

Prior to the commencement of the meeting, the Mayor will make the following declaration:

“I acknowledge the Tasmanian Aboriginal Community as the traditional custodians of the land on which we meet today, and pay respect to elders, past and present”.

The Mayor also to advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are audio-visually recorded and published to Council’s website.

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BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE

COUNCIL MEETINGS, NOT INCLUDING CLOSED MEETING, ARE AUDIO-VISUALLY RECORDED AND PUBLISHED TO COUNCIL’S WEBSITE

1. APOLOGIES

Nil.

2. CONFIRMATION OF MINUTES

(File No 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 15 March 2016 and the Special Council (Planning Authority) Meeting held on 21 March 2016, as circulated, be taken as read and confirmed.

3. MAYOR'S COMMUNICATION**4. COUNCIL WORKSHOPS**

In addition to the Aldermen's Meeting Briefing (workshop) conducted on Friday immediately preceding the Council Meeting the following workshops were conducted by Council since its last ordinary Council Meeting:

PURPOSE**DATE**

Budget

Bellerive Beach Park All Abilities Playground

21 March

Budget

4 April

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE (File No)

In accordance with Regulation 8 of the Local Government (Meeting Procedures) Regulations 2015 and Council's adopted Code of Conduct, the Mayor requests Aldermen to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in any item on the Agenda.

6. TABLING OF PETITIONS

(File No. 10/03/12)

(Petitions received by Aldermen may be tabled at the next ordinary Meeting of the Council or forwarded to the General Manager within seven (7) days after receiving the petition.

Petitions are not to be tabled if they do not comply with Section 57(2) of the Local Government Act, or are defamatory, or the proposed actions are unlawful.

The General Manager will table the following petition which complies with the Act requirements:

- Received from 231 signatories requesting a Planning Scheme Amendment to change the zoning of Rosny Hill Recreation Area (currently zoned Recreation) to environmental management zone.

7. PUBLIC QUESTION TIME

Public question time at ordinary Council meetings will not exceed 15 minutes. An individual may ask questions at the meeting. Questions may be submitted to Council in writing on the Friday 10 days before the meeting or may be raised from the Public Gallery during this segment of the meeting.

The Chairman may request an Alderman or Council officer to answer a question. No debate is permitted on any questions or answers. Questions and answers are to be kept as brief as possible.

7.1 PUBLIC QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, a member of the public may give written notice to the General Manager of a question to be asked at the meeting). A maximum of two questions may be submitted in writing before the meeting.

Questions on notice and their answers will be included in the minutes.

Nil.

7.2 ANSWERS TO QUESTIONS ON NOTICE

The Mayor may address Questions on Notice submitted by members of the public.

Nil.

7.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

The General Manager provides the following answer to Questions taken on Notice from a member of the public at previous Council Meetings.

TRAFFIC MATTERS LINDISFARNE

M/s Burgess of Lindisfarne asked when will the Council look at the problem of traffic at the intersection of Julie Street and Boatta Road and parking in Boatta Road and Malunna Road.

ANSWER DETAILS

The Intersection is currently controlled by give way signs and markings with road priority to the Boatta Road traffic. Crash reports were checked for the intersection of Boatta and Malunna Roads and it was found that 2 crashes were reported. Out of these 2 crashes, 1 was property damage and another one required First Aid treatment. Both of those crashes were caused from failing to give way.

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ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE /contd...

Stop signs are installed at intersections where the sight lines are compromised; an inspection of the intersection revealed that the required sight lines conform to the relevant standards for a give way control and hence do not require additional control or change such as Stop signs.

The parking behaviour on both streets was found to be compliant and has not compromised the intersection safety. A large number of vehicles associated with a property in Malunna Road are parked on the street; however, this does not create a significant safety risk to the intersection. Parked vehicles provide an informal measure of traffic calming on a residential street and interrupted traffic flow is a typical character of residential street traffic.

Intersection markings are faded and need repainting; Council will include this intersection as part of the next round of the line marking works soon to be submitted to the Department of State Growth.

The stormwater issue has been passed to Council's Stormwater Engineer to be investigated and a report will be forwarded to Council.

7.4 QUESTIONS WITHOUT NOTICE

The Chairperson may invite members of the public present to ask questions without notice.

Questions are to relate to the activities of the Council. Questions without notice will be dependent on available time at the meeting.

Council Policy provides that the Chairperson may refuse to allow a question on notice to be listed or refuse to respond to a question put at a meeting without notice that relates to any item listed on the agenda for the Council meeting (note: this ground for refusal is in order to avoid any procedural fairness concerns arising in respect to any matter to be determined on the Council Meeting Agenda).

When dealing with Questions without Notice that require research and a more detailed response the Chairman may require that the question be put on notice and in writing. Wherever possible, answers will be provided at the next ordinary Council Meeting.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No 10/03/04)

(In accordance with Regulation 38 of the Local Government (Meeting Procedures) Regulations 2015 and in accordance with Council Policy, deputation requests are invited to address the Meeting and make statements or deliver reports to Council)

9. MOTIONS ON NOTICE

Nil.

10. REPORTS FROM OUTSIDE BODIES

This agenda item is listed to facilitate the receipt of both informal and formal reporting from various outside bodies upon which Council has a representative involvement.

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

Provision is made for reports from Single and Joint Authorities if required

Council is a participant in the following Single and Joint Authorities. These Authorities are required to provide quarterly reports to participating Councils, and these will be listed under this segment as and when received.

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**

Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

The Southern Tasmanian Councils Authority has distributed its Quarterly Report for the period 1 October to 31 December 2015 (refer Attachment 1).

RECOMMENDATION:

That the Quarterly Report of the Southern Tasmanian Councils Authority for the Quarter ending 31 December 2015 be received.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald Jock Campbell
(Ald Peter Cusick, Deputy Representative)

Quarterly Reports

March Quarterly Report pending.

Representative Reporting

- **SOUTHERN WASTE STRATEGY AUTHORITY**

Representative: Ald Richard James
(Ald Sharyn von Bertouch, Proxy)

Quarterly Reports

September Quarterly Report pending.

The Southern Waste Strategy Authority has distributed its Quarterly Report for the period 1 October to 31 December 2015 (refer Attachment 2).

Southern Tasmanian Councils Authority

Quarterly Report to Members

December 2015



Each Joint Authority is required under Section 36 B of the Local Government Act, 1993 to provide to its members a quarterly report that includes a statement of its general performance and a statement of its financial performance.

This report covers the three-month period ending 31st December 2015. This report with all previous quarterly reports is published on the Authority's website: www.stca.tas.gov.au

The Southern Tasmanian Councils Authority (STCA) commenced on 1st July 2006.

Photo credit: Brenton West

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QUARTERLY REPORT TO MEMBER COUNCILS DECEMBER 2015

REPORT SUMMARY

The Authority held Ordinary Board Meetings on 19th October and 7th December 2015

1. Christine Bell, Southern Waste Solutions

Christine Bell, CEO of Southern Waste Solutions (SWS) provided an update to the Board on the activities of SWS and the construction of the Copping C Cell

2. Regional Waste Group Update

The STCA Board received an update on the activities of the Regional Waste Group

3. STCA Special Projects Fund

The Board resolved to transfer some small project funds into the new consolidated STCA Special Projects Fund

4. STCA Infrastructure Priority List

The STCA Board endorsed the STCA Infrastructure Priority List

5. China Trade Mission

The Chair provided a report and update on the recent Tasmanian State Government Chinese Trade Mission

6. Policy Positions

The Board renewed support for a range of policy positions

7. Regional Mountain Biking

The Board endorsed support for a regional mountain biking project

8. Rob Miley, General Manager, Marine, Defence and Business Services, Department of State Growth

The Board received an update on the State Government's plan to secure more defence contracting

9. Campervan and Motorhome Infrastructure

The Board endorsed a proposal to try and develop more RV Friendly Towns across Southern Tasmania

10. Economic Development MoU

The STCA Board received a proposal to develop a joint MoU with the State and Federal Governments

11. National Park Infrastructure

The STCA Board resolved to write to the Minister Matthew Groom for an update on the planned works in National Parks across the region

12. Regional Economic Development Priority Document

The Board endorsed the development of a Regional Economic Development Priority Document

13. Governance and Audit Committee

The STCA Board received a report from the Governance and Audit Committee

14. 2016 STCA Meeting Dates

The STCA Board endorsed the 2016 STCA Meeting Dates

15. CEO Report

The CEO provided an update to the Board on a range of matters

16. State Government Budget Submission

The STCA made a submission for the 2016/17 Tasmanian State Budget

17. Employees

18. Finances

THE REPORT

1. Christine Bell, Southern Waste Solutions

Christine Bell the Chief Executive Officer of Southern Waste Solutions (SWS), the regional Authority owned by four southern councils addressed the STCA Board and provided an update on the activities of SWS and the development of the Copping C Cell.

Ms Bell spoke about the details of the C Cell including that it is a secure c class landfill, contains four liners to store the level 3 waste, that the worst type level 4 will not be going to coping and that it won't be accepting liquids.

Christine also pointed out that testing will take place on all waste before it is presented to the Copping C Cell and that there had been a lot of misinformation in the community about the Copping C Cell. She also highlighted that it is 1,750 metres from water, will be built on dolerite that doesn't have a fault line through the area, has been approved by council and the EPA and that the man made liners last for hundreds of years and the clay liners 1,000 years.

Ms Bell informed the Board that financing was nearly in place and that this was likely to mean construction would start in 2016. SWS had potential clients such as the Antarctic division, heavy industries, defence, Macquarie Point and others interested in the use of the C Cell. As well as opportunities to clean up of the significant level of legacy waste that exists around Tasmania.

This is a vital piece of infrastructure for southern Tasmania and will provide opportunities for economic growth by being able to take potential contaminated soils from Macquarie Point, Antarctic waste and other heavy industry waste products.

Tasmania is the only state in Australia without a C Cell waste facility.

The Board again indicated its support for the project and resolved to write the Tasmanian State Government highlighting this support.

2. Regional Waste Group Update

At its previous meeting the STCA Board endorsed a process to establish a waste Working Group with a representative from all member councils. This group would come under the auspice of the STCA and is to be chaired by Mayor Vincent.

The Working Group is being charged with determining appropriate governance arrangements for a regional waste group to be contained within the STCA, this

includes the development of Terms of Reference, set of activities and a draft budget ready to take over operations from 1 July 2016.

It is important that this new group has a strong strategic vision for the future and that this was conveyed to member councils. It was recognised that this is a highly passionate issue that a lot of people care deeply about, so it is important to get the strategic vision and structure right.

Member councils have provided responses to the STCA CEO on their nominee for the Waste Working Group and this Group has held its first meeting.

The meeting was well attended by member councils, as expected there was some small discussion at the beginning regarding SWSA and some of the previous issues of the regional waste body. However, the Chair was quick to act and ensure that the meeting was focused on developing a model under the STCA that would allow for a strong regional waste body from 1 July 2016.

The Group considered a number of items including a draft timeline, draft terms of reference and activities for the new regional waste body.

Although reasonably tight in terms of the implementation of a new regional waste group by 1 July 2016, there was general agreement around the proposed timelines.

The Group examined the draft Terms of Reference and provided significant feedback to the CEO. However, none of the issues raised really seemed like “deal breakers”. The updated Terms of Reference will be presented to the Group in early February.

Discussions around potential activities were guided by a summary of previous SWSA and other Tasmanian waste group’s activities. There was general agreement about the importance of the education program and strong regional collaboration. But the CEO will meet individually with a range of members to formulate an up to date activity program for consideration at the next meeting.

There was significant discussion around the budget for SWSA, in particular how it would be determined the level of funds committed by each Council, as it was recognised the old system wasn’t working. The most logical approach to solve this seemed to be a pro-rata arrangement the same as the STCA membership.

A communication from Chair of the Group, Mayor Kerry Vincent will be sent out in the coming days, updating all Alderman, Councilors and GMs on the first meeting of the Waste Management Group as well as highlighting the importance and benefits of a strong united regional waste group operating beyond 1 July 2016.

3. STCA Special Projects Fund

Previously the STCA Board has endorsed establishment of the STCA Special Projects Fund.

This Fund was designed to be utilised if the Authority ever need small amounts of funding for consultation work to be undertaken or to provide a small contribution to a specific regional project.

The Governance and Audit Committee were charged with identifying potential accounts where a project has been completed, in some cases a number of years ago, and all of the funding appropriately acquitted, leaving a small amount of funds.

The Governance and Audit Committee has examined this issue and has identified a number of accounts that have been recommended for transferring to the STCA Special Projects Fund.

In consultation with the STCA accountant the following accounts have been identified in fulfilling these criteria, they have been fully acquitted and all statutory obligations have been met. They have had little or no activity in the past 18 – 24 months and it was recommended that they be merged into the STCA Special Projects Fund.

- Water and Sewerage Transition account - \$1,231
- Local Government Structures Review account – \$5,587
- Tourism Projects account - \$10,460
- Regional Visioning account - \$2,505
- Southern Tasmanian Industrial Land Study account - \$1,664
- Southern Planning Project account - \$1,859

The Board resolved to transfer these funds into the STCA Special Projects Account for use by the Authority on regional projects.

It was also determined that appropriate guidelines should be developed to govern the distribution of funds from the account.

4. STCA Infrastructure Priority List

Traditionally, the STCA has developed an Infrastructure Priority List to utilise for lobbying State and Federal Government's for increased infrastructure investment in southern Tasmania. Generally these priorities are used in the lead up to State and Federal Elections and Budget cycles.

Over the past 12 months the STCA has been successful with these lobbying efforts and a number of the Authority's key infrastructure priorities have been funded as part of both State and Federal Government Budgets.

With a Federal Election due in the second half of 2016, it seems appropriate to establish a new infrastructure priority list in the lead up to this period.

The STCA Infrastructure Committee has been working on the development of a new Infrastructure Priority List. The Authority has had greater success lobbying governments for funding by establishing a list of around five key project across the region that is supported by the Board.

The CEO of Infrastructure Tasmania, Allan Garcia recently addressed the STCA Board on his role and the development of an infrastructure pipeline for the use in long term infrastructure funding. It is important the STCA has a consolidated priority list to maximise the opportunities for these projects to be included in the Infrastructure Pipeline. It will also allow the Authority to work closely with the Department of State Growth on the funding of these priorities.

It is proposed that the new STCA Infrastructure Priority list comprise the following projects:

- **Construction of new Bridgewater Bridge**
- **Final stage of sealing of the Highland Lakes Road**
- **Hobart Airport Roundabout at Holyman Drive**
- **Re-alignment of the Channel Highway through Huonville**
- **Greater Hobart Transport Plan**

The Board also endorsed a list of Regional Development Projects to be contained as part of the list, these include:

- **Glenora Road**
- **Arthur Highway**
- **Fortescue Bay Road**
- **Channel Highway**
- **Far South Road**

Bridgewater Bridge

This has been a longstanding STCA infrastructure priority and a new bridge is strongly supported by the State Government and is a major focus of Infrastructure Tasmania. A corridor where land acquisition has already taken place is reserved for construction of the Bridge.

Final stage of sealing of the Highland Lakes Road

The Highland Lakes Road is a key corridor for tourists and locals to travel from southern Tasmania across to the West Coast. The State Government has previously committed some funding to contribute to the final stage of sealing of the road, but a further \$10 million is required to complete the project.

Hobart Airport Roundabout at Holyman Drive

The roundabout at Holyman Drive just near the Hobart International Airport is a key part of the road corridor connecting the Tasman Highway to the south

eastern municipalities of Sorell, Tasman and Glamorgan/Spring Bay. The roundabout is already causing an infrastructure bottleneck and this is only going to increase with the Hobart Airport Master Plan identifying a significant increase of the traffic at the roundabout in the coming years. The project to construct flyovers at the roundabout to reduce congestion was identified as a priority as part of the recent South East Infrastructure Study completed by KPMG for the Clarence, Sorell, Tasman and Glamorgan/Spring Bay Councils.

Re-alignment of the Channel Highway through Huonville

The Channel Highway is a key road corridor running from Huonville to Cygnet and continuing around to Margate and eventually Kingston. The Channel Highway traverses along the northern bank of the Huon River and intersects with the Huon Highway just north of the bridge. A re-alignment of the Channel Highway at Huonville would reduce congestion in the main street and open up the foreshore for greater development, recreational use and pedestrian access.

Greater Hobart Transport Plan

Increasingly the three main road corridors that flow into greater Hobart, the Brooker Highway, the Tasman Highway from the Eastern Shore and the Southern Outlet from Kingborough and beyond are becoming extremely congested in peak periods. There appears to have been little planning or consideration given by the State Government and the Department of State Growth on how to address this problem in the future as it increases. An integrated approach looking at car transit, freight movement and public transport, including potential for light rail is needed to address this issue in the coming years.

Glenora Road - The Glenora Road is a tourist route providing access to major attractions including the popular Mt. Field National Park. Over the coming years it will require further maintenance and upgrades to meet the increasing demand from tourists travelling on the road.

Arthur Highway - The Arthur Highway is the key road leading to the Tasman Peninsula. As tourism within the region grows it is vital that more overtaking lanes are added to the Highway to provide a safe driving experience for visitors and locals.

Fortescue Bay Road - The Fortescue Bay Road is the main entrance to the iconic Three Capes Track. Currently the road is gravel and in desperate need of an upgrade. With the expected increase in tourists and locals visiting the walk it is imperative that this road is sealed to provide safe and easy access to this new tourist attraction.

Channel Highway - The Channel Highway from Huntingfield to Kettering is the major road leading to the ferry for access to Bruny Island. As the tourist and local demand to visit Bruny Island increases this stretch of road needs to be brought up to the same standard as the Hobart to Huntingfield section.

Far South Road - An upgrade to the road into the Tasmania's Far South offers the opportunity to unlock further tourism growth and expansion. A number of local attractions and pristine wilderness could drive increased tourism numbers if the road into the area was sealed completely.

Lobby and Promotion – Communications Strategy

As part of the endorsement process with the STCA Board a detailed Communications Strategy has been developed detailing key lobbying and public promotion efforts over the next 12 months in the lead up to next year's State Budget and Federal Election.

This document will outline lobbying and advocacy efforts with State and Federal politicians, key Department of State Growth staff, Infrastructure Tasmania and other peak bodies. Particularly in the lead up to next year's federal election when there are likely to be funding opportunities.

The Communications Strategy will also detail efforts to promote the projects in the public domain. This will include a launch for mainstream and regional media, social media, the website and newsletter. This is a key component for helping to build public support for the projects and increases the likelihood of successful funding.

5. China Trade Mission

The STCA Board received a report from the Chair of the STCA on the recent State Government Trade Mission to China, which was attended by the City of Hobart.

A small delegation from the City of Hobart visited China in September 2015, participating in a number of tours, meetings and MOU signings in the following cities:

Fuzhou, which is the capital of Tasmania's sister State, Fujian Province, a relationship that has been established for 35 years.

Shanghai. Beijing.

Xi'an, Hobart's first Chinese sister City.

The city of Hobart delegation consisted of:

The Lord Mayor.

Group Manager Executive and Economic Development.

The City of Hobart delegation participated with Minister Matthew Groom's trade delegation. The delegation comprised over 50 representatives from both the Government and private sectors. In particular, the core group of the delegation which the Lord Mayor travelled with comprised:

The Hon Matthew Groom MP, Minister for Department of State Growth.

Mr Mark Bowles, Department of State Growth.
Mr Chunhua Li, Department of State Growth.
Ms Joanne Freeman, Department of State Growth.
Mr Michael Connarty, State Government.
Mr John Perry, the Tasmanian Coordinator General.
The Chairman of the Tasmanian Polar Network, Mr John Brennan as well as
Deputy Chairs, Mr Peter Fewkes and Ms Karen Rees.
Ms Melinda Percival from Hobart International Airport.

The City of Launceston was also represented by the Mayor, Alderman Albert van Zetten, the General Manager, Mr Robert Dobrznski and the Economic Development Officer, Mr Bruce Williams.

UTAS was represented by the UTAS Provost, Professor Mike Calford, Pro Vice Chancellor of Global Engagement, Professor Peter Frappell and Ms Sara Franz, Manager Global Engagement.

The Education Sector was present through representatives from Hobart College, Scotch Oakburn College, Hutchins and Fahan Schools as well as TAFE and senior staff from the Education Department.

There were senior representatives from Hydro and Entura. There were a number of private sector participants who also took part in the delegation, most notably from tourism, education, Antarctic, hospitality, agriculture and food production.

As documented in the Asian Century White Paper, the rise of Asia offers an unprecedented chance for Tasmania and Hobart to lift its economic prospects, productivity and workforce participation by increasing the scale of production in areas of strength (such as primary production, education, tourism and premium quality goods and services) through improved connections to the Asian markets.

This opportunity will only be strengthened by the recently signed Free Trade Agreement between China and Australia. This will be achieved by strengthening Tasmania's educational base and the capabilities of its workforce; improving infrastructure; attracting Asian capital; migrants and expertise; supporting centres of research and development; and by investing in the capabilities that build effective links to growing Asian markets and centres of innovation.

The trade delegations to China are facilitating these critical connections and are cultivating new opportunities for Tasmanians and the Chinese. In China the role of Mayor is the second highest ranking official in the People's Government (only the Party Secretary is more senior) and occupies the same level in the order of precedence as provincial governors. The position of Mayor to the Chinese is one of great importance and to be shown great respect. A Chinese Mayor is the public face of the City whereas the Party Secretary is much more behind the scenes. However, it is very apparent that in China the levels of Government are

very connected and work together, and when Tasmania sends a delegation there is extremely high level coordination of the visit and our Chinese hosts have researched Tasmania, Hobart, our key institutions and people very thoroughly.

Therefore, when Tasmania and Hobart undertake a visit to China it is important to reciprocate this level of connectedness and knowledge. Thus the Lord Mayor's participation on trade delegations signifies honour, respect and the fact that Hobart and Tasmania are serious about the relationships that are being created and the opportunities sought. Of course, the Tasmanian Government could take a delegation at just State level and Hobart could just send its own delegation, but when the opportunity arises for a joint approach it signifies a much more coordinated intent from Tasmania.

This is important when the scale of China is considered and compared to the scale of Tasmania and what we can offer Chinese markets. If this is not undertaken in a coordinated manner then Tasmania and Tasmanian businesses will miss out in the long run. The momentum created by the visit of President Xi Jinping in November last year still clearly exists in China, but it will not last forever and therefore it is important that the State and Capital City work together to show Tasmania at its best.

6. Policy Positions

The Board received a number of policy positions that have previously been endorsed by the Board and a new one on climate change and resolved to endorse these.

Policy position: Copping C Cell Waste Management Facility

Southern Waste Solutions (SWS) are proposing to construct a controlled waste disposal facility at the Copping landfill site.

Background:

Controlled waste is material that needs levels of storage beyond general waste such as household rubbish. SWS have gained all planning and environmental approvals for the construction of a Category C waste disposal cell at the Copping landfill site.

Need for a C cell waste facility in Tasmania was identified in 1991 and has been consistently referred to in a number of reports since this time, most recently in the 2008 Sustainable Infrastructure Australia report into *Current and Future Waste Practices in Tasmania*. The Report highlights that the state does not currently have a landfill site to deal with controlled waste and that a lack of adequate facilities may result in significant costs to Tasmanian businesses and may impede economic expansion of the State's industries.

Currently, controlled waste is stored on site at numerous locations around Tasmania or shipped interstate. Creating greater environmental risks as well as

increased costs for Tasmanian businesses.

There are a number of sources of potential controlled waste for the facility. The Antarctic sector is worth hundreds of millions of dollars to the Tasmanian economy every year and employs thousands of Tasmanians. To secure our status as the Antarctic gateway it is vital that the State possess a controlled waste facility to accommodate repatriated waste from Antarctica. The Federal Government has announced \$50 million in funding to rehabilitate the old Macquarie Point rail yards site. It is expected that a significant quantity of controlled waste is likely to be generated as part of the remediation of the site, so it is vital that an appropriate waste management facility is available to store this waste. A number of heavy industries from around Tasmania could also utilise the Copping controlled waste facility.

The construction of a Category C Cell facility would be a major step forward in the management of waste in Tasmania. The construction of such a facility is also vitally important to help secure the long-term economic prosperity of southern Tasmania.

Position:

The STCA supports the establishment of a controlled waste facility at the Copping landfill site.

Action:

1. The STCA actively supports the construction of the Copping C Cell waste management facility.
2. The STCA advocates for Government funding to be provided to help construct the Copping C Cell waste management facility

Policy position: Defence Manufacturing

Background:

The Tasmania Maritime Network (TMN) is a group of companies and organisations involved in the construction of innovative maritime products and services. The majority of these companies are based at the Prince of Wales Bay Marine precinct, although other businesses that are based across southern Tasmania form part of the TMN.

Some of the more well known members of the Tasmanian maritime network include Incat, Liferaft Systems Tasmania, Moonraker, CBG Systems and Taylor Brothers.

In the lead up to the 2013 Federal Election the Tasmanian Maritime Network was pushing to have the Prince of Wales Bay Marine precinct recognised as a Defence Precinct.

Over the coming decades there will be billions of dollars worth of maritime defence procurement opportunities as the Federal Government continues to renew and expand Australia's maritime fleet. This could include opportunities in defence, customs and border protection procurement.

The TMN includes a number of companies that are already supplying specific products to the world defence procurement market.

A number of TMN companies have put in a joint tender under the auspice of TasPac to build the Pacific Patrol Boats.

Any defence contracts would deliver a massive boost to the Tasmanian economy through increased jobs and economic activity right across the region.

Position and Actions:

- The STCA support the efforts by the Tasmanian Maritime Network (TMN) to have the Prince of Wales Bay Maritime precinct recognised as a Defence Precinct
- The STCA work with the TMN, TasPac and the State Government by providing support for the bid for the Pacific Patrol Boats to be build in Tasmania

Policy position: Willow Court

Background:

Willow Court was established in New Norfolk in the early 1830's. It is a historic precinct that offers the rare opportunity to embrace Tasmania's convict history whilst also providing a fantastic community asset.

The Derwent Valley Council bought the entire site from the State Government when it was decommissioned as a psychiatric facility. Since that time some of the newer buildings have been sold and are currently under private development. But as an extremely old and historic site it is the Council's view that it is important that some of the site, particularly the old Royal Derwent Reserve Buildings, remain in public hands.

There has been significant work undertaken on the site in the past few years. With tourism through attractions, festivals and events playing a bigger role in the State's economy the redeveloped historic Willow Court site provides the opportunity to harness these sectors to deliver economic and cultural benefits.

The site is starting to return to its former glory, but a significant funding injection is still required to finish the project. Recently a number of Mayor's and the STCA CEO visited the Willow Court site and saw first hand the ongoing development works taking place on the site.

Since 2012 the Willow Court Conservation Special Committee has undertaken works totaling over \$2 million. The Committee now has fundraising goals, as well as plans to lobby government for further support to undertake the work on restoration of the heritage precinct. Funding in the order of \$8 million is required to complete the site's restoration.

Position and Actions:

- The STCA recognises the significant convict and heritage values of the Willow Court site
- The STCA supports the ongoing maintenance and development of the Willow Court site
- The Board undertakes to actively support the project to redevelop and restore the remainder of the historic Willow Court site

Policy position: Medicinal Cannabis/Industrial

Background:

With the downturn in the Tasmanian economy, in particular the forest industry, there is a growing push to allow cannabis to be grown for medicinal purposes and a relaxing of restrictions of industrial hemp for fibre and food products.

A number of individual councils including the Huon Valley, Derwent Valley and the Dorset Council have provided in principle support for trials of growing cannabis for use in pharmaceutical products for medicinal purposes.

There have also been calls for a reduction in regulation to allow an expansion of the industrial hemp industry in Tasmania.

The Tasmanian State Government has detailed plans to make the industrial hemp industry a priority industry in Tasmania.

This includes the establishment of a working group to look at reducing regulation.

An expansion of the industry would allow for greater use of industrial hemp in fibre products and food products. This would deliver jobs and economic growth, particularly in rural communities struggling with the downturn in the forestry industry.

The STCA previously provided a submission and appeared at a Tasmanian Parliament Inquiry into medicinal cannabis.

There is a cross party bill currently before federal parliament, which has support from the Prime Minister to make it legal to grow and prescribe medicinal cannabis for specific purposes.

Position and Actions:

- The STCA supports opportunities growing and prescribing medicinal cannabis for specific purposes in Tasmania
- The Board supports the industrial hemp industry
- Endorses the plan by the State Government to make industrial hemp a priority industry in Tasmania

Policy Position: Climate Change

The STCA and local government across Tasmania have undertaken significant work in the area of climate change mitigation and adaptation.

The STCA has completed corporate climate change adaptation plans for councils across the State as well as a Southern Region Climate Change Adaption Plan.

The STCA has also developed a bushfire action plan to help deal with the threat of extreme weather causing bushfires.

The STCA and a number of member councils completed the *Whatever the Weather, We're Ready* project, which saw the development of innovative video clips highlighting the importance of local communities being prepared and resilient from the impacts of climate change and extreme weather events.

Local councils have also taken action through planning and reporting work as well as practical projects such as the installation of solar panels and other energy efficiency projects on council buildings.

The STCA acknowledges the impacts of climate change, in particular on local communities.

We want to work cooperatively with all tiers of government on local solutions that help communities deal with the impacts of climate change and natural disasters caused by extreme weather events.

The STCA believes climate change action is a shared responsibility between local, state and commonwealth governments, communities and the private sector.

Local government has an important role in leadership and educating

communities at both the municipal and regional level on climate change and adaptation.

Councils must prepare for and manage the impacts of climate change on its assets, services and communities.

Early climate change adaptation action is more cost effective than late action.

7. Regional Mountain Biking Strategy

Southern Tasmania already possesses some world class mountain biking trails and tracks. Over recent years the sport has continued to increase in popularity and represents an opportunity to improve social wellbeing and drive economic growth.

In the north of Tasmania a number of local councils have had great success with the development of the North East Mountain Bike Project. This project consists of three trail networks totalling approximately 90km of world class, purpose built, single track plus infrastructure such as signage and bike wash stations at Hollybank, Derby and Blue Tier.

