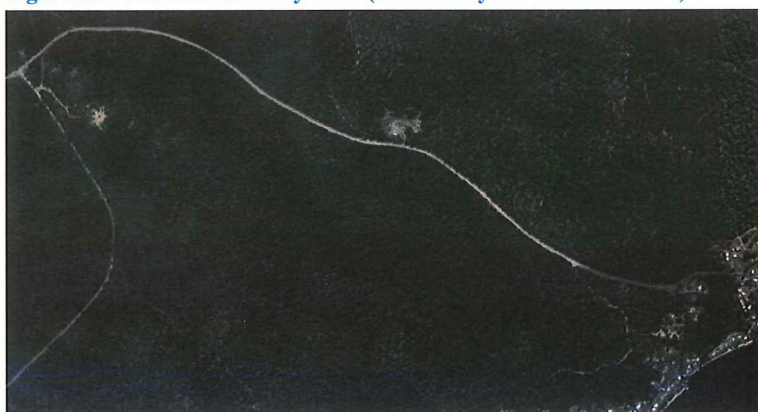
North Ansons Bay Road has been upgraded by Council over the 2.6km distance between Ansons Bay Road and Acacia Drive. Figure 3.1 shows the road location.

Figure 3.1 – North Ansons Bay Road (Ansons Bay Rd to Acacia Drive)



Source: LISTmap, DPIPWE

Figure 3.2 – North Ansons Bay Road (Ansons Bay Rd to Acacia Drive)



Source: LISTmap, DPIPWE



3.2 Existing Situation

3.2.1 Design Vehicle and Speed Management

North Ansons Bay Road is not part of the Tasmanian 26m B Double Network, see Appendix C. The design vehicle for safety assessment purposes is a General Access vehicle which includes triaxle Semi-Trailers and short B Doubles.

The following speed limits currently apply on North Ansons Bay Road:

East of Ansons Bay Road

The road is unsealed, and the rural unsealed road speed limit of 80km/h applies.

Ansons Bay Road to Acacia Drive (2.6km)

The road is sealed and unsigned, accordingly the rural speed limit of 100km/h applies. The Eastern 400m of this link has a grade reaching a maximum of 10% heading downhill towards Ansons Bay.

West of Acacia Drive

The road is sealed, and sign posted with a 40km/h speed limit, see Figure 3.3

Figure 3.3 – Looking North on North Ansons Bay Rd at Acacia Drive junction.



40km Speed
Limit.

Source: LISTmap, DPIPW

3.2.2 Cross Section and Delineation

North Ansons Bay Rd has a sealed width of 6m, see Figure 3.5. The LGAT Rural Sealed Roads Standard Drawing TSD-R02 for traffic activity in the range of > 300 vpd is for a Code



US4 road with 6m seal width. Accordingly, the North Anson Bay Road standard is within guidelines.

North Ansons Bay Rd has estimated AADT of 200 vpd (2024)

Delineation of road edges is provided with occasional guideposts only.

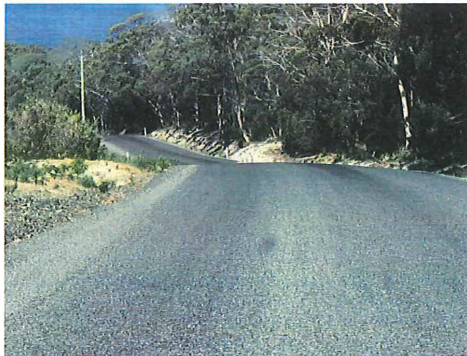
3.2.3 North Ansons Bay Road (Ansons Bay Road to Acacia Drive)

Figures 3.4 to 3.6 show typical features of the road.

Figure 3.4 – North Ansons Bay Rd Southern approach to Ansons Bay.



Figure 3.5 – North Ansons Bay Rd Southern approach to Ansons Bay.



6m sealed width with
10% maximum grade.



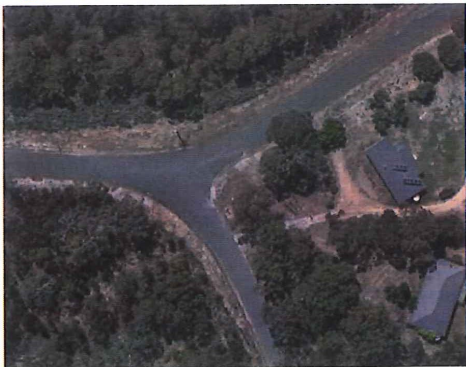
Figure 3.6 – North Ansons Bay Rd seal condition near Accacia Drive



3.2.4 North Ansons Bay Road / Acacia Drive junction

Figures 3.7 to 3.14 show the nature of the approaches to the junction.

Figure 3.7 – Aerial view of the North Ansons Bay Road / Acacia Drive junction.



Source: LISTmap, DPIPWE

Figure 3.8 – North Ansons Bay Road Southern approach to Acacia Drive.

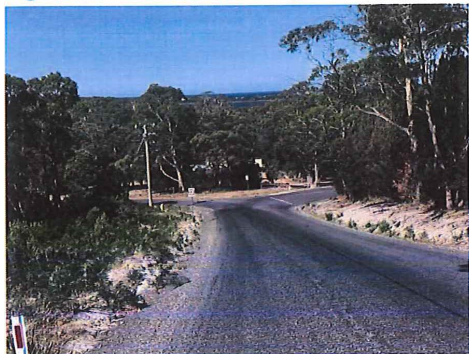




Figure 3.9 – North Ansons Bay Road Southern approach at Acacia Drive.



Figure 3.10 – North Ansons Bay Road Northern approach to Acacia Drive.

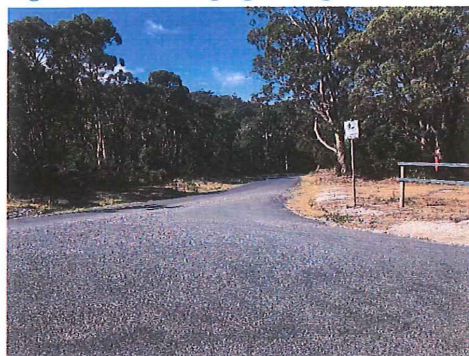


Figure 3.11 – Acacia Drive approach to North Ansons Bay Road.



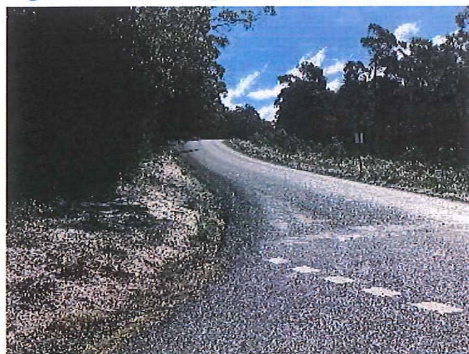


Figure 3.12 – Looking right along North Ansons Bay Road from Acacia Drive.



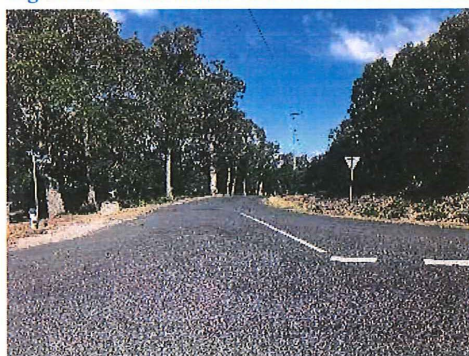
Sight distance
right is 105m.

Figure 3.13 – Looking left along North Ansons Bay Road from Acacia Drive.



Sight distance
left is > 100m.

Figure 3.14 – Elevation view of Acacia Drive from North Ansons Bay Road





3.3 Situation Appraisal

3.3.1 North Ansons Bay Road 5 Year Reported Crash History

DSG is supplied with reported crashes by Tasmania Police. DSG maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop countermeasures and improvement schemes. The 5 Year Reported crash history for North Ansons Bay Rd (Ansons Bay Rd to Acacia Dri) has no crashes as of 6th March 2024.

3.3.2 Road Safety Review

The 100km/h sealed rural road speed limit and change to a 40km/h speed limit at the Acacia Drive junctions is too sudden and likely to result in drivers overshooting the junction. Technically the speed management provided is inconsistent with the Austroads guidelines and Australian Standards in terms of how the speed reduction is managed and signed.

The steep grade on the North Ansons Bay Road approach to Acacia Drive junction also is likely to result in high approach speeds to the junction and less time for drivers to negotiate the junction and resulting in drivers overshooting the junction. Available sight distances are adequate for the situation for a 50km/h speed environment, see Figure 3.15.

Figure 3.15 – Elevation view of North Ansons Bay Road / Acacia Drive junction.

Junction Major Rd - Minor Rd	Speed Limit (km/h)	Speed Environment (km/h)	Road frontage sight distance			
			Austroads SISD (m)	Available		AS/NZS 2890.1 SSD (m)
				Left(m)	Right(m)	
North Ansons Bay - Acacia	40	50	97	> 100	105	

Austroads Compliant

AS / NZS 2890.1 Compliant

Minimal delineation is provided in a remote area on a road with a 6m seal. The seal can support a Separation line which would enhance delineation of the road. Separation Line S3 is a special form of Separation line of width 100mm, with 9m dashes and 3m gaps. This type of line is used where enhanced delineation is required and overtaking is allowable.



3.3.3 Austroads Safe System Assessment

North Ansons Bay Road (Ansons Bay Road to Acacia Drive) has been assessed in accordance with the Austroads Safe System assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e. 1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Vulnerable Road users are considered along with the most common crash types.

Crash risk score is an indicator of how well infrastructure satisfies the *safe system objective which is for a forgiving road system where crashes do not result in death or serious injury.*

From safe system assessment North Ansons Bay Road (Ansons Bay Road to Acacia Drive) is reasonably aligned with the safe system objective with a crash risk score of 42/ 448, see Appendix D which is a low crash risk, see Figure 3.16.

Figure 3.16 – Austroads Safe System Assessment alignment between crash score & risk



3.3.4 Issues Identified

- Minimal delineation in a remote area.
- Inadequate speed management
- Limited reaction time for drivers approaching Ansons Bay & Acacia Drive to negotiate the downhill descent and junction at the foot of the hill.



3.4 Recommendations

- Council install Separation Line S3 on North Ansons Bay Road. S3 is a special form of Separation line of width 100mm, with 9m dashes and 3m gaps. This type of line is used where enhanced delineation is required and overtaking is allowable. It is recommended that the 600m Southern approach to Acacia Drive be provided with B1 barrier line to prevent overtaking on the hill South of Acacia Drive.
- Install Junction warning & 150m Distance signs on the Southern approach to Acacia Drive junction.
- Council make application to the Transport Commissioner to install the following speed limits on North Ansons Bay Road:
 - 80km/h for approach to Ansons Bay, North of the Ansons Bay Rd junction.
 - 60km/h for approach to Ansons Bay, 1.8km from Ansons Bay Rd junction.
 - Replace the linear 40km/h sign with an Area 40 km/h sign to encapsulate the whole Ansons Bay road network.
 - End 40km/h Area signs South of Acacia Dr for traffic leaving Ansons Bay.
 - 80 km/h for traffic leaving Ansons Bay after the End 40km/h Area sign.

Recommended signs are shown in Figure 3.17.

Figure 3.17 – Recommend signs for North Ansons Bay Road.



Junction warning sign W2-4(R) B.



Distance sign W8-5(150) B.



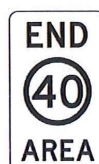
Speed R4-1(60) B



Speed R4-1(80) B



Area R4-10 (40) B



End Area R4-11 (40) B.

06/24.15.0 COMMUNITY DEVELOPMENT

06/24.15.1 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 activities 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:

The Community Services team approaches all our work through a lens of access and inclusion and we advocate for this in the networks and meetings that we participate in both internally and externally.

2023 - 2024 Programs and Initiatives

Community Services	2023-2024 Budget	2023-2024 – 4.4.24
Community Grants	30,000	\$29,800
Youth Services	8,000	300
Misc Donations & Events	7,500	
School Prizes	1,000	1,000
Community Event Funding		
Seniors Day	3,000	1,700
Australia Day Event	5,000	3,000
Swimcart	1,000	1,000
St Helens Athletic Carnival	2,500	2,500
Carols by Candlelight	1,600	1,600
Australia Day Event (including Woodchopping)	15,000	2,000
Fingal Valley Coal Festival	2,000	Not going ahead in 2024
Pyengana Endurance Ride -	500	

St Helens Game Fishing Comp	2,000	
Wellbeing Festival	3,500	3,500
Marketing Valley Tourism	2,500	
Volunteer Week	2,500	
Bay of Fires Art Prize	10,000	14,000
Bay of Fires Winter Arts Market – event not going ahead in 2024 – funds transferred to the Bay of Fires Winter Arts Festival	4,000	
St Marys Community Car & Bike Show	2,000	2,000
East Coast Masters Golf Tournament	2,500	2,500
International Disability Day Event	1,000	1,000
Mental Health Week	500	500
Barn Dance	2,000	2,000
Suicide Prevention	1,000	1,000
Pyengana Easter Carnival	1,000	1,000
Mannalargenna Day	2,500	2,500
Council Sponsorship		
Funding for BEC Directory	2,000	
St Helens Online Access Centre		5,000
St Helens Marine Rescue	3,000	3,000
Business Enterprise Centre (BEC)	28,000	28,000
Welcome to Town Christmas Signs	1,000	1,000

The above table shows what donations/sponsorships have been paid to the relevant committees up to and including 4 April 2024. The remaining events will be paid out prior to 30 June 2024 due to the scheduling of these events once requested by the community organisations.

Below are updates on current projects being managed by Community Services:

Reconciliation Action Plan (RAP)

Council staff have met with Reconciliation Tasmania to commence the project of developing a Reconciliation Action Plan (RAP). A working group meeting has been set for late June 2024 and more information will come to hand after this working group meeting has been held. It will be a 10-month process – but timeframes may change as we work through the development of the Reconciliation Action Plan.

Pump Track Project

The initial stages of construction have now commenced at Flagstaff.

Community Events/Activities

Community Services staff have been working with community members in ensuring that all the great events listed below are able to go ahead. We thank the volunteers who put a lot of their time into organising these events so that the community and visitors to our area can enjoy what we have in our municipality.

Council staff are working in collaboration with COTA TAS and both Neighbourhood Houses for an event at St Marys on Wednesday 12 June 2024 – Long Table Lunch for Lifelong Respect. On the day of submitting this report, Council had received 100 bookings for this event.

The Volunteer Film Festival was a fun and vibrant event with 80 people at Easy Tiger in St Helens. Volunteers from 11 Community groups and other supporters from Council and the community gathered to watch 11 short films at the cinema to showcase and celebrate volunteering in Break O'Day. Attendees enjoyed walking the red carpet as they arrived and were offered a free treat and light food and refreshments. The event kicked off National Volunteer Week 20-26 May. The films were played on rotation at St Helens Library and shared one by one on Council's Facebook page during the week. The films are on Council's You Tube Channel and can be viewed anytime. Link provided on Council's volunteering page.

June 2024

6-9 – Youth Arts Prize – Portland Hall
7-16– Bay of Fires Winter Arts Festival
9 – St Mary's Community Car, Bike and Pedal Show Inc – St Marys
12 – Long Table Lunch – St Marys Hall
22-23 – Winter Lights Festival – St Marys Hall
22 - Jack Jumpers Basketball Clinic – Bendigo Bank Community Stadium
23– Virtuosi Tasmania Concert – Portland Hall

July 2024

13- New age caravans – St Helens Foreshore

Learner Driver Mentor Program

The program is running well, and the car servicing the St Marys area is working great with two mentors working together to get the car to St Marys and back in the same day. Fun fact, for this month the average age learner in the car is age 29.

Total road hours – 64.5 Hours

Total Mentors - 11

Learner in car - 30

Waiting list – 3

Graduated – 0

Community Wellbeing Project

The Wellbeing Certificate Training team met continue to prepare for two rounds of the Wellbeing Certificate commencing in July. There are still more places available and any support to promote and encourage participants is warmly welcomed.

The Wellbeing Collective met on 21 May to discuss project delivery and continue planning the Festival of Wellbeing, the Wellbeing Summit. The Festival of Wellbeing will be held on Thursday 10 October and a Summit is being planned for the following day to bring community together for a big conversation about Our Shared Future.

Youth

The next Youth Collective meeting is booked for 11 June and Council staff will continue to support the collective to plan their future direction.

The Live4Life Program was officially launched in Fingal on 23 May. The event was for all Year 8 students from St Marys District School and St Helens District High School. Staff from the Live 4 Life in Victoria co-hosted the day with the Fingal Valley Neighbourhood House and with the Year 10 Students from both schools who have stepped up for the role of being the local youth crew. The launch was an opportunity for the youth crew take a lead showcasing the program to the Year 8s and to invited members from the community. They launched their key message for the year which is, "Life is like the pass – it's winding, has its ups and downs, but it keeps us all connected." Council's participation in the Live4Life Partnership Group is ongoing and staff play a key role in supporting the delivery of the program in Break O'Day. The students from both schools enjoyed an opportunity to connect with each other through fun activities and lots of food.

Health and Wellbeing

The next meeting of the Health and Social Services Network is on Monday 17 June and will be held at Fingal Valley Neighbourhood House and online.

Hub4Health management is ongoing and staff are seeking quotes from consultants to develop a Management Plan that is informed by community engagement and can revitalise the facility for the future.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

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.

LEGISLATION & POLICIES:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Chris Hughes, Manager Community Services
FILE REFERENCE	011\034\006\
ASSOCIATED REPORTS AND DOCUMENTS	Survey results attached separately

OFFICER’S RECOMMENDATION:

1. That Council supports the outdoor gym equipment to be located on the eastern side of the Scamander Bridge in the recreation space where toilets and other play equipment are located; and
2. Council supports the proposed Beaumaris community group’s planting project so long as it does not come at the cost of other recreational facilities and activities the Park is used for.

INTRODUCTION:

To ensure that we engage with the whole of community in relation to the two projects that have been put forward by members of our community, a survey was devised by Council staff seeking feedback and ideas around the two projects.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER’S REPORT:

Council has received two (2) proposals recently from community members, one for additional planting at the Beaumaris Park and another for outdoor gym equipment to be located at Scamander. The site originally identified for the outdoor gym equipment was taken to a community meeting recently and the feedback received was that there could be a better site for the location of the outdoor gym equipment. Before making a decision on any of the proposals, Council wanted to give the community the opportunity to provide their input via a survey.

The aim of the survey was:

1. To understand what the communities of Scamander and Beaumaris use Beaumaris Park for and what developments they would like to see at the park; and
2. To understand where the communities of Scamander and Beaumaris would like to see outdoor exercise equipment located in the area.

The survey was open from 15 April 2024 and closed on 6 May 2024 and received 143 responses. Responses received were predominantly from the Scamander and Beaumaris communities. 126 of these were online with 17 hardcopies manually entered.

Key findings from the survey were:

- The survey reached its main audience who were the main respondents (residents from Scamander and Beaumaris (116 respondents).
- The main users of Beaumaris Park are families.
- The community supports the Beaumaris community group's proposal so long as it does not come at the cost of the other recreational facilities and activities the Park is used for.
- Either the River Mouth or Western location would be supported by the community as a location for outdoor exercise equipment.

The survey has provided a mix of opinions regarding the use of Beaumaris Park into the future. The idea of incorporating more native vegetation within the park area was supported but many agreed that there needed to be a balance with the area remaining a recreational area which they believed was vital for community engagement and family activities.

As to the location of the outdoor gym equipment, the community survey was not perhaps as clear cut for the location. There are pros and cons for the River Mouth recreational area as well as the western side of the bridge.

Questions were raised about the potential use of the outdoor gym equipment and if the equipment was put in place other infrastructure improvements would also be required to support the usage of the gym equipment. By placing the outdoor gym equipment in an already designated recreation area, it may lead to increased usage.

The attached document provides a summary of the survey results along with some comments from the community. Councillors should consider the comments and feedback for each location when making a decision on these projects.

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

Goal

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

Strategy

Foster and support leadership within the community to share the responsibility for securing the future we desire.

Break O Day Annual Plan 2023 – 2024

Actions:

5.2.2.1 Foster Opportunities - Provide leadership and work in partnership with community and service providers to create inclusive and equitable opportunities for everyone to feel valued and contribute meaningfully to their community.

LEGISLATION & POLICIES:

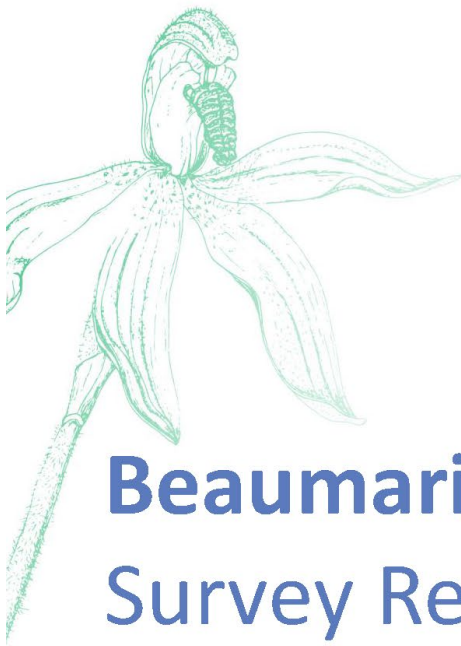
N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

There are no funds in the 2023 – 2024 budget to cover these requests, this is a Council decision where we seek external funding for the outdoor exercise equipment as this project totals approximately \$80,000.

VOTING REQUIREMENTS:

Simple Majority



Beaumaris Scamander Survey Report



Version: 1 – Date: May 2024

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

Introduction

Council received a proposal from the Beaumaris Community Group regarding the establishment of a native garden, among other things, at Beaumaris Park. Before making a decision on the proposal, Council wanted to give the community the opportunity to provide their input via a survey.

The survey provided Council with the opportunity to also understand who the users of Beaumaris Park are, as well as collate other feedback the community had for the redevelopment of the Park.

Another community project Council has been working on is the installation of outdoor exercise equipment in Scamander. The development of the Beaumaris Park survey provided the perfect opportunity for us to ask the community about their preferred location and feedback for this project as well.

The survey was open from 15 April and closed on 6 May and received 143 responses.

Responses were received, predominantly from the Scamander and Beaumaris communities. 126 of these were online with 17 hardcopies manually entered.

The survey was promoted in the following ways;

- Council's facebook page
- Council's website
- Council's newsletter
- Direct email to the Scamander/Beaumaris Township database
- Shared with the Beaumaris Community group to share with their members
- Posters including a QR code link to the survey as well as hard copies of the survey were dropped in to Scamander businesses including; Scamander Beach Hotel, River Mouth Café, Scamander Sports Complex, the Coffee Mug.
- Posters were also laminated and placed at Beaumaris Park, the Rover Mouth and the Western side of the River.

Aims of Consultation

1. To understand what the communities of Scamander and Beaumaris use Beaumaris Park for and what developments they would like to see at the park.
2. To understand where the communities of Scamander and Beaumaris would like to see outdoor exercise equipment located in the area.

Key Findings

- The survey reached its main audience who were the main respondents (residents from Scamander and Beaumaris (116 respondents).
- The main users of Beaumaris Park are families.
- The community supports the Beaumaris community group's proposal so long as it does not come at the cost of the other recreational facilities and activities the Park is used for.
- Either the River Mouth or Western location would be supported by the community as a location for outdoor exercise equipment.

Beaumaris and Scamander Survey Report

1

Questions 1 and 2: Name

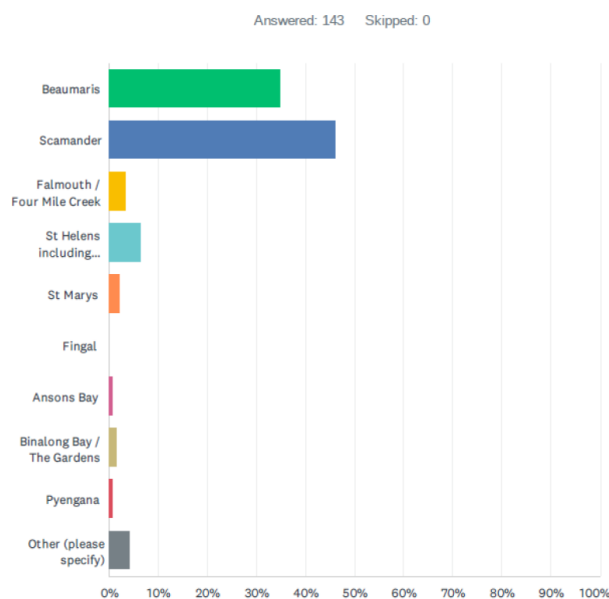
This question recorded the respondents first and last name. This question could be skipped if respondents wanted to remain anonymous.

Question 3. What Break O'Day Township do you live or own a property in?

This question was compulsory and was included so that we could make sure that the communities of Beaumaris and Scamander were the main townships represented in the survey data. As the projects are located in these communities it was important to Council that their thoughts and voices were heard.

As shown below, more than 80% of respondents were from the Scamander and Beaumaris communities.

Responses to Other included: Upper Scamander, Goshen and Dianas Basin.



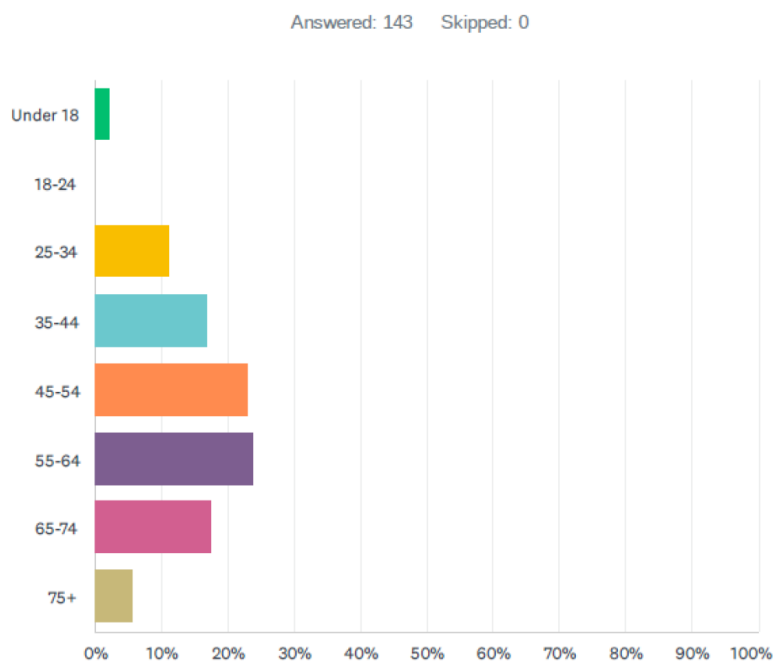
Conclusions:

The survey was predominately answered by members of the Scamander and Beaumaris Communities. This shows that our promotion of the survey reached the right target audience.

Question 4. Please select your age group

This question was included so we could identify and understand which age groups are using and accessing Beaumaris Park as well as ensuring these demographics were represented in the survey.

The responses to this question show a good spread of demographics which is further backed up by the responses to Question 8.



Conclusions:

The main user groups of Beaumaris Park are between the ages of 35 – 64 and are families with children

Question 5. Email Database

This question is included on all Council surveys and aims to help us establish Township email databases so that we can directly communicate with township communities. These databases are used when we develop surveys such as this as well as sharing project and activity information affecting that township.

62 people have now been added to the Scamander and Beaumaris Township Email Database.

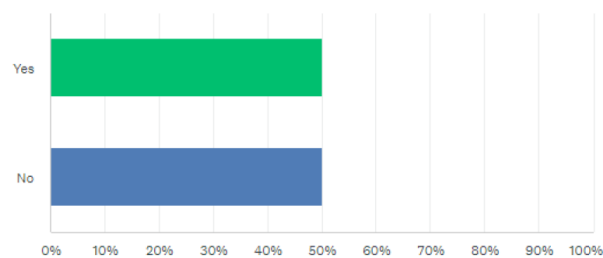
Question 6. Do you use Beaumaris Park

This question was included so that we could make sure that those that use the park were represented in the survey.

As shown below, this was split 50/50.

Do you visit Beaumaris Park?

Answered: 142 Skipped: 1



Conclusions:

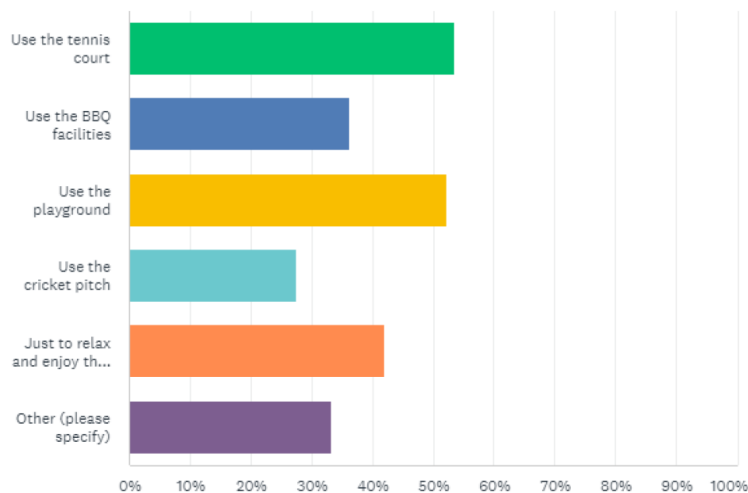
There were 71 respondents who answered NO to this question. The majority of these respondents (66.2%) were over the age of 55 and identified themselves as retirees (38% or single person or couple without children (29.58%).

Question 7. What do you do when you visit the park?

This question was included so we could understand how Beaumaris Park is utilised by the community. We provided several options for respondents to consider as well as an *Other* option so that respondents could add any activities we may not have considered.

We reviewed the answers to this question twice, once by looking at all results and a second time by just looking at the Scamander and Beaumaris responses. Both subsets showed very little difference in the usage of the Park.

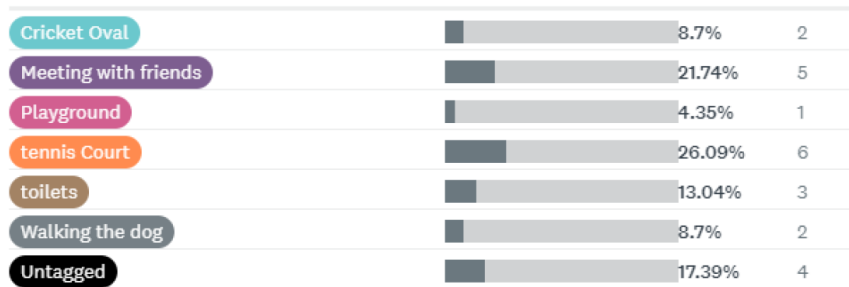
Answered: 69 Skipped: 74



From the responses provided the top activities were:

1. Using the tennis Court
2. Using the playground and,
3. Just relaxing

We went through the Other responses and grouped them by common themes as shown below.



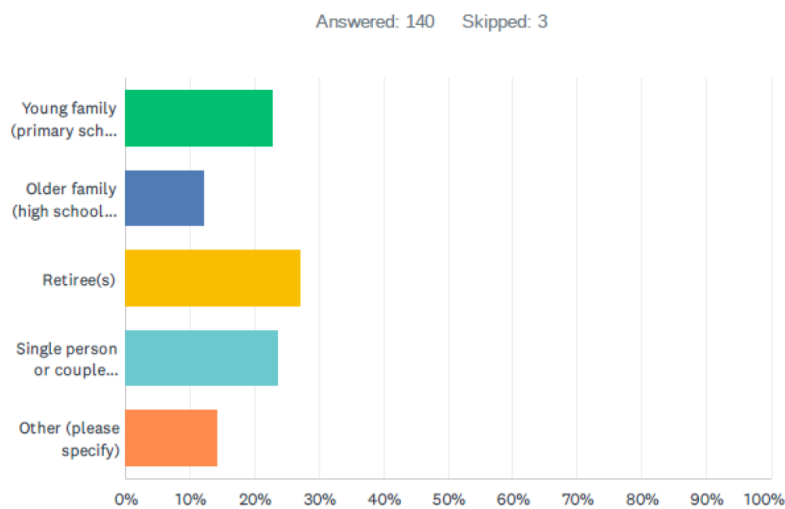
Conclusions:

The main elements of Beaumaris Park that are used by the community are:

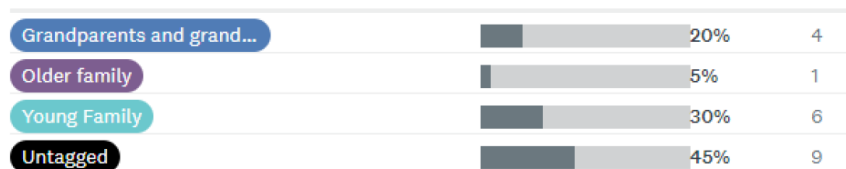
- Using the Court
- Meeting and relaxing with friends and family
- Using the playground

Question 8. Which of the below statements best suits you.

This question was included so we could understand and validate who the main user groups of the park were. This was so we could ensure their voices were represented in the overall survey results.



Because there were 20 *Other* entries, we went through these responses and tagged them as follows:



Conclusions:

The main user groups of the Park are families and those with school aged children. This is backed up by the age question which showed that the main age groups were between 35 and 64.

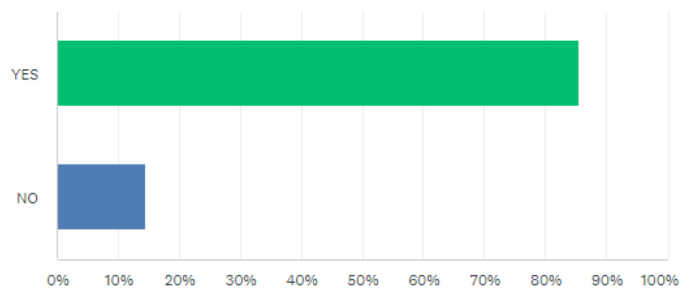
Question 9. Do you support the Beaumaris Community Group's plan for Beaumaris Park?

Council received a proposal for Beaumaris Park from the Beaumaris Community Group which we wanted to release to the community for their feedback.

To ensure that this feedback was relevant to the Beaumaris and Scamander communities we reviewed the responses three times, looking at all responses, looking at the responses of the Scamander and Beaumaris townships and thirdly, from families with children. This showed that 97% of respondents from both communities supported the proposal and 81% of the main user groups also supported the proposal.

Is the above something that you would support?

Answered: 138 Skipped: 5

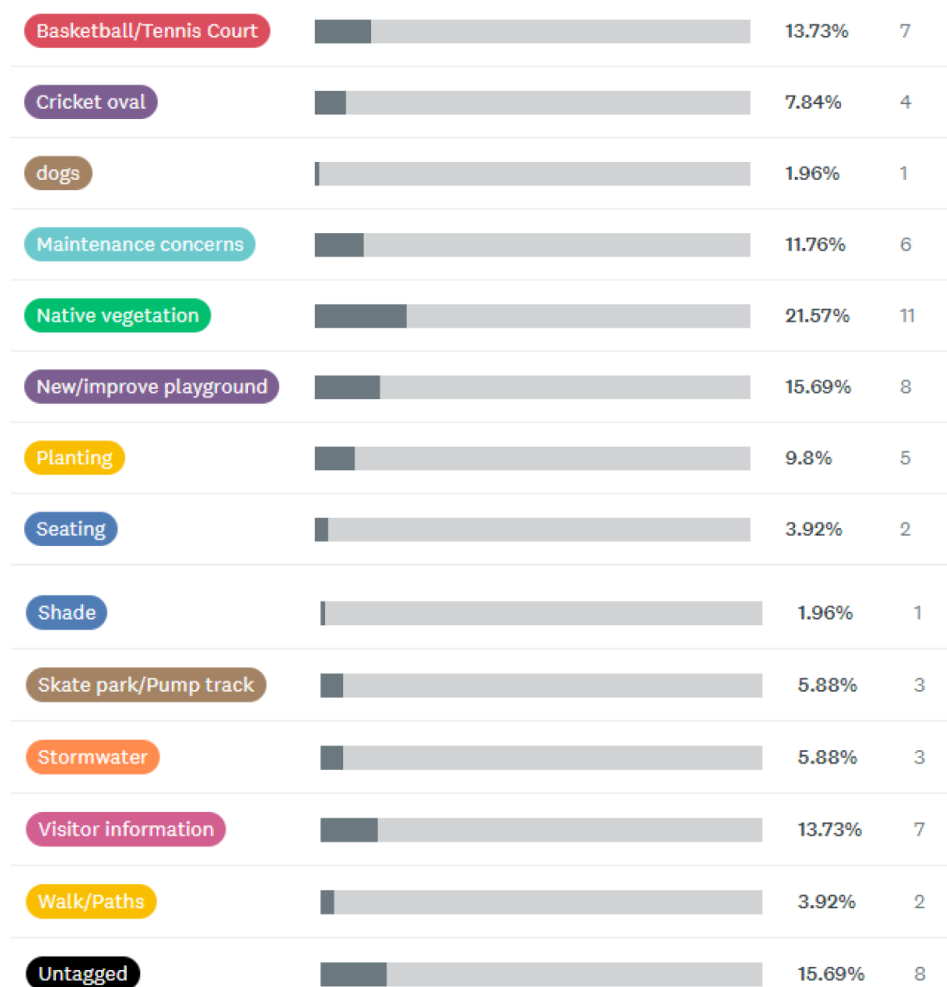


Conclusions:

The community overall supports the Beaumaris Community Group's proposal for Beaumaris Park. The main users of the Park support the proposal.

Question 10 – Do you have any further feedback regarding the Beaumaris Community Group’s proposal

This was an optional question but received 51 responses. We went through these responses and found common themes. These are presented below. We will be passing on all the feedback and comments, with any personal data removed, to the group for inclusion in their proposal. Council will also use this information to future plan for the Park.



The majority of feedback received from the community was related to the landscaping and vegetation, the playground, the court and oval areas.

We reviewed these statements together and have provided a summary statement on the three main themes:

Native vegetation and plantings:

The survey responses show a mix of opinions regarding the future development of Beaumaris Park. Many participants support the idea of incorporating more native vegetation to help restore the environment and provide educational opportunities. However, they emphasise the need to balance this with maintaining the park's recreational areas, such as the playground, tennis courts, and cricket pitch, which are vital for community engagement and family activities.

There is a strong desire to enhance the park's natural environment without compromising its recreational and social functions.

Playground:

Many respondents support the idea of improving the playground, suggesting expansions and additions such as a zip line, larger slides, and nature-based play areas. There is a consistent theme of integrating play opportunities with the natural environment, reflecting a preference for a balance between conservation and active use of the park space.

While respondents appreciate the importance of regenerating the heathland, they emphasise that the open fields and play areas should be retained and potentially improved to better serve the community.

Court and oval area

The survey responses reflect a strong desire to maintain and enhance the existing recreational facilities in Beaumaris Park, particularly the tennis courts, playground, cricket pitch, and other family-friendly amenities. Many respondents emphasise the park's role in community connection and express concern that increasing native vegetation or creating a native garden should not come at the expense of these popular features.

There are calls for repairing and improving current facilities, such as the tennis court, basketball hoop, and cricket pitch, and for adding new amenities like a pump track.

While there is some support for environmental improvements, the prevailing sentiment is to prioritise the park's recreational and social functions.

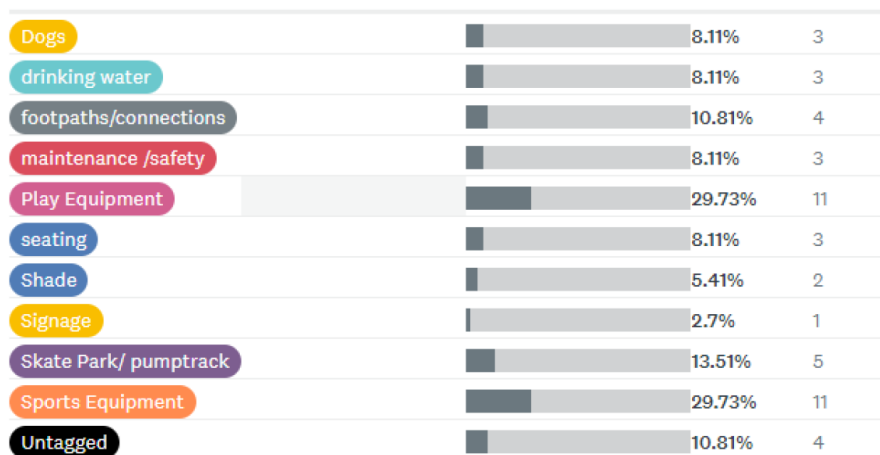
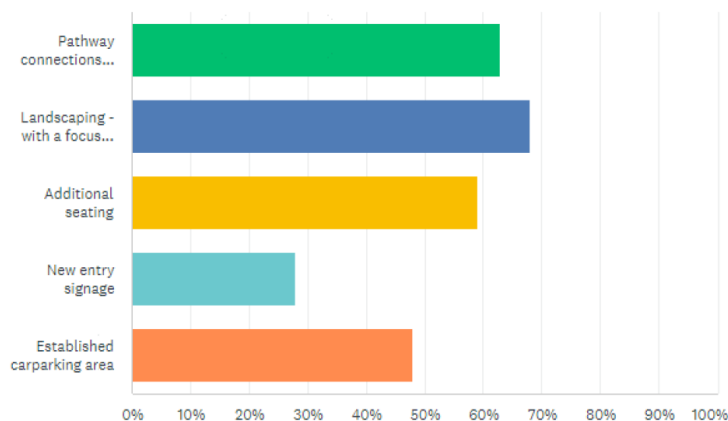
Conclusions:

The community supports the Beaumaris community group's proposal so long as it does not come at the cost of the other recreational facilities and activities the Park is used for.

Council will need to work closely with the group to ensure that this community sentiment is reflected in their approach. Council also need to consider the other upgrades the community has raised and how these can be scheduled and budgeted for.

Question 11. Do you have any further feedback regarding the development of Beaumaris Park.

This question was included so respondents had a final opportunity to provide any other feedback or suggestions on the development of the Park. This question also had an *Other* option which received 37 responses. We went through these responses and grouped them together in common themes.



We then broke out the main themes of play equipment, sports equipment, skate park /pumptrack and have provided a summary statement.

Play Equipment:

Responses indicate a strong community desire for enhanced recreational facilities and better amenities in the park. Many respondents suggest updating and expanding the play equipment to include features like sandpits, balance stepping stones, and themed play structures. There is also interest in adding new amenities like drinking water fountains and better signage for the park's visibility. Additionally, some respondents propose incorporating educational elements, such as bird identification signage and historical information about the park's features.

The community values the park and seeks improvements that cater to both recreational and educational needs.

Sports Equipment

Many respondents emphasise the need for upgrades to the tennis courts, including resurfacing and multipurpose functionality for activities like netball and basketball. Suggestions also include adding new amenities such as basketball hoops and football goals. There is a consensus on the importance of ensuring safety and functionality in the infrastructure, with proposals for seating areas, flat surfaces for various sports, and the addition of a pump track for biking and scootering.

The community seeks practical enhancements to create a welcoming and versatile space for residents of all ages to enjoy various recreational activities.

Skate Park / Pumptrack

The survey responses indicate a strong community interest in the establishment of a skate park within the park area, with multiple respondents expressing a desire for facilities similar to those in nearby locations like Bicheno. Additionally, there is a consensus on the need for pump tracks for biking and scootering.

Conclusions:

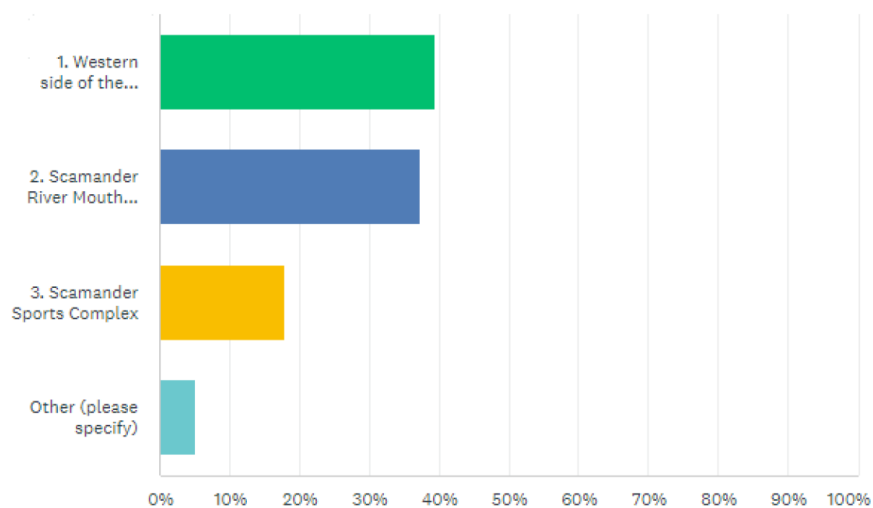
The community supports the Native Garden proposal but would also like Council to consider upgrades to the existing infrastructure including the playground, court area and cricket pitch. They would also like to see improved signage, and more seating.