The length of the trails leveraged existing mountain biking and cycling infrastructure in the Region, and will provide the necessary critical mass to create an internationally recognised mountain bike tourism destination, allowing over two full days of riding for enthusiasts of varying capability.

In southern Tasmania a number of councils have been involved in the construction and support of trails and tracks, as well as developing various cycling and trails and tracks strategies.

Due to the project in northern Tasmania a significant amount of work already exists that could be utilised. It also presents an opportunity to leverage off this project and deliver economic returns for the region. The Board resolved to support the development of more mountain biking trails across the region.

To help capitalise on the growing economic opportunities from mountain bike tourism a Local Area Industry Steering Committee in the South East region led by private mountain bike tour and event operator Duncan Giblin is proposing to develop extra trails in Southern Tasmania.

Through the development of extra trails across Southern Tasmania the local industry group believes this would open up longer mountain bike tour and event opportunities. The extra trails coupled with the northern trails and other pre-existing trails in southern Tasmania would ensure that there was a critical mass to attract groups of mountain bikers to Tasmania.

To help develop the proposal to a level to seek government funding for the construction of the new trails in south east the Tasmania the Local Area Industry Steering committee is seeking funding to undertake a business case through KPMG. It is estimated that this business case would cost between \$25,000 and \$30,000 excluding gst.

As the STCA Board has already adopted support of expanding and growing the mountain biking industry in Southern Tasmania they agreed to provide some funding to assist with the business case development on the proviso that other entities also provide a contribution. The Board also felt it was important any study looked at the joint marketing opportunities of pitching all of the tracks as a package to interstate visitors.

8. Rob Miley, General Manager, Marine, Defence and Business Services, Department of State Growth

Rob Miley, the Assistant General Manager for Marine, Defence and Business Services with the Tasmanian Department of State Growth was welcomed to the Board. Rob is also in charge of engagement with local government across Southern Tasmania.

Rob has extensive knowledge and background in defence manufacturing and procurement. He was recently part of the Tasmanian Pacific Patrol Boat tender process and is working with Elphinstone and Israeli company Elbit Systems on the \$3 billion bid for the armoured reconnaissance vehicles. Which has the potential to create hundreds of jobs in Tasmania. He is also working on the development of a Defence Industries Strategy for the State Government

Rob spoke to the group about the State Government's push to secure more defence contracting work for Tasmania. Mr Miley informed the group that the joint Tasmanian bid for the Pacific Patrol Boat tender had been unsuccessful. As the successful tender had not been announced the Tasmanian bid was still waiting for official feedback from the Department of Defence.

Mr Miley commented that making bids for defence contracting work through the tendering process is an extremely time consuming and resource intensive process, with significant input and work required to complete the tendering documentation. This is an area many Tasmanian businesses do not have as much experience as their mainland and international counterparts, the Department of State Growth is looking at further training opportunities to upskill Tasmanian businesses in this area.

Mr Miley also spoke about a joint Tasmanian bid involving north west manufacturers for the LAN 400 to build heavy armoured vehicles

9. Campervan and Motorhome Infrastructure

The STCA Board has shown an interest in trying to develop a greater presence in the campervan and motorhome tourism market.

This was spurned following news of the decision of the National Campervan and Motorhome Club of Australia to hold its National Rally in Brighton in April 2017. This event is expected to attract over 1,000 campervans and motorhomes.

The National Campervan and Motorhome Club of Australia has seven chapters in Tasmania with a combined membership in the hundreds. Tasmania also experiences significant numbers of interstate visitors touring the state in motorhomes and campervans. Tourism research highlights that tourists who travel Tasmania by road stay for longer and spend more money within the state.

To encourage campervan and motorhome travelers to stay in local towns, the National Campervan and Motorhome Club of Australia has introduced an accreditation system known as the RV Friendly Town program.

In southern Tasmania we currently have RV Friendly Towns located at Port Huon, Franklin, Glenorchy, New Norfolk, Brighton/Pontville, Sorell and Oatlands. Given the limited number in southern Tasmania an opportunity exists to expand this network across the region.

To become an RV Friendly Town, the location must meet a set of guidelines to ensure it provides certain amenities and services for travelers.

According to the National Campervan and Motorhome Club of Australia when RV tourists enter a town displaying the RVFT sign, they know they will be welcome, certain services will be provided for them that may not be available in other centres, and they will have access to a safe place to stay overnight, and possibly for a longer period.

To become an RV Friendly Town the following is required.

- Provision of appropriate parking within the town centre, with access to a general shopping area for groceries and fresh produce.
- Provision of short term, low cost overnight parking (24/48 hours) for self-contained RVs, as close as possible to the CBD.
- Access to potable water.
- Access to a free dump point at an appropriate location.

The Tasmanian Branch of the Campervan and Motorhome Club of Australia would welcome the opportunity to work with more local councils' across southern Tasmania to increase the number of RV Friendly Towns in the region.

This is an excellent opportunity to attract more visitors to individual locations across the region. Particularly, in the growing tourism visitor market of campervans and motorhomes.

It also presents significant lead in time for councils to establish RV Friendly towns in the lead up to the National Rally in 2017.

The Board resolved to work with the Motorhome Club of Australia and local councils to try and establish more RV Friendly Towns across Southern Tasmania.

10. Economic Development MoU with State and Federal Governments

In recent years the old Department of Economic Development, now as part of the new Department of State Growth has suffered significant cutbacks to staffing levels. This has reduced the Department's capacity to provide significant on the ground economic development case management services.

This reduction of staff has been coupled with the new State Government's different approach to economic development. The new leaner Department has less staff 'on the ground' across the region working with local communities and identifying economic development projects.

Initial discussions with the Department of State Growth and RDA Tas have highlighted the significant opportunities that could be associated with the successful signing of a MoU with the three tiers of government.

These could include:

- Collaboration on economic development opportunities
- The STCA highlighting project identification
- Access to funding opportunities
- Greater influence within the State Government

To start the process for the development of the MoU the Governance and Audit Committee has recommended to the STCA Board, that in principle support be given to the development of an MoU before it is brought back to the Board for final consideration.

The Department of State Growth and RDA have indicated that it would similarly like to have agreement for MoU's with the other two regional bodies, Northern Tasmanian Development and the Cradle Coast Authority.

11. National Park Infrastructure

As part of the 2014/15 State Budget the State Government announced an additional \$8 million over two years to invest in high priority infrastructure renewal and maintenance in National Parks and reserves.

The funding will be used to enhance the visitor experience by providing for the redevelopment, refurbishment and replacement of infrastructure, including signage and interpretation, fencing, walking and multi-use tracks, fire trails, roads, amenities and car parking.

At the time of the Budget announcement the State Government indicated that it would be consulting with local government and local stakeholders including the tourism industry.

On 17 November 2015, Minister Matthew Groom announced the first round (\$1.66 million) of infrastructure projects, these included:

- Replacing a pedestrian bridge on the popular Enchanted Walk at Cradle Mountain
- Completing the upgrade of the walking tracks on The Nut, Stanley;
- Upgrade of toilet facilities at Nelson Falls (Queenstown);
- Site assessment and planning for a new experience at Heritage Landing (Gordon River);
- Repairs and maintenance to the Eagles Eyrie public facility (Maydena);
- Upgrade of toilet facilities at Mathers Beach, Waterhouse (north east Tasmania);
- Route investigation and planning for a new summit walking track at Ben Lomond;
- Design and construction of a new viewing platform at Sumac Lookout (Tarkine Loop Road);
- Cape Bruny Light tower painting and weather proofing and other heritage maintenance works; and
- Strzelecki walking track upgrades (Flinders Island)

The Minister had already announced some road projects totalling \$1.56 million on projects such as the Wielangta Road, Hartz Mountain access road and the Bruny Island Lighthouse Road.

Some consultation for this funding was undertaken through LGAT and also the Local Tourism Associations and Destination Southern Tasmania.

Based on the current round 1 projects there seems to be limited investment in Southern Tasmania, even though the region has a number of world class National Parks and reserves such as Freycinet National Park, Mount Field National Park, South West National Park and the Tasman National Park.

No doubt these Park's all require significant infrastructure and upgrade works on their ageing facilities. It is therefore important that the STCA advocates for investment in these National Parks and the others across Southern Tasmania.

The Board resolved to write to Minister Matthew Groom requesting an update on proposed works in the National Parks across Southern Tasmania in 2016/17 and highlighting the importance of investing in the region's National Parks.

12. Regional Economic Development Priority Document

Over the past few months the STCA has developed an Infrastructure Priority List to guide its advocacy and lobbying efforts over the next 12 months, in particular, in the lead up to the Federal Election expected in the second half of 2016.

Presently the Board has endorsed a number of Economic/Regional Development priorities, these were highlighted as part of the recent State Government Budget submission. The submission to the State Government Budget also highlighted a number of other opportunities in this area.

It was determined to similarly develop an Economic/Regional Development Priority List to be used in conjunction with the Infrastructure Priority List as the STCA's key priorities over the next 12 months.

The development of the Economic/Regional Development Priority List would allow the consolidation of existing priorities and the inclusion of potential new projects.

This document would be developed in consultation with member councils and then brought through the Economic Development Committee for endorsement by the STCA Board at its first meeting in February 2016.

13. Governance and Audit Committee

The Board received a report from the Governance and Audit Committee on their previous meeting. Many of the items considered by the Committee were presented to the Board as individual items. These included the Economic Development MoU with the State Government and the transfer of funds to the STCA Special Projects fund.

14. 2016 STCA Meeting Dates

The STCA Board endorsed the 2016 STCA meeting dates. There was one matter regarding the timing of the STCA AGM that was sent to the Governance and Audit Committee for advice.

Month	STCA Board Meeting	STCA AGM	STCA Governance and Audit Committee	STCA Infrastructure Committee	STCA Economic Development Committee
January					
February	11.00 am Monday 22, 2016		11.00 am Friday 5, 2016		2.00 pm Wednesday 10, 2016
March				2.00 pm Tuesday 22, 2016	
April	11.00 am Monday 11, 2016				
May			11.00 am, Friday 20, 2016		2.00 pm Wednesday 4, 2016
June	11.00 am, Monday 27, 2016			2.00 pm Tuesday 14, 2016	
July					
August	11.00 am, Monday 8, 2016		11.00 am Tuesday 2, 2016		2.00 pm, Wednesday 31, 2016
September				2.00 pm Tuesday 20, 2016	
October	11.00 am, Monday 17, 2016				
November		5 pm, Friday 18, 2016	11 am, Friday 25, 2016	2.00 pm Tuesday 29, 2016	2.00 pm Wednesday 30, 2016
December	11 am, Monday 12, 2016				

15. CEO Report

The STCA CEO provided updates to the STCA Board on a range of activities, these included:

Taswater Data Sharing

Following from Board's in principle support, the CEO has held a number of discussions with Taswater on the expansion of the voluntary data sharing arrangement between the two organisations. As Taswater have provided all STCA member councils with their water infrastructure through GIS on the LIST, they are looking for a return of this data sharing arrangement and for councils to provide their stormwater information via the same process.

Taswater also want to try and establish an agreement on the sharing of capital works programs to try and reduce multiple road and footpath replacements in short periods of times. Again, after the Board provided in principle support, the CEO and Taswater are looking at practical ways this may be able to be achieved. The most likely outcome is that Taswater will upload their capital asset plans into the LIST and councils will be able to see when particular works are scheduled to take place in the coming years.

Local Government Act 1993 Review

The Terms of Reference for the *Local Government Act 1993* Review are still being developed. It is hoped this will be concluded in the coming months and released in the new year. As per previous discussions at the STCA Board level the CEO is collecting feedback from member councils on issues with the *The Act* for potential inclusion in a submission.

Advocacy

As usually the CEO continues to meet regularly with a range of Government Departments and Minister's Offices. Of note in the past few weeks was the meeting with Vince Taskunas, Chief of Staff to the Minister for Infrastructure Rene Hidding MP. The State Government are very keen to work closely with the STCA on our infrastructure priorities in the lead up to the Federal Election in 2016.

Convention Centre – Macquarie Point

With the Master Plan for Macquarie Point containing no reference to a new large convention centre. Business Events Tasmania (BET) with other partners has commissioned a study to ascertain whether there is demand to build a large conference centre that could hold the increasing large conferences with 2,000 – 4,000 delegates. Currently, Tasmania does not have a venue that can hold a conference with over 1,500 delegates, this study will determine whether there is sufficient demand for a centre of such size. This issue has been discussed at the DST Board level and the STCA CEO has met with the Chair of BET regarding briefing the STCA Board once the report is completed in the coming months.

China Training

The STCA has partnered with the Co-ordinator General's Office, Regional Development Australia, Tasmania, LGAT, Northern Tasmanian Development and the Cradle Coast Authority to offer Chinese Language and Cultural Awareness training. This is in recognition of the growing interest in attending and hosting trade delegations. There are two training days, Friday 9th October and Thursday 12 November both at the Silverdome in Prospect. Places are limited to one person per council at this time. The STCA CEO will be attending the session on the 12th November and can offer a lift to any council staff.

LGAT/Regional Authorities

Recently, LGAT, the STCA, Northern Tasmanian Development and the Cradle Coast Authority met for what is now going to be a regular meeting. The purpose of the meeting was to forge a closer working relationship between LGAT and the regional bodies and identify opportunities for collaboration in the future. The first meeting was productive as an opportunity to update each other on our activities and start to map out contents of our quarterly meetings.

Code of Conduct Legislation

At the previous meeting the Board resolved to write to all Legislative Council members encouraging them to support the Code of Conduct Legislation. Following the distribution of these letters the CEO received many positive emails regarding our support and willingness to engage in the process. This support was also strongly welcomed by LGAT. Given the success of these efforts, further opportunities to support the passage of legislation should be undertaken.

Senate Inquiry

Last month the STCA Chair, Lord Mayor Sue Hickey, Infrastructure Committee Chair, Mayor Deirdre Flint and STCA CEO Brenton West appeared at the Hobart hearing of the Senate Inquiry into infrastructure financing. This was an excellent opportunity for the STCA to appear before federal Senators to highlight key infrastructure priorities for the region and the difficulties in obtaining funding for their development.

In particular, this was an excellent opportunity for the STCA to highlight the growing infrastructure challenges in Southern Tasmania, particularly as our settlements grow, we have increased freight movements and our tourist numbers continue to rise. The STCA also took the opportunity to highlight the importance of a body such as Infrastructure Tasmania to help independently assess infrastructure projects and make recommendations based on need as opposed to politics playing such a large part in infrastructure spending.

State Government Infrastructure Pipeline

As he has spoken about previously, the CEO of Infrastructure Tasmania, Allan Garcia is currently developing an Infrastructure Pipeline of projects in the short, medium and longer term. The STCA CEO has recently met with the CEO of Infrastructure Tasmania to discuss the Pipeline. Allan has indicated that the Pipeline is unlikely to be finished prior to March 2016, so following the

December Board meeting the STCA CEO is again going to meet with Infrastructure Tasmania to highlight our key infrastructure priorities as endorsed by the Board to ensure they are on the Pipeline.

Working with LGAT

As flagged in the CEO report at the last STCA Board meeting, LGAT and the Authority are trying to forge a stronger working relationship. This has the potential to be beneficial for member councils as we work together on shared priorities, issues and projects. LGAT and the three regional bodies held a formal meeting and workshop last month to work through opportunities for collaboration. As has been previously mentioned the Budget submission is the first of these opportunities, further projects are likely to follow including in areas of joint advocacy, communication with member councils and planning reform.

State Road Strategy

At the recent STCA AGM, Shane Gregory the General Manager of State Roads with the Department of State Growth spoke about the development of the State Government's, State Roads Strategy. This is likely to outline key road corridors across Tasmania and key road projects on these corridors that need addressing. The State Road Strategy is expected to go out to public consultation in the first half of 2016. It is important the STCA provides a submission into the preparation of this Strategy. The CEO will continue to update member councils and seek endorsement before a submission is made.

16. State Government Budget Submission

As part of ongoing efforts to work more closely with LGAT the STCA provided a two page budget submission as part of the formal LGAT submission to the Tasmanian State Government. Given the short turnaround required to provide the submission to LGAT and the State Government and the potential difficulty in getting any new issues/priorities endorsed out of session the submission focused on existing endorsed priorities.

It is also worth noting that the submission provided to the State Government through LGAT doesn't represent the only advocacy and lobbying efforts the STCA will undertake in the lead up to the 2016/17 State Government Budget. The CEO will also undertake various meetings with ministerial advisers and departmental staff to further highlight endorsed STCA projects and priorities. The final version of the Budget Submission is attached below.

Southern Tasmanian Councils Authority (STCA) – Budget Submission

Introduction

The Southern Tasmanian Councils Authority (STCA) is the regional Authority representing the 12 southern councils. Together the councils' come together through the STCA to work cooperatively and identify regionally beneficial projects.

Planning Reform

In recent years the STCA has been active an active participate in the different planning reform processes. We remain committed to working with the State Government to deliver the best planning outcomes for local communities.

- It is important the State Government and the Planning Reform Taskforce continues to closely engage with local government through the development of the Single Statewide Planning Scheme.
- There needs to be appropriate resourcing and assistance to local government for the implementation of the Single Statewide Planning Scheme
- Local Government input into the development and implementation of the state planning policies
- We want to play an active role working with the State Government on the resources and the review of the Southern Tasmanian Regional Land Use Strategy

The Single Statewide Planning Scheme is due to begin in 2017. The STCA believes the success of this piece of planning reform is dependent upon the full rollout and implementation of IPlan. A fully resourced and implemented IPlan is critical in making the Single Statewide Planning Scheme user friendly as well as delivering efficiency benefits through the online DA lodgement and tracking process and the enquiry search function

- The STCA strongly supports the resourcing of the full rollout and implementation of IPlan

Transport/Infrastructure

The STCA has long been a strong advocate for increased funding and improved transport infrastructure in Southern Tasmania. This is vitally important as our population and economy continue to grow. We look forward to continuing to work cooperatively and in collaboration with all tiers of government to improve our region's transport system. In particular, we need an integrated transport network that supports the mobility of people and freight across the region. We have a number of key regional priorities, these include:

- **New Bridgewater Bridge** – This is a longstanding key project for the Authority and represents a key transit route for passengers and freight on the national highway
- **Sealing of the Highland Lakes Road** – This project will seal the final stage of the road allowing it to act as a key tourist route connecting the Highland Lakes to the West Coast

- **Upgrade of the Airport Roundabout** – With the large increase in vehicles expected on the roundabout in the coming years this is a critical infrastructure upgrade to alleviate a potential bottleneck and ensure efficient traffic flows in and out of the airport
- **Channel Highway re-direction at Huonville** – A re-routing of the Channel Highway at Huonville would create better traffic flows in the main street and also open up the foreshore for economic development and recreation opportunities. It would also improve road safety for motorists and pedestrians
- **Development of a greater Hobart Transport Plan** – This is a critical piece of infrastructure planning work to understand the traffic flows and movements across the three major road corridors into and around greater Hobart

Regional and Economic Development

Increasingly the STCA is looking to play an active role in facilitating regional and economic development in Southern Tasmania. By investing in regional development projects we help build vibrant and strong local communities. Projects that support this goal also help drive economic development which delivers growth and employment opportunities, benefitting the whole community. Some crucial regional and economic development priorities include:

- **Promoting regional dispersal of tourists** – With the increasing number of tourists visiting Tasmania it is important strategies and programs are put in place to encourage the dispersal of these visitors to regional Tasmania. It is also vital that appropriate investment is made in tourism infrastructure to support this visitor growth.
- **Construction of the Copping C Cell** – Tasmania is the only State in Australia without a C Cell facility, its construction would open up economic development opportunities in the Antarctic sector, the heavy industries and with the remediation of Macquarie Point. It would also deliver better environmental outcomes through the disposal of legacy waste
- **Securing more defence manufacturing contracts** – Despite our strong capabilities Tasmania's maritime industries still struggle to obtain defence contracting work, it is vital we are recognised as a defence manufacturing precinct to give us a better opportunity to tender and secure this work
- **Continued upgrade and restoration of Willow Court** – This is a key heritage icon of Tasmania, it is important that heritage restoration works continue on site. A redeveloped Willow Court presents strong regional and economic development opportunities to take place on site through retail space, food and beverage offerings, special events and functions

17. Employees

Mr Brenton West, took up the role of full time Chief Executive Officer of the Authority on 1 July 2013. The Authority has previously employed other staff as government grant funding is obtained. It is intended that this process will continue. Currently Katrena Graham and Graham Green are employed to work on the Climate Change Adaption Project for the Northern and North West Councils.

18. Finance

A summary of financial performance for the second quarter of the 2015/16 financial year follows:

SOUTHERN TASMANIAN COUNCILS AUTHORITY Financial Report as at 31st December 2015

	Actual at 31/12/15	Budget Year to Date	Budget 2015/16
	\$	\$	\$
Revenue plus opening balances			
STCA Consolidated Account	304,386	152,193	304,386
Regional GIS Project	24,664	12,332	24,664
Regional Planning	1,859	929.5	1,859
Water and Sewerage Owners Representatives	1,231	615.5	1,231
Climate Change adaptation project	37,464	18,732	37,464
Climate Change communication project	9,090	4,545	9,090
Regional Visioning	2,505	1,252.5	2,505
Local Government Structures Project	5,587	2,793.5	5,587
Tourism	10,460	5,230	10,460
Industrial Land use Study	1,664	832	1,664
SMART form	2,909	1,454.5	2,909
TOTAL REVENUE	401,819	200,909.5	401,819
Expenditure			
STCA Consolidated Account	(66,000)	(96,605)	(193,210)
Regional GIS Project	(0)	(0)	(0)
Regional Planning	(0)	(0)	(0)
Water and Sewerage Owners Representatives	0	0	0
Climate Change adaptation project	(0)	(18,250)	(36,500)
Climate Change communication project	(0)	(0)	(0)
Regional Visioning	0	0	0

Local Government Structures Project	0	0	0
Tourism	0	(0)	(0)
Industrial Land use Study	(0)	(0)	(0)
SMART form	0	(0)	(0)
TOTAL EXPENDITURE	(66,000)	(114,855)	(229,710)
Closing Balances			
STCA Consolidated Account	238,386	57,077	114,154
Regional GIS Project	24,664	12,332	24,664
Regional Planning	1,859	929.5	1,859
Water and Sewerage Owners Representatives	1,231	615.5	1,231
Climate Change adaptation project	37,464	450	900
Climate Change communication project	9,090	4,545	9,090
Regional Visioning	2,505	1,252.5	2,505
Local Government Structures Project	5,587	2,793.5	5,587
Tourism	10,460	5,230	10,460
Industrial Land use Study	1,664	832	1,664
SMART form	2,909	1,454.5	2,909
	335,818	87,511.5	175,023

It is to be noted that there are eleven separate accounts.

The STCA Board is currently looking at whether some of these unused funds in dormant project accounts can be transferred to a new STCA Special Projects Fund for use on regional projects.

1. STCA consolidated account.

The operating account of the Authority currently the account has a balance of \$238,386.

2. Regional GIS Project.

NRM South made a financial contribution towards achievement of the Regional GIS initiative up to 30th June 2009.

In addition, member Councils agreed to contribute \$7,000 each in 2008/09 and \$10,000 each in 2009/10. There was a carryover of \$224,790 at the commencement of the year, which included a contribution of \$67,500 made in 2010/11 by Southern Water to cover 50% of the cost of aerial photography. The first round of aerial photography was completed during 2010/11 in spite of unfavourable flying conditions.

The aerial photography has now been paid for which has reduced the balance in the account to \$77,614. The Board set aside \$50,000 from this account for further LiDAR mapping of southern Tasmania. This has been completed and paid for leaving a balance of \$24,664

3. Regional Planning.

The Regional Planning Project is currently on hold whilst the State Government undertakes the Single Statewide Planning Scheme. Leaving a current balance of \$1,859.

4. Water and Sewerage Owners Representatives.

An allocation of \$1,231 was brought forward for the 2015/16 year.

5. Climate Change Adaptation Project.

This project is ongoing with the STCA receiving funding from the state government to complete a regional adaption plan and individual adaption plans for all northern councils.

6. Climate Change Communication Project.

Contributions of \$35,000 in total (Clarence, \$10,000, Hobart \$20,000 and Kingborough \$5,000) have been carried over to undertake the project now that the Regional Climate Change Adaptation Plan has been completed. This project is progressing with extra funding from the State Government and will be completed this year.

7. Regional visioning.

This project is funded by a contribution by Hobart City Council of \$5,000 carried over from 2009/10 and an allocation from the STCA Consolidated Account. This work has been undertaken and completed.

8. Local Government Structures Project.

Approval for a project under the Local Government Reform fund was given in December 2010. The total Australian Government grant of \$150,000, has been received and an independent evaluation study has been completed.

9. Tourism.

A total of \$10,460 has been brought forward for this financial year.

10. Industrial Land Use Study.

The Industrial Land Use study is an adjunct to the Regional Strategic Land Use Plan and has been jointly funded by a number of member councils and the Department of economic Development. The project has been finalised and endorsed by the Board with some residual funding brought forward.

11. SMART Forms

The STCA Board has endorsed a variation to the grant deed for this project to allow for the funds to be used to further develop the online planning system. Those funds have been used to pay for a contribution for this software.

REPORTS FROM SINGLE AND JOINT AUTHORITIES /contd...

RECOMMENDATION:

That the Quarterly Report of the Southern Waste Strategy Authority for the Quarter ending 31 December 2015 be received.

Representative Reporting

- **TASWATER CORPORATION**



Quarterly Report – December 2015

1. SUMMARY

This report on the general and financial performance of the Southern Waste Strategy Authority (SWSA) for the December 2015 quarter is provided to member councils, in accordance with Section 36B of the *Local Government Act 1993*.

2. GENERAL PERFORMANCE

2.1 PROJECTS

EDUCATION

The Education Officer at both Glenorchy and Clarence Councils have been liaising to produce a common education package. Numerous school visits were undertaken up until the end of semester 4.

WASTE ADVISORY COMMITTEE

The EPA wrote to SWSA seeking confirmation of the extension of the appointment of Mr. Sales until August 2016 or until such time as SWSA is wound up whichever comes sooner. The Board confirmed this extension.

GARAGE SALE TRAIL

Darryl Nichols from the Garage Sale Trail to addressed the December meeting at 11a.m He reported that the 2015 Event was the most successful yet. A comprehensive advertising program was undertaken and tonnages collected were substantially higher. The arrangement of dealing DIRECTLY WITH Councils seemed to work more effectively than the previous arrangements. A proposal for the 2016 event will be forthcoming.

MEDIA AND ADVERTISING

The Media Committee has recommended that SWSA agree to participate in the joint media campaign across the whole of the State. Advertisements on both TV and radio will commence in the first quarter of 2016.

2.2 GOVERNANCE

PROGRESS OF WASTE LEVY

This matter has not progressed further during this quarter.

FUTURE OF SWSA

It is understood that STCA is preparing a proposal for the creation of a waste sub-committee to be funded by an additional contribution from Member Councils. SWSA will consider what action it will take in 2016

TRANSFER OF OFFICE

Physically all operations have now been transferred to Glenorchy City Council. The Education Program is also operating well. The accounting function is still operating independently and it is hoped that this can be transferred at 31/12/15. The previous CEO is visiting the GCC Offices most weeks to assist in the transfer and to familiarize the Executive Officer with the filing system.

3. FINANCIAL PERFORMANCE

3.1 FINANCIAL REPORT 31/12/15

The attached report shows that the deficit for the year to 31/12/15 is \$58,334 compared to a budgeted figure of \$86,400 which means that we are \$28,466 ahead of budget. Almost all items are very closed to budget except Consultants and Contractors. Neither GCC nor CCC have submitted bills for the December quarter and these should total \$20,000.

The \$1,586 showing for Fringe Benefits tax will be entirely refunded when the return is completed in April.

This means that overall we are roughly \$10,000 ahead of Budget. SWSA will be able to meet all accounts payable as they fall due.

Profit & Loss [Budget Analysis]

July 2015 through December 2015

14/01/2016
11:19:35 AM

	Selected Period	Budgeted	\$ Difference	% Difference
Income				
Other Income	\$8,743.53	\$8,700.00	\$43.53	0.5%
Interest Received	\$205.00	\$200.02	\$4.98	2.5%
Total Income	<u>\$8,948.53</u>	<u>\$8,900.02</u>	<u>\$48.51</u>	<u>0.5%</u>
Cost of Sales				
Gross Profit	<u>\$8,948.53</u>	<u>\$8,900.02</u>	<u>\$48.51</u>	<u>0.5%</u>
Expenses				
Employment Expenses				
Fringe Benefits Tax	\$1,586.00	\$0.00	\$1,586.00	NA
Total Employment Expenses	<u>\$1,586.00</u>	<u>\$0.00</u>	<u>\$1,586.00</u>	<u>NA</u>
Operating Expenses				
Accounting	\$5,000.00	\$5,000.00	\$0.00	0.0%
Advertising & Promotion	\$16,113.88	\$17,500.00	-\$1,386.12	(7.9%)
Bank Charges	\$154.00	\$300.00	-\$146.00	(48.7%)
Consultants & Contractors	\$20,481.82	\$42,500.00	-\$22,018.18	(51.8%)
Garage Sale Trail	\$17,400.00	\$17,400.00	\$0.00	0.0%
General Expenses	\$663.35	\$1,000.04	-\$336.69	(33.7%)
Grants	\$0.00	\$5,000.02	-\$5,000.02	(100.0%)
Insurance	\$2,360.00	\$2,500.00	-\$140.00	(5.6%)
Motor Vehicle Expenses				
MVX - SDC	\$2,423.37	\$2,500.04	-\$76.67	(3.1%)
Printing Postage & Stationery	\$7.50	\$500.02	-\$492.52	(98.5%)
Telephone	\$1,061.10	\$1,000.04	\$61.06	6.1%
Travel & Entertainment	\$31.82	\$500.02	-\$468.20	(93.6%)
Total Expenses	<u>\$67,282.84</u>	<u>\$95,700.18</u>	<u>-\$28,417.34</u>	<u>(29.7%)</u>
Operating Profit	<u>-\$58,334.31</u>	<u>-\$86,800.16</u>	<u>\$28,465.85</u>	<u>32.8%</u>
Other Income				
Other Expenses				
Net Surplus / (Deficit)	<u>-\$58,334.31</u>	<u>-\$86,800.16</u>	<u>\$28,465.85</u>	<u>32.8%</u>

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**AUDIT PANEL**

(File No 07/02/12)

Chairperson's Report 40 – April 2016

The Audit Panel met on 22 March 2016 and I attach a copy of the draft Minutes of the Meeting for tabling at Council's Meeting (Attachment 1).