It is important to note here that while a skatepark and pumptrack are desired by the community Council does not support the replication of facilities in each township. For example, less than 10 minutes up the road in Scamander there is a Skatepark and 10 minutes to the north there is more than 77km of bike tracks with a pumptrack currently being constructed.

Scamander Exercise Equipment Location:

Question 12. Which of the following locations do you think outdoor exercise equipment should be located?

Based on previous conversations with the Scamander community we provided three options for the location of outdoor exercise equipment as well as an *Other* option, which received seven responses.



The majority of responses in *Other* related to either not having an opinion or not wanting the exercise equipment at all.

As the community responses for the Western and Eastern side of the River locations were so close, we have broken out the comments specifically related to each site for Councillors to consider when making their decision.

Conclusion

Either the Western or River Mouth locations will be supported by the community.

Community Feedback specifically related to the Western side of the River was as follows:

1. The western side already looks tacky with those signs that have been put up. The outdoor exercise equipment is st helens never gets used as most people don't want to do this in public. Why not build a gym and pool centre instead that can be used even in winter? None will want to use the scamander gym equipment if it is placed at the river like it is in st helens. Just my honest thoughts. Listen to what the younger generations want.
2. Yes a toilet block if established near pontoon and seating.
3. It is great to have one park (the pontoon park) which is passive - without exercising people, lots of children... Its just a nice place to sit quietly and enjoy the river and peace. Not many open spaces like this left. We don't have to fill everything up.
4. Being central, Location 1 would be accessible yet private enough to do exercise away from prying eyes of café patrons and tourists. The complex is too far away. You could possibly consider at the bottom of Thomas Street where there is ample space along waterfront with a concrete slab that could be used for equipment circuit.

Summary:

The comments suggest that the western side looks tacky and outdoor exercise equipment is underused due to lack of privacy, proposing a gym and pool center instead. There's support for a toilet block and seating near the pontoon. A peaceful, passive park like the pontoon park should be preserved. Location 1 is recommended for exercise equipment due to its central, private location, with an alternative suggestion of Thomas Street for its ample space.

Community Feedback related to the Eastern side of the River was as follows:

1. Please create some native planting and habitat around the Scamander River. Trees for shade, bushes and grass for birds.
2. I believe that near the Mouth Cafe will be suspect to high salt damage and possible damage from yahoos that have too much alcohol.
3. I consider the two areas at the river mire suitable as there are already established pathways in each direction to allow elderly to walk to use equipment
4. It makes sense keeping the skate park, kids play equipment and exercise equipment all together.
5. Sitting it near the existing skateboard and play equipment may encourage use by parents and older children, as well as providing role models and progression in use for younger members of the community and visual oversight.

6. I believe having the exercise equipment along side the playground would benefit families being able to workout and play in the same place. Who would be paying for this ? And I believe a community pool is needed and wanted more.
7. Considering the toilets are near the playground, it'd be a silly idea to put them across the road, and as not everyone uses the sports complex that's a ridiculous idea to have it there, would of been a better idea to do the Wrinklers picnic area as residents have already waited years for that to be done and have the fitness equipment in that space, even maybe a awesome walkway from the river mouth around to Diana's basin on the top of the reserve so ppl can walk or ride there bikes /scooters etc whilst enjoying a ocean view like most other beach side towns
8. Keep it all together at the Rivermouth so parents can use it while the kids play
9. Be nice for mums to have the chance to exercise while the kids play.
10. Nobody wants to work out in front of people sitting in cafe looking at them.
11. I think it needs to be close to the toilets and would benefit parents having it close to the playground. Parent groups could use the equipment while kids play. The pontoon side is more for dogs to have a run around or families to have picnics.

Summary:

Respondents advocate for native planting around Scamander River for habitat and shade. Concerns are raised about high salt damage and potential vandalism near the Mouth Cafe. The river mouth is considered suitable due to established pathways. There's strong support for keeping exercise equipment near the skate park and playground to benefit families and provide oversight. The equipment should be close to toilets and the playground for convenience. Lastly, there's a preference for avoiding placement near cafes to maintain privacy.

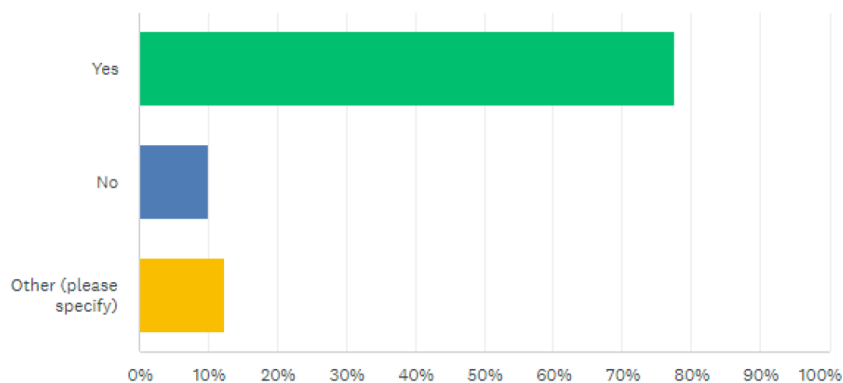
Conclusions:

The Western side of the Scamander River has the highest preference by a very narrow margin of 2.24%.

Considering the closeness of the two main preferred locations it is recommended that Council carefully consider the commentary around each location which has been provided above.

Question 13. Do you support landscaping at the Western side of the River?

Council received feedback from the Scamander community that they would like to see some landscaping at this site so we included it in this survey so we could gauge community sentiment.



There were 16 responses under *Other* which we summarised as follows:

The survey responses reflect a range of opinions regarding the proposed landscaping of the area. Some respondents express support for the idea, particularly if it enhances the community space while ensuring visibility and safety.

Suggestions include incorporating native plants and species to maintain the natural environment. Others, however, oppose the idea or express indifference, citing concerns about cost, maintenance, and potential loss of visibility or functionality. Some respondents propose alternative uses for the space, such as creating a dog park or focusing on exercise equipment.

Overall, while there is some support for landscaping, there are also reservations and diverse preferences regarding how the space should be utilized and maintained.

Conclusion:

Landscaping of the area is supported but the community prefers that this be native vegetation.

Question 14. Do you have any other feedback, suggestions or considerations for us regarding the location of the outdoor exercise equipment.

This question was included so respondents could provide any other ideas and feedback they had for the selected location for the Outdoor exercise equipment. This question had 62 responses which we grouped in common themes and summarised as follows:

Location Preference:

Concerns were raised about the visibility and accessibility of the equipment, with some suggesting that it should be placed away from crowded areas or areas prone to vandalism.

Usage and Practicality:

Questions were raised about the potential usage of outdoor exercise equipment, with some expressing scepticism about whether it would be utilised by the community.

Amenities and Infrastructure:

Requests were made for additional amenities and infrastructure improvements in conjunction with the installation of exercise equipment, such as upgraded toilets, seating areas, and better footpaths. This was particularly the case for the Western location.

Environmental Considerations:

Suggestions were made for incorporating native vegetation into the landscaping around the exercise equipment to maintain the natural beauty of the area and provide habitat for wildlife.

Some concerns were also raised about potential environmental impacts, such as the attraction of snakes or the disruption of existing ecosystems.

Conclusions:

Either the River Mouth or Western location would be supported by the community as a location for outdoor exercise equipment. Council will need to consider all commentary before making a decision. If the Western location is selected, the community would support native landscaping in the area. This could also act as screening which would assist in the privacy concerns raised by the community.

06/24.16.0 DEVELOPMENT SERVICES

06/24.16.1 Development Services Report

ACTION	INFORMATION
PROPONENT	Department
OFFICER	Development Services Coordinator
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 activities 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. Department Staff hosted the Northern Permit Authority Group Forum.

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 2023 / 2024
NPR	1	5	2	2	1		1	2	6	3	4		27	
Permitted	0	1	7	6			5	4	3	4	1		31	
Discretionary	12	8	22	13	10	9	14	6	9	9	12		124	
Amendment	3	2	3	5	2	1	1	1		1	3		22	
Strata		1				1				3			5	
Final Plan	3	2	1			1					1		8	
Adhesion														
Petition to Amend Sealed Plan					1		1		1		1		4	
Boundary Rectification														
Exemption														
Total applications	19	19	35	26	14	12	22	13	19	20	22		201	284

Ave Days to Approve Nett *	19	19	24.33	24.75	26.92	50.8	35.22	21.53	18.68	30.4	30.33		26.69
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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:

May 2024

DA NO.	LOCATION	DESCRIPTION	SECTION	Day to Approve Gross	Days to Approve Nett
055-2024	St Helens	Deck & Veranda	S57	37	37
056-2024	St Helens	Dwelling	S57	39	39
060-2024	Akaroa	Dwelling, Deck & Carport	S57	33	33
084-2024	Cornwall	Extension of Roof over existing Deck	NPR	2	2
062-2024	Pyengana	2 Lot Boundary Adjustment	S57	35	34
264-2023	Binalong Bay	Amend - Ground Floor Bathroom extended towards boundary, First Floor Kitchen & Ensuite/Walk-in-robe extended to boundary, New Retaining Wall to replace existing retaining wall	s56	2	2
054-2024	Falmouth	Change of Use - Shed to Dwelling & New Deck	S57	36	35
073-2024	St Helens	Deck	S57	30	30
012-2024	Akaroa	2 Lot Subdivision	S57	28	27
089-2024	St Helens	Shed	NPR	7	7
090-2024	St Helens	Roof over exiting Deck	NPR	6	6
122-2018	Scamander	Amend - Container Development 1 - Removed, Container Development 2 - Single Story in lieu of Double Storey previously approved	s56	41	41
068-2024	Binalong Bay	Additional Use for Visitor Accommodation	S57	44	40
085-2024	Ansons Bay	Additional Use for Visitor Accommodation	S58	7	6
043-2019	Falmouth	Amendment to Sealed Plan	AMEND	8	8
219-2023	St Helens	Final Plan of Survey	FINAL	18	18
161-2023	Beaumaris	Ancillary Dwelling	S57	215	130
041-2024	St Helens	Shelter & Amenities Building	S57	70	69
235-2023	St Helens	Change of Use from Shed with Amenities to Dwelling & New Deck	S57	42	33
228-2023	Scamander	2 Lot Subdivision	S57	225	35
242-2022	Beaumaris	Amend - Increase width of crossover and driveway	S56	5	5
099-2024	St Helens	Change of Use – Garage to Bedroom with Bathroom	NPR	1	1

TOTAL 22

Strategic Planning Projects in the 2023/2024 financial year

Description	Percentage Complete	Current Update
Low Density Residential Review - Review land area within the Low Density Residential Zone and quantify impact of State Planning Policy in relation to minimum lot size on supply.	50%	No progress has occurred in the last 3 months due to a focus on other activities. In the first 6 months vacant residential land within the Low Density Residential Zone has been investigated for the St Helens area and surrounds. An overlay has been incorporated into Council mapping software showing vacant residential land in St Helens, Binalong Bay, Stieglitz, Akaroa, Beaumaris, Scamander, St Marys, Falmouth and Fingal. This will be further refined and scrutinised.
Scamander/Beaumaris Township Structure Plans - Commence process for a detailed examination of the structure of this area to address growth which is occurring.	50%	Only minor progress has been made with this item over the last 3 months. A report was prepared and presented to Council at its Workshop on Monday 2 October 2023. Council instructed Development Services to progress the preparation of a Project Brief to further this body of work and to discuss with the State Planning Office opportunities for funding contributions. The State Planning Office and Council staff are working towards a final brief
Break O'Day Council Land Use Strategy 2015 - Review Strategy including progression of recommendations applicable to the Low Density Residential and Rural Living Zones.	50%	Minor progress over the last 3 months with development assessment activities taking precedence. Review of the Land Use Strategy has been completed. Review of Low Density Residential land has commenced. Review of Rural Living Zone has not yet commenced as there are substantial modifications to the LPS within this zone. Any review will need to consider these zone changes
Vacant Residential Land - Complete a comprehensive review to gain an understanding of life cycle of current lots and development trends.	50%	This project work aims to take the vacant residential land investigation one step further to understand how vacant land is being held in the municipality in order to consider the true availability of residential land in the municipality for development. Some data collection has commenced and is scheduled for further work in early 2024.
State Planning Policy - Participate in review of State Planning Policy by providing comments associated with	50%	Council Staff have volunteered to participate of several working groups which aim to conduct review of higher priority State Planning Policy. Council staff are also actively involved in the

the review of Regional Land Use Strategy (RLUS), State Planning Provisions and State Planning Policies		review of the Regional Land Use Strategy which has key linkages to Council's strategic priorities.
Regional Land Use Strategy - Actively participate in and support the review of the Northern Tasmania Regional Land Use Strategy.	75%	<p>Participation in the review of the Regional Land Use Strategies continues. The strategic work being undertaken, including a proposed Scamander/Beaumaris Structure Plan, will feed into this process. A report on the Scamander Beaumaris Structure Plan has been presented to a Council Workshop (October) and Council has directed Development Services to progress this work.</p> <p>The State Planning Office has progressed the review of the framework with the release of Regional Planning Framework Consultation Report – Summary of submissions. A report is presented to Council separately. At the same time or shortly after the State Government will commence the review of the existing regional land use strategies. The work we are doing will feed into this process.</p>
Local Provisions Schedule (LPS) - Progress the Approval of the LPS in accordance with requirements of the Tasmanian Planning Commission, and subsequent implementation actions once approved. The Approval of the LPS in accordance with requirements of the Tasmanian Planning Commission, and subsequent implementation actions once approved.	100%	The Tasmanian Planning Commission has approved the latest suite of modifications, the process is now finalised.
Industrial Land Use Strategy	50%	Data capture exercise and Initial draft report has been completed. Council Officers will prepare a report for Council consideration in a future meeting.

BUILDING PROJECTS REPORT

Projects Completed in the 2023/2024 financial year

Description	Location	Updates
New Lighting Towers	St Helens Sports Complex – Football Oval	Completed September 2023
Kitchen Upgrades & Renovations	Scamander Sports Complex	Completed September 2023
St Marys Waste Transfer Station Additions	St Marys Waste Transfer Station	Completed September 2023
Sports Floor Replacement & New Backboard	Bendigo Bank Community Stadium	Completed October 2023
Replacement of Signage & Repainting	Service Tasmania	Completed November 2023

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

Description	Location	Updates
Building upgrades	St Marys Railway Station	<ul style="list-style-type: none"> Repainting identified as priority which has now commenced.
Old Tasmanian Hotel Site – New Community Shed	20 Talbot Street, Fingal	<ul style="list-style-type: none"> Slab installation now completed; Works progressing as planned; Expected completion in August 2024
St Marys Indoor & evacuation Centre	St Marys Sports Complex	<ul style="list-style-type: none"> Framing stage now underway; Works are progressing as planned; Expected Completion is December 2024.
External Repainting	Council Chambers	<ul style="list-style-type: none"> Repainting underway.

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

Description	Location	Updates
Audio Visual Improvements	Portland Hall	<ul style="list-style-type: none"> Needs further consideration.
Re-Roof and Weatherproofing of athletics building	St Helens Sports Complex	<ul style="list-style-type: none"> Next phase of works pending outcomes of St Helens Sports Complex Masterplan consultation.

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

Building Services Approvals Report May 2024


No.	BA No.	Town	Development	Value
1.	2023/00209	St Marys	New Shed	\$108,000.00
2.	2023/00204-UNIT 1	St Helens	New Dwelling & Deck	\$156,000.00
3.	2023/00204-UNIT 2	St Helens	New Dwelling & Deck	\$195,000.00
4.	2024/00058	St Marys	New Shed	\$35,000.00
5.	2024/00010	Beaumaris	Alterations & Additions to Dwelling	\$29,000.00
6.	2024/00036	Scamander	New Dwelling	\$385,000.00
7.	2024/00032	Scamander	Alterations - Sports Complex - Amenities	\$60,000.00
8.	2024/00007	Binalong Bay	Alterations & Additions - Dwelling & Deck	\$51,000.00
9.	2024/00040	St Helens	New Shed	\$30,000.00
10.	2023/00261	Binalong Bay	New Visitor Accommodation & Shed	\$320,000.00
11.	2023/00234-STAGE 1	St Helens	New Shed	\$33,000.00
12.	2024/00073	St Helens	Addition - Deck	\$14,000.00
13.	2024/00018	St Helens	New 2 x Dwelling Units	\$775,000.00
14.	2021/00277	St Helens	New Outbuilding with amenities	\$20,000.00
15.	2023/00218	St Helens	Change of Use - Cafe/Bar/Brewery	\$750,000.00
16.	2021/00261-AMEND	Falmouth	Amended approval for changes made during construction - dwelling alterations/addition	N/A
17.	2024/00090	St Helens	Addition - Roof over existing deck	\$10,000.00
18.	2024/00026	Beaumaris	Alterations & Additions - Deck & Veranda	\$16,000.00
19.	2023/00202	Stieglitz	Plumbing only approval – Relocation of stormwater & absorption trench & onsite Waste Water Management System	N/A


ESTIMATED VALUE OF BUILDING APPROVALS FINANCIAL YEAR TO DATE	2022/2023	2023/2024
	\$30,200,243.00	\$27,091,209.00

ESTIMATED VALUE OF BUILDING APPROVALS FOR THE MONTH	MONTH	2023	2024
	May	\$1,610,400.00	\$2,987,000.00

NUMBER BUILDING APPROVALS FOR FINANCIAL YEAR TO DATE	MONTH	2022/2023	2023/2024
	May	180	162

ENVIRONMENTAL REPORT

Description	Updates
Dog Policy review	Over 80 submissions on the Draft Revised Dog Management Policy were received and have been shared with Councillors. Key themes and views raised for, against or to alter parts of the draft policy, and numbers holding those views, are being identified to assist Council consideration of submissions and a revised policy.
Weed management	<p>Fonzie the conservation detection dog recently located around 500 serrated tussock on the two known infections in Break O'Day. That was after around 500 more were dug out removed by contractors and landholders. This was the last round of treatment and surveys by Fonzie by the three year Break O'Day Serrated Tussock Eradication Project, funded by the Weed Action Fund. The infestations of this invasive pasture grass have been significantly reduced for the landholders by the project, making easier the follow-up needed for several years yet to eradicate it.</p> 
Davies waxflower	The Royal Tasmanian Botanical Gardens has been sent cuttings from plants of Davies' waxflower growing in Council gardens for genetic analysis and propagation. Davies' wax flower (<i>Phebalium daviesii</i>) is a critically endangered native shrub unique to Break O'Day, occurring naturally along just five kilometres of riverbank of the George River near St Helens. Propagation and planting elsewhere is helping safeguard the species.
NRM Committee	The NRM Committee met on 4 June, with a morning field trip to Binalong Bay and the Bay of Fires campgrounds to view and discuss coastal management issues.

Land – George catchment	<p>Farmers from the George River catchment held a field day with NRM North and guest experts. Those attending shared their knowledge and experience on improving soil biological and structural health, pasture diversity and productivity and resilience to drought and water logging.</p> 
Climate Change	<p>Council is participating in a Working Group planning the activities by a statewide \$0.5M Local Government Climate Change Capability Program, being delivered through the Local Government Association of Tasmania.</p> <p>Information from Council's energy suppliers back to 2019 has been researched and collated by Corporate Services staff for a local government carbon emissions footprint project. The Northern Tasmania Alliance for Resilient Councils is preparing a carbon emissions report for all northern councils. The project is developing capacity and experience in Council for on-going emissions accounting, for Council to reduce its emissions and help mitigate climate change.</p>

PUBLIC HEALTH REPORT

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	2023/2024		2022/2023	
	Persons	Vaccinations	Persons	Vaccinations
July - December	19	20	60	64
January - June	153	154	54	54
TOTAL	172	174	114	118

Sharps Container Exchange Program as at 13 June 2024

Current Year	Previous Year
YTD 2023/2024	YTD 2022/2023
78	68

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

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:

N/A

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	Polly Buchhorn, NRM Facilitator. Jayne Richardson, Executive Officer
FILE REFERENCE	003\003\014\
ASSOCIATED REPORTS AND DOCUMENTS	Draft Revised Dog Management Policy 2024 Review Discussion online dog zones map – click here.

OFFICER'S RECOMMENDATION:

That Council receive the report on public submissions on the *Draft Revised Dog Management Policy May 2024*.

INTRODUCTION:

The purpose of this report is to update Councillors on the over 80 submissions received from the community and stakeholders on Council's Draft Revised Dog Management Policy and consideration of them for a final revised policy.

PREVIOUS COUNCIL CONSIDERATION:**Council Workshop 3 June 2024**

Council discussed submissions from the community on the *Draft Revised Dog Management Policy*

Council Meeting 15 April 2024

04/24.16.2.350 Moved: Clr K Chapple / Seconded: Clr K Wright

Council adopt the draft *Revised Dog Management Policy 2024*, including intended Declared areas, and invite community comment and submissions on the draft.

An amendment was moved:

04/24.16.2.351 Moved: Clr L Johnstone / Seconded: Clr J Drummond

Council adopt the draft *Revised Dog Management Policy 2024*, including intended Declared areas, and invite community comment and submissions on the draft, with an amendment to include Templestone Beach, Seymour as an on lead area.

CARRIED UNANIMOUSLY

The amendment becomes the motion

CARRIED UNANIMOUSLY

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

CARRIED UNANIMOUSLY

OFFICER'S REPORT:

Council has received 70 submissions via an online questionnaire addressing the revised policy provisions and dog zones being proposed. It sought to gauge degrees of agreement/disagreement and asked for reasons and comments. An additional 16 submissions were received by emailed.

The input received ranges from brief and single points and on particular locations or concerns, to extensive submissions on proposed revisions, the policy's underpinnings. And implementation matters are often raised, such as enforcement and signage. Deidentified copies of submissions have been provided for Councillors to review and as background.

A submissions summary and analysis report is being prepared to support Council's weighing-up of this community input and implications for a final revised Policy and Declared areas. A semi-structured approach will be used to compare and evaluate the variable contributions and responses from the community. The approach will involve:

- reading and reviewing online survey and emailed submissions.
- text analysis of responses and comments to identify key themes and views being raised for and against parts of the draft policy, and numbers holding those views.
- incorporating points made by emailed submissions with the online survey responses, so they can be included in the text analysis.
- summarising emailed submissions, some of which are detailed and lengthy and focus on shorebird protection.

It is intended that a draft submissions report be available to Councillors ahead of Council's July Workshop. And that the Parks and Wildlife Service (PWS) to be consulted on implications from public submissions for the draft revisions. For consistency Council's Declared areas (dog zones) need to be coordinated, where they overlap, with the PWS which must authorise dog access on Reserves it manages under its own legislation.

Submissions and the new revised Dog Management Policy would then be considered by Council at its Workshop and Meeting, with confirmation from PWS for the final Declared areas (dog zones).

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017 – 2027 (Revised March 2022)

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

1. Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.
4. Recognise and alleviate the issues and risks to the environment from our use, and the risk to us from a changing environment.

Break O'Day Annual Plan 2023 – 2024

Key Focus Area:

Land and Water Management - Develop and implement strategies and activities that prevent land degradation and improve water quality within our rivers, estuaries and coastal areas.

Actions:

3.3.1.5 Dog Management - Review Dog Management Policy collaboratively with Parks & Wildlife Service, interest groups and the community and continue implementation.

LEGISLATION & POLICIES:

Dog Control Act 2000

(Including amendments in 2019, after Council's current Policy was made).

National Parks and Reserves Management Act 2002

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

Council's operational budget provides for the Policy review.

When adopted, the revised policy will have financial implications as changes to Council's Declared areas will require new signage for them to be produced and installed, which is required by the *Dog Control Act*.

Changes to the Policy provisions and Declared areas would also have implications for Council expenditure on education and information and enforcement operations.

VOTING REQUIREMENTS:

Simple Majority

DRAFT FOR COMMUNITY INPUT

Revision of DOG MANAGEMENT POLICY 2018

DEPARTMENT:	Development Services
RESPONSIBLE OFFICER:	Manager Infrastructure & Development Services
LINK TO STRATEGIC PLAN:	To balance our use of the natural environment to ensure that it is available for future generations to enjoy as we do.
STATUTORY AUTHORITY:	Dog Control Act 2000
OBJECTIVE:	Council aims to achieve a balance between the reasonable expectations of dog owners and the community. Dogs and their owners shall have the opportunity to enjoy what the Break O'Day Municipality has to offer them, whilst safety and amenity for the community are maintained and wildlife are protected from harm.
POLICY INFORMATION:	<p>Adopted 8 November 2010 – Minute No 11/10.14.3.284</p> <p>Amended 9 November 2011 – Minute No 8/11.14.3.302</p> <p>Amended 17 September 2012 – Minute No 09/12.14.8.250</p> <p>Amended 17 June 2013 – Minute No 06/13.11.14.160</p> <p>Amended 15 December 2014 – Minute No 12/14.14.5.370</p> <p>Amended 17 December 2018 – Minute No 12/18.15.5.315</p> <p>Corrected (map) 9 January 2019 - Minute No 12/18.15.5.315</p> <p>Draft Revised Policy 15 April 2024 – Agenda No. 04/24.16.2</p>

POLICY

1 PREAMBLE

In the Break O'Day Municipality, the *Dog Control Act 2000* regulates the control and management of dogs. It requires Break O'Day Council develop and implement a policy on dog management in the municipality and gives it certain powers in relation to the management of dogs, including declaring dog access areas.

Dogs are the valued companions of many residents and visitors, young and old and some keep one or more working dogs. All have legal and ethical responsibilities to their dogs and the community. However not everyone in Break O'Day values dogs the same. Community health, safety and enjoyment of urban life and the outdoors can be detrimentally affected by poor care and control of dogs.

Break O'Day is also home to a diverse range of native animals. Some of our wildlife can be harmed by dogs; unwittingly or carelessly, in play or through natural behaviours and hunter instincts. Our coasts are the habitat for many 'shorebirds' and most of these are in reserves such as National Park and Conservation Area, which are managed primarily for the conservation of natural values by Tasmania Parks and Wildlife Service.

Shorebirds face enough natural challenges to their survival as it is; some migrate thousands of kilometres to feed and breed here. Because our beaches are so popular with people many shorebirds face additional pressures which have reduced their numbers and pushed some species

to the brink. Among other factors, disturbance and harm from dogs is a known factor of shorebird decline.

Through policy, Council can create guidelines and set boundaries to provide an equitable balance between people, dogs and wildlife. This policy provides for those who do not own dogs or may be adversely impacted by them, those who own a dog and need places for the enjoyment and exercise of their dog, and those who speak up for the native wildlife and natural values of the Municipality.

This policy and its Declared areas do not represent all regulation of dogs or all dog access rules in Break O'Day municipality. Other conditions do apply elsewhere on Reserves, other authority land and also under the Dog Control Act. Dog owners must check for and be aware of other requirements and regulations.

2 CODE RELATING TO RESPONSIBLE OWNERSHIP OF DOGS

2.1 Entitlements

- Individuals are entitled to own one or more dogs.
- The community is entitled to expect that dog owners will be responsible and not create a nuisance and responsible dog owners are entitled to the community's respect as a dog carer.
- Individuals and the community are entitled to be consulted on plans that are likely to affect enjoyment of their local area in relation to the management of animals.
- Council is entitled to expect that dog owners will be responsible and register their dogs.

2.2 Responsibilities

Individuals are responsible for ensuring:

- a) their dog is well fed and cared for.
- b) their dog is provided with adequate shelter from the elements.
- c) their dog is fully vaccinated.
- d) their dog is exercised in an appropriate manner.
- e) their dog is exercised in public areas in designated locations.
- f) their dog is always under effective control including when off lead.
- g) their dog does not cause a nuisance to neighbours or the community.
- h) their dog is not a threat or menace to members of the community or other animals.
- i) they collect the faeces their dog drops promptly and dispose of them properly.
- j) they are aware of the rights and responsibilities for the care and exercise of dogs.
- k) compliance with all regulations under the *Dog Control Act 2000*, including this policy.

Council is responsible for:

- a) Ensuring that sufficient public consultation is carried out regarding any changes that may affect the community or dog owners.
- b) Fulfilling its obligations under the *Dog Control Act 2000*.
- c) Dealing with nuisances, complaints and non-compliance in a timely, fair and effective manner.
- d) Establishing dog zones to provide access to areas for the reasonable exercise needs of dogs and their owners and to protect public health and safety, natural values and amenity.
- e) Encouraging responsible dog ownership through education, awareness and enforcement and public facilities for dogs.
- f) Supporting pensioners, guide dogs and early payment of registration with discounted fees.
- g) Undertaking regular reviews of this policy.

3 DOG MANAGEMENT ZONES – DECLARED AREAS

3.1 Exercise Areas

Access for the exercise and general recreation of dogs while under effective control on sections of beaches and areas of parks and reserves with facilities. Providing for the welfare, good care and wellbeing of dogs and their owners. These are off lead areas.

3.1.1 Dog Off Lead (exercise) beaches

Areas where dogs are allowed off lead under escort by their owner or competent person and must remain under effective control. Dog controllers are to remain mindful of other people and wildlife in the area.

Beaches with sections available for dog off lead exercise are at:

- 3.1.1.1 Ansons Bay (Boronia Street)
- 3.1.1.2 Steiglitz beach (two)
- 3.1.1.3 Maurouard Beach
- 3.1.1.4 Ring Rock (Dianas Beach)
- 3.1.1.5 Beaumaris (south of Yarmouth Creek.)
- 3.1.1.6 Scamander (Byatt Court – Winklers and section of Steeles Beach south of river mouth)
- 3.1.1.7 Mariposa Beach
- 3.1.1.8 Four Mile Creek Beach
- 3.1.1.9 Seymour (Long Point south beach)

Dog Off Lead exercise beaches and are shown on the attached maps.

3.1.2 St Helens Sports Recreation Grounds – ‘Dog Yard’

At the corner of Eagle and Young Streets, access off Eagle Street.

3.1.3 Two Exercise areas at St Marys

Two dog park areas are proposed for St Marys for off lead dog exercise and are shown on the attached maps. One at the St Marys Sports Grounds and one near the old railway station open space land on Main St. These two Exercise areas would not be formally Declared by Council until after necessary infrastructure is installed.

Dog Off Lead exercise areas (dog parks) are shown separately on the attached maps.

3.2 Training Areas

Areas of Council parks and reserves where dogs may be trained subject to any specified conditions.

3.2.1 St Helens Sports Recreation Grounds

Attached to the St Helens Sports Recreation Grounds ‘Dog Yard’, at corner of Eagle and Young Streets, access off Eagle Street. As shown on the attached map.

3.3 Restricted Areas

Areas where dog access is restricted: to certain hours, days or seasons when kept on a lead, or not allowed at any time.

Note: Section 4 of the Dog Control Act 2000 stipulates a dog lead must be no less than 2m in length in these Declared 'Dog On Lead' areas and is also required for dogs in public places when "on a road or road-related area in a built-up area".

3.3.1 Dog On Lead areas

'Dog On Lead' access opportunities for dogs and their owners to various coastal, foreshore, township open space areas and streets are provided to also protect public health and safety and wildlife. Includes Mt Poimena day use area (and MTB trailhead) in Blue Tier Regional Reserve. Dogs must be kept on a lead at all times in these areas.

These areas are shown as 'Dog On Lead' on the attached maps.

3.3.2 Beaches with seasonal and daily restrictions

3.3.2.1 Taylors Beach

Area: From Big Lagoon Creek to Sloop Lagoon

Restriction: Dogs prohibited from 1 October to 31 March, to protect wildlife. On lead at all other times.

3.3.2.2 Binalong Bay Beach

Area: Length of the beach and including Gants Lagoon mouth and spit, as far as the northern beach access at Lyall Road.

Restriction: Dogs prohibited from 1 October to 31 March for public health and safety and the protection of wildlife. On lead at all other times.

3.3.2.3 Maurouard Beach

Area: Northern section outside area designated for recreational vehicle use.

Restriction: Dogs prohibited from 1 October to 31 March to protect wildlife. On lead at all other times.

3.3.2.4 Scamander River mouth

Area: The northern bank, sand spit and shoals area at the river mouth. Southern boundary is 50m from rock-wall lining the south bank and then a line due east.

Restriction: Dogs prohibited from 1 October to 31 March for the protection of wildlife (high significance, breeding area) and public health and safety. On lead at all other times.

On the eastern (seaward) edge of this area only, when a dog is On Lead and *on the wet sand* (below the last high tide mark), transit directly between the On Lead areas north and south is permitted from 1 October to 31 March. The opportunity for dog swims (below) does not apply.

3.3.2.5 Denison Beach

Area: From Porch Rocks to Denison Rivulet.

Restriction: Dogs prohibited from 1 October to 31 March to protect wildlife. On lead at all other times.

Beaches with seasonal and daily restrictions are shown on the attached maps.

3.3.3 Dog-swims in Dog On Lead areas

To provide opportunity for dogs to have a brief swim while keeping people safe and not harming wildlife.

- Area: Declared areas where and when dogs are permitted to be 'On Lead', only at the shoreline of the sea, lagoons and waterways.
- Restriction: When there are no other people or wildlife within twenty metres (20m) of them or their dog. Owners may take their dog off the lead for a brief swim provided the dog goes back On Lead immediately after. In using this opportunity dog owners must maintain *effective control* of their dog, respect other users and their safety, and follow any directions of an authorised officer.

3.3.4 Other Restricted Areas where dogs are not allowed.

In certain places dogs are not allowed at all (prohibited at all times), to protect public amenity, health and safety and wildlife.

- 3.3.4.1 St Columba Falls
Area: Area at of St Columba Falls walking trail and carpark on St Columba Falls Road.
Restriction: Dogs are prohibited at all times, to protect public health and safety and wildlife.
- 3.3.4.2 St Helens Aerodrome
Area: St Helens Aerodrome fenced airstrip and aerodrome facilities area, Aerodrome Road St Helens.
Restriction: Dogs are prohibited at all times, to protect public health and safety.
- 3.3.4.3 St Helens Mountain Bike Trails (MTB Trails)
Area: Flagstaff Stacked Loops and Town Link Trail (20m corridor) and trailheads. And Bay of Fires Trail and Blue Teir Decent (20m corridor), but not the Mt Poimena (Blue Tier Regional Res.) day use area (and MTB trailhead).
Restriction: Dogs are prohibited at all times, to protect public health and safety and wildlife. At Council's discretion organised events involving dogs may be individually and conditionally allowed.
- 3.3.4.4 St Helens Recreation Grounds
Area: All of the sports complex regardless of whether sport is being played, except for the Declared Dog Exercise and Training Areas on the corner of Eagle and Young Streets.
Restriction: Dogs are prohibited at all times, to protect public health and safety. At Council's discretion organised events involving dogs may be individually and conditionally allowed.
- 3.3.4.5 Sports grounds and golf courses other than St Helens Recreation Ground.
Area: The playing fields and playing areas (regardless of whether sport is being played).

Restriction: Dogs are prohibited at all times (from surfaces of playing fields and playing areas) to protect public health and safety but may be taken elsewhere if on a lead at all times. At Council's discretion organised events involving dogs may be individually and conditionally allowed.

3.3.4.6 St Helens Wharf

Area The loading area designated by Marine and Safety Tasmania.

Restriction: Dogs are prohibited at all times, to protect public health and safety and marine produce.

These other Restricted areas (except for 3.3.4.5) are shown on the attached maps. Note that while they are Declared as 'Restricted' under the Dog Control Act (Sec. 23), those that prohibit dogs at all times are shaded on the maps the same as 'Prohibited' areas (3.4 below).

3.4 Prohibited Areas

3.4.1 Wildlife habitat areas

Areas containing sensitive habitat for native wildlife.

Area Various sections of coastline and beaches, islands and islets and other native habitat areas, including reserves where dogs are not permitted. These are shown on the attached maps.

Prohibited: Dogs are prohibited at all times to protect shorebirds, migratory birds and other wildlife from disturbance from disturbance and harm.

3.4.2 Temporary wildlife habitat protection

Localised areas containing sensitive habitat for native wildlife from time to time, such as seasonal bird nesting areas.

Area An area identified, at the General Manager's discretion, on the ground by fencing, signs and public communications indicating the temporary exclusion area. These are not shown on the attached maps.

Prohibited: Dogs are prohibited from these areas marked by temporary fencing and signage, to protect significant shorebirds, migratory birds or other wildlife from disturbance and harm. The need for such protection can occur at short notice.

Note: Under Section 28 of the Dog Control Act 2000 the following areas are prohibited public areas.

- a) any grounds of a school, preschool, kindergarten, crèche or other place for the reception of children without the permission of a person in charge of the place; or
- b) any shopping centre or any shop; or
- c) the grounds of a public swimming pool; or
- d) any playing area of a sportsground on which sport is being played; or
- e) any area within 10 metres of a children's playground.

In National Park and several other classes of Reserve the *Tasmanian National Parks and Reserves Management Act* and its Regulations will not permit dogs at all.

4 FEE STRUCTURE

Council utilises its current *Schedule of Fees and Charges* as an additional method of promoting responsible dog ownership. Discounts are provided to those who make early payment.

5 APPLICATION

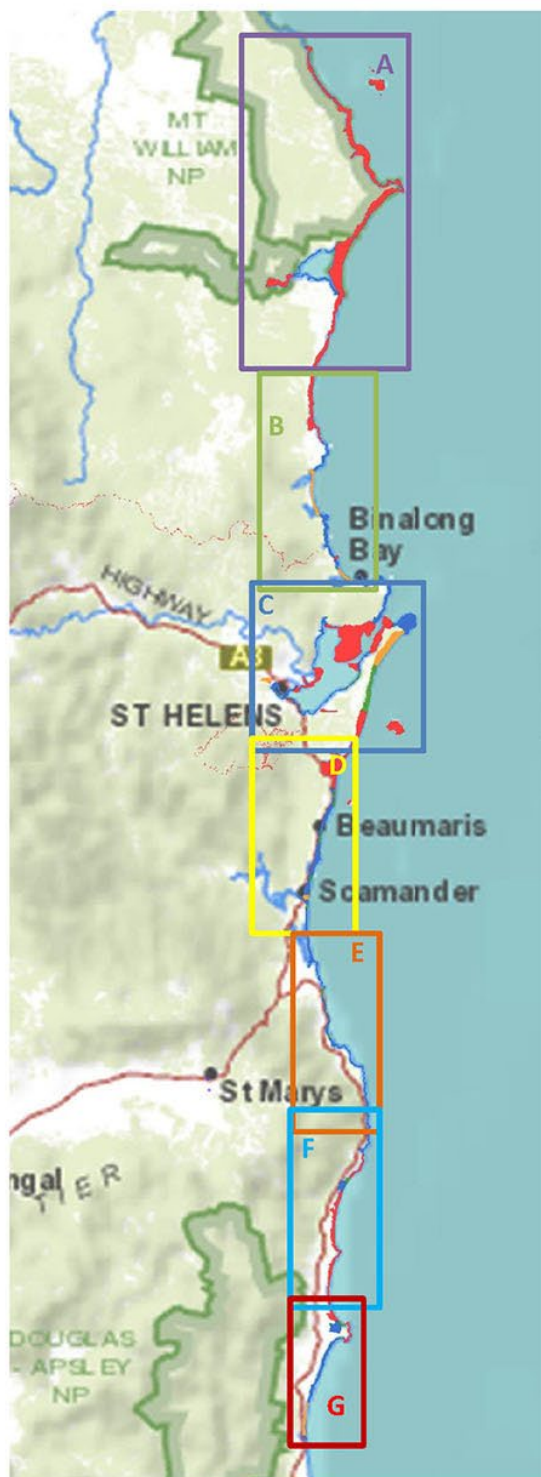
This policy applies to the Break O'Day municipal area in its entirety. However as noted in the Preamble, the Declared areas included do not represent all dog access, regulation and control of dogs in the municipality.

6 REVIEW

This Policy will be reviewed every five (5) years in line with Council's Policy Framework or earlier in the event of major changes to legislation or related policies, procedures or if deemed necessary by the General Manager.

DRAFT

Draft Revised Dog Management Policy April 2024 - intended Declared areas maps



Index Map and Legend

-  Dog Off Lead Exercise Beach
-  Dog On Lead
-  Exercise area (dog park)
-  Restricted (seasonal conditions)
-  Training area
-  Prohibited

Refer to the Policy text for detail on conditions and terms applying to Restricted and other Declared dog management zones.

To view these dog zones in detail on an [online map click here](#). For a copy of the draft revised Policy and an online comments form, view the *Community Consultation and Dogs* pages of Council's website - www.bodc.tas.gov.au, or contact Council on (03) 6376 7900 or admin@bodc.tas.gov.au.

These mapped dog zones and this Policy do not represent all dog access rules or all regulation of dogs in Break O'Day municipality. Dog owners must check for and be aware of other requirements and regulations. Further legislated conditions and controls apply elsewhere on PWS managed Reserves and other public land.



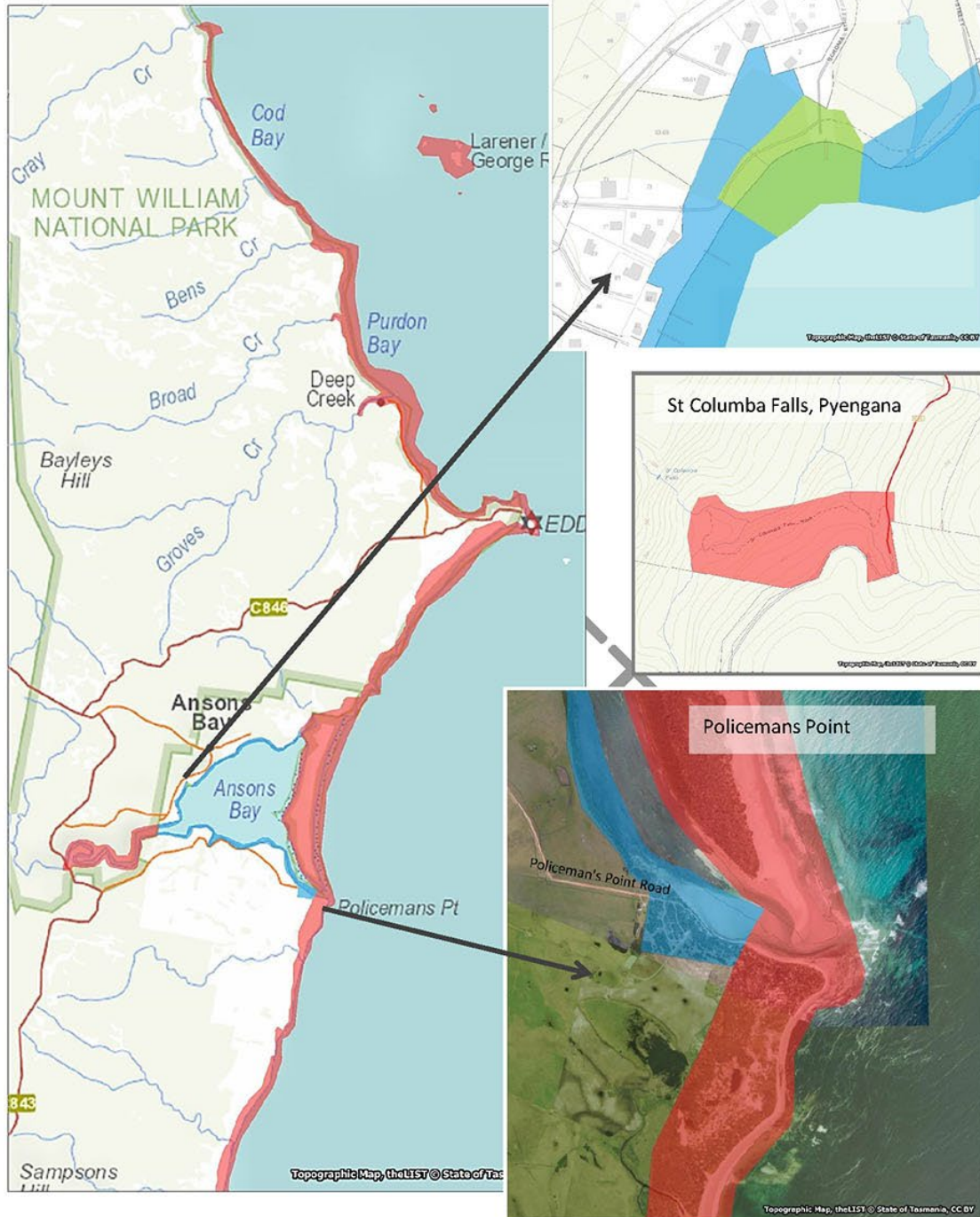
DrftRev_DogZones_BODC_200424.TAB

Base image by TASMAP (www.tasmap.tas.gov.au)