A further update on the progress regarding the tender and evaluation process for new IT solutions for Council was provided to the meeting. The Panel noted that the preferred suppliers had submitted their final tenders for IT solutions and that these were currently being evaluated. It was further noted that the Evaluation Committee would be making a presentation to the Panel on the evaluation outcomes.

The Deputy Auditor General and Engagement Leader from Audit Office, Tasmania attended the meeting and provided an overview of the Annual Financial Audit strategy for 2015/16.

The Panel received a number of final reports on audit projects at its March 2016 meeting and these are outlined as follows.

Project 41 - Parks and Recreation Facilities Safety and Risk Assessments (Updated Report)

The Panel considered the findings and endorsed the management actions proposed. The Panel noted from the findings of the report that the general management of Council's recreational facilities would significantly benefit from the enhanced IT solutions currently being considered and that the new "high-end" recreational facilities that Council has and will be developing in the near future are anticipated to require a higher level of maintenance and monitoring resourcing.

Project 47 - Corporate Induction Programme and Staff Exit Controls

The Panel noted that this audit identified that although induction programmes were being carried out the frequency of induction sessions was not sufficient to ensure refresher induction for existing staff. There was also a need for a review on how this programme was being delivered in light of the limited in house resource capacity.

The Panel encouraged the investigation and development of options for the induction programme and the potential for this to be delivered in part by more current and effective “on-line” means.

Project 48 – Appropriate Use of Delegations

The audit found that in general terms the delegations were administered and performed in an effective and responsible manner. The Panel noted that there were a range of administrative and process improvements identified in this audit report many of which were operational in nature.

The Panel will overview the key findings of all the audit reports through the standing Management Action Plan process.

The Panel also received advice concerning 2 external “special” audit activities being conducted with Tasmanian Councils through the Public Accounts Committee and the Tasmanian Audit Office. There have been no issues identified in these special audits to-date that warrant the Panel’s follow up.

As part of the Panel’s commitment to the development of a forward Strategic Internal Audit Plan 2016/17 – 2018/19, it will schedule a special workshop meeting in the near future to consider the methods for setting prioritisation scheduling of audits and determining the frequency of audit reviews to be carried out within a structured audit programme.

RECOMMENDATION:

That the Chairperson’s Report be received by Council.

Attachments: 1. Minutes of Audit Committee Meeting (13)

John Mazengarb
CHAIRPERSON

5 April 2016

MEETING OF THE COUNCIL AUDIT PANEL HELD IN THE COMMITTEE ROOM AT THE COUNCIL OFFICES, BLIGH STREET, ROSNY PARK, ON TUESDAY 22 MARCH 2016

HOUR CALLED: 4.00 pm

PRESENT: The Meeting commenced at 4.05pm with Mr J Mazengarb in the Chair and Panel Members:
Mr R Hogan
Mr R Bevan
Ald H Chong
Ald P Cusick and
Ald K McFarlane (Proxy) present.

IN ATTENDANCE: General Manager
(Mr A Paul)
Corporate Secretary
(Mr A van der Hek)
Corporate Treasurer
(Mr F Barta)
Deputy Auditor General
(Mr R De Santi)
Engagement Leader - Tasmanian Audit Office
(Mr D Burns)
Manager Human Resources
(Ms T Doubleday)
Consultant CTP Consulting
(Carolyn Pillans)

ORDER OF BUSINESS: 1 - 4; 8 (Project 48); 5 – 7; 8 (Projects 46 and 47) and 9 – 17.

AGENDA

1. APOLOGIES

Nil

2. CONFIRMATION OF MINUTES

The Minutes of the Meeting of the Audit Committee dated 26 November 2015 were circulated to Panel Members.

RECOMMENDATION:

That the Minutes of the Meeting of the Audit Panel dated 26 November 2015, as circulated, be confirmed.

Decision: It was **RESOLVED**

“That Minutes dated 26 November 2015 are confirmed”.

3. DECLARATION OF CONFLICTS OF INTEREST/PECUNIARY INTERESTS

The Chair requested members to advise any new interests or potential conflicts of interest in relation to the Agenda.

There were no new declarations

4. CONFIRMATION OF PANEL APPOINTMENTS

Panel Chair

Due to legislation requirements, the appointment of Audit Panel Chairperson is to be determined by the Council.

At its meeting on 11 January 2016, Council appointed Mr Mazengarb as Panel Chairperson for a 3 year period concluding December 2018.

RECOMMENDATION:

That advice regarding the Chairperson’s re-appointment be noted.

Decision: It was **RESOLVED**

“That the advice be noted”.

5. AUDITOR GENERAL (INCLUDING ANNUAL DRAFT FINANCIAL AUDIT STRATEGY 2015/16)

The Auditor General has provided his proposed Audit Strategy for Council for the 2015/2016 financial statements. This outlines key activities, considerations, and outputs to be undertaken by the Auditor General late in the financial year and following preparation of Council's financial statements.

A copy of the Draft Annual Audit Strategy 2015/16 was provided. It is noted that this document is a preliminary draft version which may be subject to further alterations by the Tasmanian Audit Office.

The Deputy Auditor General Mr Ric De Santi and Engagement Leader, Mr Derek Burns, of Tasmanian Audit Office were in attendance and provided a presentation of the Strategy. Key areas of the audit will cover capital expenditure as well as the normal recurrent program which includes rates, asset valuation controls testing and journal transactions. The internal Audit report on use of delegations may also be taken into consideration. The time schedule for the audit was also outlined.

The Deputy Auditor General drew the Panel's attention to the new style audit report a pilot of which is proposed to be trialled as a part of this year's audit. A copy of this report will be provided to the Panel. The Audit Office was also working toward establishing greater clarification and guidance on related party disclosure requirements..

Members discussed various matters pertaining to the proposed Audit Strategy with the Audit Office representatives.

Mr De Santi and Mr Burns then left the meeting (4.55pm).

RECOMMENDATION:

That the Auditor General's advice and content of the Draft Financial Audit Strategy 2015/16 be noted.

Decision: It was **RESOLVED**

“That the Deputy Auditor General's and Mr Burn's advice and content of the Draft Financial Audit Strategy 2015/16 be noted”.

6. UPDATE ON PROJECT 35 - EFFECTIVENESS OF COUNCIL'S IT SOLUTIONS

This matter is listed as a standing item.

Evaluation of tender submissions is currently underway.

A copy of the Project Status Report was attached to the Agenda.

The General Manager and Corporate Treasurer provided a further verbal update in respect to progress on the IT Solutions project to the meeting.

The General Manager confirmed that it was the intention for the Evaluation Panel's draft of its findings and recommendations report is to be presented to the Audit Panel for its input and consideration prior to the final recommendations being presented to the Council.

RECOMMENDATION:

That the update advice be noted.

Decision: It was **RESOLVED**

- "A. That the update advice be noted;
- B. That the Panel notes that an out of session consideration of the draft report will be necessary to accommodate the schedule and timeline for the Project; and
- C. That the Panel notes the draft Evaluation Report will be distributed to the Audit Committee for review prior to the out of session meeting".

7. ANNUAL AUDIT PLAN FOR 2014-2015

Project 41: Parks and Recreation Facilities Safety and Risk Assessments

A detailed scope for this project was adopted by the Panel based on the following Project Outline:

"Council has established a number of standard operating procedures (SOP's) in relation to the management and maintenance of its Parks and Recreational facilities. These SOP's include both proactive and reactive safety and risk mitigation checks actions which are to be effected each time a site is visited as part of the general maintenance routines. A review would test the appropriateness of these SOP's and ensure that Council is adequately managing its responsibilities".

The initial report on this project was submitted to the Panel's meeting of 26 November 2015 at which time the following matters were asked to be further considered:

- Consideration of the level of complaints and incidents;
- The relevance and appropriateness of the inspection regime;

- Consideration as to whether the aspect covered within inspection regimes is adequate and the frequency of visitation and the basis determined appropriately taking into account:-
 - Usage levels and user profiles;
 - criticality and suitability for purpose of facilities and equipment;
 - risk profiling (including behavioural and social impacts);
 - staff expertise and experience;
 - nature of activity conducted in the recreational space etc.

This review has been conducted by Council Corporate Support staff taking into account the feedback provided by the Panel and a copy of the final report was provided with the agenda.

The Corporate Secretary presented the report and the Audit findings and the report findings were discussed by the Panel. It was noted that there were no serious matters arising from the audit, however, there was considerable scope for improvements to processes and efficiency of inspections and reporting that could be addressed through greater use of technology. Additions to service levels and associated costs arising from new recreational assets being developed was discussed as well as the scope/appetite for increased returns on use of facilities.

RECOMMENDATION:

- A. That the Report from Council’s Corporate Support Workgroup on Project 41 – Parks and Recreation Facilities Safety and Risk Assessments be received and the findings and recommendations be noted.
- B. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings.

Decision: It was **RESOLVED**

- “A. That the Report from Council’s Corporate Support Workgroup on Project 41 – Parks and Recreation Facilities Safety and Risk Assessments be received and the findings recommendations be noted;
- B. That the Panel further notes the assurance that there were no immediate issues requiring attention apparent in the audit findings; and
- C. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings”.

8. ANNUAL AUDIT PLAN FOR 2015- 2016

The following Projects make up the 2015-2016 Annual Audit Plan programme formally adopted by Council:

Project 46	Council Business Continuity Plan
Project 47	Corporate Induction Programme and Staff Exit Controls
Project 48	Appropriate Use of Delegations

Project 46: Council Business Continuity Plan

Consultant firm RXP Services was engaged to undertake this project. Upon seeking clarification as to the progress of this report with the Consultant practitioner Council was advised that no progress had been made on the project and that the practitioner was no longer working for RXP. Although the consultant practitioner offered to undertake the work as a priority it was considered that as the initial agreed contract was with RXP this would not be appropriate.

RXP Services have advised that they are able to undertake the work in a timeframe that will enable the final report to be submitted to the June 2016 Panel meeting. A copy of RXP's advice was provided with the agenda.

RECOMMENDATION

That consultant firm RXP Services be retained to complete Project 46 Council Business Continuity Plan on the understanding that the final report and recommendations is submitted to the June Panel meeting.

Decision: It was **RESOLVED**

“That consultant firm RXP Services be retained to complete Project 46 Council Business Continuity Plan on the understanding that the final report and recommendations is submitted to the June Panel meeting”.

Project 47: Corporate Induction Programme and Staff Exit Controls

Consultant firm Quartz Consulting was engaged to undertake this project and a copy of their final report was provided with the agenda.

The Manager Human Resources, Ms Tanya Doubleday, presented the report for discussion on the Audit findings and responded to the Panel on matters arising from the Report.

Ms Doubleday stated that consideration was being given to options available for the delivery of an effective induction programme given the limited resource capacity available. This has included investigating the development of an “on line” induction module which appears to have potential. Additionally a staff exit framework and documented routines will need to be developed.

The Panel encouraged the ‘on line’ option as a possible solution for staff induction and particularly for refresher programmes. A suggestion was put forward that consideration be given to external service provider arrangements for independent exit interviews as a resource option. The Panel further added that it considered the audit finding of a 2 yearly refresher induction programme as being an unrealistic and that a 3 yearly programme would be preferable and more achievable.

Ms Doubleday left the meeting at this stage (5.15pm).

RECOMMENDATION

- A. That the Report from Quartz Consulting on Project 47 Corporate Induction Programme and Staff Exit Controls be received and the consultant’s findings and recommendations be noted.
- B. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings.

Decision: It was **RESOLVED**

- “A. That the Report from Quartz Consulting on Project 47 Corporate Induction Programme and Staff Exit Controls be received and the consultant’s findings and recommendations be noted.
- B. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings”.

Project 48: Appropriate Use of Delegations

Consultant Carolyn Pillans of CTP Consulting was engaged to undertake this project and a copy of her final report was provided with the agenda. The Consultant presented the report for discussion on the Audit findings and responded to the Panel questions on matters arising from the Report.

Ms Pillans outlined key observations arising from the audit with particular reference to the organisational reliance on individual personnel with key skills to deliver on the delegations framework that it has in place. There is also a heavy reliance on the Council IT systems to ensure effective management of many of delegated functions. Reliance on both of these factors are key business continuity risks for the Council.

The Audit identified that the assessment of infrastructure requirements and sign offs (particularly in the new function area of urban drainage) could be improved through the development of assessment and evaluation guidelines. Ms Pillans found that in general the processes surrounding the governance of delegation was sound and indicated that she would provide a separate advice to the Panel in regard to this aspect of the audit. The Audit identified the introduction of a Delegations Policy the publishing of delegations on the Intranet and a system which recorded acknowledgement of the receipt of delegations linked with personnel files as opportunities for improvements to the system.

The Panel noted that the report contained a large range of actions which would require further distillation between operational actions and those for which the Panel should continue to monitor implementation.

Ms Pillans then left the meeting 4.34pm.

RECOMMENDATION

- A. That the Report from Carolyn Pillans on Project 48 Appropriate Use of Delegations be received and the consultant's findings and recommendations be noted.
- B. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings.

Decision: It was **RESOLVED**

- “A. That the Report from Carolyn Pillans on Project 48 Appropriate Use of Delegations be received and the consultant's findings and recommendations be noted.
- B. That the Panel notes the intention of the Consultant to provide a further supplementary advice on the governance of delegations;
- C. That the agreed Management Action Plan be endorsed and be the subject of review as to implementation at subsequent meetings on the understanding that further assessment of the findings will be undertaken by staff to provide a breakdown of “operational” and “Panel overview” matters that will form part of the Management Action Plan”.

9. FRAUD MANAGEMENT (PUBLIC ACCOUNTS COMMITTEE SURVEY)

The Panel is aware that the Council has formally adopted a Fraud Policy and the Fraud Management Plan. The introduction of this policy was prompted following a special audit conducted by the Auditor General in 2013/14.

The Public Accounts Committee has recently undertaken a survey of Tasmanian councils to ascertain the extent to which local governments have implemented the special audit findings. The Council's response to the Survey was provided with the agenda.

RECOMMENDATION:

That the response to the Public Accounts Committee be noted.

Decision: It was **RESOLVED**

“That the response to the Public Accounts Committee be noted”.

10. LEGAL COMPLIANCE WITH LEGISLATION AND REGULATION

The Tasmanian Audit Office is currently undertaking a special audit of the compliance with obligations under legislation and regulations by public sector organisations. A copy of the covering advice and the Council's first round response was provided with the agenda.

RECOMMENDATION:

That the advice regarding the audit and the Council first round response to the Audit Office be noted.

Decision: It was **RESOLVED**

“That the advice regarding the audit and the Council first round response to the Audit Office be noted”.

11. FORWARD AUDIT PROGRAMME

At the Audit Panel meeting of 23 June 2015 it was decided:-

“..... that a 3 year forward programme for the scheduling of audit projects be developed taking into account current risk assessments and historic project activity previously conducted by the Panel”.

At the Audit Panel meeting of 23 September 2015 it was decided:-

“That the periodic review of the Council’s Risk Register be included in the development of the Panel’s forward rolling programme of Audit Projects.”

A forward audit programme “Strategic Internal Audit Plan 2016/17 to 2018/19” has been drafted based on this decision was submitted to the Panel’s November meeting.

It was reported that the draft draws from a range of sources including:-

- earlier programmes,
- risk profiles for work areas and key responsibilities;
- strategic risks,
- industry indices and traditional areas of internal audit; and
- takes into consideration a potential 10 year timeframe.

The audit areas identified in the draft Plan are not exhaustive and may, based on a range of external and emerging factors and considerations, need to be further refined and prioritised as appropriate. The extent of potential projects well exceeds the traditional/current level of project activity pursued by the Audit Panel to date and may therefore require an increase in resource commitment.

The need to consider in detail, the way in which projects could be prioritised was recognised in discussion on 26 November 2015 and the Panel therefore deferred consideration pending further consideration by members and advice on how this may be achieved and the conduct of a special “workshop” session in February 2016 to further discuss options.

A number of unforeseen factors precluded this “workshop” session being scheduled in the interim and is now a matter for determination by the Panel. Notwithstanding this, additional work has been undertaken as suggested by the Panel by running the identified projects through the Risk Register to give a risk rating for each identified “audit risk” area/activity (with ratings in both “without” and “with” mitigation/management) This evaluation was provide with the agenda to assist in the refinement of priorities.

RECOMMENDATION:

That the Audit Panel set a suitable date for a special “working” session to give further consideration on prioritising its Strategic Internal Audit Plan 2016/17 to 2018/19.

Decision: It was **RESOLVED**

“That the Secretary circulate suitable dates for the “working” session and this be aligned with the timing of the Panels consideration of the draft IT Evaluation report”.

12. GENERAL MANAGER'S PERFORMANCE REVIEW

The Council has submitted the following request for the Panel consideration:-

“That Council requests the Audit Panel conduct a benchmarking review of the process for conducting a review of the General Manager's performance, along with how his remuneration package is reviewed, and report back to Council by mid-2016”.

This item is listed for the Panel's consideration.

RECOMMENDATION:

A matter for Panel.

Decision: It was **RESOLVED**

“That the matter be further discussed “off line” between the independent members of the Panel”.

13. MANAGEMENT ACTION PLAN

An updated Management Action Plan was provided with the agenda.

The Panel gave consideration to the details of the Management Action Plan noting that a number projects were being held over and that it was become difficult to discern the prioritisation of actions. The General Manager advised that in reviewing its content there was very little in the listed actions that would be regarded as of particularly urgent concern.

RECOMMENDATION:

That the advice be noted

Decision: It was **RESOLVED**

“That the advice be noted and that consideration be given to risk rate and prioritise the actions for further consideration at the Panels next meeting”.

14. SIGNIFICANT INSURANCE/LEGAL CLAIMS

There have been no new major claim notifications since the last report to the Panel.
A copy of the schedule of outstanding matters was attached to the Agenda.

RECOMMENDATION:

That the advice be noted.

Decision: It was **RESOLVED**

“That the advice be noted”.

15. ANY FURTHER BUSINESS

Committee/Panel Title

Ald Chong advised that the Council in discussion had indicated that a preference to refer to this forum as an Audit Panel consistent with its statutory responsibilities. The Secretary advised that this change would be implemented by simple transposition of the terminology.

Staff Code of Conduct and Workplace Behaviour Policy

Inconsistencies were identified in the “draft” documents provided to Panel specifically in regard to the use of terms such as employee and staff. Also it was asked as to the extent to which contractor can be bound by the policies.

Decision: It was **NOTED**

“That these matters would be further reviewed.”

16. TIME, DATE, PLACE OF NEXT MEETING

It is practice for the schedule to be updated by the Panel each meeting on a rolling basis to maintain an advanced schedule of meetings. The updated Forward Workplan for the Audit Panel was attached to the Agenda.

Note: A request has been received for the September 2016 meeting date to be brought forward by 1 week to 20 September 2016.

Draft Meeting Schedule – 2016-17

Mtg	Business Items are listed as per Work Plan	Scheduled time of year	Proposed Mtg Date
2.	•	May/June	Tuesday, 21 June 2016 (4.00pm)
3	• Electronic sign off of Annual Financial Statements 2015/16	August	9 August 2016 (by email exchange)
3.	•	Aug/Sept May require 2 meeting times to deal with these matters and subject to Auditor General availability	Thursday, 22 September 2016 (4.00pm) (Subject to Confirmation)
4.	•	Nov/Dec	Tuesday, 29 November 2016 (4.00pm)
5.	•	Feb/Mar	Tuesday 21 March 2017

Item 16/Contd...

Item 16/Cont...

Note 1: The Audit Panel has been constituted by the Council as a Special Committee under the provisions of Section 24 of the Local Government Act 1993. The Panel's charter provides for the purpose of the Panel and the manner in which it is to conduct its meetings.

Note 2: The above schedule has been based on the past practice of the Panel and recent consultation on suitability of meeting dates; however, ongoing meetings of the Panel (Audit Panel) are open to the Panel taking into consideration its obligations.

Note 3: The **Work Plan** was distributed with the agenda. The above meeting schedule will be modified to take into account the adopted Audit Panel Work Plan.

RECOMMENDATION:

- A. That the Panel notes and confirms the proposed rescheduling of its September 2016 to 22 September 2016; and
- B. That the Panel determines on or modify the proposed schedule of Audit Panel meetings.

Decision: It was **RESOLVED**

- “A. That the forward schedule be noted; and
- B. That the Panel notes and confirms the proposed rescheduling of its September 2016 to **Thursday, 22 September 2016** subject to the Secretary obtaining confirmation on the availability of members”.

17. CLOSE

There being no further business, the **Chair** declared the **Meeting closed** at **5.55pm**.

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No 10/02/02)

The Weekly Briefing Reports of 14, 21 and 28 March and 4 April 2016 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 14, 21 and 28 March and 4 April 2016 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

11.3 PLANNING AUTHORITY MATTERS

In accordance with Regulation 25 (1) of the Local Government (Meeting Procedures) Regulations 2015, the Mayor advises that the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993, to deal with the following items:

11.3.1 DEVELOPMENT APPLICATION D-2016/53 - 88 MOUNT RUMNEY ROAD, MOUNT RUMNEY – ALTERATIONS AND ADDITIONS TO EXISTING DWELLING, NEW OUTBUILDING AND ANCILLARY DWELLING

(File No D-2016/53)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for alterations and additions to an existing dwelling, a new outbuilding and new ancillary dwelling at 88 Mount Rumney Road, Mount Rumney.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Bushfire-Prone Areas and Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended to 13 April 2016 with the written agreement of the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- boundary setback;
- boundary fencing;
- additional dwelling; and
- impact on property values.

RECOMMENDATION:

A. That the Development Application for alterations to existing Dwelling, new Outbuilding and Ancillary Dwelling at 88 Mount Rumney Road, Mount Rumney (Cl Ref D-2016/53) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLAN [outbuilding and Ancillary Dwelling with a minimum setback of 7.5m from the eastern side boundary (site plan and bushfire hazard management plan)].

3. The use and development may only occur and be maintained in accordance with the submitted bushfire hazard management plan. Any variation must be supported by the written agreement of an accredited bushfire hazard assessor or the Tasmania Fire Service and be to the satisfaction of Council's Manager City Planning.
 4. The Ancillary Dwelling must share all access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters with the main dwelling. The Ancillary Dwelling must be contained on the same title as the main dwelling and must not be located on its own lot created under the Strata Title Act 1998.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

- 2.1. The land is zoned Rural Living under the Scheme.
- 2.2. The proposal is Discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3. The relevant parts of the Planning Scheme are:
 - Section 8.10 – Determining Applications;
 - Part D – Rural Living Zone; and
 - Part E – Bushfire-Prone Areas and Stormwater Codes.
- 2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The property has an area of 2.562ha and an average slope of approximately 1 in 4.2. The lot has frontage and vehicle access to Mount Rumney Road and secondary frontage to Grahams Road on its northern side. The property contains an existing dwelling and 3 outbuildings in the south-east corner of the site.

The surrounding area is predominantly zoned Rural Living featuring properties containing Single Dwellings.

3.2. The Proposal

The proposal is for alterations and additions to an existing Dwelling, a new Outbuilding and new Ancillary Dwelling.

The dwelling additions would contain 2 new bedrooms, a new bathroom and a new deck. The proposal would also involve internal alterations to the existing dwelling. The dwelling additions would have a height of 5.092m at its highest point above natural ground level (NGL) and would be constructed using brick and weatherboard walls with a corrugated iron roof. The dwelling would have setbacks of 34m from the frontage boundary to Mount Rumney Road and minimum side setbacks of 26m.

The proposed outbuilding would have a gross floor area of 106.14m². The building would have a height of 4.2m at its highest point above NGL and would be constructed using steel. The outbuilding would be located in place of an existing larger outbuilding, which is to be demolished. The existing outbuilding has a setback of 1m from the eastern side boundary. The proposed outbuilding would have a setback of 5m and would be located well clear of all other boundaries.

The proposed Ancillary Dwelling would have a gross floor area of 60m² and would contain 2 bedrooms, a bathroom, laundry and an open plan living/kitchen/dining area. The proposed building would have a height of 3.963m at its highest point above NGL. Like the proposed outbuilding, the Ancillary Dwelling would be located in place of an existing outbuilding, which is to be demolished. The outbuilding also has a setback of 1m from the eastern side boundary of the site. The proposed Ancillary Dwelling would have a setback of 5m from the eastern side boundary.

The applicant has advised that the location for the proposed Ancillary Dwelling has been chosen as it would reduce the amount of excavation and vegetation removal required for the new building by virtue of being located in the existing cleared and levelled area of the existing outbuildings. In addition, the applicant has advised that the position of the building has allowed the parking, turning and access requirements of the Bushfire-Prone Areas Code to be met. The applicant has advised that all development would be contained within the cleared curtilage of the existing buildings and that no native vegetation/trees would need to be removed for implementation of the bushfire hazard management areas.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
 - (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*
- but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.*

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme's relevant Acceptable Solutions of the Rural Living Zone and Bushfire-Prone Areas, Stormwater Management and Natural Assets Codes with the exception of the following.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.2 A2	Side Boundary Setback	20m	5m – Outbuilding and Ancillary Dwelling

The proposed variation can be supported pursuant to the following Performance Criteria:

“P2 - Building setback from frontage must satisfy all of the following:

- (a) have regard to the landscape;*
 - (b) minimise adverse impact on the streetscape;*
 - (c) be consistent with the prevailing setbacks of existing buildings on nearby lots;*
 - (e) be no less than 10 m or if there is an existing building set back less than this distance, the setback must not be less than the existing building”.*
- the proposed buildings would be located within existing cleared areas of the site and would replace existing larger buildings;
 - the proposed buildings are single-storey with low visual bulk and would not be highly visible from street frontages;
 - the setbacks of the buildings are consistent with the prevailing setbacks of buildings on surrounding lots and the subject site; and
 - the proposed setback of less than 10m can be considered due to the location of the exiting outbuildings, 2 of which are to be demolished.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.3 A3	Combined Gross Floor Area of Buildings	The combined gross floor area of buildings must be no more than 375m ² .	420.94m ² (variation of 45.94m ²)

The proposed variation can be supported pursuant to the following Performance Criteria:

“P3 - The combined gross floor area of buildings must satisfy all of the following:

- (a) there is no unreasonable adverse impact on the landscape; and*
- (b) buildings are consistent with the domestic scale of dwellings on the site or in close visual proximity”.*

- the proposed buildings/building additions are single-storey with low visual bulk and of a scale that is commensurate with other residential buildings in the vicinity; and
- the buildings would not have an unreasonable impact on the landscape as the site is not visually prominent from surrounding areas and is not situated on a ridgeline.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.4.4 A1	Gross Floor Area of Outbuildings	The combined gross floor area of outbuildings must be no more than 100m ² .	106.14m ² (variation of 6.14m ²)

The proposed variation can be supported pursuant to the following Performance Criteria:

“P1 - Outbuildings (including garages and carports not incorporated within the dwelling) must be designed and located to satisfy all of the following:

- (a) be less visually prominent than the existing or proposed dwelling on the site; and*
- (b) be consistent with the scale of outbuildings on the site or in close visual proximity”.*

- the proposed outbuilding is single-storey and would be less visually prominent than the main dwelling, which is located between the proposed building and Mount Rumney Road;
- the building would be partially concealed from Mount Rumney Road on the south by the existing outbuilding and Grahams Road on the north by the Ancillary Dwelling and existing vegetation; and
- the scale of the building is consistent with other outbuildings on adjoining properties.

Stormwater Management Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E7.7.1 A1	Stormwater	Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.	Stormwater would be retained on-site

The proposed variation can be supported pursuant to the following Performance Criteria:

“P1 - Stormwater from new impervious surfaces must be managed by any of the following:

- disposed of on-site with soakage devices having regard to the suitability of the site, the system design and water sensitive urban design principles;*
- collected for re-use on the site;*
- disposed of to public stormwater infrastructure via a pump system which is designed, maintained and managed to minimise the risk of failure to the satisfaction of the Council”.*

- Council’s Development Engineer has advised that the land area of the property is sufficient to enable all stormwater to be retained and/or reused on the site. Details of the stormwater disposal system, such as trenches and/or rainwater tanks, would need to be submitted with applications for building and plumbing permits as normally required.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Boundary Setback

The representor has raised concern that the proposed Ancillary Dwelling would be located 5m from the eastern side boundary, which would impact the privacy of the adjacent property at 87 Grahams Road. Furthermore, the representor is concerned that the position of the Ancillary Dwelling could conflict with an existing business at 87 Grahams Road.

- **Comment**

As discussed above, the proposed setback for the Ancillary Dwelling is considered to satisfy the Performance Criteria of the Zone. Notwithstanding this, the applicant has advised that they are prepared to modify the proposal to increase the setback of the Ancillary Dwelling and outbuilding to 7.5m in order to help alleviate the representor's concerns. The applicant has advised that this distance would be the maximum possible before further excavation, vegetation removal and significant access works for firefighting vehicles is required. A suitable condition requiring same is recommended.

The business in question is a steel welding and fabrication business. Such a use is not a relevant consideration under the Performance Criteria.

5.2. Boundary Fencing

The representor has raised concern that a higher fence would be required, which would be inappropriate due to the rural residential nature of the area.

- **Comment**

Boundary fencing is a civil matter between landowners. The Boundary Fences Act, 1908 details the rights and responsibilities of landowners where boundary fencing is concerned.

5.3. Additional Dwelling

The representor has raised concern that the application proposes Multiple Dwellings and that no other properties in Grahams Road or Mount Rumney Road contain Ancillary Dwellings.

- **Comment**

The proposal satisfies the Scheme criteria for an Ancillary Dwelling, which state that floor area must not exceed 60m², that it must be appurtenant to the Single Dwelling and must share services with the main dwelling.