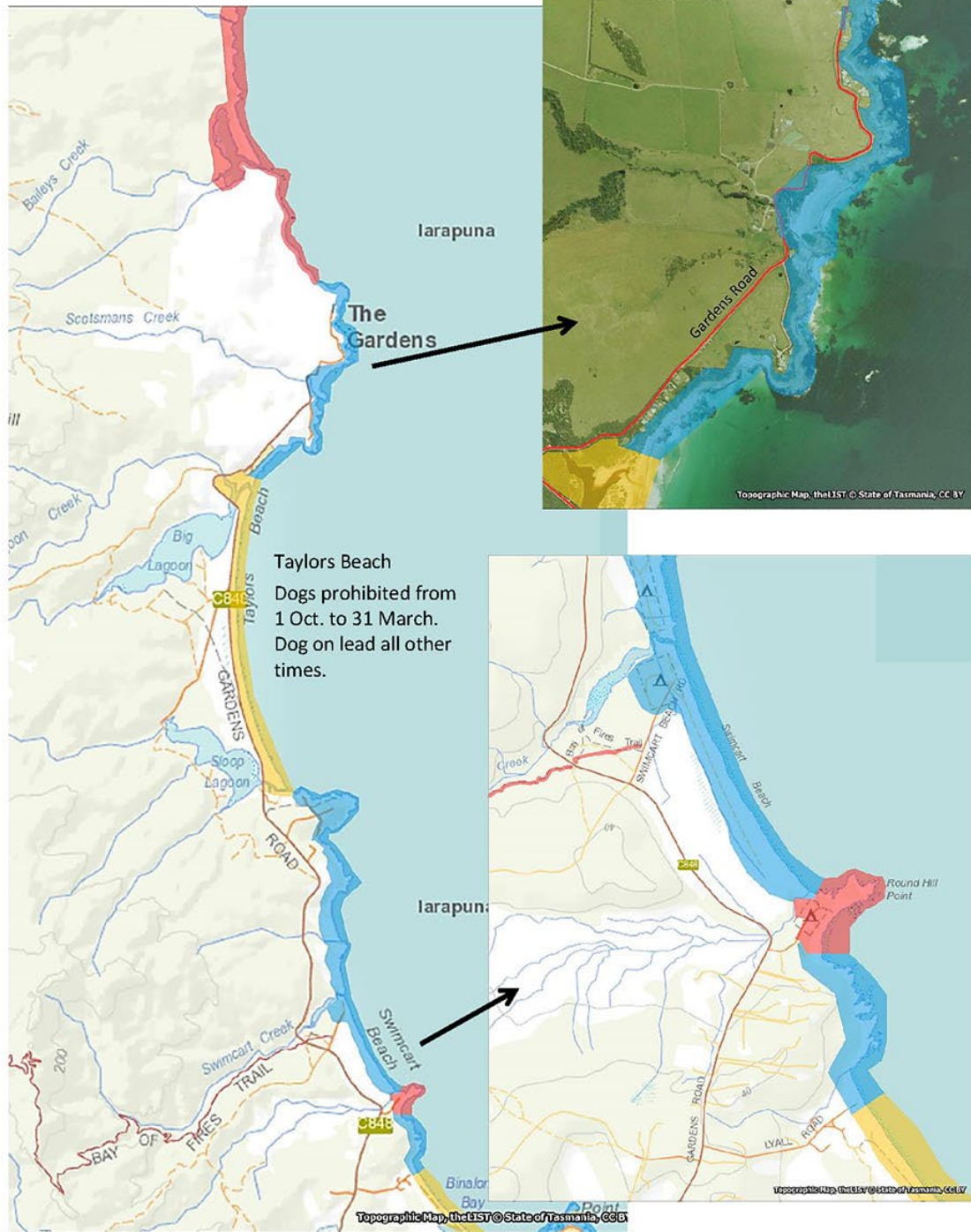
Base data from theLIST (www.thelist.tas.gov.au),

© State of Tasmania

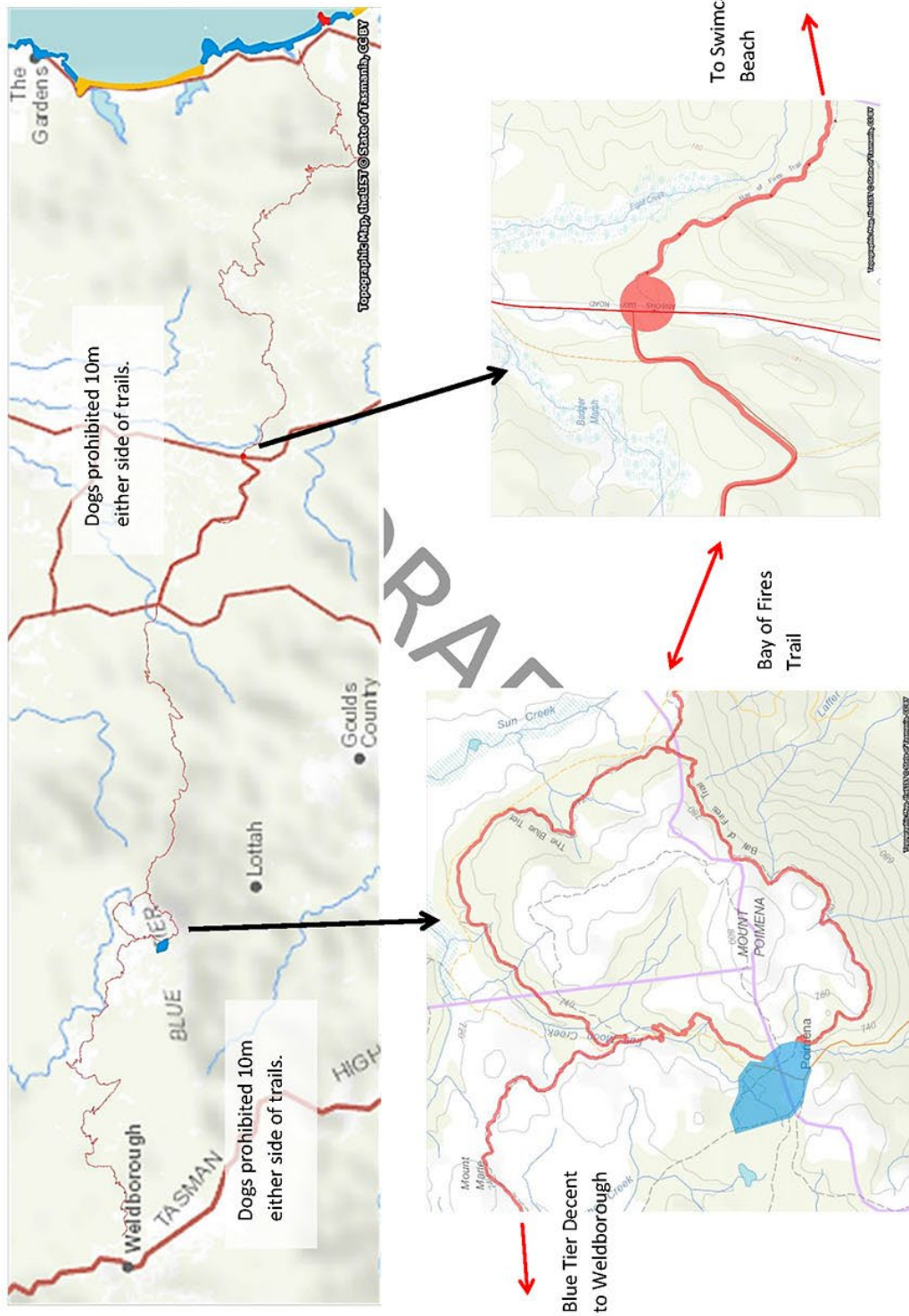
A wukalina/Mt William - Irapuna/Bay of Fires
And St Columba Falls, Pyengana



B The Gardens – Binalong Bay

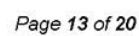


B Blue Tier/Piomena Mountain Bike Trails



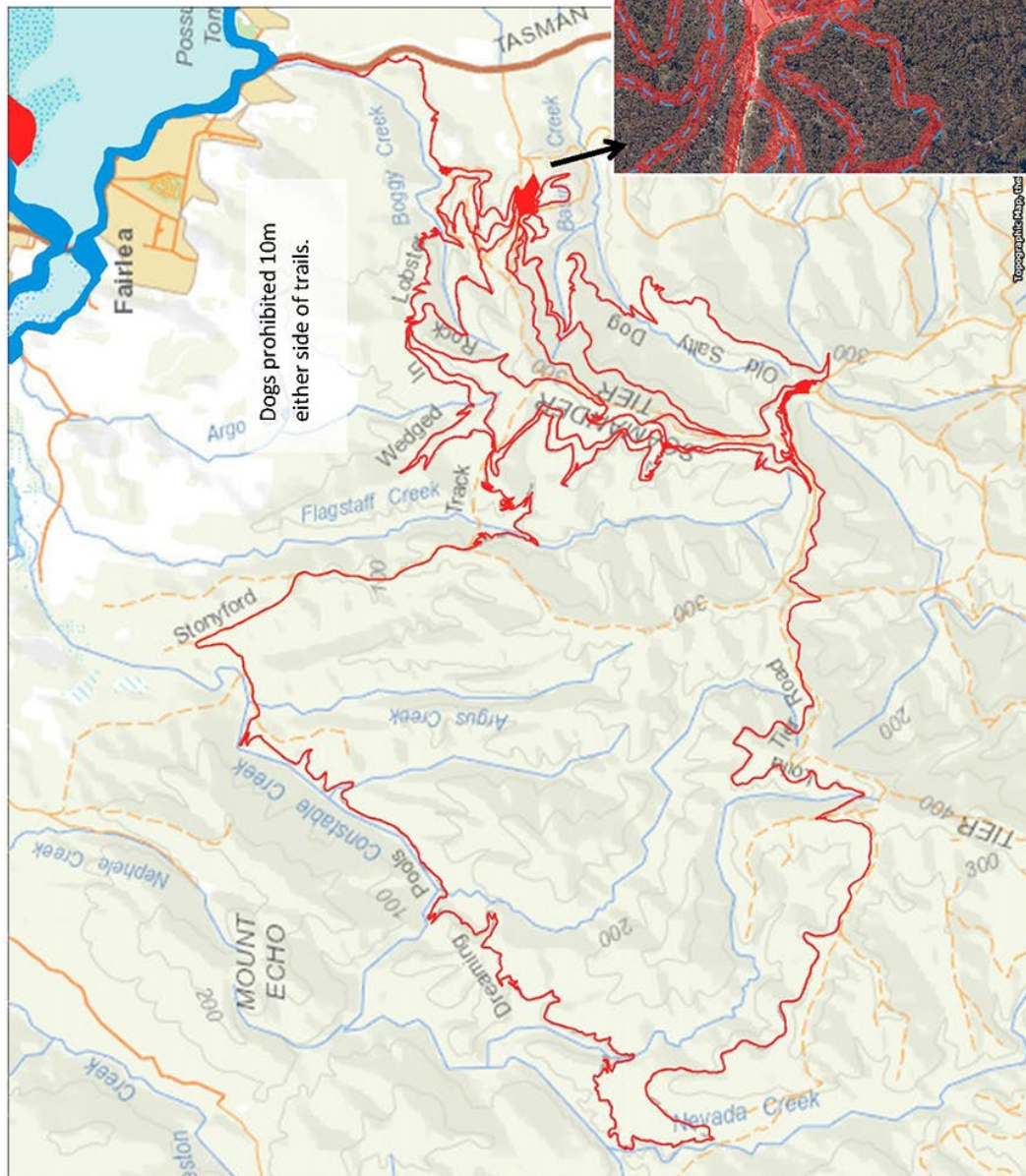
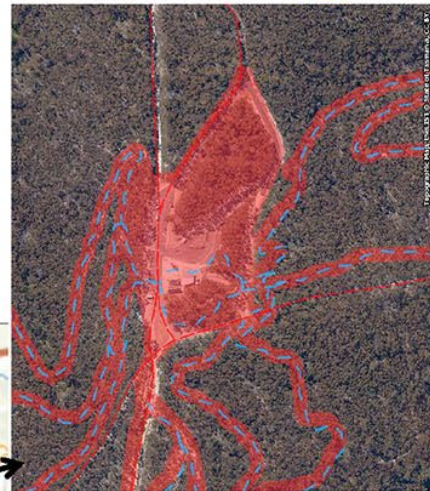
B Binalong Bay



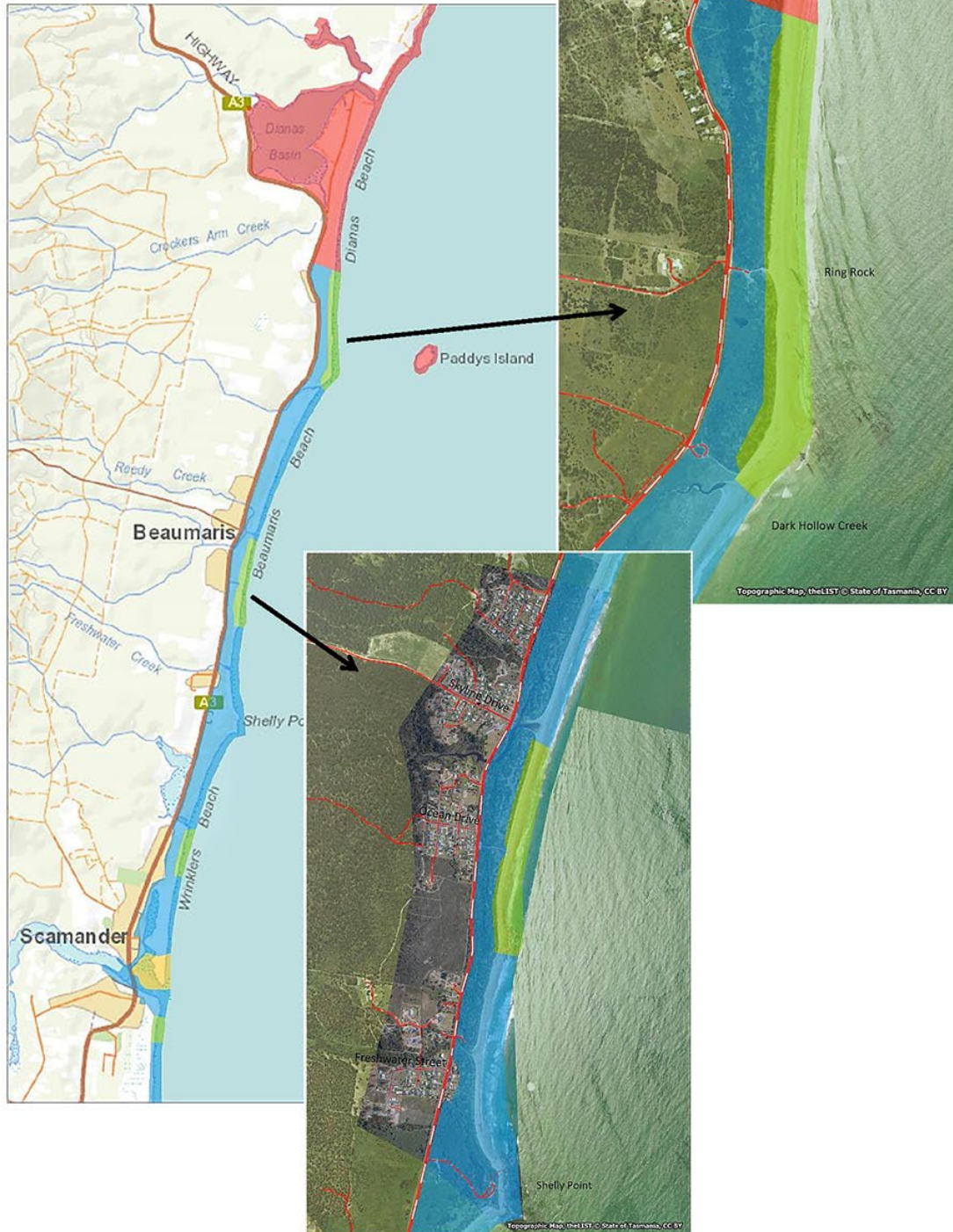


C Flagstaff Stacked loops
Mountain Bike Trails

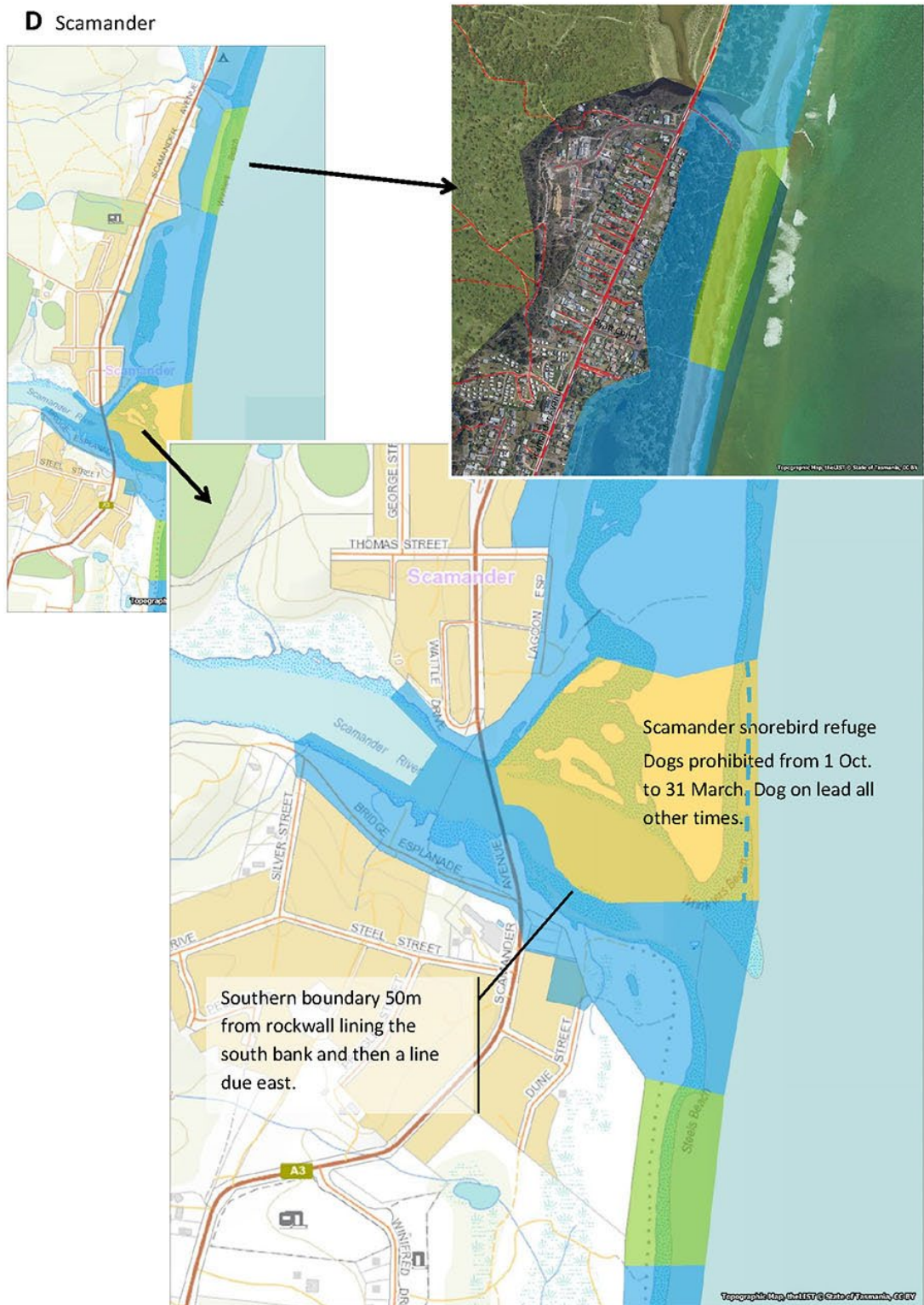
Dogs prohibited at
Trailhead and 10m
either side of trails.



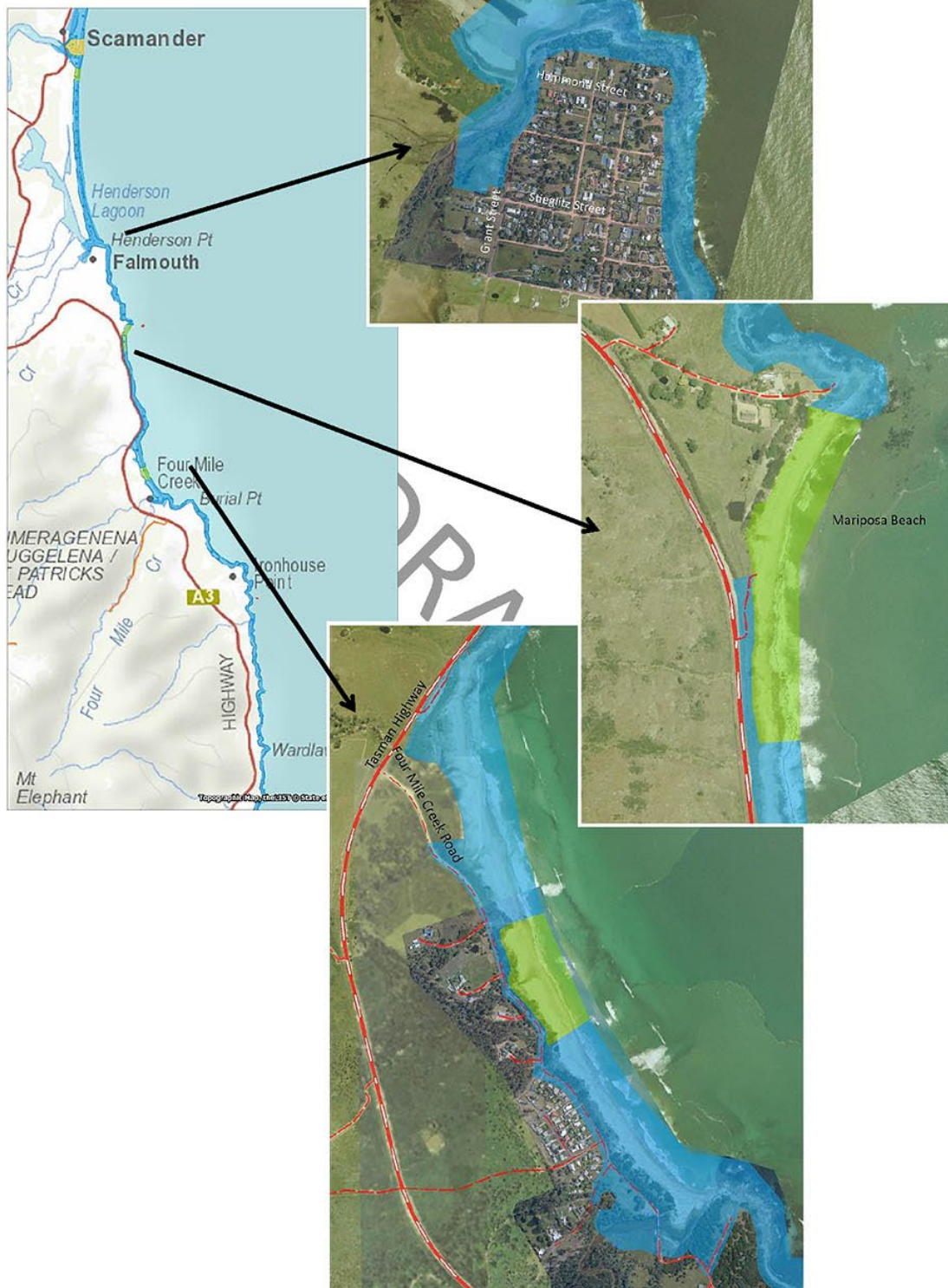
D Dianas Basin - Scamander



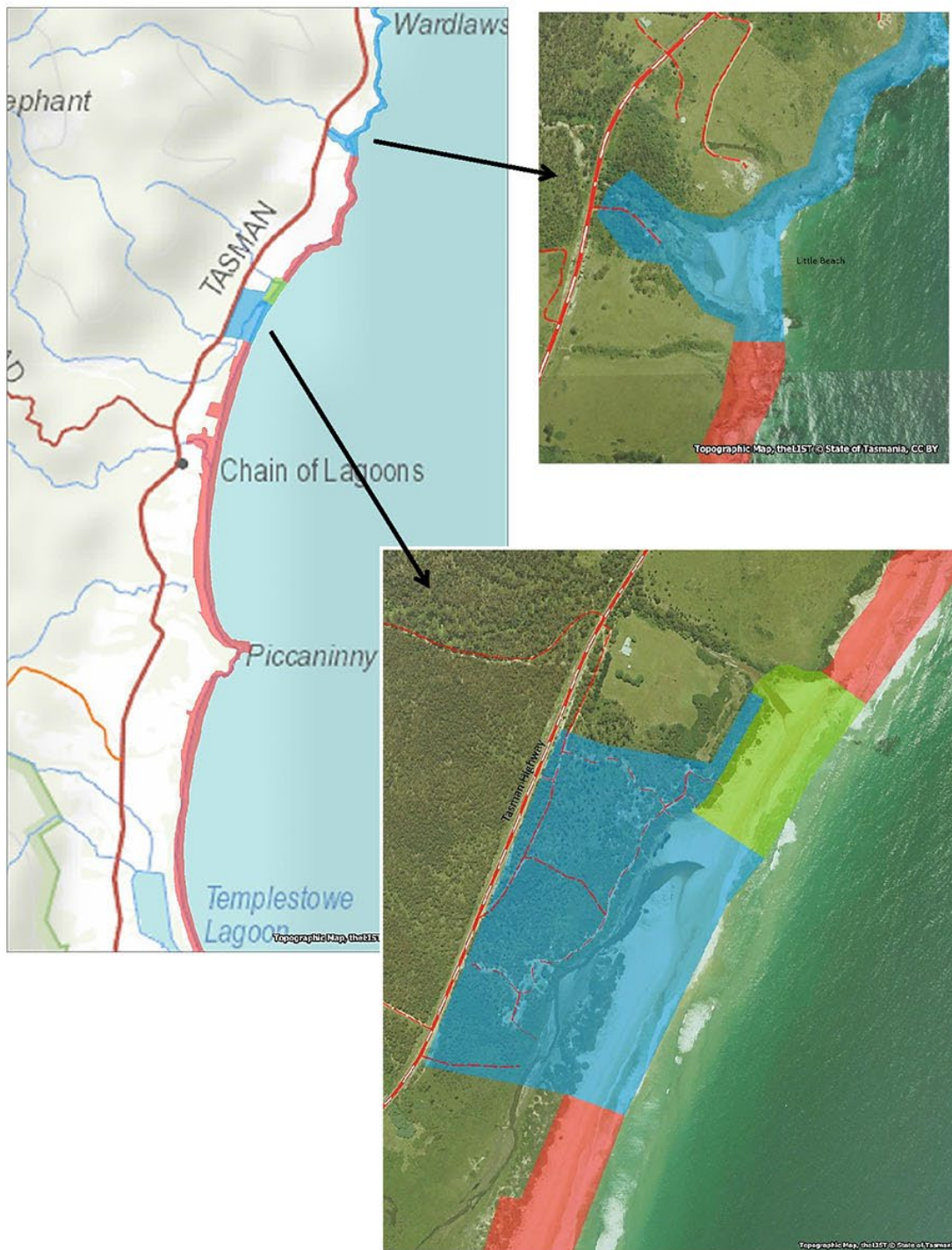
D Scamander



E Falmouth - Wardlaws Point



F Chain of Lagoons to Templestowe Beach

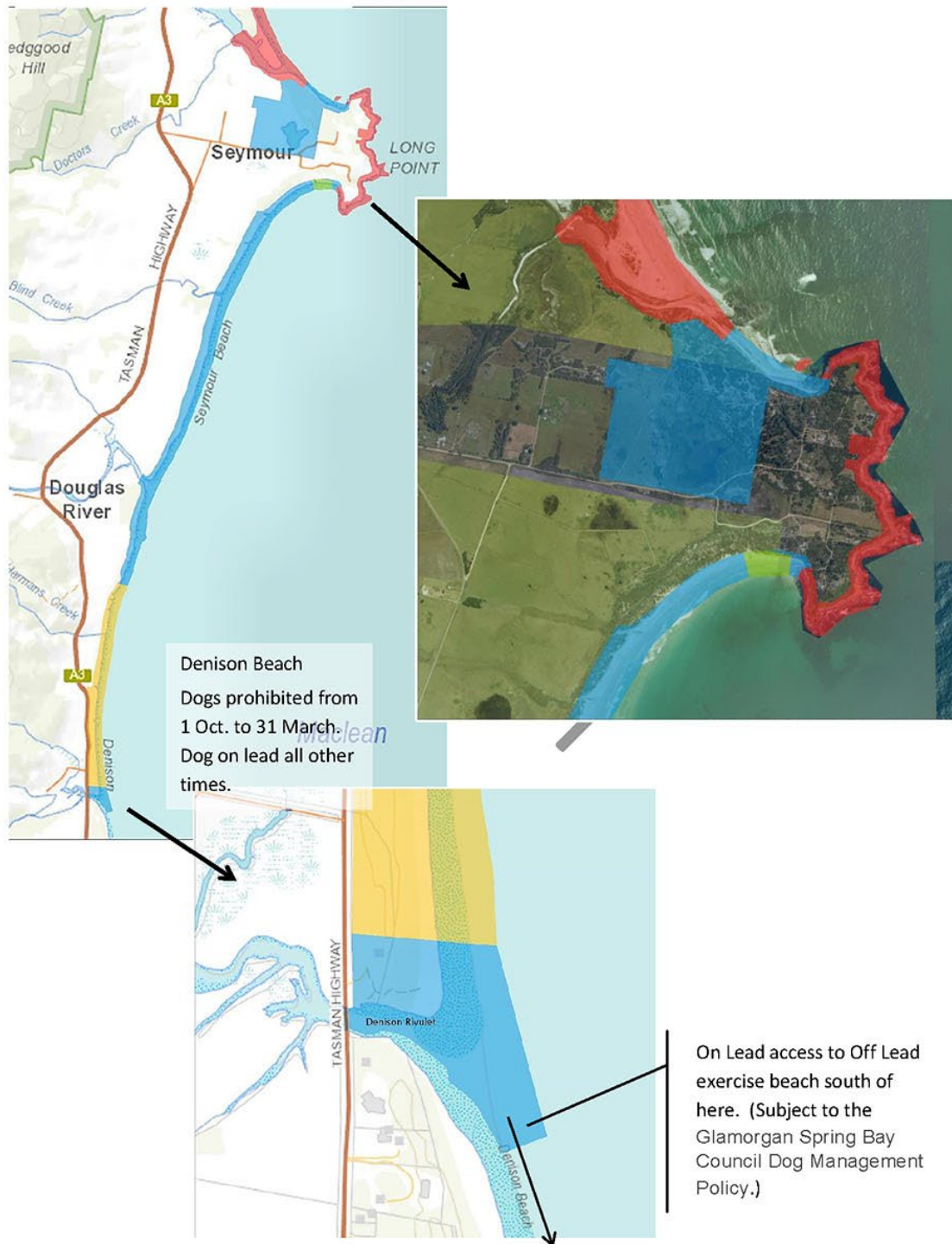


F St Marys – Future dog parks for
Off Lead exercise

These two Exercise areas would not be formally Declared by Council and available for use until after necessary infrastructure is installed.



G Seymour - Denison Rivulet



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 matters 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:**

22.05.2024	MS Teams	– Northern Tasmania Development Corporation (NTDC) – attended the Members Representative Group meeting on behalf of the Mayor. Primary focus of the meeting was on Strategic Activities; forthcoming Federal Election; and 2024-25 Annual Plan for NTDC.
23.05.2024	MS Teams	– Regional Jobs Hub Meeting – presentation of the Evaluation Report by the Brotherhood of St Laurence on the first few years of operation of the Regional Jobs Hub Network. The Report reinforced the importance of this Network in supporting access to employment pathways.
29.05.2024	St Helens	– Aquatic Facility Working Group – meeting to consider the Expressions of Interest for the Feasibility Analysis Consultancy.
03.06.2024	St Helens	– Council Workshop.
03.06.2024	St Helens	– Tasmania Police - meeting with Mayor Tucker and Acting Police Commander Nathan Johnston which covered general policing matters and any local issues of concern.
04.06.2024	St Helens	– Labor MPs – meeting with Dean Winter, Rebecca White and Jen Butler, good opportunity to discuss a range of matters including Housing challenges; St Marys Pass Alternative Route and Future of Local Government Review.
12.06.2024	St Helens	– Aquatic Facility Working Group, meeting to complete review of Tenders for the Feasibility Analysis.

Meetings & Events Not Yet Attended:

21.06.2024	St Helens	– Economic Development Strategy Workshop.
21.06.2024	St Helens	– Councillor Learning & Development Framework.
24.06.2024	St Helens	– Council Meeting.

General – The General Manager held regular meetings with Departmental Managers and individual staff when required addressing operational issues and project development. Meetings with community members included Steve Walley, Tani Langoulant (Free2B Girls), Kaitlin Roach and Paul Fisher (St Helens Sailing Squadron).

Brief Updates:

East Coast Strategic Regional Partnership

The General Manager notes that funding has started to flow in the current financial year for elements of the Strategic Regional Partnership (SRP) in relation to a couple of elements, the St Helens – Binalong Bay Liveability Strategy and the St Marys Childcare Centre Needs Analysis and investigation. In a slightly unusual situation, we are going to have two Grant Deeds for each project with the first tranche of funding coming through DPAC in 2023-24 and the second tranche through the Department of State Growth in years 2024-25 and beyond. The General Manager was slightly surprised that the St Marys Childcare Centre project has come in Council's direction to manage however given the potential alternatives it appears that Council is the best choice. Progression of these two projects are included in the 2024-25 Annual Plan.

Communications Report

TOPIC	ACTIVITY	PROGRESS
GENERAL COMMS	BODC Newsletter	Sent out 2 weeks ago. Included stories on: <ul style="list-style-type: none"> St Helens Golf Club Women's Pennant Team wins State Championships. New shower screen at Beauty Bay. Aquatic Facility update. Natural Resource Management activity – Fonzie the serrated tussock weed detection dog and local farmers attending a workshop to learn about soil and pasture health.
	Media Release	Ansons Bay Waste Transfer Station Closed due to Asbestos contamination.
	Examiner Advertisement	Expression of Interest – Mechanical Services. Closed 7 June 2024.
	Five minutes with the Mayor	Mayor's piece about: <ul style="list-style-type: none"> Recap on the St Marys Car, Bike and Pedal Show. Community awareness for elder abuse by coming together for a Long Table Lunch. Recap on the Bays of Fires Winter Arts Festival.
SOCIAL MEDIA	Break O'Day Council	<ul style="list-style-type: none"> 2024 Wellbeing Certificate program.

		<ul style="list-style-type: none"> • Long Table Lunch for Lifelong Respect. • Volunteer Film Festival – Volunteering videos. • National Reconciliation Week. • Get In2 Gear – Learner program.
	Shared Social Media Posts	<ul style="list-style-type: none"> • Burn Brighter – Wood Fire Etiquette Campaign. • VeteranHub launch. • Tasmanian Women in Agriculture. • Bay of Fires Winter Arts Festival. • EB’S Ride for Raw Fundraiser. • Diverse pastures for soil health. • Women’s Legal Service • Get Active – Facilitator Training Course. • Winter Lights Festival – St Marys. • Raising Healthy Minds app. • Tech support at St Helens Library. • Australian Biosecurity – Avian influenza in poultry and birds.
COMMUNITY ENGAGEMENT	Survey	Improving the Binalong Bay BBQ area.
	Survey	Circular North seeking feedback on their Waste Strategy.
	Workshop	Stantec is holding Break O’Day Economic Development Strategy workshops in St Marys and St Helens seeking community feedback.
	Workshop	Drought Resilient Impact Preparedness workshop.
GRANTS	TasNetworks	Community grants now open.
EMAIL DATABASES	Continuing to develop	Continuing to collect email addresses for the newsletter and township databases. This has been going well with all the consultation underway, which is used as an opportunity to promote our EDMs.

Actions Approved under Delegation:

NAME/DETAILS	DESCRIPTION OF USE OF DELEGATION	DESCRIPTION	DELEGATION NO / ACT
DA 219-2023 35 Quail Street, St Helens	Affixing Common Seal	Final Plan of Survey	Number 21 – Miscellaneous Powers and Functions to the General Manager
Safer Rural Roads Program (SRRP) – Round 1 Mathinna Plains Road	Affixing Common Seal	Grant Deed	Number 21 – Miscellaneous Powers and Functions to the General Manager
Safer Rural Roads Program (SRRP) – Round 1	Affixing Common Seal	Grant Deed	Number 21 – Miscellaneous Powers and Functions to the General Manager
New St Marys Education and Care Facility – Concept Development	Affixing Common Seal	Grant Deed	Number 21 – Miscellaneous Powers and Functions to the General Manager
St Helens – Binalong Bay Liveability Strategy	Affixing Common Seal	Grant Deed	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
01.05.2024	337 Certificate	58-60 Gardiners Creek Road, St Marys	7208568
01.05.2024	337 Certificate	10b Tully Street, St Helens	9657566
07.05.2024	337 Certificate	353 German Town Road, St Marys	3508192
07.05.2024	337 Certificate	3/6 Mill Court, St Helens	9853917
08.05.2024	337 Certificate	693 Mangana Road, Mangana	6413391
09.05.2024	337 Certificate	276 Gardiners Creek Road, St Marys	1536042
09.05.2024	337 Certificate	8 Rex Court, St Helens	2632917
10.05.2024	337 Certificate	1/2 Palm Court, St Helens	2885682
14.05.2024	337 Certificate	10 Kismet Place, St Helens	7386161
14.05.2024	337 Certificate	18-24 Gray Street, Fingal	6411097
15.05.2024	337 Certificate	1/6 Mill Court, St Helens	9853919
16.05.2024	337 Certificate	40 Highcrest Avenue, Binalong Bay	1781937
20.05.2024	337 Certificate	54 Beaulieu Street, St Helens	2205245
20.05.2024	337 Certificate	8 Akaroa Avenue, Akaroa	7610629
21.05.2024	337 Certificate	21444 Tasman Highway, Four Mile Creek	2742059
21.05.2024	337 Certificate	209 Binalong Bay Road, St Helens	3536695
21.05.2024	337 Certificate	858 Upper Scamander Road, Scamander	2605134
24.05.2024	337 Certificate	188 St Helens Point Road, Stieglitz	6811824
27.05.2024	337 Certificate	112 Cecilia Street, St Helens	2037122
28.05.2024	337 Certificate	22 Petrel Place, Stieglitz	7828089
29.05.2024	337 Certificate	6 Newman Street, St Marys	2811448
29.05.2024	337 Certificate	23249 Tasman Highway, Scamander	2247613

29.05.2024	337 Certificate	48 Main Street, St Marys	6403943
29.05.2024	337 Certificate	12 Bittern Street, Stielgitz	2257926
30.05.2024	337 Certificate	42 Talbot Street, Fingal	3201254

Tenders and Contracts Awarded:

Nil

STRATEGIC PLAN & ANNUAL PLAN:

Break O'Day Strategic Plan 2017-2027 (Revised March 2022)

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:

N/A

BUDGET AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	002\036\002\
ASSOCIATED REPORTS AND DOCUMENTS	Draft 2024-2025 Annual Plan

OFFICER'S RECOMMENDATION:

That Council adopt the 2024-25 Annual Plan as presented.

INTRODUCTION:

Council's management team have worked with Council to prepare the draft 2024 – 2025 Annual Plan based on discussions that have occurred through Council workshops and the normal budget/planning process. The Annual Plan has been prepared to take into account these items as well as the broad factors that are impacting Council; and reflecting continuity of existing projects and activities where this exists.

PREVIOUS COUNCIL CONSIDERATION:

Council Workshop 3 June 2024

Council Workshop 14 May 2024

OFFICER'S REPORT:

Development of the Annual Plan has occurred in conjunction with the development of the 24-25 council Budget to ensure that where necessary the resources required to deliver on the Annual Plan have been provided. Having just completed the nine month Review for the 23-24 Annual Plan to 31 March 2024 it is clear that there will be a number of activities which will carry forward.

The recent State Election and the return of a Liberal government means that many of the strategic directions from this area of influence will remain similar to what we have experienced over the last few years which removes an area of uncertainty from a planning perspective. At a strategic level the year ahead is going to continue to be shaped by Council's response to:

- Climate Change Adaptation & Mitigation
- Future of Local Government Review
- Waste Minimisation and Management
- East Coast Strategic Regional Partnership activities. A focus on population and housing forms part of the SRP.

A review of our current activities has identified a range of strategically focussed activities which we are implementing or have underway which need to be a priority for our attention as well as a number of other activities which we need to consider including for the year ahead.

GOAL	Current Activity	Potential Activity
COMMUNITY	<ul style="list-style-type: none"> Arts & Cultural Strategy 	<ul style="list-style-type: none"> Website Redevelopment
ECONOMIC	<ul style="list-style-type: none"> Economic Development Strategy Bay of Fires Master Plan 	<ul style="list-style-type: none"> SRP – Housing Needs Assessment SRP – Understanding BODC Population SRP – St Marys Childcare Analysis
ENVIRONMENT	<ul style="list-style-type: none"> Climate Change Adaptation & Mitigation Scamander Rivermouth Project Industrial Land Study Scamander/Beaumaris Strategic Planning Break O’Day Council Land Use Strategy 2015 	
INFRASTRUCTURE	<ul style="list-style-type: none"> Recreational Trails Strategy Georges Bay Activation Strategy St Helens Sports Complex Master Plan Aquatic Facility Investigation Transport Master Plan Waste Management Strategy Scamander Inert Waste Landfill 	<ul style="list-style-type: none"> SRP - St Helens – Binalong Bay Liveability Strategy St Helens Car Park Strategy St Helens Foreshore Master Plan Aerodrome Master Plan Review Recreation and Community Facility Review
SERVICES	<ul style="list-style-type: none"> Youth Strategy Reconciliation Action Plan 	
CORPORATE	<ul style="list-style-type: none"> FoLGR – East Coast Council investigation Asset Management System Workforce Planning & Development Cyber Security Federal Election Priority Projects Child & Youth Safe Framework 	<ul style="list-style-type: none"> Digital Transformation

STRATEGIC PLAN & ANNUAL PLAN:

Break O’Day Council Strategic Plan 2017 – 2027 (Revised March 2022)

LEGISLATION & POLICIES:

Councils are required each financial year, under Section 71 of the *Local Government Act 1993*, to prepare an Annual Plan.

The *Act* provides general guidelines for the production of the Annual Plan in that it should:

- Be consistent with the Strategic Plan;
- Include a statement of the manner in which the Council is to meet the goals and objectives of the Strategic Plan;
- Include a summary of the estimates adopted under Section 82; and
- Include a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

A copy of the Annual Plan is provided to the Director of Local Government and the Director of Public Health. A copy is also available at the Council Office for inspection by the public and on Council's website.

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

The financial implications of the 2024 - 2025 Annual Plan are included in Council's adopted budget.