5.4. Impact on Property Values

The representor has raised concern that the proposed development would cause a reduction in value of the surrounding properties.

- **Comment**

The Scheme does not provide for Council to consider the impact of use or development on property values.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

9. CONCLUSION

The proposal seeks approval for alterations and additions to an existing dwelling, a new outbuilding and new ancillary dwelling at 88 Mount Rumney Road, Mount Rumney. The application, including the proposed setback modifications, meets the relevant acceptable solutions and performance criteria of the Scheme.

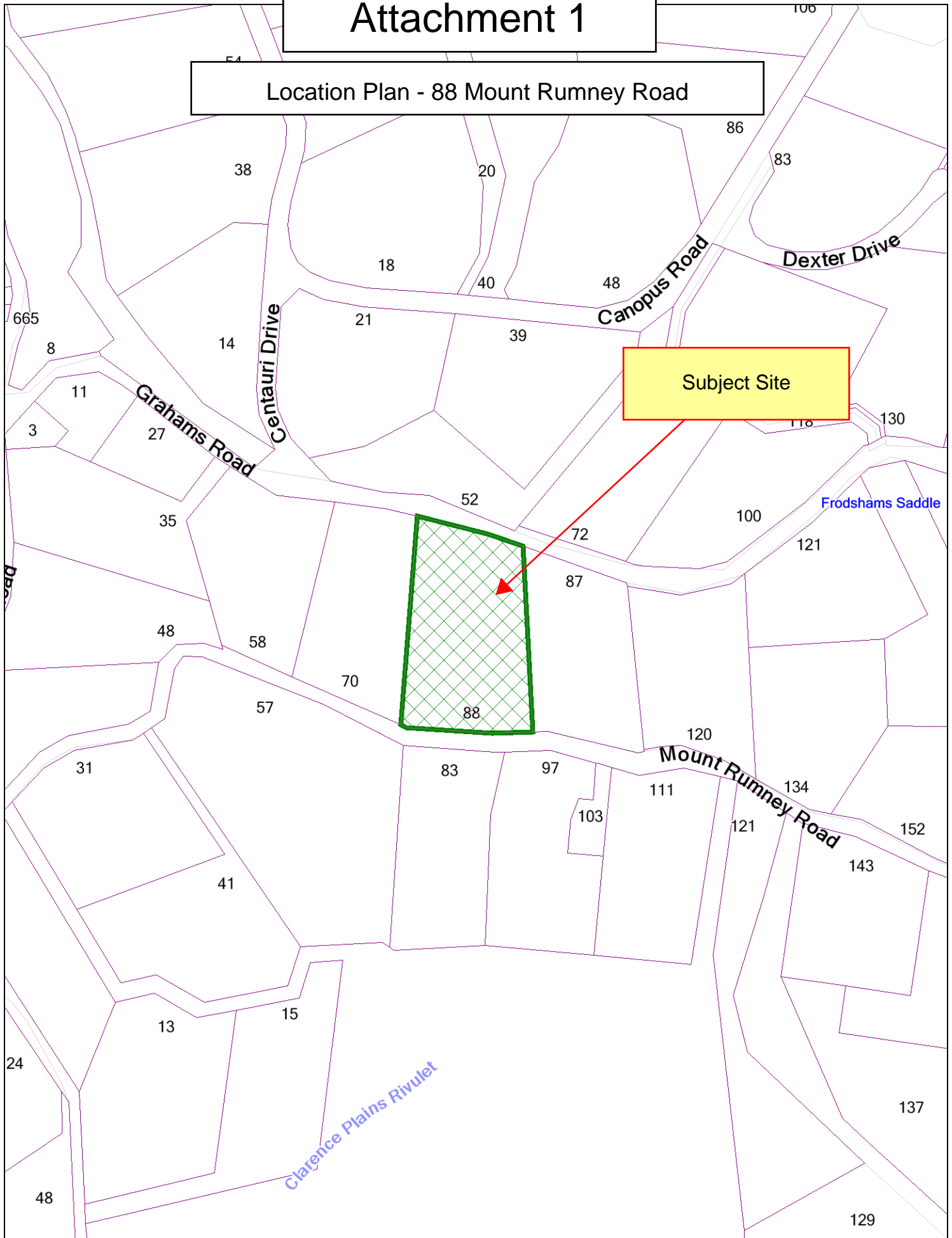
The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (5)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

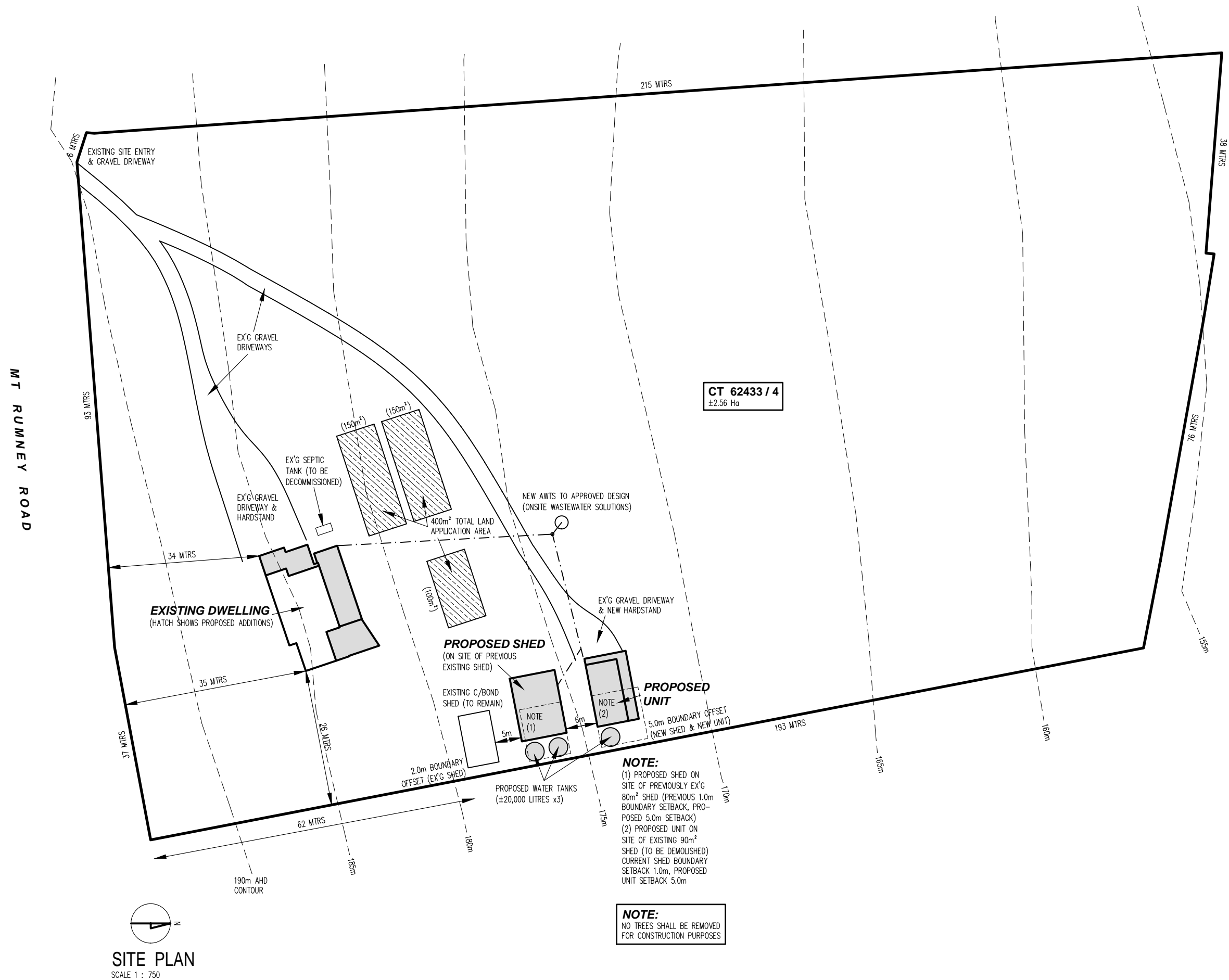
Attachment 1

Location Plan - 88 Mount Rumney Road



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Thursday, 31 March 2016 **Scale:** 1:4,949 @A4

Attachment 2

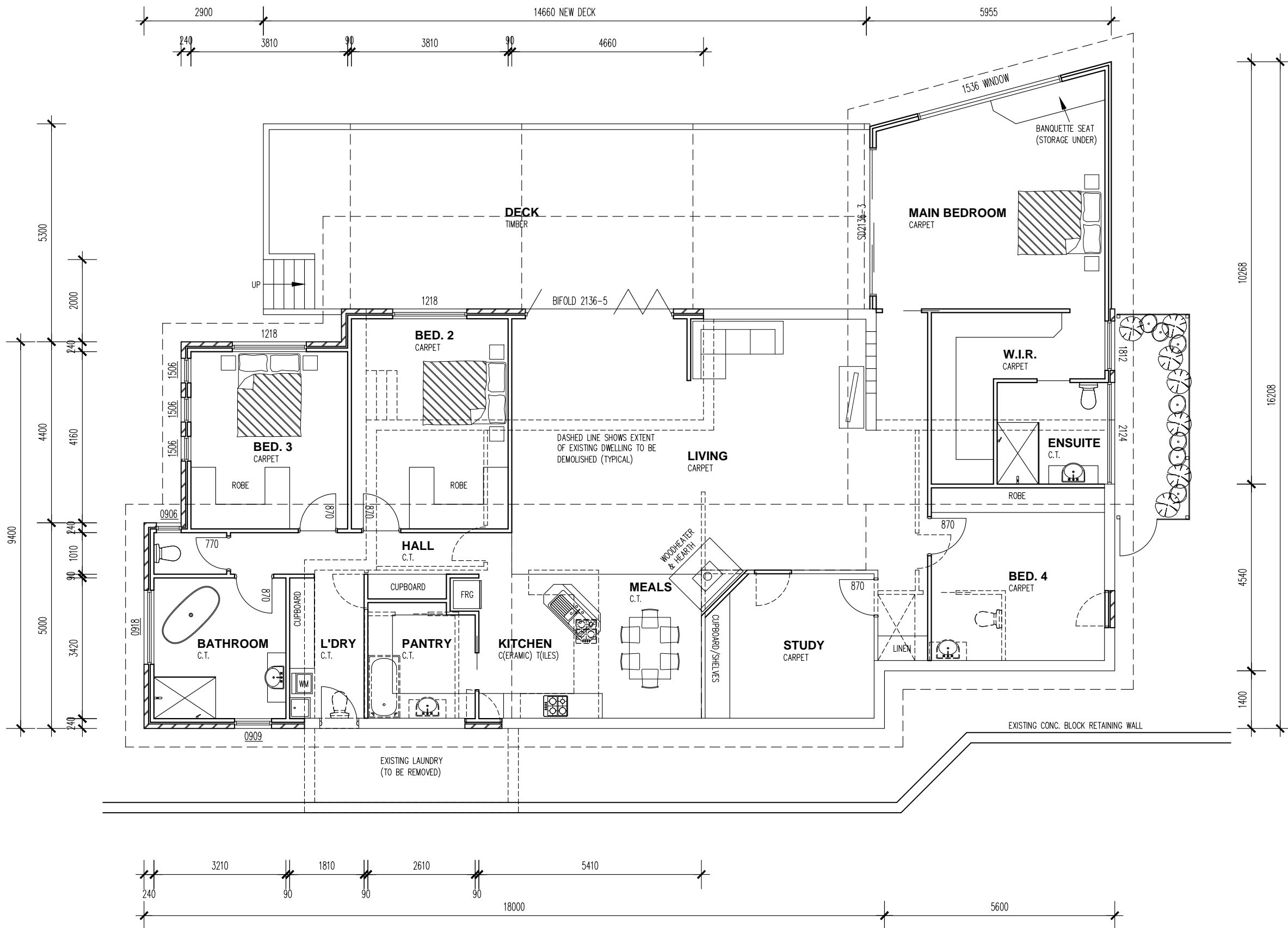


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**ALTERATIONS & ADDITIONS
TO EXISTING DWELLING
& NEW UNIT & SHED at
88 MOUNT RUMNEY RD
MOUNT RUMNEY
for M. & K. KLOP**

Date :	18/2/2016	Job No. :	KLOPM1503
Scale :	Shown at A3	Sheet :	2 of 6
Drawn :	DA	Issue :	DEV. APPLIC.



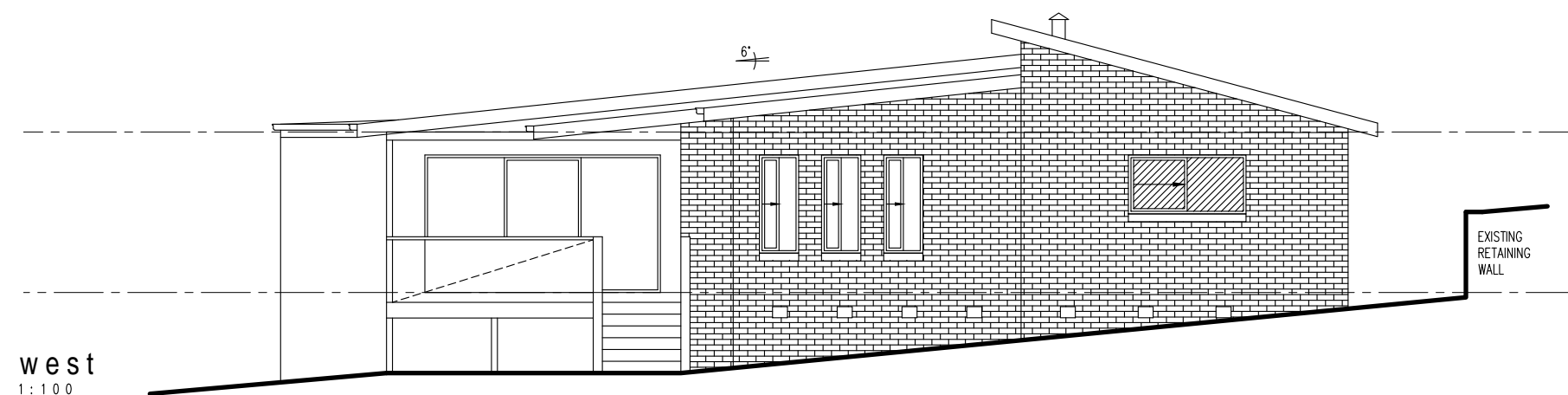
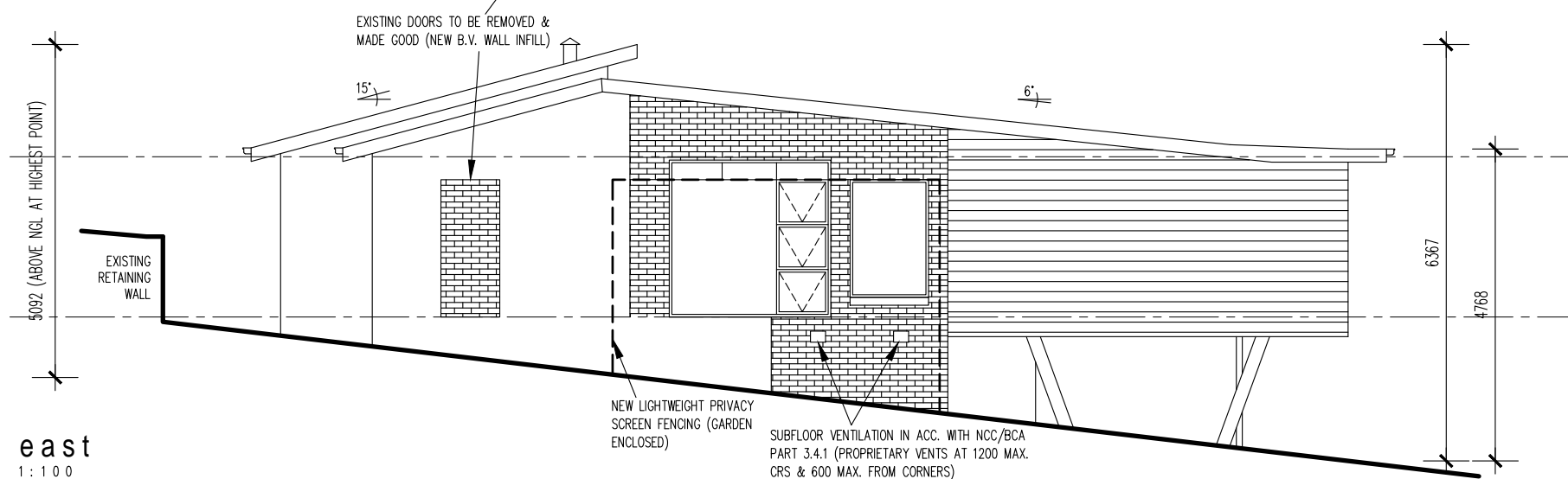
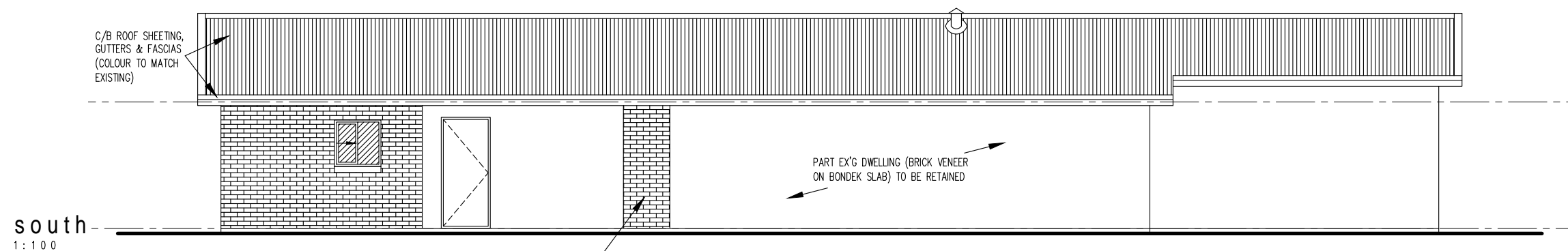
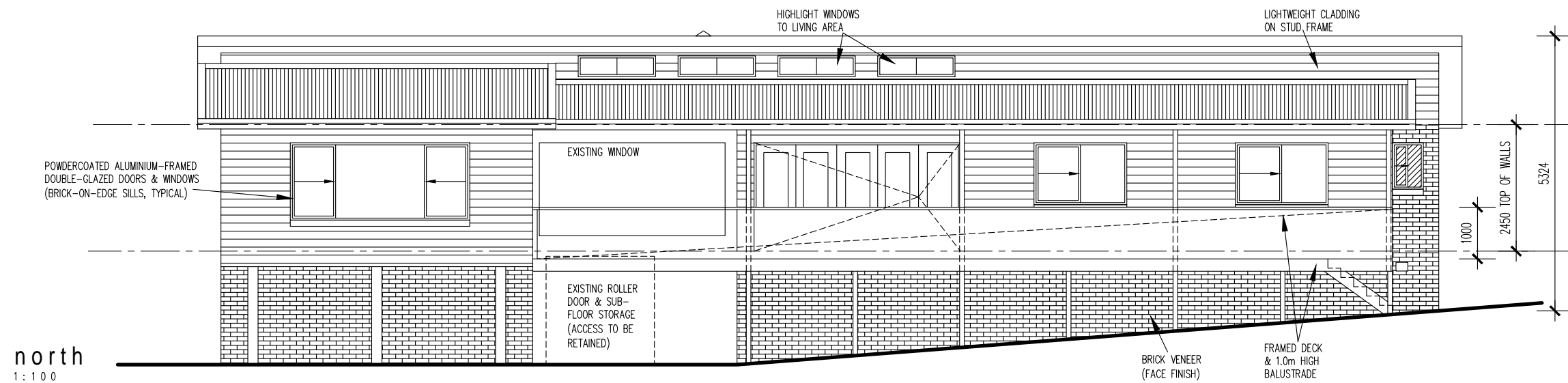
FLOOR PLAN
SCALE 1 : 100

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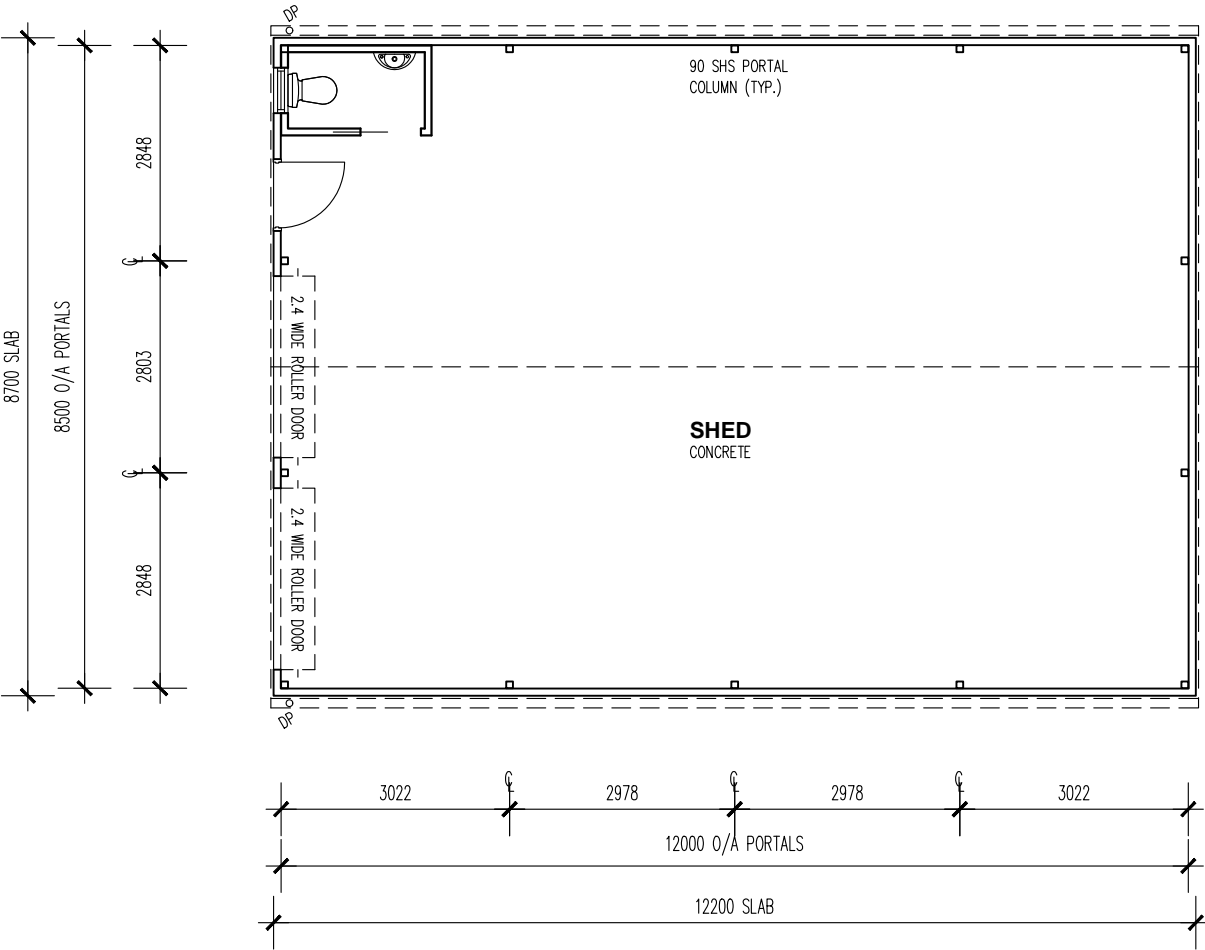
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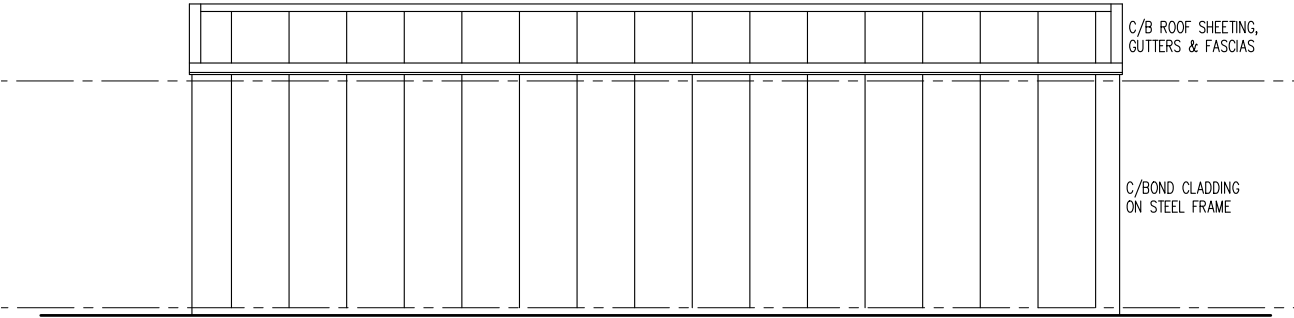
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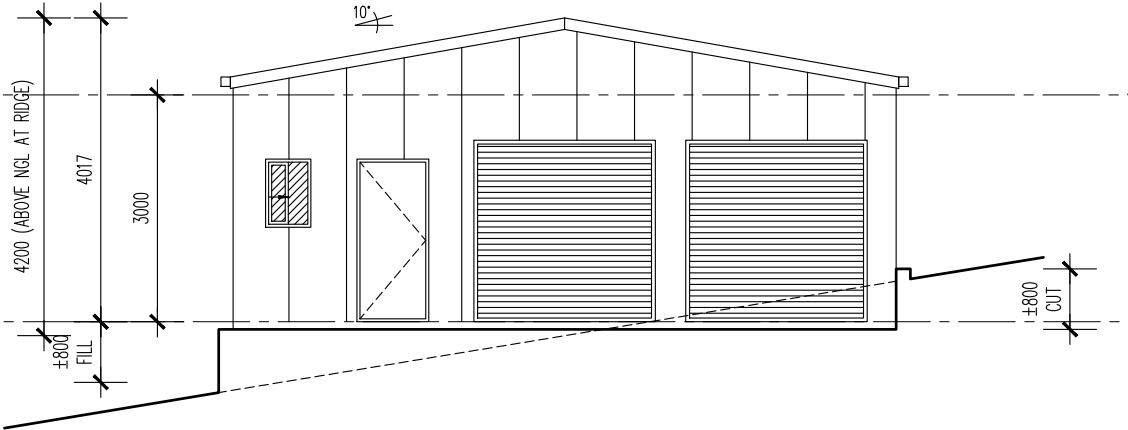
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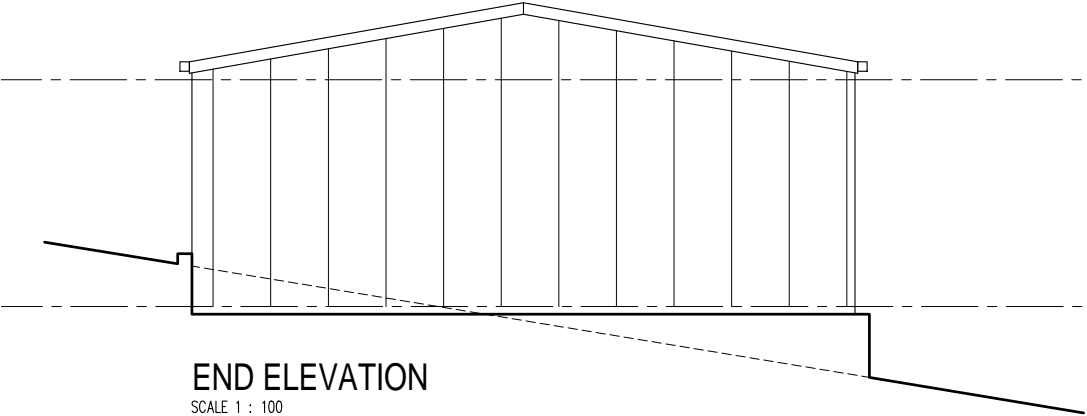
SHED FLOOR PLAN
SCALE 1 : 100



TYPICAL SIDE ELEVATION
SCALE 1 : 100



END (ENTRY) ELEVATION
SCALE 1 : 100

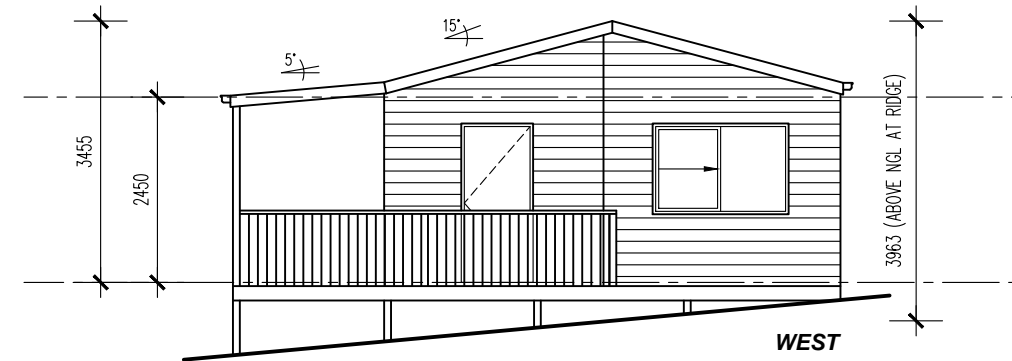
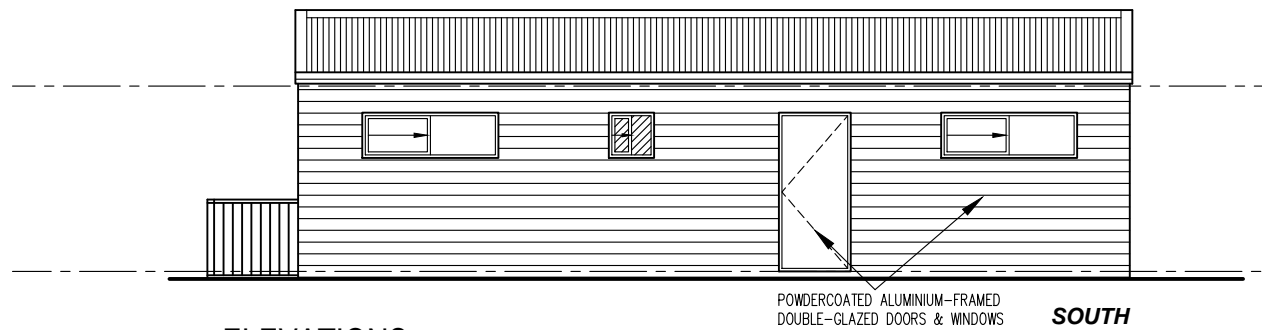
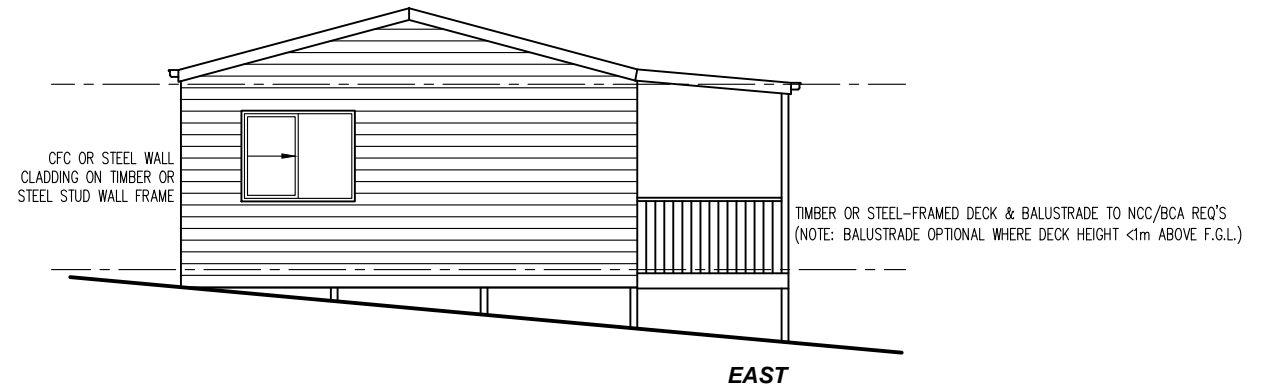
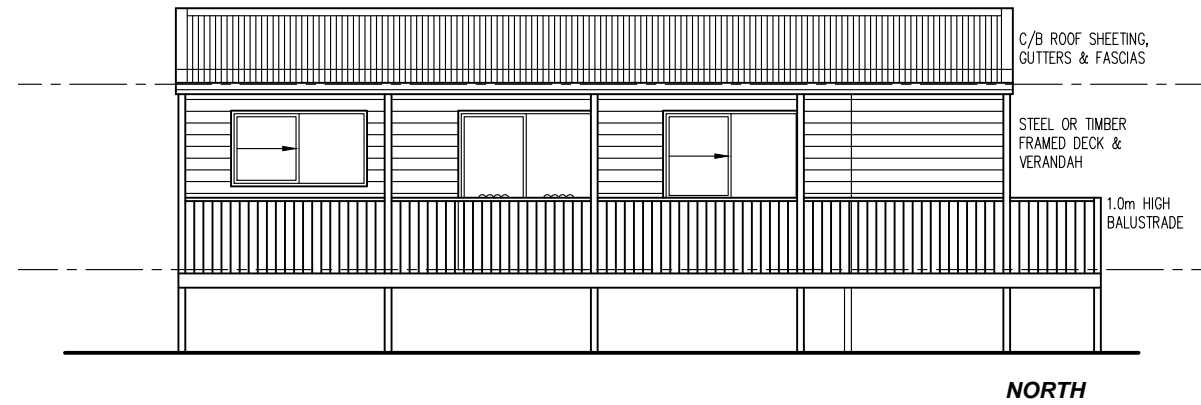


END ELEVATION
SCALE 1 : 100

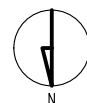
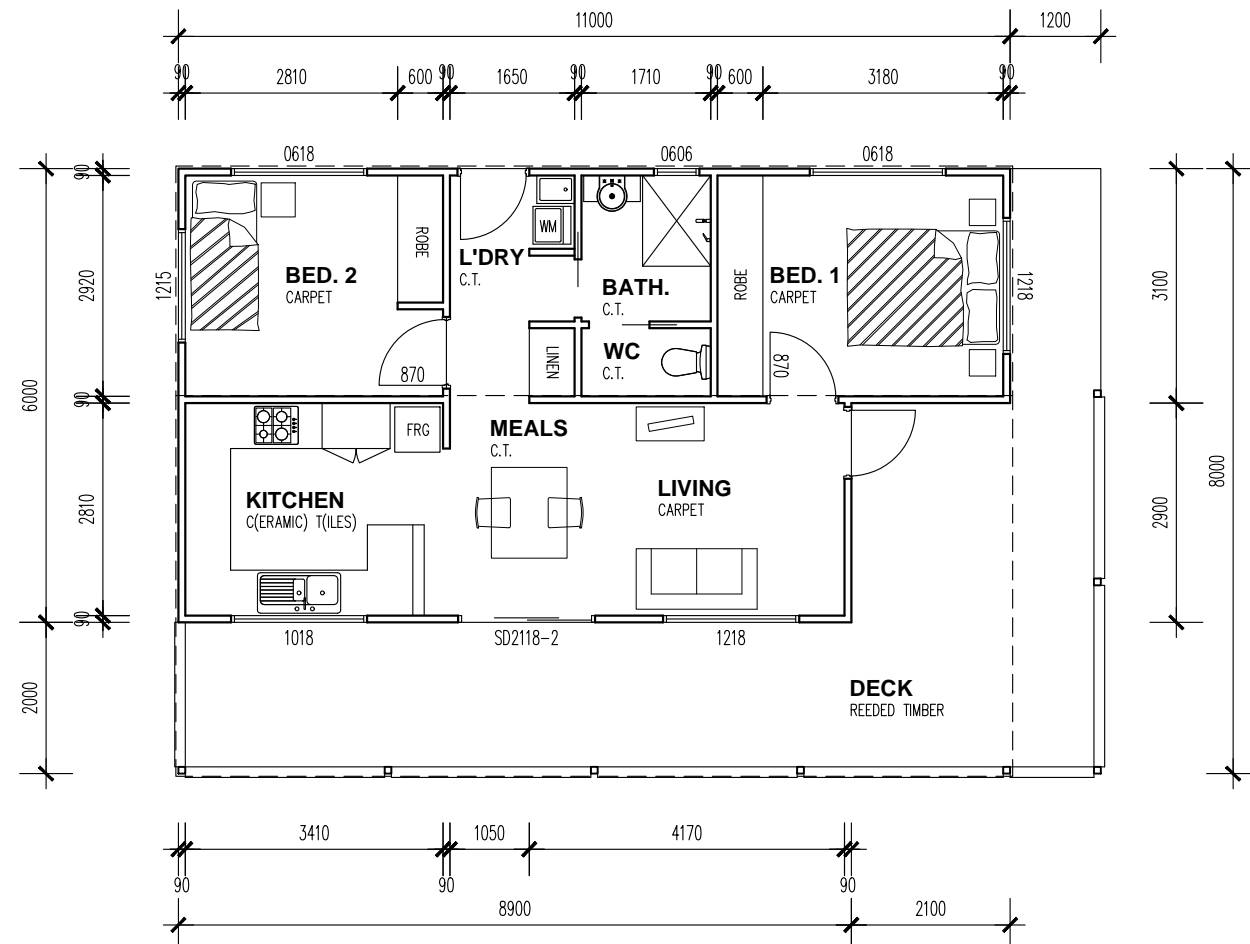
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Scale :	Shown at A3	Sheet :	5 of 6
Drawn :	DA	Issue :	DEV. APPLIC.



ELEVATIONS
SCALE 1 : 100



AREA = 60 SQ. MTRS "HABITABLE LIVING SPACE"

FLOOR PLAN

SCALE 1 : 100

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Scale :	Shown at A3	Sheet :	6 of 6
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Check all dimensions on site before commencing work.

Attachment 3

88 Mount Rumney Road, MOUNT RUMNEY



Site viewed from Mount Rumney Road showing existing dwelling



Site viewed from Mount Rumney Road showing existing outbuilding to be retained (location for proposed outbuilding and ancillary dwelling behind)

11.3.2 DEVELOPMENT APPLICATION D-2016/92 - 43 EMMALINE COURT, ROKEBY - DWELLING
(File No D-2016/92)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 43 Emmaline Court, Rokeby.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and is subject to the Bushfire-Prone Areas Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 14 April 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the following issues:

- existing structures on-site; and
- upkeep of the site.

RECOMMENDATION:

- A. That the Development Application for a Dwelling at 43 Emmaline Court, Rokeby (CI Ref D-2016/92) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2016/92 - 43 EMMALINE COURT, ROKEBY – DWELLING /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential and is subject to the Bushfire-Prone Areas Code under the Scheme.

2.2. The proposal is Discretionary because it does not meet certain Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Part D – General Residential Zone; and
- Part E – Bushfire-Prone Areas Code.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL**3.1. The Site**

The site is a regularly shaped 653m² lot at the northern end of Emmaline Court. The site has direct frontage on the southern side to Emmaline Court, which means that the northern boundary is considered the rear boundary under the Scheme. There is an existing outbuilding at the western end of the site which has temporary occupancy as a dwelling.

3.2. The Proposal

The proposal is for alterations to facilitate the conversion of the outbuilding (with temporary occupancy as a dwelling) to a permanent dwelling and for the construction of a new outbuilding.

The modifications to the dwelling comprise internal partition walls as well as windows and doors in the building facades.

The new outbuilding is 6m x 4m with a maximum height of 3.34m at the apex of the roof. It is proposed to be constructed 1.5m from the rear (northern) boundary.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*
but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Bushfire-Prone Areas Code with the exception of the following.

General Residential

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setback and building envelope for all dwellings	A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: (ii) projecting a line at an angle of 45° from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level.	The new outbuilding is proposed to be setback 1.5m from the rear (northern) boundary. The existing outbuilding that is to be changed to a dwelling is setback 3m from the rear (northern) boundary.

The proposed variation can be supported pursuant to the following Performance Criteria.

“The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:*
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.*

- As the variation of setback is to the northern boundary, there is no risk of overshadowing of the adjacent property as a result of this setback variation.

- The shed will be predominantly screened by the existing fence to the north and as such the bulk of the building is considered appropriate.
- The site abuts a walking trail which is behind the private fenced yards of the Multiple Dwellings on the adjacent site. This means that there will be adequate separation between the buildings on this and adjoining sites.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.5.4 A1	Width of openings for garages and carports for all dwellings.	A garage or carport within 12m of a primary frontage (whether the garage or carport is free-standing or part of the dwelling) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	The garage has 3 doors opening toward the frontage, totalling 7.2m in width.

The proposed variation can be supported pursuant to the following Performance Criteria.

“A garage or carport must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage”.

- Due to the shape of the lot and its relationship to the street, the doors will be largely not visible from the street, with a portion of only 1 of the 3 doors visible.
- Further, the design of the road reservation and the construction of the access within it provides the appearance of an internal lot. As such, the garage will not be easily visible from the main carriageway of the road.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Existing Structures On-site

One representor has indicated that they are unclear what is proposed. They are concerned that there is an existing dwelling on-site and that there are also additional outbuildings on-site. They have indicated a concern that additional structures will not fit on the site.

- **Comment**

The site plan is unclear as to what is approved, what exists and what is proposed. That is to say, it does not specify that the approved outbuilding is currently being used as a temporary dwelling and that the application is to make this a permanent arrangement. However, this is evident from previous approvals on the site and from the fact that the site plan shows how the site is proposed to look once works are complete.

There are 2 other outbuildings on the site. One is too small to require approval and the other will be removed to make way for the proposed outbuilding once approval is granted.

As such, the application will result in 1 approved dwelling on the site and 1 main outbuilding, with an exempt outbuilding retained as a garden shed.

5.2. Upkeep of Site

One representor made comment that there is a large amount of “rubbish lying about” on the site.

- **Comment**

This is not a planning consideration and as such has been referred to Council’s Environmental Health Officers to investigate and act upon if necessary.

6. EXTERNAL REFERRALS

No external referrals were required or undertaken as part of this application.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy. Developer contributions are not required to comply with any Council Policies.

9. CONCLUSION

The proposal is for modifications to facilitate a Change of Use from an Outbuilding (with temporary occupancy as a dwelling) to a Permanent Dwelling and for the construction of a new Outbuilding. The proposal satisfies Scheme requirements and as such is recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (3)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

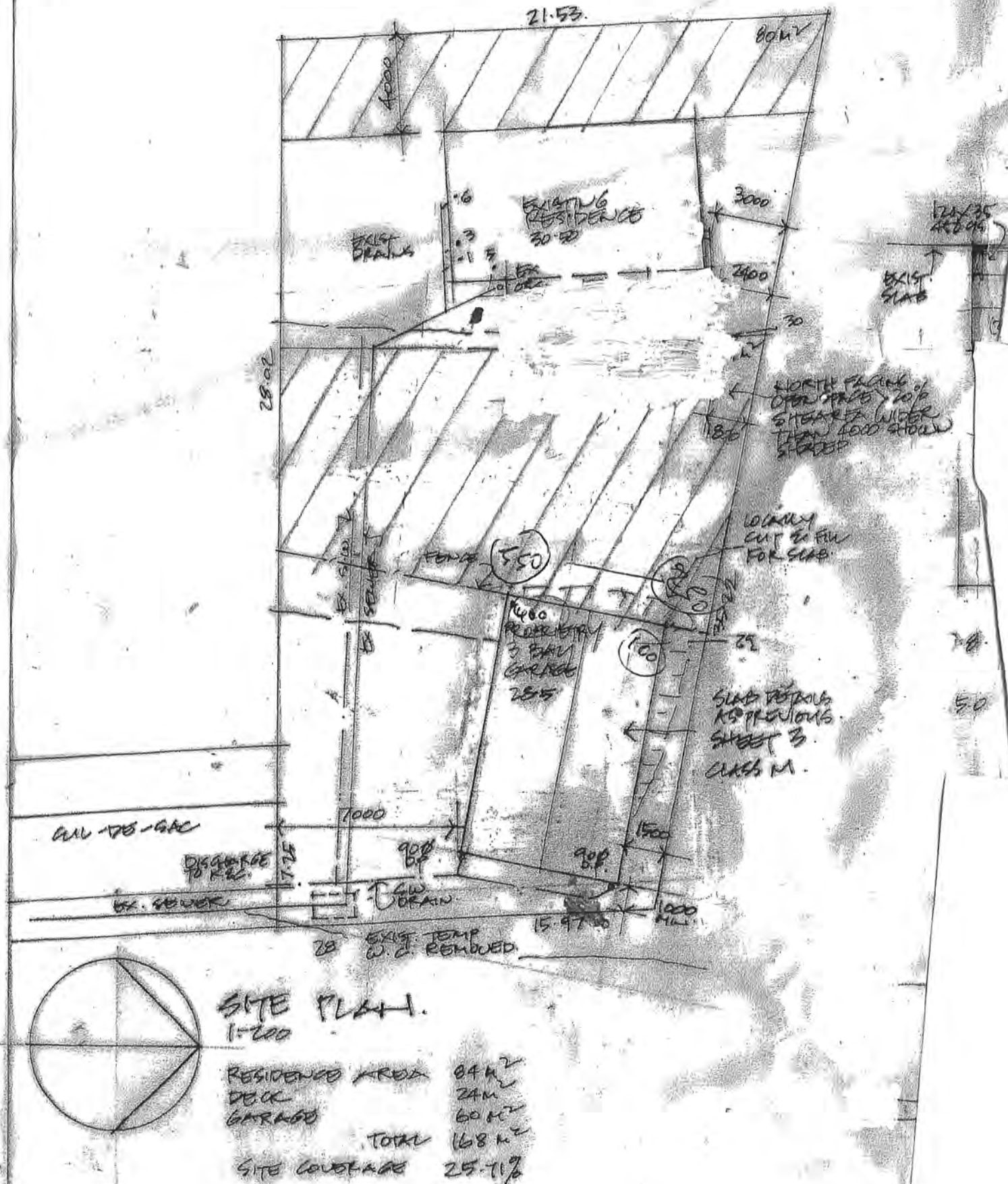
Location Plan - 43 Emmaline Court

Subject Site



Printed: Wednesday, 23 March 2016 Scale: 1:2,593 @A4

Attachment 2



NOTES.

9. LININGS. TO COMPLY WITH AS 2588 AND AS 3470. USE WR SHEET IN WET AREAS. CEILINGS ON PM PURRING OR BATTENS.
10. GLAZING. REF 3.6 AND AS 1288. FRAMES WITHIN 500 OF FLOOR AND GLAZED DOORS MIN 5.8MM LAMINATED SAFETY GLASS. REFER TO GLAZING SCHEDULE CALC.
11. ENERGY MANAGEMENT. REF 3.12. BUILDING FABRIC TO ACHIEVE 4 STAR RATING. PROVIDE R4.0 BATTIS TO CEILINGS. R2.0 BATTIS TO EXTERNAL WALLS. R1.0 SYSTEM TO ELEVATED FLOOR. SEAL EXTERNAL OPENINGS TO 3.12.3.
12. ELECTRICAL. TO COMPLY WITH AS 3016 DOMESTIC INSTALLATIONS AND REF 3.7. INSTAL WIRED IN SMOKE ALARM WITH BATTERY BACKUP TO 3.7.2 AND AS 3786.
13. STAIRS AND HANDRAILS. REF 3.9. WHERE DECK > 1000 ABOVE FSL INSTAL MIN 1000 HIGH RAIL WITH MAX APERTURES 120MM. STAIR TREADS MIN 250 WIDE RIGERS MAX 105 MM.
14. PLUMBING AND DRAINAGE. TO COMPLY WITH AS 3500. INSTAL ALL FIXTURES TO 3.8.1. HOT & COLD WATER RETICULATION 20 Ø WITH 15 Ø BRANCHES TO EACH FIXTURE. INSTAL TEMP. CONTROL VALVE TO LIMIT WATER TEMPERATURE AT BASINS TUBS AND SHOWERS TO 50°C. TEST TEMP. AT CYLINDER 60°C. INSTAL HWC WHERE DIRECTED ON FB WITH 50 Ø DRAIN TO SEWER OR VERNALLY.

SORELL DRAFTING SERVICES

P.O. Box 278 Orford 7190

6257 1726 ACC C437EE

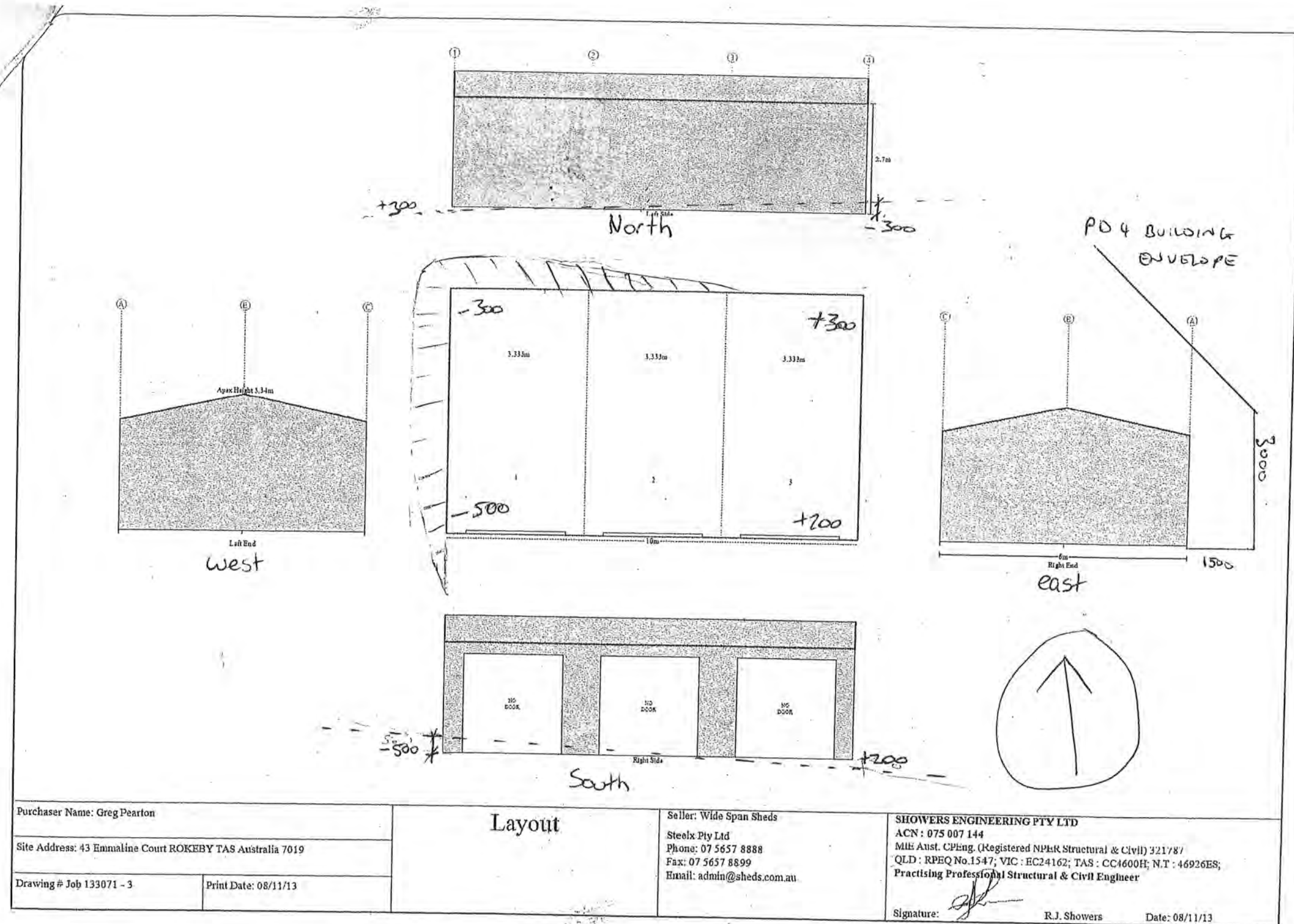
PROPOSED ADDITION IS
43 EMMALINE COURT.
ROKEBY.

DR. G. PEARSON.

FEET 5.

130303.54

SHEET RELOCATED AS AGREED WITH



Attachment 3

43 Emmaline Court, ROKEBY



Site viewed from Emmaline Court



Site viewed from shared driveway

11.3.3 DEVELOPMENT APPLICATION D-2015/503 - 43 HIGH STREET, BELLERIVE - DECK
(File No D-2015/503)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for modifications to an existing Deck at 43 High Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 11 April 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- privacy;
- scheme compliance;
- accuracy of the plans; and
- noise.

RECOMMENDATION:

- A. That the Development Application for a Deck at 43 High Street, Bellerive (Cl Ref D-2015/503) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN AP3 – AMENDED PLANS. [the replacement the proposed glass balustrade on the eastern side of the deck with a 1.8m high screen, which has a mesh panel from 0.7m to 1.3m above the finished floor level of the deck, with the remainder of the screen solid].
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2015/503 - 43 HIGH STREET, BELLERIVE – DECK /contd...

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential under the Scheme.

2.2. The proposal is Discretionary because it does not meet the Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Part D – General Residential Zone.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL**3.1. The Site**

The site is a regularly shaped 604m² lot on the eastern side of High Street, Bellerive. There is an existing dwelling centrally located on the site, with a deck in the north-eastern corner coming off the dwelling.

3.2. The Proposal

The proposal is for the raising of the finished floor level of part of the existing deck, resulting in a single level of decking for the whole of the area and for the relocation of the stairs accessing the deck. Modifications will also be made to the existing privacy screen and to the utility/drying area of the deck adjacent to the northern boundary.

4. PLANNING ASSESSMENT**4.1. Determining Applications [Section 8.10]**

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
 - (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*
- but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.*

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone with the exception of the following.

General Residential

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setback and building envelope for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(ii) projecting a line at an angle of 45° from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level.</p>	An increase in the height of the finished floor level and modifications to the deck and its access are proposed with a rear setback of 2.9m.

The proposed variation can be supported pursuant to the following Performance Criteria.

“The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:*
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.*

The following comments are provided in relation to (a) and (b) above.

- The deck alterations proposed will not cause a reduction in sunlight to or overshadowing of the dwelling or its open space on the adjacent property to the east because they are located to the west of the adjacent property and there is already an existing privacy screen on this portion of the existing deck.
- The proposal includes a number of elements to the building façade on the eastern side (including the privacy screen, the lower balustrade and the remainder of the dwelling being set back significantly from the boundary), which will result in the scale and bulk of the building appearing compatible when viewed from adjacent properties.
- The portion of this deck and screen that is closest to the dwelling on the adjacent site to the east already existing and is proposed to be upgraded. As such, the separation between the buildings exists and will not be altered by the proposal.

General Residential

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.6 A1	Privacy for all dwellings	A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of at least 4m from the rear boundary.	An increase in the height of the finished floor level of the deck is proposed. It is also proposed to increase the setback of the deck from approximately 2.3m to 2.9m, as well as to modify the deck screening, and alter the configuration of the access steps.

The proposal does not meet the Acceptable Solutions or the Performance Criteria and as such cannot be supported without modification to include some form of screening to the eastern side of the deck. The Performance Criteria requires that:

“A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:

- (a) a dwelling on an adjoining lot or its private open space; or*
- (b) another dwelling on the same site or its private open space;*
or
- (c) an adjoining vacant residential lot”.*

This requirement and the representor’s concerns have been discussed with the applicant’s designer. The designer has proposed replacing the glass balustrade on the eastern side of the deck with a 1.8m high screen, which has a mesh panel from 0.7m to 1.3m above the finished floor level, with the remainder of the screen solid. This proposal will satisfy the Performance Criteria as it will prevent casual overlooking of the back garden of the adjacent property.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 3 representations were received. The following issues were raised by the representors.

5.1. Privacy

Representors are concerned that the increase in height of the deck in the existing location will result in unreasonable loss of privacy to the adjacent dwelling.

- **Comment**

The increased floor level of the deck will result in an increased opportunity for overlooking of the adjacent dwelling and its private open space. However, this will be off-set by the increase in setback of the proposed deck from the setback of the existing deck, with the increase in setback from approximately 2.3m to a new setback of 2.9m.

Whilst this increased setback helps mitigate the increased height, it is not considered sufficient to satisfy the Performance Criteria. Accordingly, as discussed above, a condition requiring a privacy screen is recommended for inclusion should a permit be granted.

5.2. Scheme Compliance

Representors are concerned that the proposal is not consistent with the Acceptable Solution for the General Residential Zone of the Scheme in that it does not provide adequate screening and as such feel that the proposal should be refused.

- **Comment**

The Performance Criteria enables consideration of alternative solutions when the Acceptable Solutions are not met. However, it is considered that the Performance Criteria have not been adequately met by the application as submitted. As such, as discussed above, a condition requiring a privacy screen is recommended for inclusion should a permit be granted.

5.3. Accuracy of the Plans

Representors have indicated a belief that the deck is and will be setback 2.3m from the rear boundary, not the 2.9m shown on the proposal plans.

- **Comment**

An inspection of the site has found that the existing deck appears to be setback approximately 2.3m from the rear boundary. Notwithstanding this, Council is obliged to assess the information provided and the development is required to comply with any approved plans, including dimensions given.

This discrepancy has been discussed with the applicant who has confirmed that, whilst this was not their intention, they are happy to adhere to the 2.9m setback shown on the proposal plans. Accordingly, once works commence, they must and will be carried out to achieve the setback demonstrated on the plans of 2.9m.

5.4. Noise

Representors feel that the increase in height of the deck will result in an increase of noise emitted from the site causing impost on the enjoyment of the adjacent dwelling and outdoor space areas.

- **Comment**

Noise is not an issue which is addressed by a standard in the zone in relation to residential use and development. As such, this is not a matter that can be considered in determining this proposal.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which did not require any conditions be included in any permit granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy. Developer contributions are required to comply with any Council Policies.

9. CONCLUSION

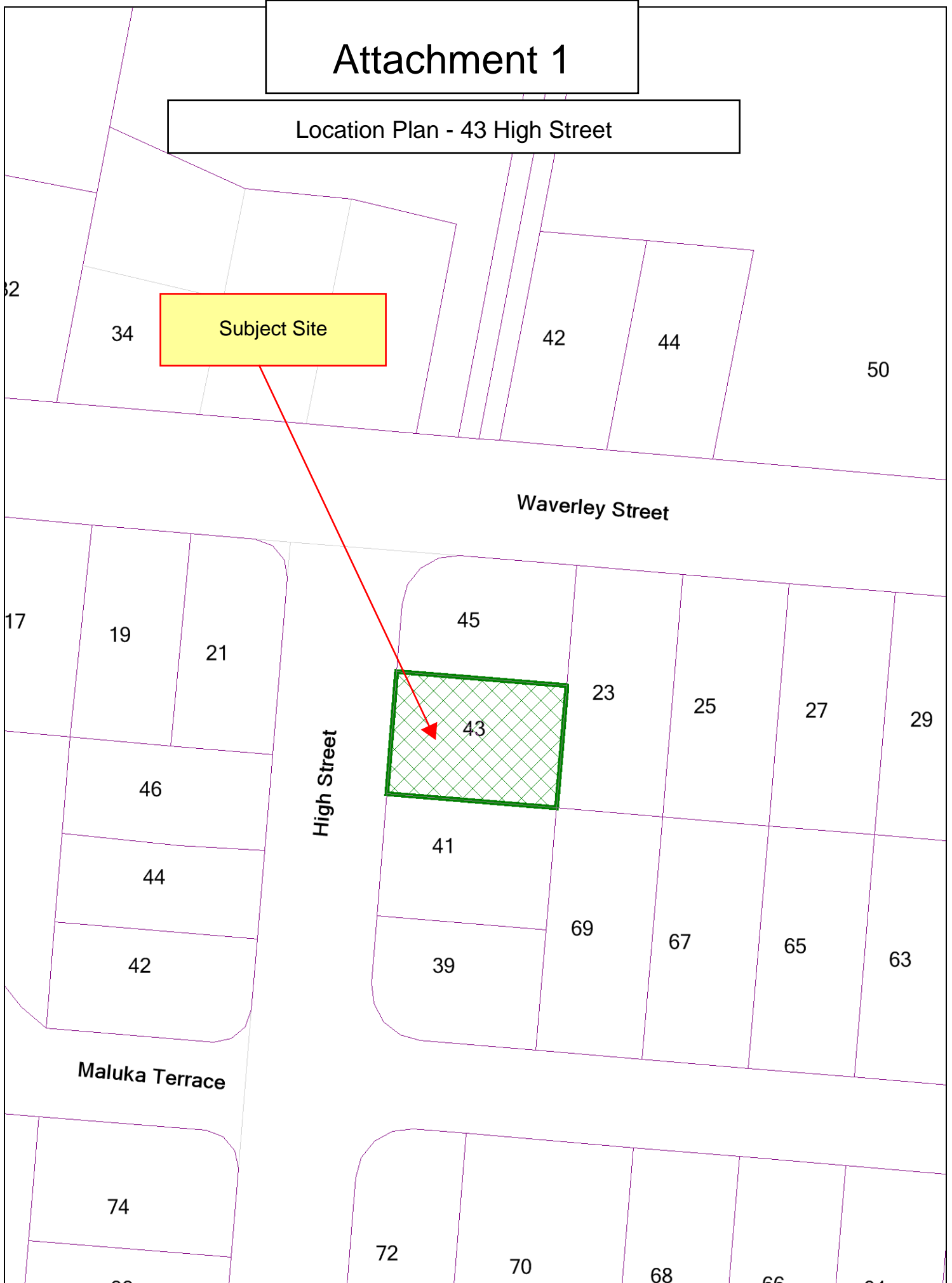
The proposal is for alterations to the existing deck at 43 High Street, Bellerive. It is supported subject to conditions requiring modifications as detailed above.