VOTING REQUIREMENTS:

Simple Majority

Strategy and KFA	Owner	Co-owners	ACTIVITY 2024-2025	Start Date	End Date
Strategy 1.1 Create an informed and involved community by developing channels of communication.	John Brown				
Key Focus Area 1.1.1 Communication: Improve and develop communication processes that lead to the community feeling more informed and involved.	Jayne Richardson	Molli Brown	Newsletter - Undertake a review of the newsletter with the aim of improving the design and understanding how many hard copies need to be provided vs digital	01-Oct-24	31-Dec-24
	Jayne Richardson		Website Redevelopment - Redevelop the website with community input and a focus of online service delivery and accessibility	01-Oct-24	30-Jun-25
	Jayne Richardson	Molli Brown	Social Media Following - develop a campaign to encourage residents and ratepayers to follow our facebook page - source of community info	01-Oct-24	30-Jun-25
	Jayne Richardson	Molli Brown	Council Brand - develop a communications campaign that showcases Council's staff, Council activities to facilitate a deeper understanding of Council activities.	01-Jul-24	30-Jun-25
Strategy 1.2 Build community capacity by creating opportunities for involvement or enjoyment that enable people to share their skills and knowledge.	John Brown			01-Jul-24	30-Jun-25
Key Focus Area 1.2.1 Events and Activities: Create a culture of volunteering and support to enable vibrant and sustainable events, activities and community groups.	Jayne Richardson	Polly Buchhorn	Actions 1.2.1.1 Environmental Awareness: Promote and educate the community about sustainable enjoyment and care of the natural environment	01-Jul-24	30-Jun-25
	Chris Hughes	Jenna Bailey	Actions 1.2.1.2 Community Event Support - Assist the community with event delivery by providing support and assistance with planning, approvals processes, compliance and arrangements for Council assistance and resources.	01-Jul-24	30-Jun-25
	Chris Hughes		Actions 1.2.1.3 Event Attraction - Actively promote the Break O'Day Municipality as an event destination and work with event organisers and organisations to develop and attract new events to the area.	01-Jul-24	30-Jun-25
	Chris Hughes	Jayne Richardson	Actions 1.2.1.4 Sustainable Events - Promote and support best practice sustainable events and implementation of the Soft Plastics policy on Council land.	01-Jul-24	30-Jun-25
	Leah Page		Actions 1.2.1.5 Festival of Wellbeing - Support the development and delivery of the Festival of Wellbeing, designed with our community to meet shared aims.	01-Jul-24	31-Dec-24

	Leah Page		Appreciative Inquiry Summit - Support the development and delivery of the Appreciative Inquiry Summit, designed with our community to meet shared aims.	01-Jul-24	31-Dec-24
	Chris Hughes		Actions 1.2.1.6 Mountain Bike Events - Work with interested organisations to develop a sustainable Mountain Bike event for the St Helens Network.	01-Jul-24	30-Jun-25
	Chris Hughes			01-Jul-24	30-Jun-25
Key Focus Area 1.2.2 Volunteering - Build community sustainability and inclusion through a culture of volunteering and support within our community.	Chris Hughes	Jenna Bailey	Actions 1.2.2.2 Volunteer Strategy - Work with volunteer groups to showcase their activities and assist with increase of volunteers within our community	01-Jul-24	30-Jun-25
	Chris Hughes	Angela Matthews	Actions 1.2.2.4 Emergency Management Volunteers - Develop Council's base of volunteers to provide support in an emergency situation including provision of training.	01-Jul-24	31-Dec-24
Strategy 1.3 Foster and support leadership within the community to share the responsibility for securing the future we desire.	John Brown				
Key Focus Area 1.3.1 Community and Council Collaboration: Work within a community engagement framework which defines the relationship between the community and Council in decision making and project delivery.	Chris Hughes		Actions 1.3.1.3 Local Township Plans - Implement the activities from the Township Plans, report back to the community on progress.	01-Jul-24	30-Jun-25
	Chris Hughes	Leah Page	Actions 1.3.1.4 Arts & Cultural Strategy - Work with the community group to complete the review of the Strategy including addressing group cohesion and arts and cultural funding.	01-Jul-24	31-Dec-24
	Chris Hughes	Leah Page	Actions 1.3.1.5 Portland Court Building - Finalise the use of the former Hub 4 Health building through a co-design process with the community.	01-Jul-24	31-Dec-24
Strategy 1.4 Foster a range of community facilities and programs which strengthen the capacity, wellbeing and cultural identity of our community.	John Brown				
	John Brown				

Key Focus Area 1.4.1 Wellbeing - Support and enhance community wellbeing through shared understandings, and opportunities for people to get involved, connect, build on strengths, and feel a sense of belonging in Break O'Day.	Leah Page	Actions 1.4.1.1 Wellbeing Pilot Project - Evolve the project delivery approach to reflect participant feedback and support the implementation of the Break O'Day Community Wellbeing Pilot Project and related project activities..	01-Jul-24	30-Jun-25
	Leah Page	Actions 1.4.1.2 Wellbeing Actions - Partner with the community to identify, design and deliver wellbeing actions and activities.	01-Jul-24	30-Jun-25
Strategy 2.1 Develop and highlight opportunities which exist and can be realised in a manner that respects the natural environment and lifestyle of the Break O'Day area. : 30 to 100	John Brown			
Key Focus Area 2.1.1 Opportunities - Identify and realise opportunities that develop and support the Break O'Day economy in a sustainable manner	EDO	Actions 2.1.1.2 Economic Strategy - work with consultants to develop an Economic Development Strategy that reflects a shared vision for Break O'Days Economic future	01-Jul-24	31-Dec-24
	EDO	Economic Leadership - nurture and support development of local leadership and participation in projects which support this including the Gastronomy project	01-Jul-24	30-Jun-25
	EDO	David Jolly Actions 2.1.1.7 Circular Economy - Examine opportunities to participate in projects focused on developing the Circular Economy at the regional and local level.	01-Jul-24	30-Jun-25
	John Brown	Erica McKinnell Actions 2.1.1.8 Employment Barriers - Support the activities of Break O'Day Employment Connect (BODEC) Regional Jobs Hub Board which focusses on facilitating employment outcomes and addressing the barriers to employment.	01-Jul-24	30-Jun-25
	Deb Szekely	EDO Actions 2.1.1.9 Industrial Land Use Study - Complete the 'Scoping Study' and progress the study to identify future demand, land analysis, constraints and opportunities.	01-Jul-24	30-Jun-25
	Chris Hughes	Actions 2.1.1.12 Bay of Fires Master Plan - Support and participate in the process to develop a Master Plan for the Bay of Fires area.	01-Jul-24	31-Mar-25

Strategy 2.3 Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses to live and work in Break O'Day.	John Brown					
Key Focus Area 2.3.1 Brand - Understand and communicate the unique characteristics and differences of our communities and the Break O'Day area to foster a sense of pride and authenticity.	Jayne Richardson	EDO	Action 2.3.1.1 Township Brand - Explore the development of individual township brand identities and consider how these would be used.	01-Jul-24	30-Jun-25	
Strategy 2.4 Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focused service delivery.	John Brown					
Key Focus Area 2.4.1 Population - Monitor changes in an ageing population in order to understand and address challenges and opportunities this creates.	John Brown		Actions 2.4.1.1 Population Analysis - complete review of information from 2021 Census with presentation to Council, stakeholders and the community	01-Jul-24	30-Sep-24	
	John Brown	EDO	Actions 2.4.1.2 Population Strategy - Develop Strategy to address BODC's Ageing Population	01-Jan-25	30-Jun-25	
	John Brown	EDO	Strategic Regional Partnership Population - participate in the SRP analysis of the population on the East Coast	01-Jul-24	30-Jun-25	
Key Focus Area 2.4.2 Housing - Develop an understanding of housing needs; advocate for and facilitate the construction of a range of housing solutions	EDO		Strategic Regional Partnership Housing - participate in the development of the analysis of the housing needs of the East Coast.	01-Jul-24	30-Jun-25	
	EDO		Actions 2.4.2.4 Aged Housing - Pursue investment in construction of Independent Living Units in the area.	01-Jul-24	30-Jun-25	
			Actions 2.4.2.5 Council Investment - Examine and pursue opportunities for greater Council involvement in the provision of housing.	01-Jul-24	30-Jun-25	

	John Brown	EDO	Actions 2.4.2.6 Public and Emergency Housing - Lobby and work with the State Government and housing providers to build new affordable housing and emergency housing.	01-Jul-24	30-Jun-25
Strategy 3.1 Ensure the necessary regulations and information is in place to enable appropriate use and address inappropriate actions.	John Brown				
Key Focus Area 3.1.1 Appropriate Development: Encourage sensible and sustainable development through sound land use planning, building and design.	Jake Ihnen	Deb Szekely, David Jolly	Action 3.1.1.1 Flood Prone Areas - Determine position on inclusion of mapping into the LPS and in what form	01-Oct-24	01-Mar-25
	Deb Szekely	Jake Ihnen	Actions 3.1.1.2 Regional Land Use Strategy - Actively participate in and support the review of the Northern Tasmania Regional Land Use Strategy.	01-Jul-24	30-Jun-25
	Deb Szekely	Jake Ihnen	Scamander/Beaumaris Township Structure Plans - Develop Project Brief and engage consultancy to undertake the work.	01-Jul-24	30-Jun-25
	Deb Szekely	Jake Ihnen	Break O'Day Council Land Use Strategy 2015 - Project Brief to be developed for implementation	01-Jul-24	30-Jun-25
Strategy 3.2 Increase the community's awareness of the natural environment, the pressures it faces and actions we can take to sustain it and what it provides.	John Brown				
Strategy 3.3 Undertake and support activities which restore, protect and access the natural environment which enables us to care for, celebrate and enjoy it.	John Brown				
	Polly Buchhorn		Actions 3.3.1.1 Land and Water Management Activities - Secure financial and human resources for projects to repair land, water and coastal resources and safeguard their health and productivity.	01-Jul-24	30-Jun-25
	Polly Buchhorn	Jayne Richardson	Actions 3.3.1.2 Weed Management and Biosecurity - Undertake priority weed control on Council properties; coordinating with other land managers; providing weed and biosecurity advice, education, communication and compliance services and support.	01-Jul-24	30-Jun-25
	Polly Buchhorn		Actions 3.3.1.3 Weed Action Plan - Update and review weed priorities and strategies for Break O'Day and the community.	01-Jan-25	01-Jun-25

Key Focus Area 3.3.1 Land and Water Management - Develop and implement strategies and activities that prevent land degradation and improve water quality within our rivers, estuaries and coastal areas. :	Polly Buchhorn		Actions 3.3.1.4 Cat Management - Implement local priorities with community and regional partners to achieve Responsible Cat Ownership outcomes using the Northern Tasmania Regional Cat Management Strategy.	01-Jul-24	30-Jun-25
	Polly Buchhorn		Actions 3.3.1.5 Dog Management - Complete review of the Dog Management Policy collaboratively with Parks & Wildlife Service, interest groups and the community and implement outcomes	01-Jul-24	30-Jun-25
	Polly Buchhorn		Actions 3.3.1.6 Catchment, River and Water Quality Management - facilitate action on priorities in catchments and waterways of Georges Bay and others, involving landholders and community on water quality, rivercare, soil management activities.	01-Dec-24	30-Jun-25
	Polly Buchhorn		Actions 3.3.1.9 Natural Resource Management Committee - support activities of Committee to address objectives and priorities of the Environment and NRM Strategy and Action Plan.	01-Jul-24	30-Jun-25
	Polly Buchhorn		Coastal Management – Work with community, landholders and government agencies on land and water management issues such as shorebird conservation and our coast, cultural heritage, volunteer weed control and environmental awareness and skills.	01-Jul-24	30-Jun-25
Key Focus Area 3.4.1 Climate Change - Understand, address and evaluate the challenges of climate change in Break O'Day and develop and implement mitigation strategies.	John Brown				
	Polly Buchhorn	David Jolly	Scamander Coastal Hazard and Flood Management - implement coastal adaptation and flood risk mitigation and pathways planning project with community at Scmander River mouth.	01-Jul-24	30-Jun-25
	Polly Buchhorn		Actions 3.4.1.1 Council Climate Change Action - pursue Council's mitigation and adaptation priorities, such as carbon emissions accounting and reduction, a municipal strategy, climate ready asset management and reducing future natural disaster risks.	01-Jul-24	30-Jun-25
	Polly Buchhorn	Jayne Richardson	Actions 3.4.1.3 Climate Change and the Community - dialog and support with community, industry and governments to raise awareness and action on the Climate Change challenges and shared risks facing everyone and and how we can all work together.	01-Jul-24	30-Jun-25
	Jayne Richardson	Polly Buchhorn	Climate Change and Council - Work actively in the Northern Tasmania Alliance of Resilient Councils partnership to promote Council's regional role and support local climate action.	01-Jul-24	30-Jun-25
	John Brown				

Key Focus Area 4.1.1 Community Facilities: Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers.	Chris Hughes	David Jolly Jake Ihnen	Actions 4.1.1.1 St Helens Sports Complex Master Plan - engage a landscape architect to design connectivity between all users identifying what amenities are required to service this area and to address vegetation management	01-Jul-24	30-Jun-25
			St Helens Sports Complex Master Plan - incorporate progress of this within the SRP St Helens - Binalong Bay Liveability Strategy and the SRP St Helens District High School investigation.	01-Jul-24	30-Jun-25
	Chris Hughes	David Jolly	Georges Bay Activation Strategy - commence implementation of the Strategy in line with identified priorities	01-Jul-24	30-Jun-25
			Georges Bay Activation Strategy - incorporate progress of this within the SRP St Helens - Binalong Bay Liveability Strategy.	01-Jul-24	30-Jun-25
	David Jolly Jake Ihnen	Chris Hughes	Actions 4.1.1.3 St Helens Foreshore Master Plan - incorporate progress of this within the SRP St Helens - Binalong Bay Liveability Strategy Actions 4.1.1.4 Black Summer Bushfire Recovery Program: BSBR Fingal Community Shed - complete construction.	01-Jul-24	30-Jun-25 31-Mar-25
Strategy 4.2 Work with stakeholders to ensure the community can access the infrastructure necessary to maintain their lifestyle.	John Brown				
Key Focus Area 4.2.1 Towns: Create townships that are vibrant and welcoming through improvements to infrastructure such as streetscapes, parking, safety and signage.	David Jolly		Actions 4.2.1.2 Streetscape Design - Complete a streetscape design and costing for the northern end of Cecilia Street, St Helens.	01-Jul-24	30-Sep-24
	David Jolly		Actions 4.2.1.3 St Marys Parking Strategy complete the car parking strategy for St Marys providing a long term plan for off-street parking.	01-Jul-24	31-Aug-24
	David Jolly		Actions 4.2.1.4 St Helens Parking Strategy - Incorporate within the St Helens - Binalong Bay Liveability Strategy to provide a long term plan for off-street parking.	01-Jul-24	30-Jun-25
	David Jolly	Raoul Harper	Road Asset Management Plan - Update the Plan for sealed roads utilising condition data collected by IMG in 2023-2024.	01-Jul-24	30-Jun-25
Strategy 4.3 Develop and maintain infrastructure assets in line with affordable long-term strategies.	David Jolly		Road Asset Management Plan - Update the Plan based on new condition data and information		
	David Jolly		Actions 4.3.3.1 St Helens to Binalong Bay Link - Incorporate within the St Helens - Binalong Bay Liveability Strategy and complete project planning preliminaries.	01-Jul-24	30-Jun-25

Key Focus Area 4.3.3 Community Facilities: Provide community facilities that encourage participation and supports the lifestyle of residents and growing visitor numbers	Raoul Harper		Actions 4.3.3.2 St Helens MTB Network - Examine opportunities to evolve the network to enhance its attractiveness.	01-Jul-24	30-Jun-25
	Raoul Harper	Jayne Richardson	St Helens Pumptrack, complete construction of pumptrack at the Flagstaff Trailhead	01-Jul-24	30-Sep-24
	Jake Ihnen		Actions 4.3.3.4 Black Summer Bushfire Recovery Program: BSBR St Marys Recreation & Evacuation Building - complete construction .	01-Jul-24	31-Mar-25
	Chris Hughes	Jayne Richardson	Actions 4.3.3.5 Recreational Trails Strategy - Recreational Trails Strategy - commence implementation of the outcomes of the Strategy including seeking external grant funding and activating community assistance with activities listed in the Recreational Trails Strategy.	01-Jul-24	30-Jun-25
	Raoul Harper		Actions 4.3.3.7 Aquatic Facility - Complete a feasibility analysis of the potential project including community engagement and a review of the options for the establishment of a centre incorporating a swimming pool and hydratherapy pool to enable Council to make a decision on whether to progress.	01-Jul-24	30-Jun-25
	Raoul Harper		Recreation and Community Facility Review - develop the scope and process to undertake the review	01-Jan-25	30-Jun-25
Key Focus Area 4.3.1 Roads and Streets:Develop a well-maintained road network that recognises the changing demands and requirements of residents and visitors.	John Brown				
	David Jolly		Actions 4.3.1.1 State Road Network - State Road Network - participate in the Tasman Highway Corridor Strategy project, advocating for outcomes that benefit the Break O'Day community.	01-Jul-24	30-Sep-24
	David Jolly		St Marys Pass - actively participate in Department of State Growth processes to examine the replacement of the St Marys Pass	01-Jul-24	30-Jun-25
	David Jolly		Actions 4.3.1.3 Transport Master Plan - Complete the update to the Transport Master Plan 2013-2018	01-Jul-24	31-Dec-24
	John Brown				
	Jayne Richardson	David Jolly	Actions 4.3.2.1 Waste Education - undertake communication activities that foster the principals of Reduce, Reuse and Recycle.	01-Jul-24	30-Jun-25
	David Jolly		Actions 4.3.2.2 Re-Use and Recycling Options - Complete investigation of the feasibility and cost effectiveness to recover bulk rubble and clean materials and re-use in civil construction activity..	01-Jul-24	30-Jun-25

Key Focus Area 4.3.2 Waste Management - Provide access to affordable services and facilities that foster a circular economy approach to Waste Management. : 100%	John Brown	David Jolly	Northern Tasmanian Waste Management Partnership - Participate at a regional level to implement the Regional Strategic Plan 2024-2028 progressing State Government and regional resource recovery initiatives that support and drive a Circular Economy.	01-Jul-24	30-Jun-25
	David Jolly		Actions 4.3.2.5 Scamander Inert Waste Landfill - Develop Scamander Waste Transfer as an Inert Landfill Site - Develop detailed engineering design and detailed engineering cost estimates .	01-Jul-24	30-Apr-25
	David Jolly		Scamander Waste Compactor Replacement: Prepare site engineering detail and costings for the preferred replacement option implementation in 2025/2026 seeking available government co-funding.	01-Jul-24	28-Feb-25
	David Jolly		Actions 4.3.2.6 Container Deposit Scheme - Partner with State Government endorsed CSR Network operators for the establishment of a receiving site at St Helens in alignment with the State Governments implementation schedule.	01-Jul-24	30-Jun-25
	David Jolly		Waste Management Strategy - Complete the development of a Strategy aligned with the new NTWMP Waste Strategy to guide Council operations, infrastructure need, service delivery & circular economy.	01-Jul-24	30-Apr-25
Strategy 5.1 Improve accessibility to a range of quality services and programs by advocating and pursuing for local delivery.	John Brown				
Key Focus Area 5.1.1 Youth - Understand the needs of Break O'Day young people to better support and advocate for them.	Chris Hughes				
	Leah Page	Jenna Bailey	Actions 5.1.1.1 Youth Collective & Council - Work in partnership with a network of youth stakeholders - Youth Collective and support youth network meetings in Break O'Day.	01-Jul-24	30-Jun-25
			Youth Voice to Council - Establish a youth voice to Council, to enable the Youth Collective to share youth voices about issues important to young people and their advocates.	01-Jul-24	30-Jun-25
	Leah Page	Jenna Bailey	Actions 5.1.1.2 Youth Strategy - Co-Design a Youth Strategy with the community for Break O'Day.	01-Jul-24	30-Jun-25
	Chris Hughes	Leah Page	Live4Life – Support and promote the work of Youth Live4Life in Break O'Day as a member of the Partnership Group and contribute to program outcomes as appropriate.	01-Jul-24	30-Jun-25

Key Focus Area 5.1.2 Health and Mental Health - Improve health and mental health outcomes by ensuring programs reflect community needs and are accessible and inclusive. : 100%	John Brown				
	Chris Hughes		Actions 5.1.2.1 Local Services - Strengthen relations with allservice providers to ensure the number of services to be delivered within our community continues to grow.	01-Jul-24	30-Jun-25
	Leah Page	Chris Hughes	Actions 5.1.2.2 Mental Health - Participate in networks and activities to advocate for, and support delivery of, mental health initiatives and outcomes for our community.	01-Jul-24	30-Jun-25
	Chris Hughes	Leah Page Jenna Bailey	Actions 5.1.2.3 Leadership and Advocacy - Provide local leadership, advocacy and connection for service providers and community on health, mental health and wellbeing to ensure provision of services reflects community needs.	01-Jul-24	30-Jun-25
Strategy 5.2 Work collaboratively to ensure services and service providers are coordinated and meeting the actual and changing needs of the community.	John Brown				
Key Focus Area 5.2.1 Education Skills and Training - Improve employment pathways and outcomes and greater personal development through delivery of programs locally which meet the needs of Industry and the community.	John Brown	Erica McKinnell	Actions 5.2.1.1 Skills Delivery - Work with Break O'Day Employment Connect (BODEC) in relation to the delivery of skills training needed to support job seekers and industry.	01-Jul-24	30-Jun-25
Key Focus Area 5.2.2 Access and Inclusion - Foster a culture of inclusion within our community by facilitating equitable access to opportunities, information and services.	John Brown				
	Chris Hughes	Leah Page Jenna Bailey	Actions 5.2.2.1 Foster Opportunities - Provide leadership and work in partnership with community and service providers to create inclusive and equitable opportunities for everyone to feel valued and contribute meaningfully to their community.	01-Jul-24	30-Jun-25
	Chris Hughes	Leah Page Jenna Bailey	Reconciliation Action Plan - Work with Reconciliation Tasmania to develop a Local Reconciliation Action Plan for Break O'Day	01-Jul-24	30-Jun-25
	Chris Hughes	Leah Page Jenna Bailey	Actions 5.2.2.2 Equitable Access - Advocate for, support, and facilitate actions to improve access to services, information and opportunities.	01-Jul-24	30-Jun-25

Strategy 5.3 Ensure Council services support the betterment of the community while balancing statutory requirements with community and customer needs.