Attachments: 1. Location Plan (1)
2. Proposal Plan (3)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

Location Plan - 43 High Street



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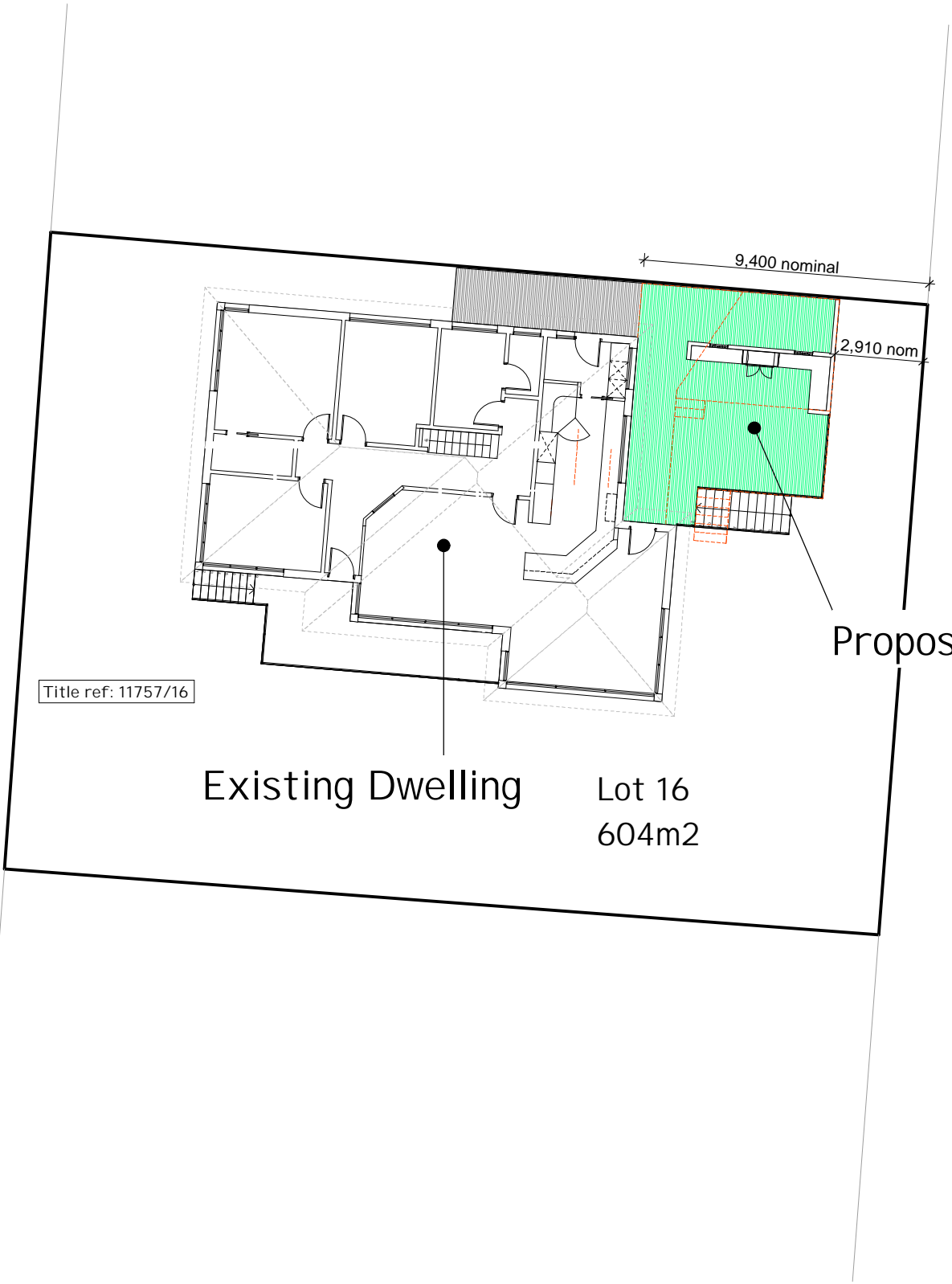
Attachment 2

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL
COUNCIL BY-LAWS AND RELEVANT NCC 2015 BCA CODES.

HIGH STREET



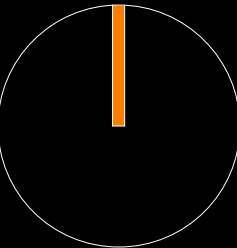
Belinda Weston &
Katie Court

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063
Fax : 03 62680176

M : 0409 537 337 or
0400 598 990

Email :
duodesign@bigpond.com



JOB : PROPOSED DECK
ALTERATIONS

AT : 43 HIGH STREET,
BELLERIVE TAS 7018

FOR : MR JOHN & MRS
KATHY POWELL

DRAWING TITLE :

SITE PLAN

DRAWN:	DATE:	DWG NO. :
BJW	29.10.15	01
SCALE:		
1:200		

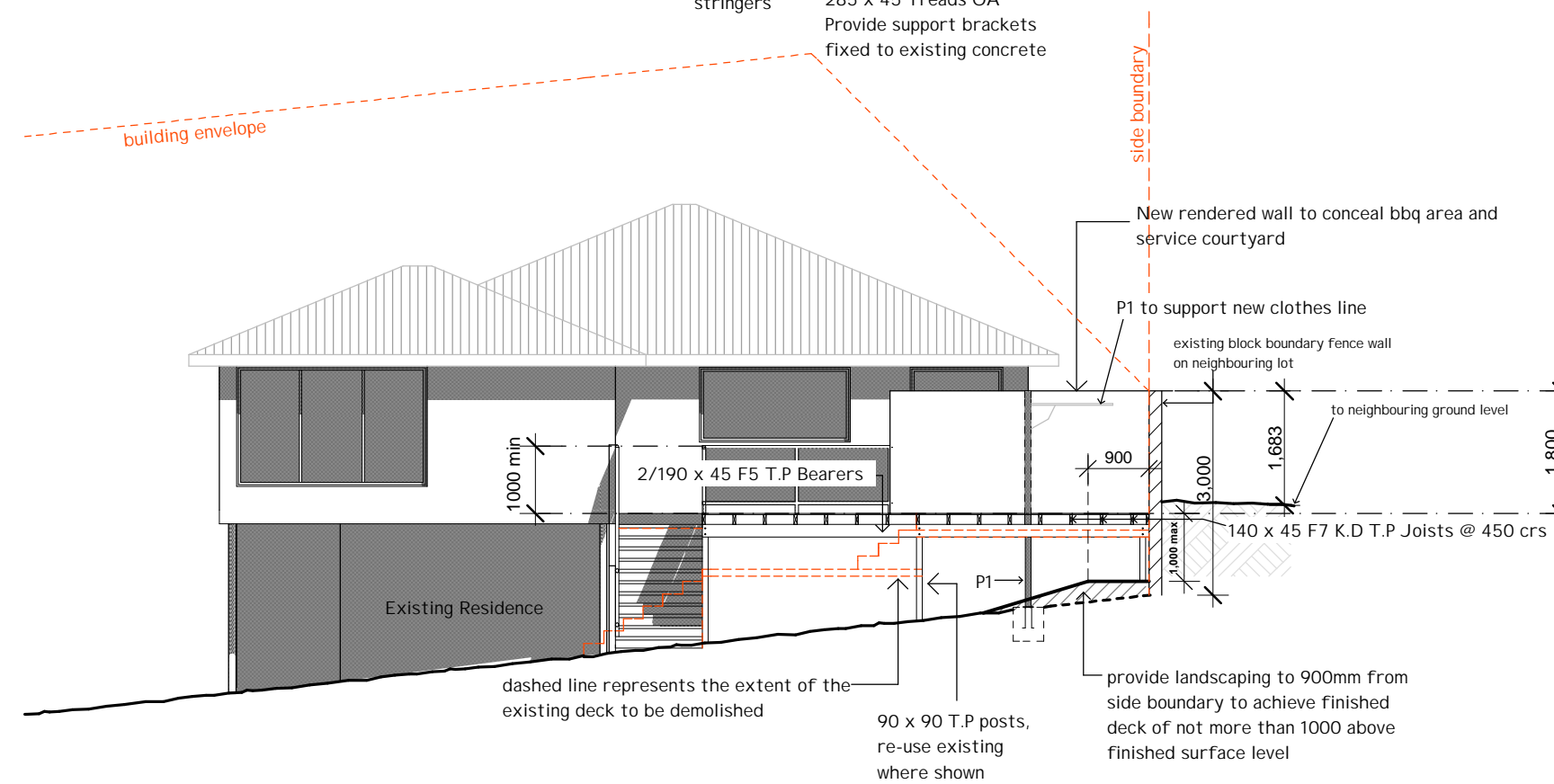


© THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF DUO DESIGN

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND RELEVANT NCC 2015 BCA CODES.



South - Elevation



East - Elevation

Safe Movement and Access Part 3.9
Stair construction shall comply with the requirements of clauses in Part 3.9.1.

Balustrade construction shall comply with the requirements of clause 3.9.2. Minimum height of 1000mm. Maximum aperture or gaps of 125mm.

Belinda Weston

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Brighton. TAS. 7030

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Email :
duodesign@bigpond.com

Amendments:
20.1.16, additional dimensions
& note to floor plan

JOB : PROPOSED DECK
ALTERATIONS

AT : 43 HIGH STREET,
BELLERIVE TAS 7018

FOR : MR JOHN & MRS
KATHY POWELL

DRAWING TITLE :

PROPOSED
ELEVATIONS

DRAWN:	DATE:	DWG NO. :
BJW	29.10.15	

SCALE:
1:100

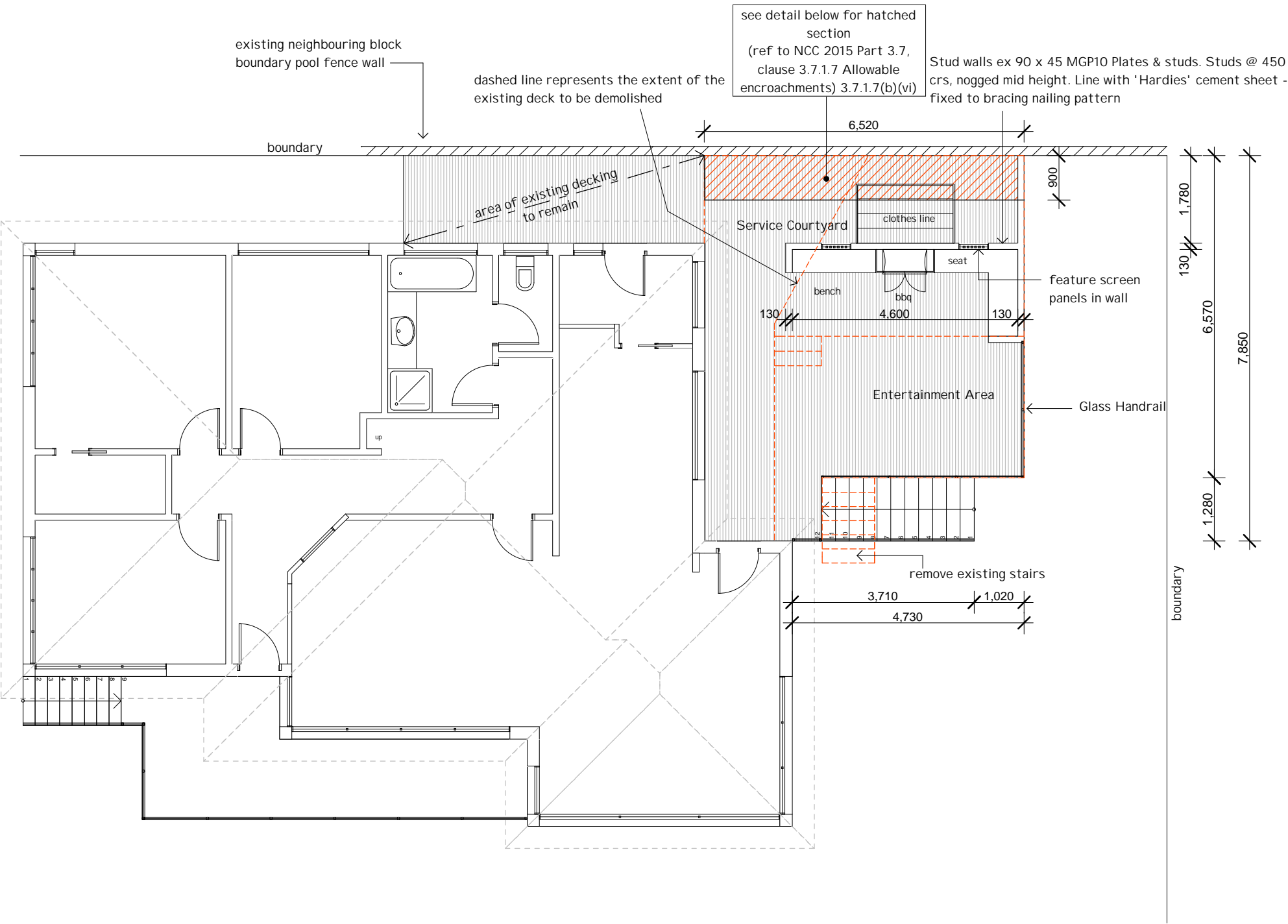
03



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

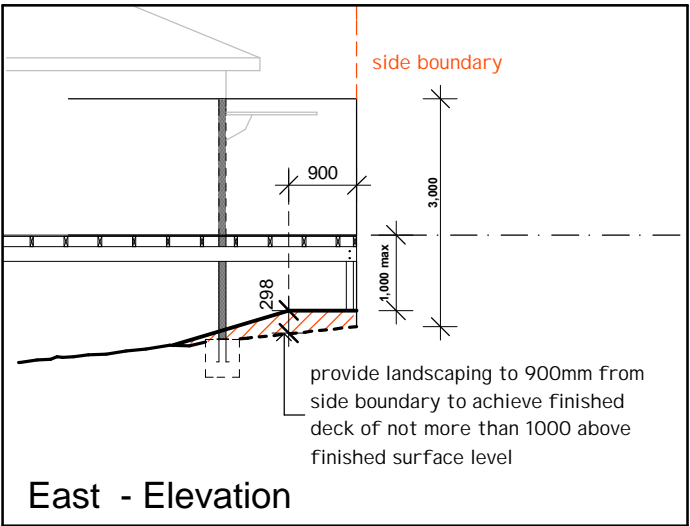
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND RELEVANT NCC 2015 BCA CODES.



Total existing deck area: 56.78m²
Area of deck for demolition: 45.86m²
Area of deck to be rebuilt and raised: 45.86m²
Total deck area after completion: 56.78m²

Safe Movement and Access Part 3.9
Stair construction shall comply with the requirements of clauses in Part 3.9.1.

Balustrade construction shall comply with the requirements of clause 3.9.2. Minimum height of 1000mm. Maximum aperture or gaps of 125mm.



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Email :
duodesign@bigpond.com

Amendments:
20.1.16, additional dimensions
& note to floor plan

JOB : PROPOSED DECK
ALTERATIONS

AT : 43 HIGH STREET,
BELLERIVE TAS 7018

FOR : MR JOHN & MRS
KATHY POWELL

DRAWING TITLE :
**PROPOSED
DECK PLAN**

DRAWN: BJW	DATE: 29.10.15	DWG NO. : 02
SCALE: 1:100		

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Attachment 3

43 High Street, BELLERIVE



Area of proposed works viewed from existing rear deck

11.3.4 DEVELOPMENT APPLICATION D-2015/336 - 126 ROCHE'S BEACH ROAD, ROCHE'S BEACH – "COMMUNITY MEETING AND ENTERTAINMENT" (CHURCH)

(File No D-2015/336)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for a retrospective partial Change of Use to "Community Meeting and Entertainment" (Church) at 126 Roches Beach Road, Roches Beach.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Living and subject to the Waterway and Coastal Protection Areas and Inundation Prone Areas Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which expires on 13 April 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- hours of operation;
- impact on amenity of the area from noise;
- waste management;
- increase in traffic; and
- future development.

RECOMMENDATION:

A. That the Development Application for Community Meeting and Entertainment (Church) at 126 Roches Beach Road, Roches Beach (Cl Ref D-2015/336) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. Amplification of music or voices must not occur.
3. Hours of operation must not exceed 6.00am to 10.00pm daily, except for a maximum of 6 religious festivals per year, which may operate for a maximum of 72 hours. Prior to any such event being held, Council must be provided with an annual calendar of festivals.

4. All waste must be contained within vermin proof waste receptacles at all times and must be collected at least once a week.
 5. GEN S7 – SIGN MAINTENANCE.
 6. Noise emissions measured at the boundary of the site must not exceed the following:
 - (a) 55 dB(A) (LAeq) between the hours of 8.00am to 6.00pm;
 - (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00pm to 8.00am;
 - (c) 65dB(A) (LAmix) at any time.
 7. GEN C1 – ON-SITE CAR PARKING [20] Delete second and last sentence.
 8. ENG A6 – GRAVELLED CAR PARKING.
 9. ENG M1 – DESIGNS DA.
 10. Re-profiling of the ground around the shed to ensure that the building has a minimum of 100mm freeboard on all sides must be undertaken and be in accordance with the Flood Study (Poortenaar Consulting, August 2015 and 2 November 2015) prior to the commencement of the use.
 11. The development must meet all required Conditions of Approval specified by TasWater notice dated 20 August 2015 (TWDA 2015/01314-CCC).
 12. ADVICE 2 – CHANGE OF USE ADVICE.
 13. ADVICE 3 – SPECIAL PLUMBING PERMIT.
 14. ADVICE 5 – FOOD SPECIFICATIONS ADVICE.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2015/336 - 126 ROCHEs BEACH ROAD, ROCHEs BEACH - PARTIAL CHANGE OF USE TO “COMMUNITY MEETING AND ENTERTAINMENT” (CHURCH) /contd...

ASSOCIATED REPORT**1. BACKGROUND**

It came to officers’ attention in February 2015 that the site was being used for religious activities without Council approval. Council officers met with the operators on 17 March 2015 to discuss the requirements for continuing to use the site for this purpose. A planning application for the use was subsequently lodged on 20 August 2015 and was on hold for some time while Council was waiting on additional information to be submitted. The application was advertised in December 2015 and following a discussion with the applicant regarding the issues raised in the representations received, the applicant requested that the application be placed on hold to allow the operators time to address the issues raised.

During this time, it came to Council’s attention that the hours of operation proposed in the application were not consistent with the hours stated on the operator’s website. The applicant was advised of these concerns and a meeting was arranged with the applicant to discuss this issue. Following this meeting, the applicant lodged an amended application with revised hours of operation. As the hours of operation had increased since the application was first advertised, the proposal was required to be re-advertised.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Rural Living under the Scheme.
- 2.2.** The proposal is Discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Scheme are:
 - Section 8.10 – Determining Applications;
 - Section 10 – Rural Living Zone;

- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code;
- Section E15.0 – Inundation Prone Areas Code;
- Section E11.0 – Waterway and Coastal Protection Code;
- Section E17.0 – Signs Code; and
- Section E23.0 – On-site Wastewater Management Code.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a 2ha rural residential lot which contains a dwelling and outbuilding located in the southern part of the site and accessed from Roches Beach Road.

3.2. The Proposal

The proposal is for a retrospective approval to use the site as a Sikh Temple. The living/dining area is to be used for the religious service and the outbuilding is used for the communal meal following the service. The use is proposed to operate as follows.

- A weekly service on Sundays for approximately 50 to 60 people which runs from 10.00am to 3.00pm and includes a religious service and a communal meal.
- A Thursday night service for between 10 and 20 people which runs between 6.00pm and 10.00pm.
- Morning and evening readings of the Sikh holy scripture on Monday to Saturday, which runs between 6.00am and 7.00am; and 6.00pm and 7.00pm. Attendance is generally between 2 and 4 people.

- Occasional ceremonies associated with births and deaths which are attended by family and may occur any day of the week.
- Celebration of 6 religious festivals during which time the Holy Scripture is read continuously over a period of 3 days. Up to 10 people generally attend these festivals.

Works associated with the development includes:

- works to the existing front entrance of the dwelling to provide for a disabled access;
- internal alterations to meet building regulations for the proposed use including conversion of existing bathroom to an accessible facility; and
- alterations to the existing outbuildings to meet building regulations and requirements for a commercial kitchen.

A 2m x 2.4m sign was also proposed as part of the application which would be located 1.5m from the boundary to Roches Beach Road.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*
but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Rural Living Zone and Waterway and Coastal Protection Areas, Inundation Prone Areas, Parking and Access, Stormwater Management and On-site Waste Water Codes with the exception of the following.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.3.1 A1	Non-residential use	Hours of operation: <ul style="list-style-type: none"> • 8.00am to 6.00pm Mondays to Fridays inclusive; • 9.00am to 12.00pm Saturday; • nil Sundays and Public Holidays. 	<ul style="list-style-type: none"> • open every day 7.00am – 7.00pm; • Thursdays – 6pm - 10pm; • Sundays 10.00am to 3.00pm; • up to 6 religious festivals per year.

The Performance Criteria P1 of Clause 13.3.1 is as follows:

“Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent”.

The proposal is considered to meet the Performance Criteria for the following reasons.

- The site has generally low attendance during weekdays with the regular service being held on Sundays. It is considered that given the low numbers that attend the site during the week, the amenity of the area will not be unreasonably affected.
- The applicant has stated that up to 6 religious events per year will operate during the year. Although the events operate continuously for 3 days, they are generally attended by a maximum of 10 people. It is considered that this will not result in an unreasonable reduction in the amenity of the adjoining area. However, the dates for these events have not been specified. Therefore, in order to monitor compliance, the applicant should be required to specify the dates.

- It is considered that a condition should be included on the permit requiring that the hours of operation be in accordance with the documentation submitted by the applicant's consultants.
- The development application is retrospective and it has been observed that the impact has been minimal. It is considered that the amenity of the area can be protected further by the imposition of relevant conditions.

Rural Living Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
13.3.1 A2	Non-residential use	Noise emissions: Noise emissions measured at the boundary of the site must not exceed the following: (a) 55 dB(A) (LAeq) between the hours of 8.00am to 6.00pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 6.00pm to 8.00am; (c) 65dB(A) (L _{Amax}) at any time.	Noise levels not provided, however, the consultant report provided states that the noise levels from vehicles arriving and leaving, voices, non-amplified music and signing would not exceed 55dB(A) when measured at the boundaries.

The Performance Criteria P2 of Clause 13.3.1 is as follows:

“Noise emissions measured at the boundary of the site must not cause environmental harm”.

The proposed variation can be supported pursuant to the Performance Criteria P2 of Clause 13.3.1 for the following reasons.

- The proposal does not include the use of amplification, however, following the advertising period, the applicant advised that a domestic type speaker is used outside the building to broadcast their services.

The applicant further advised that the operators are agreeable to not continuing this practice. It is considered reasonable that in a rural residential area, amplified music/voices should not be allowed to ensure that the amenity of the area is not detrimentally affected and a condition should be included to this effect.

- It is also recommended that a condition be included that specifies noise emissions must not exceed the levels in the Acceptable Solution in the Scheme to ensure the amenity of the area is protected.

Inundation Prone Areas Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E15.6 A1	Use Standards	Change of Use from a non-habitable building to a habitable building must have a floor level of no less than the AHD level of the 1% AEP plus 300mm if in an area subject to riverine flooding.	Outbuilding to be converted to a habitable building for a communal kitchen and dining area. Outbuilding has a finished floor level 230mm above the calculated 100 year flood level.
E15.7.4 A1	Riverine Inundation Hazard Areas	A new habitable building must have a floor level no lower than the 1% AEP (100 year ARI) storm event plus 300mm.	As above

The Performance Criteria P1 of Clause E15.6 A1 is as follows:

- “Change of use of a non-habitable building to a habitable building or a use involving habitable rooms must satisfy all of the following:*
- any increased reliance on public infrastructure must not result in a unacceptable level of risk;*
 - need for future remediation works is minimised;*
 - access to the site must not be lost or substantially compromised by expected future sea level rise either on or off-site;*
 - provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works”.*

The proposed variation can be supported pursuant to Performance Criteria P1 of Clause E15.6 for the following reasons.

- Council's engineers have assessed the proposal and Flood Study and consider that the proposal meets the Performance Criteria of the Scheme as it will not lead to an unacceptable level of risk to users of the site, adjoining or nearby land, public infrastructure and that the measures recommended in the flood report will mitigate any flood risks.

Performance Criteria P1 of Clause E15.7.4 A1 is as follows.

A new habitable building must have a floor level that satisfies all of the following:

- “(a) risk to users of the site, adjoining or nearby land is acceptable;*
- (b) risk to adjoining or nearby property or public infrastructure is acceptable;*
- (c) risk to buildings and other works arising from riverine flooding is adequately mitigated through siting, structural or design methods;*
- (d) need for future remediation works is minimised;*
- (e) provision of any developer contribution required pursuant to policy adopted by Council for riverine flooding protection works”.*

The proposed variation can be supported pursuant to Performance Criteria P1 of Clause E15.7.4 for the following reasons.

- The proposal included a Flood Study (Poortenaar Consulting, August 2015 and 2 November 2015) which concluded that the existing finished floor level of the outbuilding was satisfactory; however, it may be subject to local flooding due to the lack of freeboard on some sides of the building. It was recommended that some re-profiling of the ground be undertaken to lead ponding of water away from the building so that there is a minimum of 100mm freeboard on all sides. A condition should be included to require the above works to be undertaken in accordance with the report by Poortenaar Consulting.

- As discussed above, Council’s Engineers have assessed the proposal and Flood Study and consider that the proposal meets the Performance Criteria of the Scheme as it will not lead to an unacceptable level of risk to users of the site, adjoining or nearby land, public infrastructure and that the measures recommended in the flood report will mitigate any flood risks.

Signs Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E17.7.1 A1	Development Standards	(a) Height above the ground no more than 2400mm; (b) Area of each face is no more than 2.5m ² ; (c) Does not encroach on any road or other public reservation. Permitted in the zone.	A ground based sign to be located 1.5m from the Roches Beach boundary of the site. Discretionary in the zone

The Performance Criteria P1 of Clause E17.7.1 is as follows:

“A sign not complying with the standards in Table E17.2 or has discretionary status in Table E17.3 must satisfy all of the following:

(a) be integrated into the design of the premises and streetscape so as to be attractive and informative without dominating the building or streetscape”.

The proposed sign is considered to meet the development standards for the type of sign proposed. The sign offers information about the use of the site and therefore is considered appropriate to the site and will not dominate the buildings or surroundings.

“(b) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located”.

As above.

“(c) be constructed of materials which are able to be maintained in a satisfactory manner at all times”.

A condition should be included on the permit to ensure that the sign is maintained in good condition.

“(d) not result in loss of amenity to neighbouring properties”.

The location and dimensions of the sign are not considered to result in an unreasonable loss of amenity to neighbouring properties.

“(e) not involve the repetition of messages or information on the same street frontage”.

Only sign is proposed on the Roches Beach frontage.

“(f) not contribute to or exacerbate visual clutter”.

Only 1 sign for the site is proposed and therefore will not result in visual clutter.

“(g) not cause a safety hazard”.

The location and size of the sign will not result in a safety hazard to users of the road.

Parking and Access Code

Clause	Standard	Acceptable Solution (Extract)	Proposed
E6.7.6 A1	Surface Treatment of Parking Areas	Parking spaces and vehicle circulation must be paved or treated with an all-weather surface and appropriately drained.	Area for 20 spaces provided on site but not constructed.

The Performance Criteria P1 of Clause E6.7.6 is as follows:

“Parking spaces and vehicle circulation roadways must not unreasonably detract from the amenity of users, adjoining occupiers or the quality of the environment through dust or mud generation or sediment transport, having regard to all of the following:

(a) the suitability of the surface treatment;

- (b) *the characteristics of the use or development;*
- (c) *measures to mitigate mud or dust generation or sediment transport”.*

The proposed variation can be supported for the following reasons.

- There is sufficient area on-site to accommodate 20 car parking spaces on-site which is the minimum number required by the Scheme. The applicant has not proposed any surfacing of the car parking area. However, it is considered that as the site is regularly used each Sunday for up to 60 people, the use of a paddock as an unsurfaced area for car parking may result in dust or mud being generated by vehicles. This may result in a loss of the visual amenity of the area and will unreasonably detract from the amenity of the users of the site. On this basis, it is considered appropriate to include a condition requiring an all-weather, gravel, car parking area to be provided on-site, large enough to accommodate 20 cars.

5. REPRESENTATION ISSUES

The proposal was advertised twice in accordance with statutory requirements. One representation was received when the application was first advertised and 2 representations were received when most recently advertised. The following issues were raised by the representors in all representations received.

5.1. Hours of Operation

Concern was raised that (re-advertised) hours of operation include occasional ceremonies which often go into the evening. The representor has requested that the ceremonies and celebrations be restricted to reasonable residential hours to prevent noise continuing into the evening.

- **Comment**
As has been discussed previously in the report, low numbers of people generally attend the temple during the occasional ceremonies. Amplification is not proposed and a condition is recommended to be included. Based on the above, it is considered that the impact on the amenity of the area from noise is not unreasonable.

5.2. Waste Management

Concern was raised that food waste is left on-site after the Sunday service until waste collection day on the following Friday, which leads to overflowing bins and the potential spread of waste. The representor also raised the question of whether the current drainage and grease trap arrangements are adequate.

- **Comment**

The proposal caters for up to 60 people each Sunday and it is the obligation of the operators to ensure that waste is dealt with appropriately. However, it is considered that given the number of people attending the site each Sunday, the operators must take steps to ensure that there are vermin proof bins that are able to contain all the waste on the site at all times. If the waste becomes a nuisance issue then Council may take appropriate actions under the Local Government Act.

At present, the site does not meet the relevant Australian Standards for on-site waste water management, however, a report has been submitted (GES, September 2015) which demonstrates that a suitable system can be provided on-site. The system will include a grease trap to deal with waste from the kitchen. It is recommended that advice be provided to the applicant that a Special Plumbing Permit and Food Specification must be provided when a Building Permit is lodged.

5.3. Increase in Traffic

Concern was raised that the proposal will result in an increase in traffic along Roches Beach Road, which would be at the detriment of the users of the Tangara Trail.

- **Comment**

A section of the Tangara Trail is identified along Roches Beach Road adjacent to the subject site. Council's Engineers consider that the Roches Beach Road is capable of accommodating the additional traffic from the development and will not have a significant impact on the users of the Tangara Trail.

5.4. Future Development

Concern was raised that approval of the development may result in further application to extend the use of the site.

- **Comment**

Any further proposals that significantly intensify the use will be subject to a Discretionary application which will need to provide documentation to demonstrate how the proposal meets the requirements of the Scheme.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

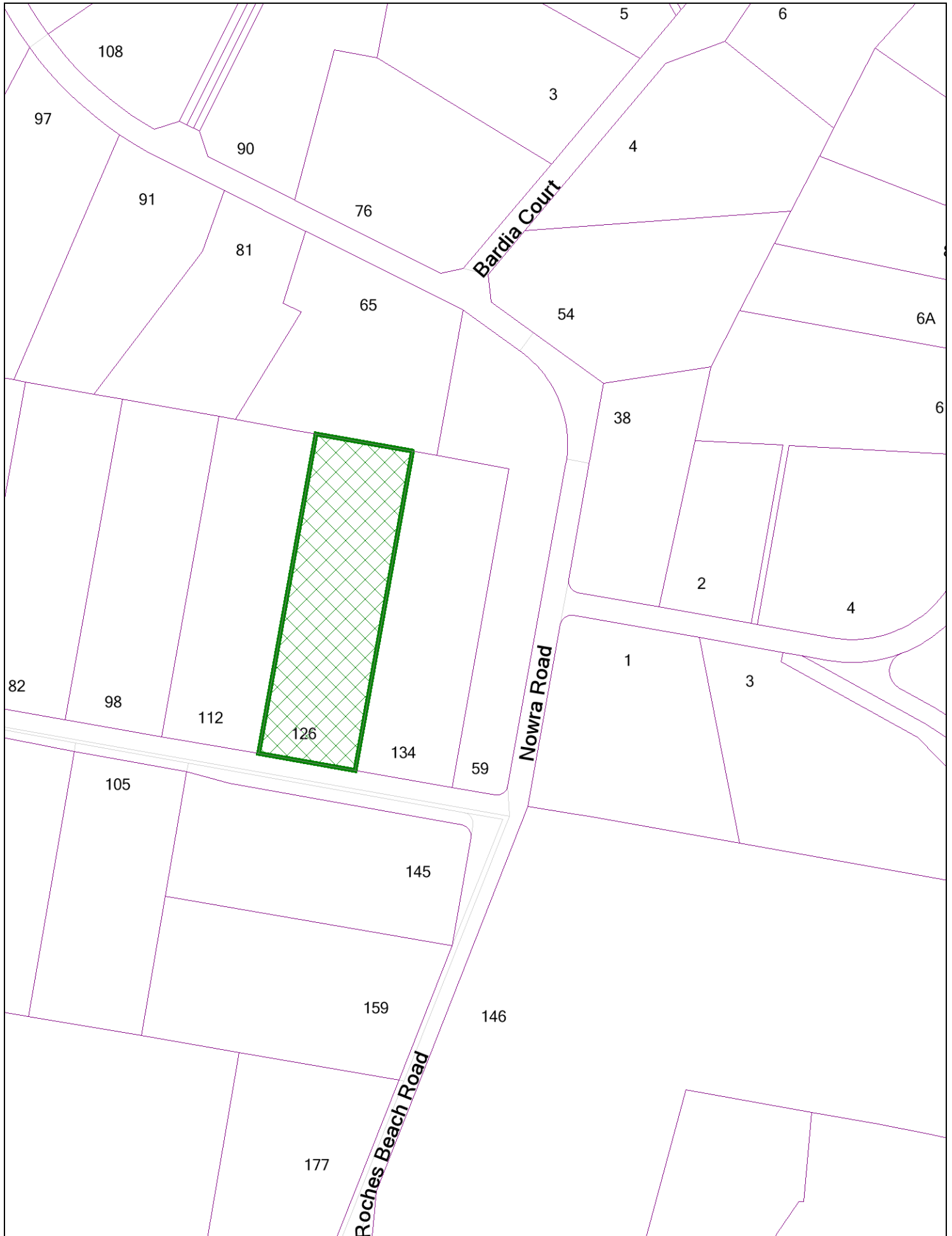
9. CONCLUSION

The proposal for a retrospective partial Change of Use to "Community Meeting and Entertainment" (Church) at 126 Roches Beach Road, Roches Beach is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (7)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Clarence City Council



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Friday, 1 April 2016 **Scale:** 1:3,839 @A4

PROPOSED CHANGE OF USE TO CHURCH (SIKH TEMPLE)

AT: 126 ROCHE'S BEACH ROAD, ROCHE'S BEACH

FOR: EMMA RILEY & ASSOCIATES

OWNER: JASBIR SINGH NARULLA

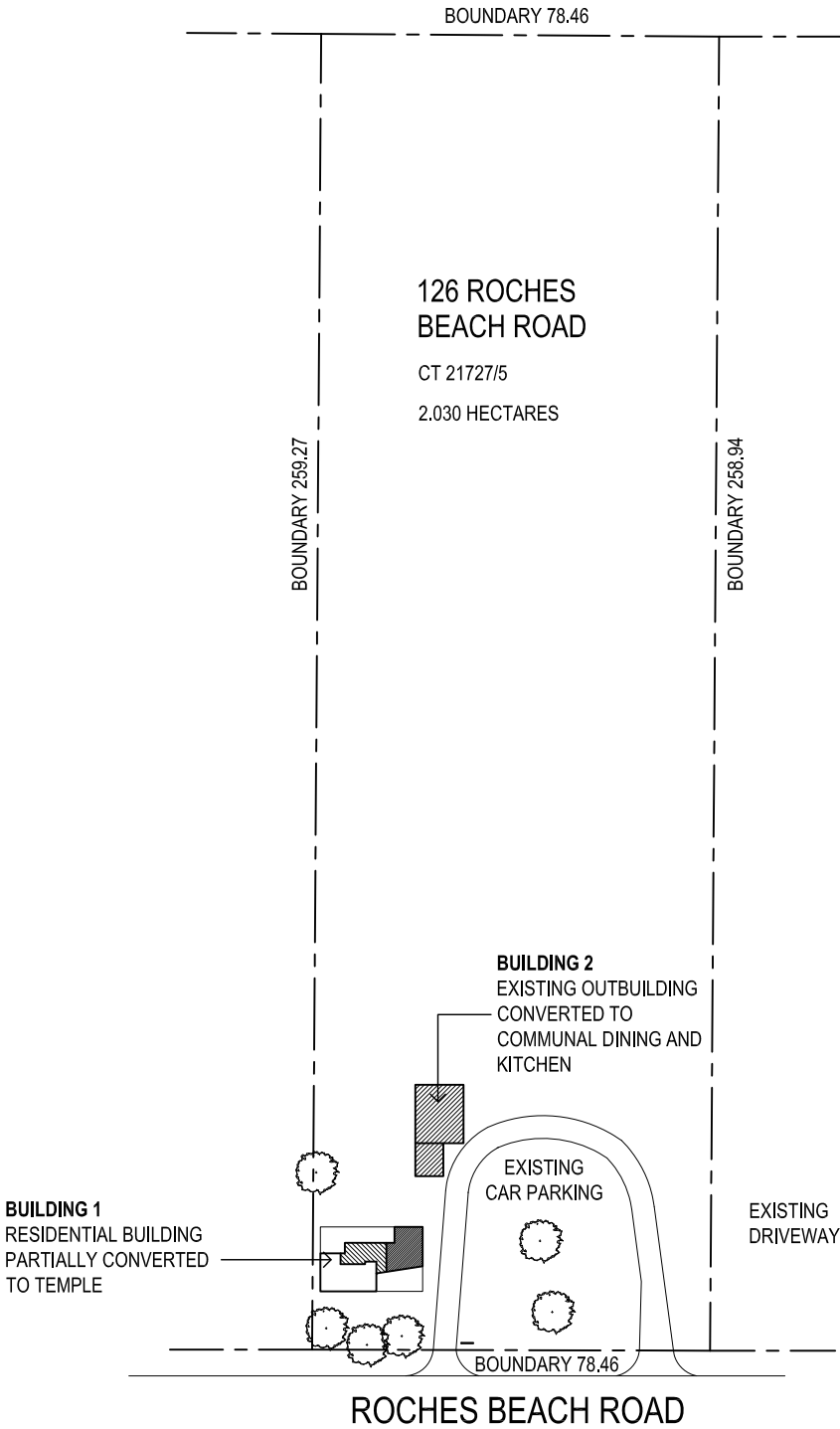
DEVELOPMENT APPLICATION DOCUMENTATION

NOVEMBER 2015

THIS DOCUMENTATION HAS BEEN PREPARED TO SUPPORT THE REPORT PREPARED BY EMMA RILEY & ASSOCIATES DATED 20TH AUGUST 2015.

DRAWING SCHEDULE

- 01 SITE PLAN
- 02 DETAIL SITE PLAN
- 03 EXISTING FLOOR PLAN - BUILDING 1
- 04 PROPOSED PLAN + ELEVATION - BUILDING 1
- 05 EXISTING + PROPOSED FLOOR PLANS - BUILDING 2
- 06 PROPOSED ELEVATIONS - BUILDING 2
- 07 SIGNAGE



PROPOSED SITE PLAN

1:1250

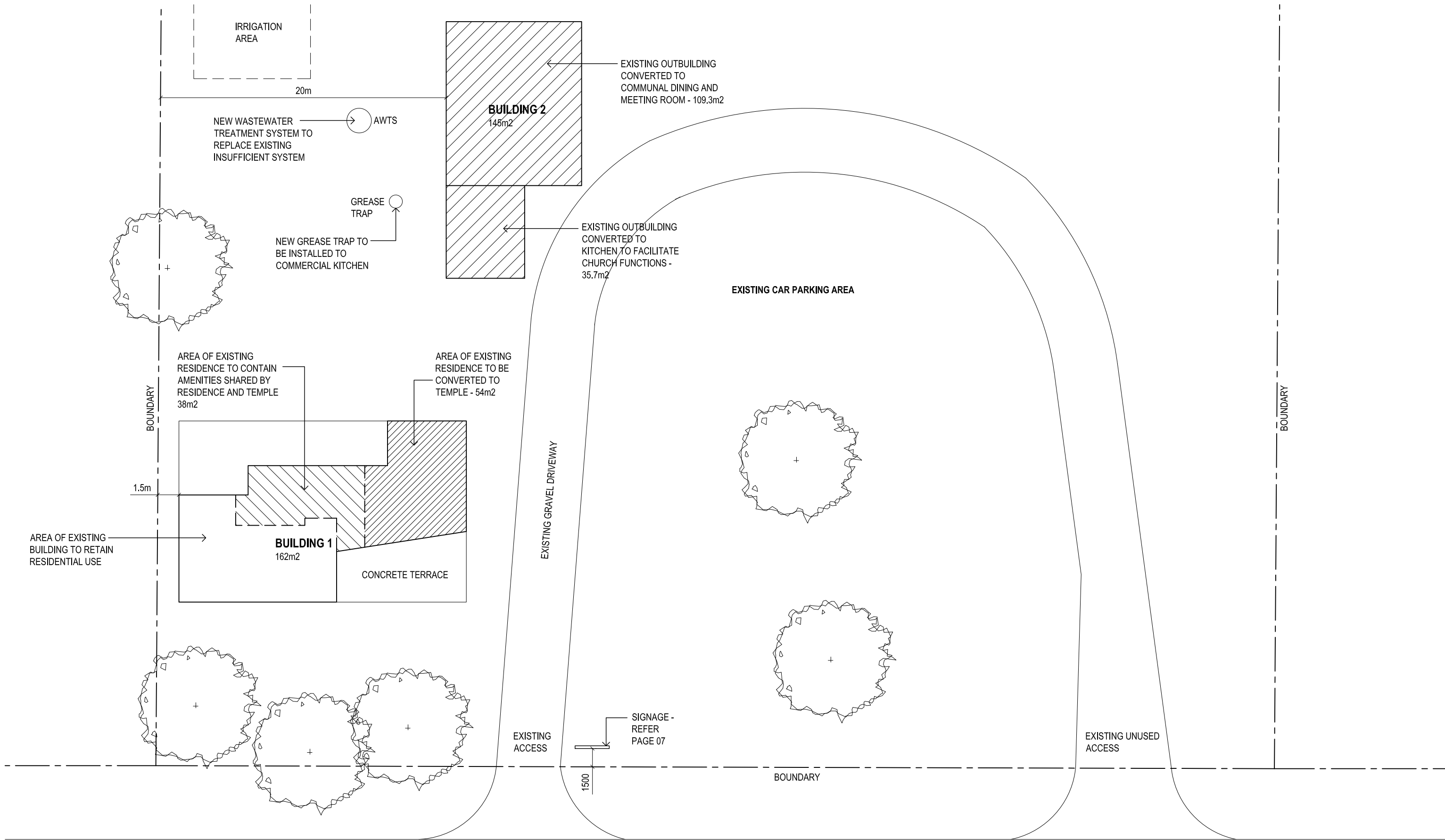
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DEVELOPMENT APPLICATION DOCUMENTATION NOVEMBER 2015



CHANGE OF USE TO CHURCH (SIKH TEMPLE)
AT: 126 ROCHE'S BEACH ROAD, ROCHE'S BEACH
OWNER: JASBIR SINGH NARULLA

Agenda Attachments - 126 Roches Beach Road - Page 2 of 9



DETAIL SITE PLAN

1:250

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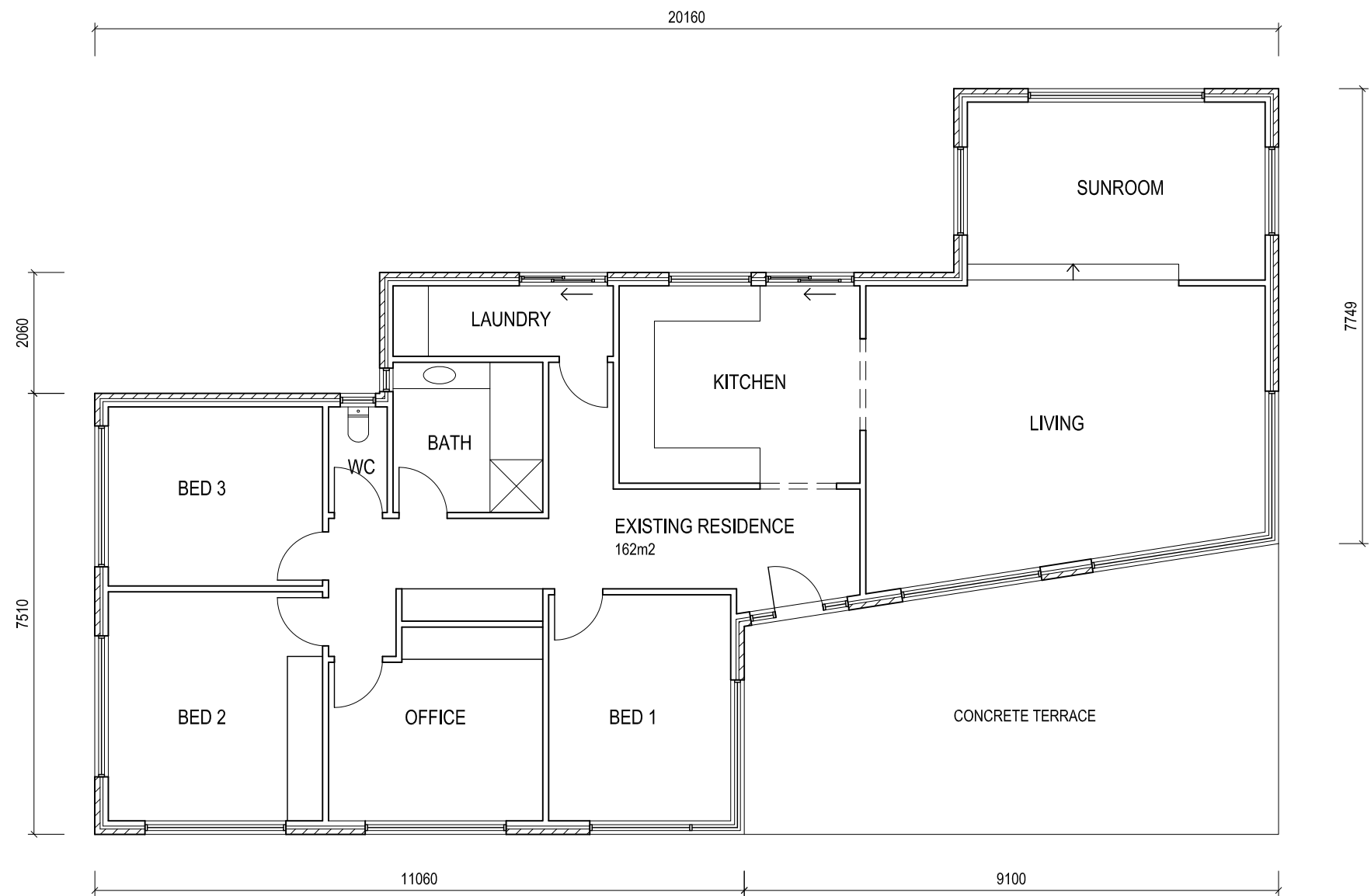
DEVELOPMENT APPLICATION DOCUMENTATION

NOVEMBER 2015



CHANGE OF USE TO CHURCH (SIKH TEMPLE)
AT: 126 ROCHES BEACH ROAD, ROCHES BEACH
OWNER: JASBIR SINGH NABULLA

Agenda Attachments - 126 Roches Beach Road - Page 3 of 9



EXISTING FLOOR PLAN - BUILDING 1

1:100

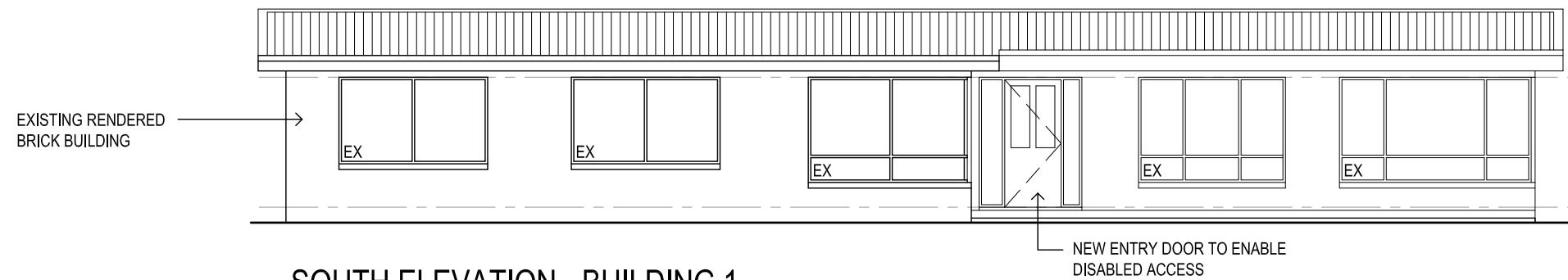
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DEVELOPMENT APPLICATION DOCUMENTATION

NOVEMBER 2015



CHANGE OF USE TO CHURCH (SIKH TEMPLE)
AT: 126 ROCES BEACH ROAD, ROCES BEACH
OWNER: JASBIR SINGH NABULLA

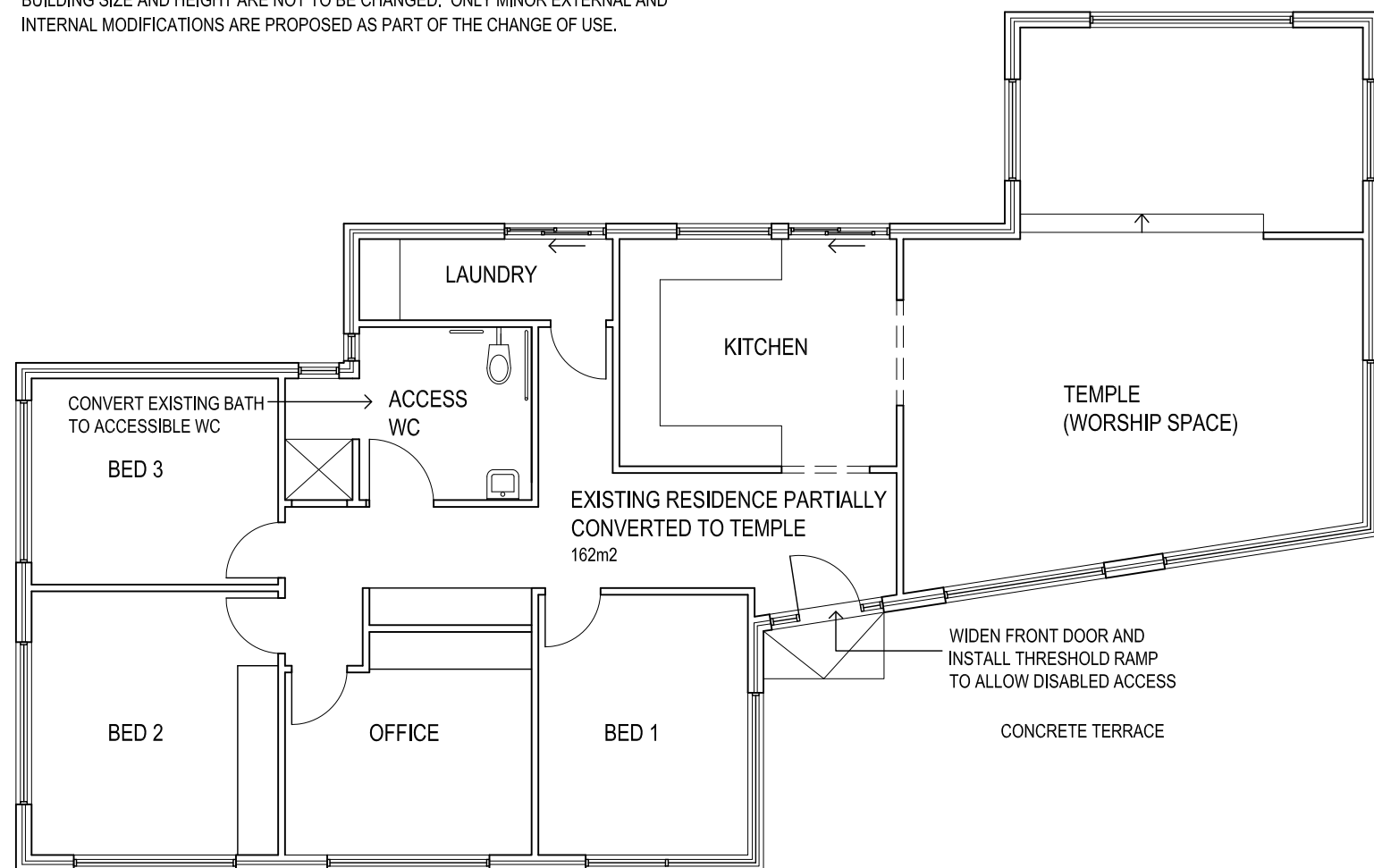


SOUTH ELEVATION - BUILDING 1

1:100

NOTE:

1. REMAINING ELEVATIONS OF BUILDING 1 ARE NOT SHOWN AS THERE ARE NO FURTHER CHANGES TO THE EXTERNAL BUILDING FABRIC.
2. THERE IS NO INTENTION TO CHANGE OR ENLARGE THE BUILDING ENVELOPE. THE BUILDING SIZE AND HEIGHT ARE NOT TO BE CHANGED. ONLY MINOR EXTERNAL AND INTERNAL MODIFICATIONS ARE PROPOSED AS PART OF THE CHANGE OF USE.



PROPOSED FLOOR PLAN - BUILDING 1

1:100

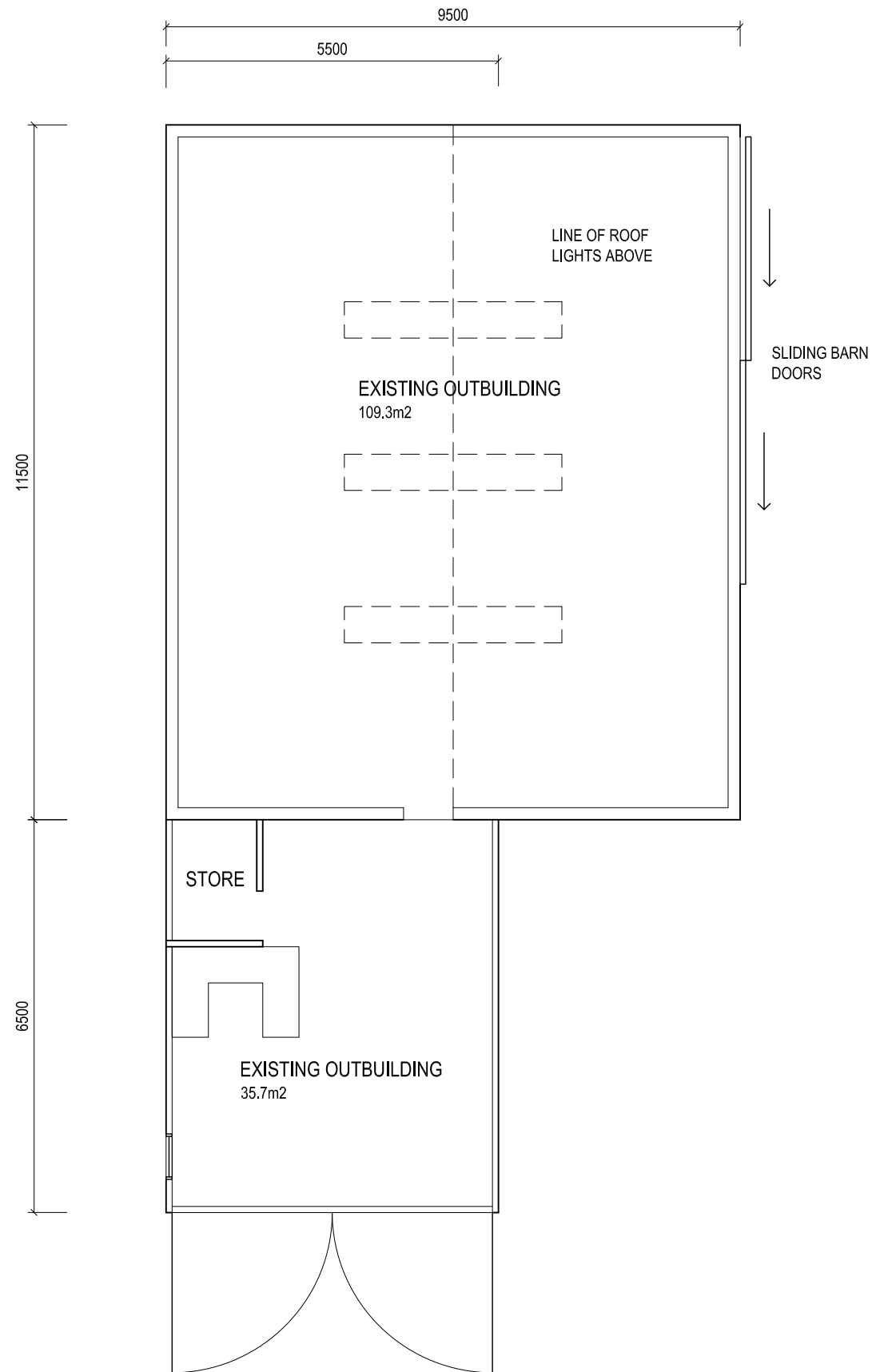
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DEVELOPMENT APPLICATION DOCUMENTATION