John Brown

CORPORATE ACTIVITIES

Financial Sustainability	John Brown				
	Angela Matthews		Grant Funding- Secure grant funding through competitive processes totalling \$250,000 which assists Council to achieve its identified priorities with an over success rate of 75%.	01-Jul-24	30-Jun-25
	Raoul Harper	David Jolly	Urban Stormwater Charge - Undertake modelling and report to Council on the introduction of an urban stormwater charge.	01-Jul-24	28-Feb-25
	Raoul Harper	Sheryl DeBomford	Rates and Charges - Undertake a review of the Rates and Charges Policy to consider Short-term Accommodation	01-Jan-25	28-Feb-25
	David Jolly		WTS Operational Analysis - Complete analysis of the operation of Council's WTS including costs and extent of cost recovery (JB)	01-Jul-24	30-Sep-24
	Raoul Harper		Value for Money Reviews - Undertake reviews of operational activities to identify revenue opportunities, cost savings of \$40,000 and process improvements resulting in savings of 500 hours.	01-Jul-24	30-Jun-25
Financial Management	Raoul Harper				
	Angela Matthews	Raoul Harper	Contracts and Service Level Agreements - Establish Contracts and service level agreements for Financial,Asset Management and IT Services.	01-Jul-24	30-Jun-25
	Raoul Harper		Audit Panel - Audit Panel - Meetings facilitated in accordance with legislative requirements, responding to all recommendations of the Panel.	01-Jul-24	30-Jun-25
	Raoul Harper	David Jolly	Long Term Financial Plan - Complete the integration of financial management and asset management systems, processes and procedures.	01-Jul-24	30-Jun-25

	Raoul Harper	Angela Matthews	Depreciable Lives - Undertake a review of depreciable lives for all assets and report as required to Audit Panel and GM.	01-Jul-24	31-Dec-24
Workforce Plan change to Workforce Development	Raoul Harper	Angela Matthews	Internal Audit - System audits scheduled are completed, recorded, reported and implemented for Cyber Security, Risk Management and IT.	01-Jul-24	30-Jun-25
	John Brown				
	Erica McKinnell		Employee Development - Develop and implement departmental programs that support employee development through the people matter survey process	01-Jul-24	30-Jun-25
	Erica McKinnell		Review Processes - Implement the Employee Review & Development structure and system for Council's workforce	01-Jul-24	30-Jun-25
Elected Members	Erica McKinnell	Simone Ewald-Rist	Psychosocial Safety - continue to develop and build our approach within the workplace responding to this change to WHS	01-Jul-24	30-Jun-25
	John Brown				
	John Brown	Molli Brown	Professional Development - Facilitate participation of Councillors in Professional Development through the program being developed by the Local Government Division and the development of a training plan for individual Councillors.	01-Jul-24	30-Jun-25
Council Advocacy	John Brown				
	John Brown		State Budget - Provide a submission to the 2025-2026 State Budget community consultation process advocating for local priorities.	01-Jul-24	31-Dec-24
	John Brown		Federal Elections - identify and develop list of projects which will be lobbied for in forthcoming election campaign	01-Jul-24	30-Sep-24
Wellbeing Program	Leah Page				
	Leah Page	Simone Ewald-Rist Erica McKinnell	Workplace Wellbeing - Ongoing review of the Mental Health and Wellbeing Plan for Council staff that creates a mentally safe workplace.	01-Jul-24	30-Jun-25

Risk Management/Work Health & Safety	Leah Page	Simone Ewald-Rist Erica McKinnell	Employee Wellbeing - Ongoing consultation with workers to identify and implement actions to support wellbeing and a mentally safe workplace by following the Mental Health and Wellbeing Plan and the People Matter survey.	01-Jul-24	30-Jun-25
	Raoul Harper				
	Simone Ewald-Rist		Risk Register Review - Ensure that risk owners/goals owners review their risk register twice a year for high risks and annually for all others.	01-Jul-24	30-Jun-25
	Simone Ewald-Rist		Workplace Safety - Ensure that risk management processes identify psychosocial hazards, assess the associated risk and that managers implement controls to eliminate or minimise the risks. Regularly review control measures.	01-Jul-24	30-Jun-25
	Raoul Harper		Risk Management Framework - Assess the independent review of Risk Management and action improvements accordingly.	01-Jul-24	30-Jun-25
Local Government Reform	John Brown				
	John Brown		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.	01-Jul-24	30-Jun-25
	John Brown		Northern Region Shared Services - Pursue joint procurement opportunities involving Northern Region Councils.	01-Jul-24	30-Jun-25
	John Brown				
	Jake Ihnen	Erica McKinnell	Service Delivery Review, Development Services - Undertake a service delivery review focussed on structure, systems, processes and positions	01-Sep-24	30-Jun-25
	David Jolly	Erica McKinnell	Works Department Service Delivery Review - implement next stage review activity.	01-Jul-24	31-Dec-24
	John Brown				
	Angela Matthews		Digital Transformation - Progress with implementation of Digital Transformation systems and processes to both assist and enhance the customer experience both internally and externally as per the Digital Transformation Operational Plan 2023 - 2025.	01-Jul-24	30-Jun-25

Management Systems	Jake Ihnen		PlanBuild - Carry out Live Testing & Implementation of State Government PlanBuild Project	01-Jan-25	30-Jun-25
	Angela Matthews	Angela Mathews	Digital Transformation - Pursue a simplification of digital platforms by minimising duplication of applications and reducitn the use of applications that have similar capacity by consolidating 3rd party solutions into Office 365 licensing where possible as per the Digital Transformation Operational Plan 2023 - 2025.	01-Jul-24	30-Jun-25
	Raoul Harper				
	Angela Matthews		Customer Service - implement, monitor and report on "Closing the Loop" process to guide processes and options for improving customer service	01-Jul-24	30-Jun-25
Asset Management	David Jolly				
	David Jolly	Raoul Harper	System Refinement - Develop and Refine Asset Management System including integration of all Council assets.	07-Jan-24	31-Oct-24
	Raoul Harper	David Jolly	Strategic Asset Management Plan - Update the Strategic Asset Management Plan in alignment with the LTFP and Finanacial Management Strategy and consolidated asset registers.	01-Jul-24	30-Jun-25
Public & Environmental Health	Jake Ihnen				
	Jake Ihnen		Food Premises - Deliver a regular program of Food Premises inspections.	01-Jul-24	30-Jun-25
	Jake Ihnen		Water Quality Monitoring - Undertake monitoring and reporting in recreational waters.	01-Nov-24	01-Apr-25
Stakeholder Management	John Brown				
	John Brown		Local Government Association of Tasmania (LGAT) and Australian Local Government Association (ALGA) - Participate actively at the State and National level in Local Government matters including policy development.	01-Jul-24	30-Jun-25
	John Brown		Northern Tasmania Development Corporation (NTDC) - Participate in NTDC activities focused on developing the regional economy.	01-Jul-24	30-Jun-25

	John Brown
Emergency Management	John Brown
	Chris Hughes

Legislative Reviews - Participate in reviews of legislation affecting Local Government.	01-Jul-24	30-Jun-25
Municipal Emergency Management Plan - Ensure that the current Plan is in line with the Tasmanian Emergency Management Plan in relation to any changes from the State level	01-Jul-24	31-Dec-24

ACTION	DECISION
PROPONENT	Council Officer
OFFICER	John Brown, General Manager
FILE REFERENCE	039\011\003\
ASSOCIATED REPORTS AND DOCUMENTS	Quarterly Report of the Northern Tasmania Development Corporation Ltd (NTDC) NTDC Finance Report March 2024

OFFICER'S RECOMMENDATION:

That Council receive the quarterly report of the Northern Tasmania Development Corporation (NTDC) for the period January to March 2024.

INTRODUCTION:

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

PREVIOUS COUNCIL CONSIDERATION:

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

OFFICER'S REPORT:

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

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

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

STRATEGIC PLAN & ANNUAL PLAN:Break O'Day Strategic Plan 2017-2027 (Revised March 2022)Goal

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

Strategy

- Create a positive brand which draws on the attractiveness of the area and lifestyle to entice people and businesses' to live and work in BOD.
- Support and encourage innovation and growth in the economy through local leadership; infrastructure provision; support services and customer focussed service delivery.

Break O Day Annual Plan 2023 – 2024

Corporate Goal – Stakeholder Management

Northern Tasmania Development Corporation (NTDC) - Participate in NTDC activities focused on developing the regional economy.

LEGISLATION & POLICIES:

Section 21 Enterprise Powers - Local Government Act 1993.

21. Enterprise powers

(5) The general manager is to report to the council –

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

BUDGET; FUNDING AND FINANCIAL IMPLICATIONS:

N/A

VOTING REQUIREMENTS:

Simple Majority

Northern Tasmania Development Corporation LTD

Quarterly Report

QUARTER THREE | JAN - MAR 2024

FINDING TRUE NORTH

Navigating a sustainable future in Tasmania's North



**ACKNOWLEDGEMENT OF COUNTRY**

Northern Tasmania Development Corporation acknowledges the palawa community of Northern lutriwita/Tasmania, the custodians of our country. We pay our respects to their elders, past, present and emerging.

This report has been prepared by NTDC.
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TABLE OF CONTENTS



Strategic Plan on a Page	4
Introduction	5
Northern Tasmania in the News	6
Annual Workplan Update	7
Progress on Strategies	
1. Economic Development	8
2. Regional Collaborations	9
3. Organisational Strength	10



FINDING TRUE NORTH

Navigating a sustainable future in Northern Tasmania



OUR VISION

Northern Tasmania is where people, ideas, businesses and industry thrive and grow

OUR PURPOSE

We grow Northern Tasmania by:

- Leading regional collaboration
- Achieving regional outcomes and strategic goals
- Advocating for Northern Tasmania
- Implementing our Regional Economic Development Strategy (REDS)
- Championing regional leadership and local governance
- Creating an enabling environment for communities and industry development
- Understanding that our community benefits from sustainable regional development

OUR VALUES



Connected



Clear



Creative



Curious

OUR STRATEGIC GOALS

Regional Development

Guide regional development in Northern Tasmania by implementing and actioning the Regional Economic Development Strategy (REDS).

Regional Collaboration

Work together to agree on and achieve regional outcomes and advocate for and advance regional priorities, strategies and policies.

Organisational Strength

Develop a robust organisation with a sustainable financial position, a nurtured team, and value for members, industry and community.

KEY PERFORMANCE INDICATORS

Strategic Leadership
100% Support

Project Management
≥ 95% OTAB

Engaged Membership
≥ 100% Retention

Project Delivery
≥ 12 Projects

Organisational Culture
≥ 95% Support

Continually Improve
≥ 80% Satisfaction

Enhanced Reputation
≥ 85% Positive

Diversified Revenue
> 50% Non-council

Introduction

The first quarter of the calendar year had a bit of a slow start but quickly hotted up as a state election became imminent and we commenced recruitment for our new Project Coordinator and board members.

Our preparation for the state election through the facilitation of two regional collaboration fora in 2023 paid off, as we could confidently present to all candidates the key priorities for the region from major projects such as the UTAS stadium and TransLink Intermodal Facility to the more localised initiatives such as health hubs and sporting facilities. We were able to meet with all of the major party candidates throughout this period as many of you did also, and we were able to reinforce the asks that you were making through this process.

On the subject of federal politics, we visited Canberra in March, attending the ABARES conference and will return in July to attend the Australian Local Government Association (ALGA) Congress, both partnering with RDA Tasmania to amplify our joint advocacy. This year we are also working on developing a policy advocacy list through the regional collaboration forum to provide us with a second dimension of advocacy. You will hear more about this soon.

I hope you are as gratified as I am to see the suite of work delivered by our CEO and the NTDC team in this document. Highlights for me include the signing on of Dorset Council to complete the funding cycle, the appointment of Fiona Turney to enable a suite of projects to kick into gear, and our amalgamation with Gastronomy Northern Tasmania. As Chris and I have met with stakeholders across the region over recent weeks, we have noticed a spark light up in people as we talk about Gastronomy and the possibilities for the region through this designation. Of course the program is still warming up, but there has been quite a bit achieved so far and we look forward to helping it realise the enormous potential it has for the region.

From an internal perspective, after an exceptional response we have recently welcomed three new board members into NTDC. Mark Hogarth is the financial controller at Shaw Contracting and has accepted the role of company secretary for the board. Linda Kelly previous CEO of AICD, Tasmania, is now the coordinator of the Tamar Estuary and Esk River program with NRM North. David Midson will be known to many of you already as the previous General Manager of West Coast Council, a certified practicing lawyer with a huge amount of local government experience. We are deeply grateful for the depth of skill and knowledge these new members bring to our board.

I look forward to my next opportunity to update you after what has already started out to be an exceptional fourth quarter.



Dr Allison Anderson
Chair

Northern Tasmania in the News

18/1/24

Northern Tasmania's Bell Bay to become hub for \$70M hydrogen initiative →

A new hydrogen hub will be developed in northern Tasmania, with more than 45,000 tonnes of renewable energy to be produced at the site each year.

[Read More](#)

26/2/24

'Creative futures': UTAS opens \$27m home for architecture, design, arts and tech

'Creative futures': UTAS opens \$27m home for architecture, design, arts and tech

[Read More](#)

15/3/24

UTAS and Migrant Resource Centre partner to address needs of Tasmanians →

The University of Tasmania (UTAS) and Migrant Resource Centre Tasmania (MRC Tas) have partnered to collaborate on research projects and sharing of resources to address issues and needs within Tasmanian communities.

[Read More](#)

14/3/24

Hillwood Whisky has been nominated for an international award for the third consecutive year. →

Hillwood Whisky has been nominated for the World Whiskies Awards 2024.

[Read More](#)

Annual Workplan Update

	ECONOMIC DEVELOPMENT	REGIONAL COLLABORATION	ORGANISATIONAL STRENGTH
Tasks Completed JAN-MAR	<ul style="list-style-type: none"> Population Strategy Review commences 5PL advocacy continues Regional Priority Projects advocacy through State Government Election 	<ul style="list-style-type: none"> Revised Greater Launceston Plan drafted, and leadership group formed Regional Priority Projects advocacy through State Government Election Partnership with Gastronomy Northern Tasmania due diligence Dorset Council trial membership reviewed RLUS review Draft MoU with State Planning Office negotiated Project coordination of the Regional Land Use Plan review continues. 	<ul style="list-style-type: none"> Member Representative Group meeting 14 February, including .id presentation NTDC Board Director Recruitment concluded Project Coordinator role filled Gastronomy Northern Tasmanian Heads of Agreement reached Project funding negotiations with members undertaken
Tasks Planned APR-JUN	<ul style="list-style-type: none"> Review alignment of regional strategies Growth Monitoring and Evaluation Program to finalise Bell Bay Impact Program workshop and project brief design 	<ul style="list-style-type: none"> Sports Facility Study extension to include Dorset Council to complete Regional Priority Projects renewed call for submissions and advocacy to continue Greater Launceston Plan finalised 	<ul style="list-style-type: none"> NTDC board & team strategy workshop Annual workplan and budget drafted TAO Audit process commences Funding member council workshop presentations commence
Tasks Missed			

Notes

NTDC is committed to providing succinct and transparent updates on the work we plan to do and what has been delivered. A three-year strategic plan, annual work plan and budget have been endorsed by the Member Representative Group to guide and direct our work.

Through this work, our quarterly reports reflect the work, milestones, and targets agreed to through these documents.

For feedback on this planning and reporting, please get in touch with CEO Chris Griffin at ceo@ntdc.org.au or 0402 628 768

ECONOMIC DEVELOPMENT

*Guide regional
economic development
in Northern Tasmania
by implements and
actioning REDS.*

Sun Cable Meeting and Planning

On 31 January a delegation from Sun Cable met with NTDC Board members. Although the official announcement cited 800 jobs in construction and 400 in operation, opportunity for northern Tasmania will lie in the cascade effect of in-direct jobs and economic stimulus such significant, on-going investment will have.

What is apparent is the sheer scale of down-stream preparation of workforce and workforce attraction, housing and social services, and supply chains, required across the life of the project. The opportunity and challenges inherent in the region beyond the Tamar Valley for supporting this investment are outstanding.

To this end NTDC hosted a facilitated workshop on 29 April with Councils and key partners to explore the full scale of what needs to be done to prepare for this game changer.



Industry Association Meetings

Alli and Chris have been progressively meeting with the CEOs of Tasmanian industry sector groups, to share both our regional priorities as well as learn from them the critical policies that are impacting their member businesses, especially in regional Tasmania. This collective knowledge will inform how NTDC advocates to all levels of government for policy change.

Industry sector groups met to date include: RDA Tasmania, Wine Tasmania, Tourism Industry Council, Hospitality Association, and the Minerals and Energy Council.

Groups to meet in quarter four: TasFarmers, NRM North, Launceston Chamber of Commerce, and BBAMZ.



Regional Agency Collaboration

NTDC co-hosted the first regional agency workshop in March with the focal point upon the UNESCO Creative City of Gastronomy designation and where regional collaboration could aid in leveraging the value of this certification.

Attendees included: NTDC, Visit Northern Tasmania, Launceston Chamber of Commerce, Launceston Central and RDA Tasmania.

A key outcome included a shared gastronomy vision for our region:

“everybody has access to healthy food in the region and people come from all over the world to be part of our food culture”



ABARES Conference – Team Tasmania

Chris joined James McKee from RDA Tasmania, and Veronica Terry of Cradle Coast Authority to attend the ABARES conference in Canberra. The first of many ‘Team Tasmania’ delegations to visit the Nation’s Capital. The goal of this visit was to gain shared intelligence on agricultural trends and forecasts, whilst meeting with federal partners. Key insights:

- Three primary agencies involved: Dept Ag, fisheries and forestry, CSIRO and Aust Bureau of Ag, research, economy and science (ABARES)
- All agencies are focused on the ag sector’s climate response strategy National Statement on Climate Change and Agriculture - DAFF
- All forecasts for ag are looking positive in terms of yield and productivity (after a soft start this FY coming), mostly driven on the weather patterns changing to wetter/cooler temps
- All agencies are actively illustrating scenario planning for the future vs linear strategy design.

REGIONAL COLLABORATION

*Work together to
achieve regional
outcomes and advance
regional priorities,
strategies and policies.*

ORGANISATIONAL STRENGTH

Develop a robust organisation that achieves a sustainable financial position, values and develops our team, and creates value for our members, industry and community.

Meet the New NTDC Board Directors

We are excited to welcome new members to the NTDC Board: Mark Hogarth, Linda Kelly, and David Midson. Full bio's can be found on our website: www.ntdc.org.au/about



Joining With Gastronomy

NTDC have been working closely with our members and partners to better understand how we can support and capitalise upon the UNESCO Creative City of Gastronomy designation.

A heads of agreement has been signed between NTDC and Gastronomy Northern Tasmania which will see GNT become a sub-committee of NTDC's Board. This would mean retaining the expertise of the current GNT Board, whilst improving operational efficiencies in delivering the Gastronomy program and strengthening partnerships with regional agencies to leverage all aspects of the UNESCO designation.

Welcome Fiona Turney to Team NTDC

In early April, Fiona Turney joined the NTDC team. Fiona and her partner moved from Orange NSW, where she worked as Engagement Manager for Orange 360.



As Project Coordinator at NTDC, Fiona will bring to NTDC valuable experience and insights in program development, project management and stakeholder engagement. We are excited to work with Fiona and are looking forward to sharing our progress and accomplishments with you.

If you'd like to introduce yourself to Fiona, feel free to email her at fiona@ntdc.org.au

CONTACT US

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Members Finance Report

Northern Tasmania Development Corporation Ltd

ABN 13 585 842 417

For the 3 months ended 31 March 2024

Prepared by MDH Accounting Pty Ltd

Budget Variance

Northern Tasmania Development Corporation Ltd

For the 3 months ended 31 March 2024

	JAN-MAR 2024	JAN-MAR 2024 OVERALL BUDGET	VARIANCE %	JUL 2023-MAR 2024	JUL 2023-MAR 2024 OVERALL BUDGET	VARIANCE %
Income						
Council Contributions	126,092	119,662	5% ↑	367,560	358,986	2% ↑
id Subscription contribution	-	-	- —	42,000	42,000	0% ↑
Interest Earned	4,807	625	669% ↑	10,025	1,875	435% ↑
Miscellaneous Income	600	-	- —	600	-	- —
Total Income	131,499	120,287	9%	420,186	402,861	4%
Operating Expenses						
Administrative Expenses	14,386	14,788	-3% ↓	46,976	41,367	14% ↑
Board Expenses	9,560	20,893	-54% ↓	40,753	62,679	-35% ↓
Staff & Services contracts	70,892	82,391	-14% ↓	243,097	300,487	-19% ↓
Occupancy	3,643	3,890	-6% ↓	10,929	11,670	-6% ↓
Travel & Accomodation	2,422	1,750	38% ↑	3,139	5,250	-40% ↓
id Subscription	-	-	- —	42,000	42,000	- —
IT Upgrade	-	750	-100% ↓	2,898	2,250	29% ↑
Stakeholder Engagement	612	5,000	-88% ↓	3,376	15,000	-77% ↓
Total Operating Expenses	101,514	129,462	-22%	393,169	480,703	-18%
Corporate Surplus/(Deficit)	29,985	(9,175)	427%	27,017	(77,842)	135%
Project Funds						
Movement in unexpended funds from previous year	(29,344)	-	- —	(127,911)	(372,956)	66% ↑
Project spend	29,344	-	- —	127,911	117,325	9% ↑
Total Project Funds	-	-	-	-	(255,631)	100%
Net Surplus/(Deficit)	29,985	(9,175)	427%	27,017	(333,473)	108%

For internal purposes only. Also refer to executive summary.

Profit and Loss

Northern Tasmania Development Corporation Ltd

For the 9 months ended 31 March 2024

	GREATER L'TON PLAN	RES DEMAND & SUPPLY	SPORTS FACILITY	CIRCULAR ECONOMY	POPULATION PROJECT	REGIONAL PLANNING	TOTAL
Income							
Funds from previous year	7,205	60,630	26,040	-	12,469	266,612	372,956
Total Income	7,205	60,630	26,040	-	12,469	266,612	372,956
Operating Expenses							
Project Expenses	2,300	27,110	8,680	-	-	89,821	127,911
Total Operating Expenses	2,300	27,110	8,680	-	-	89,821	127,911
Funds for future spend							
Movement in surplus for future spend	4,905	33,520	17,360	-	12,469	176,791	245,045
Total Funds for future spend	4,905	33,520	17,360	-	12,469	176,791	245,045
Net Profit	-	-	-	-	-	-	-

For internal purposes only.

Balance Sheet

Northern Tasmania Development Corporation Ltd

As at 31 March 2024

	31 MAR 2024	30 JUN 2023
Assets		
Bank		
Cash at bank	561,877	587,471
Total Bank	561,877	587,471
Current Assets		
Accounts Receivable	16,141	23,527
Less Prov for Doubtful Debts	(16,141)	(16,141)
Petty Cash - NTD	500	500
Prepaid expenses	6,577	6,544
Total Current Assets	7,077	14,430
Total Assets	568,954	601,901
Liabilities		
Current Liabilities		
Accounts Payable	1,375	80,920
Accrued expenses	17,643	11,924
Contributions in advance	126,091	-
ATO Integrated Client Account	14,541	(368)
Employee provisions	5,418	3,510
Superannuation Payable	2,973	4,105
NTWMG Circular Economy Grant	12,043	12,043
Surplus for future expenditure	245,045	372,956
Total Current Liabilities	425,128	485,091
Total Liabilities	425,128	485,091
Net Assets	143,826	116,809
Equity		
Accumulated Surpluses/(Losses)	116,809	442,399
Current Year Earnings	27,017	(325,590)
Total Equity	143,826	116,809

For internal purposes only. Also refer to executive summary.

Executive Summary

Northern Tasmania Development Corporation Ltd For the 3 months ended 31 March 2024

Profit & Loss Statement

Council contributions are over budget due to the trial membership paid by Dorset Council.
Salary & wage expense budget includes wages for project officer and the actuals are included in project spend for the Regional Planning grant.
Movement in the funds for future expenditure relates to the funds being held by NTDC Ltd. Refer to the separate Profit & Loss for a further breakdown.

Balance Sheet

Accounts receivable is for Flinders Island member contributions for FY2022 and FY2023. The provision for doubtful debts is an allowance for Flinders Island not paying their FY2022 contribution.
Contributions in advance are the council contributions for FY2024 and these are amortised monthly.
Surplus for future expenditure is grant and project funding.

For internal purposes only.

Members Finance Report | Northern Tasmania Development Corporation Ltd

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

IN CONFIDENCE

06/24.18.0 CLOSED COUNCIL

06/24.18.1 Confirmation of Closed Council Minutes – Council Meeting 20 May 2024

06/24.18.2 Outstanding Actions List for Closed Council

06/24.18.3 Closed Council Item Pursuant to Section 15(2)D of The Local Government (Meeting Procedures) Regulations 2015 Tender – Feasibility Analysis, Aquatic Facility in Break O’Day

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

06/24.19.0 MEETING CLOSED

Mayor Tucker thanks everyone for their attendance and declared the meeting closed at ...pm.