NOVEMBER 2015

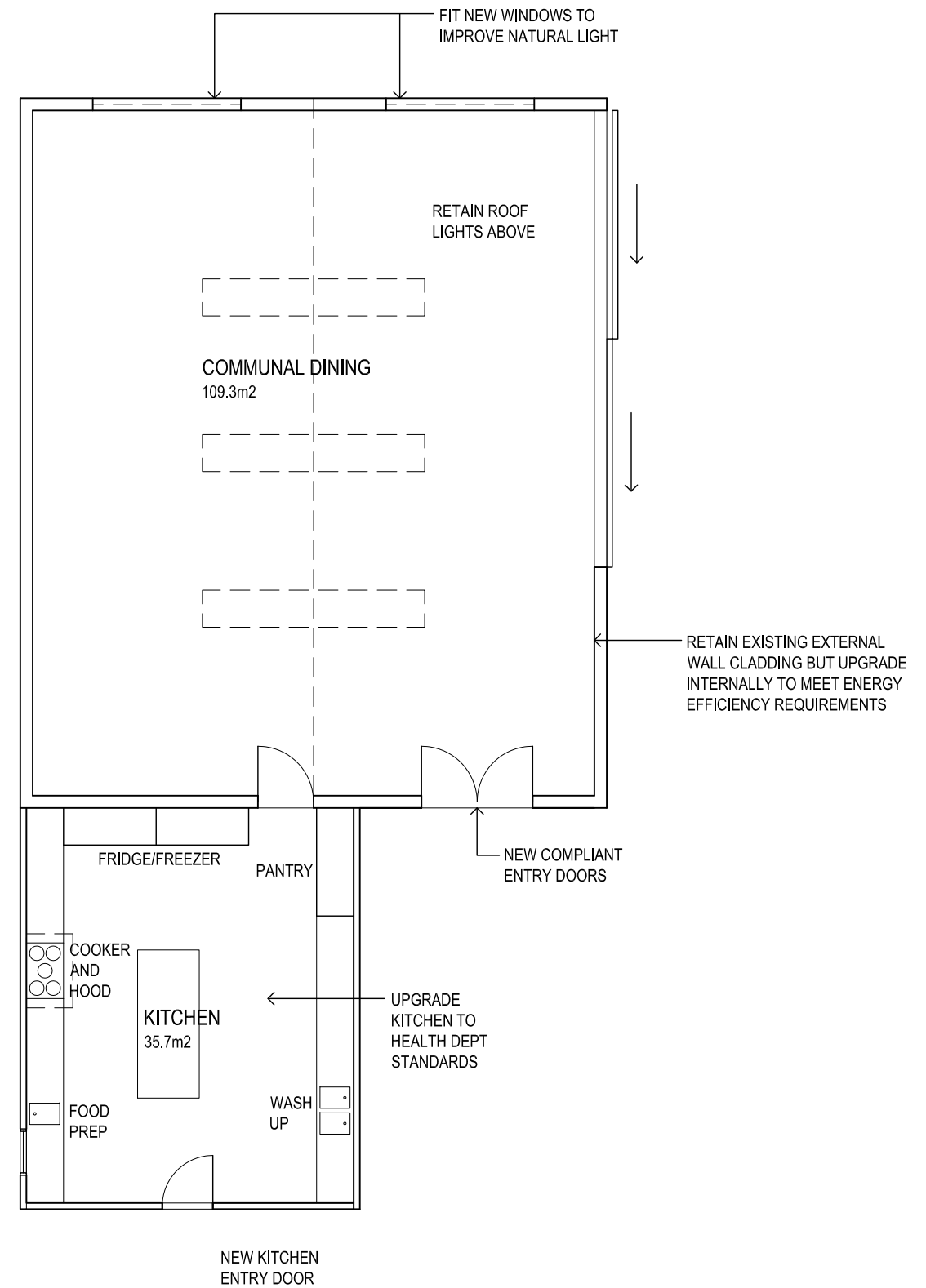


CHANGE OF USE TO CHURCH (SIKH TEMPLE)
 AT: 126 ROCHES BEACH ROAD, ROCHES BEACH
 OWNER: JASBIR SINGH NABULLA



EXISTING FLOOR PLAN - BUILDING 2

1:100



PROPOSED FLOOR PLAN - BUILDING 2

1:100

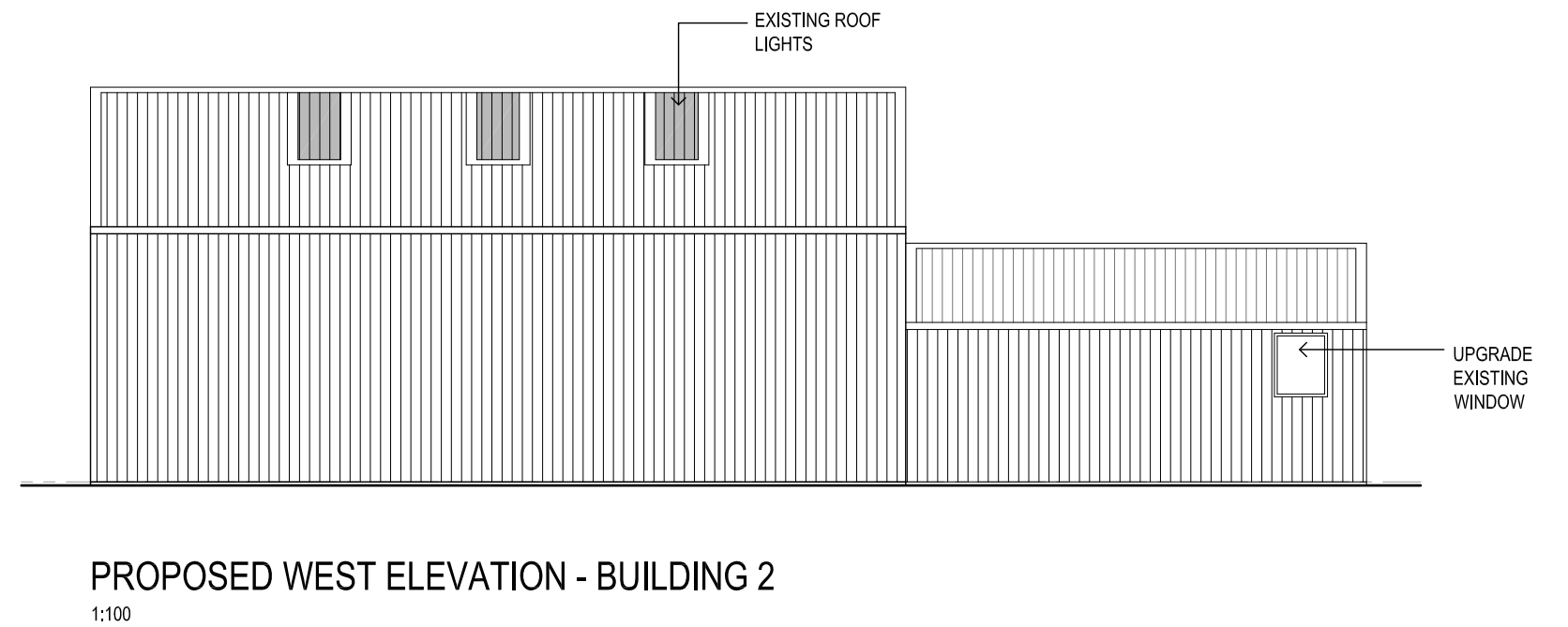
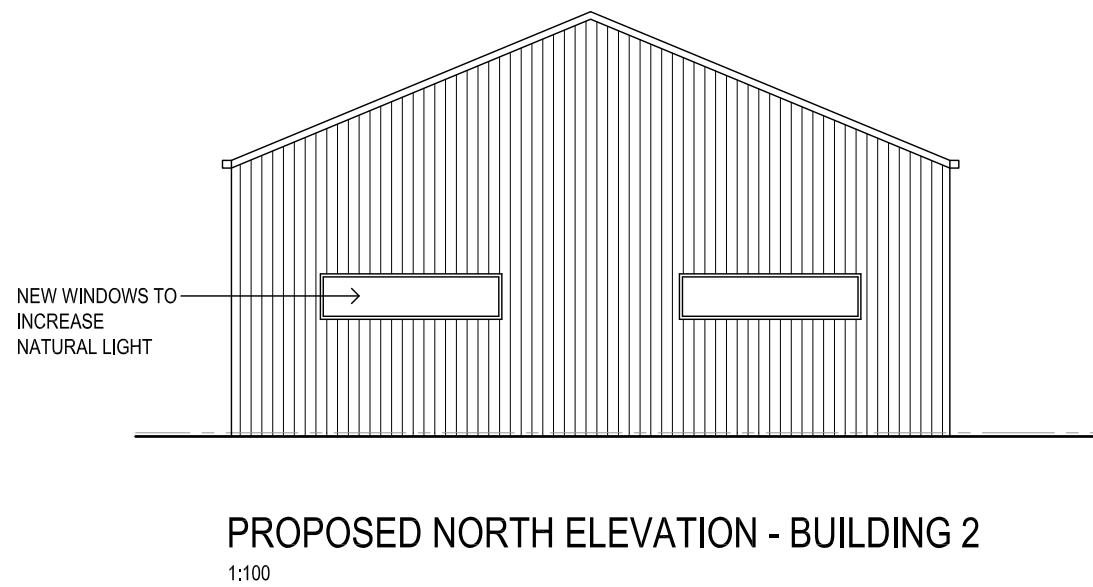
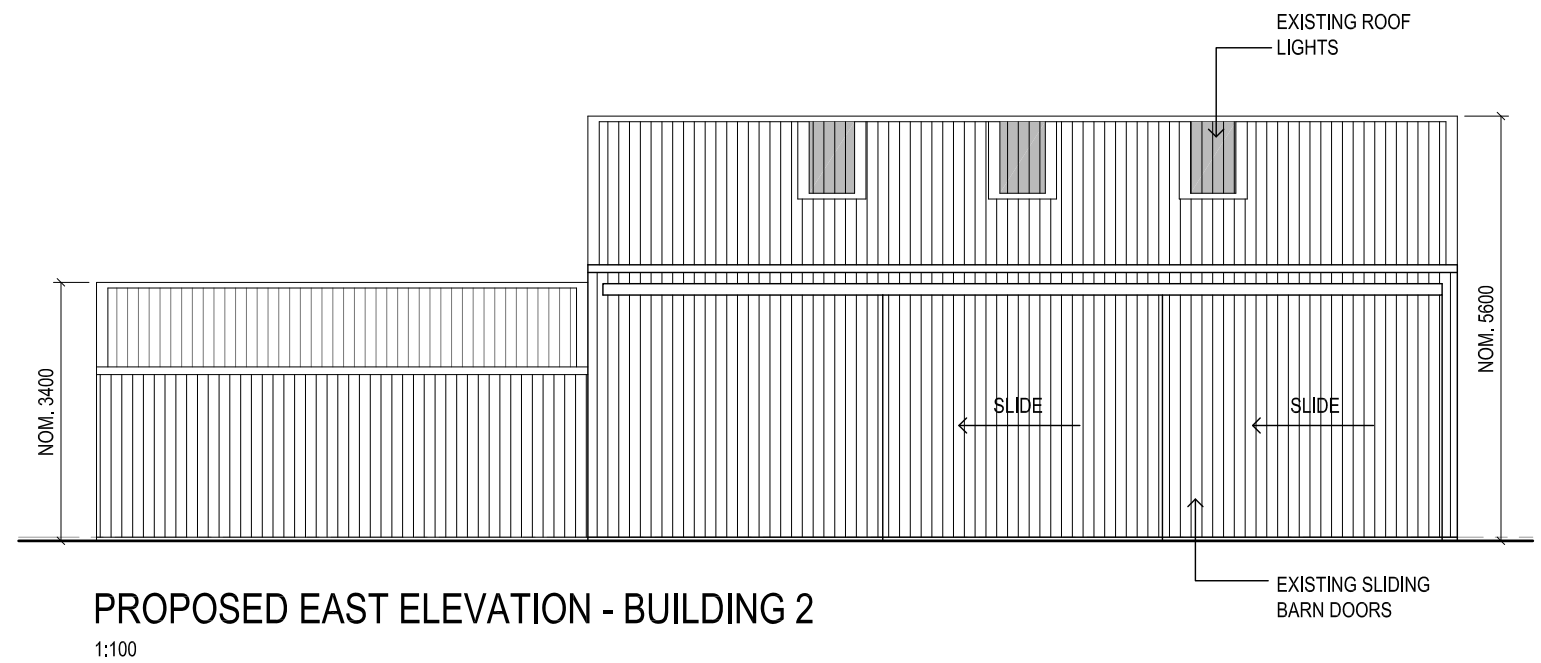
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DEVELOPMENT APPLICATION DOCUMENTATION

NOVEMBER 2015



CHANGE OF USE TO CHURCH (SIKH TEMPLE)
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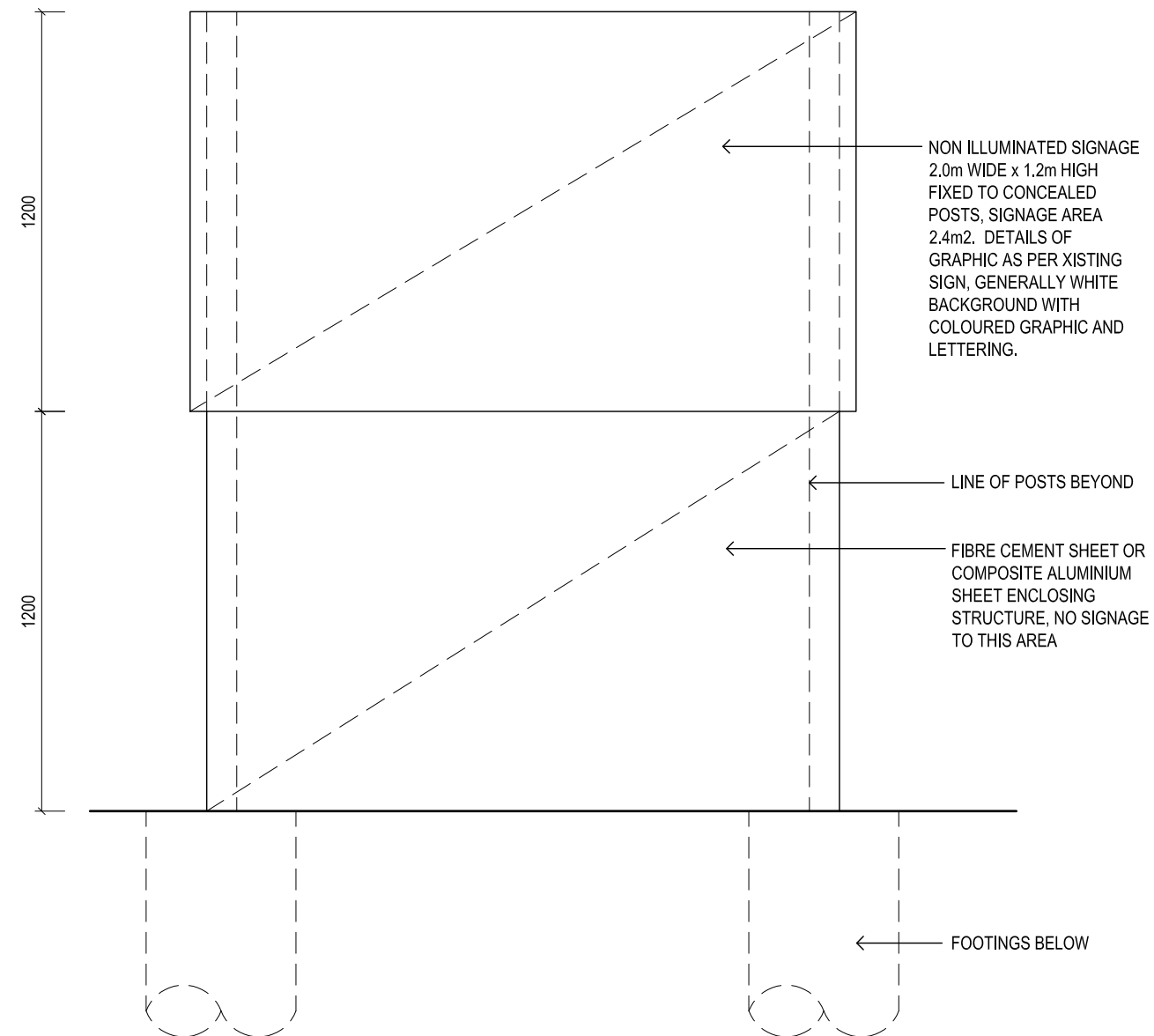
NOTE:
1. THERE IS NO INTENTION TO CHANGE OR ENLARGE THE BUILDING ENVELOPE. THE BUILDING SIZE AND HEIGHT ARE NOT TO BE CHANGED. ONLY MINOR EXTERNAL AND INTERNAL MODIFICATIONS ARE PROPOSED AS PART OF THE CHANGE OF USE.

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DEVELOPMENT APPLICATION DOCUMENTATION

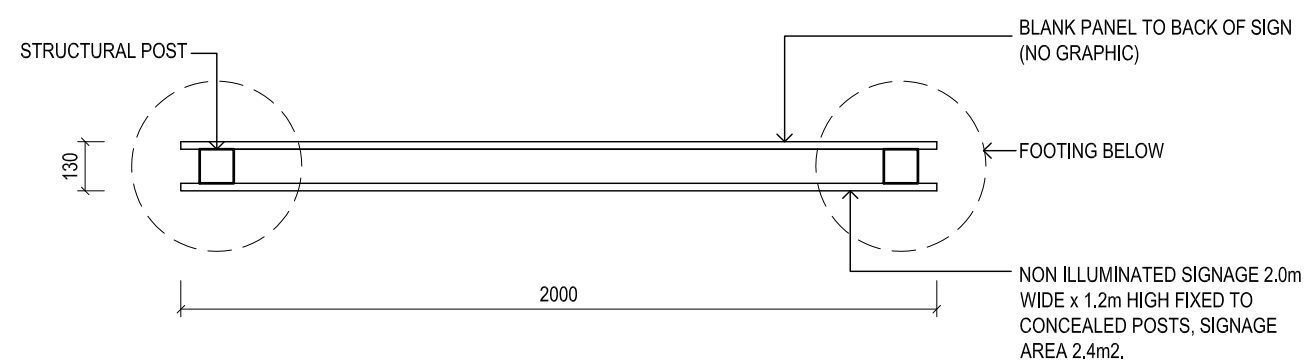
NOVEMBER 2015

CHANGE OF USE TO CHURCH (SIKH TEMPLE)
AT: 126 ROCHE'S BEACH ROAD, ROCHE'S BEACH
OWNER: JASBIR SINGH NABULLA



PROPOSED ELEVATION - ENTRY SIGNAGE

1:20



PROPOSED FLOOR PLAN - ENTRY SIGNAGE

1:20

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DEVELOPMENT APPLICATION DOCUMENTATION

NOVEMBER 2015

CHANGE OF USE TO CHURCH (SIKH TEMPLE)
AT: 126 ROCHE'S BEACH ROAD, ROCHE'S BEACH
OWNER: JASBIR SINGH NABULLA

126 Roches Beach Road, ROCHES BEACH



Site viewed from Roches Beach Road.

11.3.5 DEVELOPMENT APPLICATION D-2016/5 - 314 TRANMERE ROAD, TRANMERE - 3 MULTIPLE DWELLINGS
(File No D-2016/5)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 3 Multiple Dwellings at 314 Tranmere Road, Tranmere.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Waterways and Coastal Protection, the Parking and Access, and the Stormwater Management Codes under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended by agreement to expire on 13 April 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 2 representations were received raising the following issues:

- privacy;
- overshadowing;
- views;
- property values;
- previous advice;
- wind impacts;
- Traffic Impact Assessment; and
- parking.

RECOMMENDATION:

A. That the Development Application for 3 Multiple Dwellings at 314 Tranmere Road, Tranmere (CI Ref D-2016/5) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLANS
 - [• modification of the balustrade on the south-eastern side of the deck of Unit 2 to ensure that it has a maximum 25% transparency.

- modification to the privacy screen on the eastern side of the deck of Unit 1, increasing the height to between 2.1m and 2.2m above the finished floor level of the deck.]
3. Prior to the commencement of the use of the dwellings, the owner is to amend the sealed plan for the site to remove the redundant right-of-way that is currently adjacent to the northern site boundary. Prior to the commencement of works, the developer is to provide all documentation necessary for the Land Titles Office to execute the amendment to the sealed plan.
 4. Prior to the commencement of the use, an amendment to the sealed plan to remove the rights-of-way along the northern boundary must be registered on the title.
 5. ENG A2 – CROSSOVER CHANGE [5.5m] [TSD-R09 (urban)].
 6. ENG A5 – SEALED CAR PARKING.
 7. ENG A8 – SIGHT DISTANCE WORK [benching works are required on the Tranmere Road reservation and development land to achieve a minimum 45m SSD in accordance with the Traffic Impact Statement submitted with the application]. Add new paragraph “These works are to be completed prior to the commencement of the use of the site”.
 8. ENG S1 – INFRASTRUCTURE REPAIR.
 9. ENG M1 – DESIGNS DA.
 10. The development must meet all required Conditions of Approval specified by TasWater notice dated 2/02/2016 (TWDA 2016/00028-CCC).
 11. ADVICE – The amendment to the sealed plan required by Condition 3 can be processed at any time following the completion of the site distance works required by Condition 7. It is recommended that you notify Council’s City Planning department as soon as the works are completed so that the amendment application can resume processing to help avoid any delays when it comes time for the occupancy and commencement of the use of the development.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

**DEVELOPMENT APPLICATION D-2016/5 - 314 TRANMERE ROAD, TRANMERE
- 3 MULTIPLE DWELLINGS /contd...**

ASSOCIATED REPORT**1. BACKGROUND**

A petition to amend the sealed plan removing the right-of-way along the northern boundary of the site has been received by Council and is currently on hold pending completion of the sight distance works proposed in this application. This application has been signed by all affected property owners and there is therefore no impediment to its being actioned once all necessary site works are completed.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned General Residential and subject to the Waterways and Coastal Protection, the Parking and Access, and the Stormwater Management Codes under the Scheme.

2.2. The proposal is Discretionary because it does not meet certain Acceptable Solutions under the Scheme.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Part D – General Residential Zone; and
- Part E – Waterways and Coastal Protection, the Parking and Access, and the Stormwater Management Codes.

2.4. Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a generally regularly shaped lot on the eastern side of Tranmere Road. The land slopes moderately down toward Tranmere Road, which abuts the foreshore reserve.

There is an existing old farm access to the site but there is also a right-of-way to provide safe access over the adjacent lot to the north (312 Tranmere Road). There is also a right-of-way over the property along its northern boundary in favour of the property to the east (28 Trevassa Crescent). There are also a number of services and easements crossing this property, limiting the areas available to locate buildings on-site.

3.2. The Proposal

The proposal is for the construction of three 2-storey Multiple Dwellings at 314 Tranmere Road, Tranmere. The dwellings will all have 2 bedrooms, a bathroom, a laundry and a 2 car garage on the ground level and an additional master bedroom, with ensuite and walk in wardrobe and an open living dining kitchen area on the upper level.

A new site entrance is proposed at the northern end of the frontage to service all 3 dwellings. Sight distance works are proposed along Tranmere Road to ensure the safety of this access point and to ensure compliance with the Acceptable Solution at Clause E6.7.2 A1 of the Parking and Access Code.

An area on the north side of Dwelling 2 is proposed as the required private open space for that dwelling. To achieve this, it is proposed to remove the existing right-of-way over this portion of the site as described above.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) *all applicable standards and requirements in this planning scheme; and*
- (b) *any representations received pursuant to and in conformity with ss57(5) of the Act;*
- but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.*

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential and subject to the Waterways and Coastal Protection, the Parking and Access, and the Stormwater Management Codes with the exception of the following.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.2 A3	Setbacks and building envelope for all dwellings	<p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by:</p> <p>(ii) projecting a line at an angle of 45° from the horizontal at a height of 3m above natural ground level at the side boundaries and a distance of 4m from the rear boundary to a building height of not more than 8.5m above natural ground level.</p>	<p>Unit 2 will have a maximum height of 6.6m at the north-western corner of the roof of the deck, with a setback of 3.1m, which will result in a small portion of this roof (approximately 0.3m) being outside the building envelope at this point.</p>

The proposed variation can be supported pursuant to the following Performance Criteria:

“The siting and scale of a dwelling must:

- (a) not cause unreasonable loss of amenity by:*
 - (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or*
 - (ii) overshadowing the private open space of a dwelling on an adjoining lot; or*
 - (iii) overshadowing of an adjoining vacant lot; or*
 - (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and*
- (b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area”.*

The following comments are provided in relation to (a) and (b) above:

- The location of the discretion is approximately the centre of the northern site boundary. As such, it will not result in any overshadowing or loss of sunlight to dwellings or the private open space on any adjacent lots.
- The design of the building, including various elements to eliminate a blank façade, will ensure that this minor protrusion does not result in excess building bulk on this façade.
- The setback to the northern boundary remains 3m at the closest point, which is adequate to retain separation between the proposed development and the existing adjacent dwelling.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.6 A1	Privacy for all dwellings	A balcony, deck, roof terrace, parking space, or carport (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above natural ground level must have a permanently fixed screen to a height of at least 1.7m above the finished surface or floor level, with a uniform transparency of no more than 25%, along the sides facing a: (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is at least 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	There is a setback of 2.73m between the decks of Units 1 and 3. Compliant screening is provided to unit 1, but no screen is provided to Unit 3.

The proposed variation can be supported pursuant to the following Performance Criteria:

- “A balcony, deck, roof terrace, parking space or carport (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above natural ground level, must be screened, or otherwise designed, to minimise overlooking of:*
- (a) a dwelling on an adjoining lot or its private open space; or*
 - (b) another dwelling on the same site or its private open space;*
 - or*
 - (c) an adjoining vacant residential lot”.*

As the deck for Unit 3 has a higher finished floor level than that for Unit 1, the screening proposed on the deck of Unit 1 is not sufficient to provide adequate privacy for users of this deck.

To address this concern, it is proposed to impose a condition on the permit requiring the developer to increase the height of the privacy screen on Unit 1 and to replace the glass balustrade on Unit 3 with a maximum 25% transparency balustrade at the same height.

This will ensure that adequate privacy is provided for both dwellings, whilst retaining the views achieved from the deck of Unit 3.

General Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
10.4.7 A1	Frontage fences for all dwellings	A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than: (a) 1.2m if the fence is solid; or (b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	A 1.8m high fence, on top of a retaining wall with a maximum height of 0.8m, is proposed at a 90° angle to the front boundary for a distance of 6m, separating the visitor car parking space for the site from the private open space of Unit 1.

The proposed variation can be supported pursuant to the following Performance Criteria:

“A fence (including a free-standing wall) within 4.5m of a frontage must:

- (a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and*
- (b) be compatible with the height and transparency of fences in the street, taking into account the:*
 - (i) topography of the site; and*
 - (ii) traffic volumes on the adjoining road”.*

The following comments are provided in relation to (a) and (b) above:

- The fence will ensure privacy for the private open space from the visitor car park, whilst not interrupting the passive surveillance between the site and the street as it is angled to be seen straight past.

- There are no established side fences in the area. However, given the topography and nature of the proposed fence, it is considered appropriate for the site.
- The TIA provided was based on the application plans and has not highlighted any issues with the proposed fence and the traffic volumes on the road.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 2 representations were received. The following issues were raised by the representors.

5.1. Privacy

The representor has indicated that the 2-storey units will result in a loss of privacy for their dwelling.

- **Comment**

The development complies with the acceptable solutions for privacy for adjacent sites and as such this is not a matter with determining weight.

5.2. Overshadowing

The representor has indicated a belief that the closest unit will overshadow the dwelling on the adjacent site to the east.

- **Comment**

A small portion of Unit 2 is outside the building envelope in its north-western corner, adjacent to the northern boundary. The development complies with the building envelope adjacent to all other boundaries. As such, the scheme does not provide capacity to consider overshadowing of properties to the east of the site as the buildings are within the building envelope in this area and therefore any impacts have been deemed to be acceptable.

5.3. Views

The representor has indicated that the 2-storey units proposed will result in a loss of their water views.

- **Comment**

Views from adjacent properties are not a matter which is addressed by the Scheme. In any event, the discretions sought would not have any impact on the views from the adjacent dwellings. As such, this matter is not of determining weight.

5.4. Property Values

The representor has indicated that the loss of views, privacy and solar access will devalue their property, as will what they describe as overcrowding of the development site.

- **Comment**

Property values are not considered under the Planning Scheme and as such are not relevant to the assessment of this proposal.

5.5. Previous Advice (from Council)

The representor has indicated that they were advised by Council that they could not build a 2-storey house and that the application site also could not build a 2-storey house. The representor has indicated that this advice resulted in their constructing a single-storey house assuming that the same would be required on the application site.

- **Comment**

The Clarence Interim Planning Scheme (the Scheme) came into effect on 1 July 2015, after the date that the representor's house was approved. Under the current Scheme, it is possible to apply for 2-storey houses on both the representor's property and the application site. While advice provided under a previous Planning Scheme cannot influence the determination of a proposal received under the current Scheme, in this instance there is no evidence that the alleged advice was provided.

Indeed, it is most unlikely that this occurred, as the Scheme did not previously contain a limit on storeys, but rather contained height limits for waterfront lots. These restrictions did not preclude 2-storey development; they did however, make it likely that a Discretionary planning application would have been required for such to occur.

5.6. Wind Impacts

One representor is concerned that the density of the development on the site and the proposed screening for the decks does not adequately consider the wind conditions experienced on the site.

- **Comment**

Wind conditions and impacts on dwellings are not a matter for consideration under the Scheme. These concerns are addressed through the building process. As such, this is not a relevant planning matter and cannot influence the determination of this proposal.

5.7. Traffic Impact Assessment

One representor is concerned that the Traffic Impact Assessment (TIA) provided does not adequately address the traffic hazard posed by allowing access to the site as proposed.

- **Comment**

Council Engineers have reviewed the TIA and are satisfied that, with the works detailed within, the site access will be fit for the proposed development. Accordingly, a condition should be included in the permit requiring these works.

5.8. Parking

One representor is concerned that the proposal for a single visitor car park is not sufficient given the on-street parking availability.

- **Comment**

The proposed car parking complies with the Parking and Access code and as such this is not a matter that can be considered in determining the proposal.

6. EXTERNAL REFERRALS

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted.

7. STATE POLICIES AND ACT OBJECTIVES

7.1. The proposal is consistent with the outcomes of all State Policies.

7.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

Developer contributions are not required to comply with any Council Policies.

9. CONCLUSION

The proposal is for 3 Multiple Dwellings at 314 Tranmere Road, Tranmere. The proposal satisfies all Scheme requirements, with minor modifications as detailed above. It is therefore recommended for conditional approval.

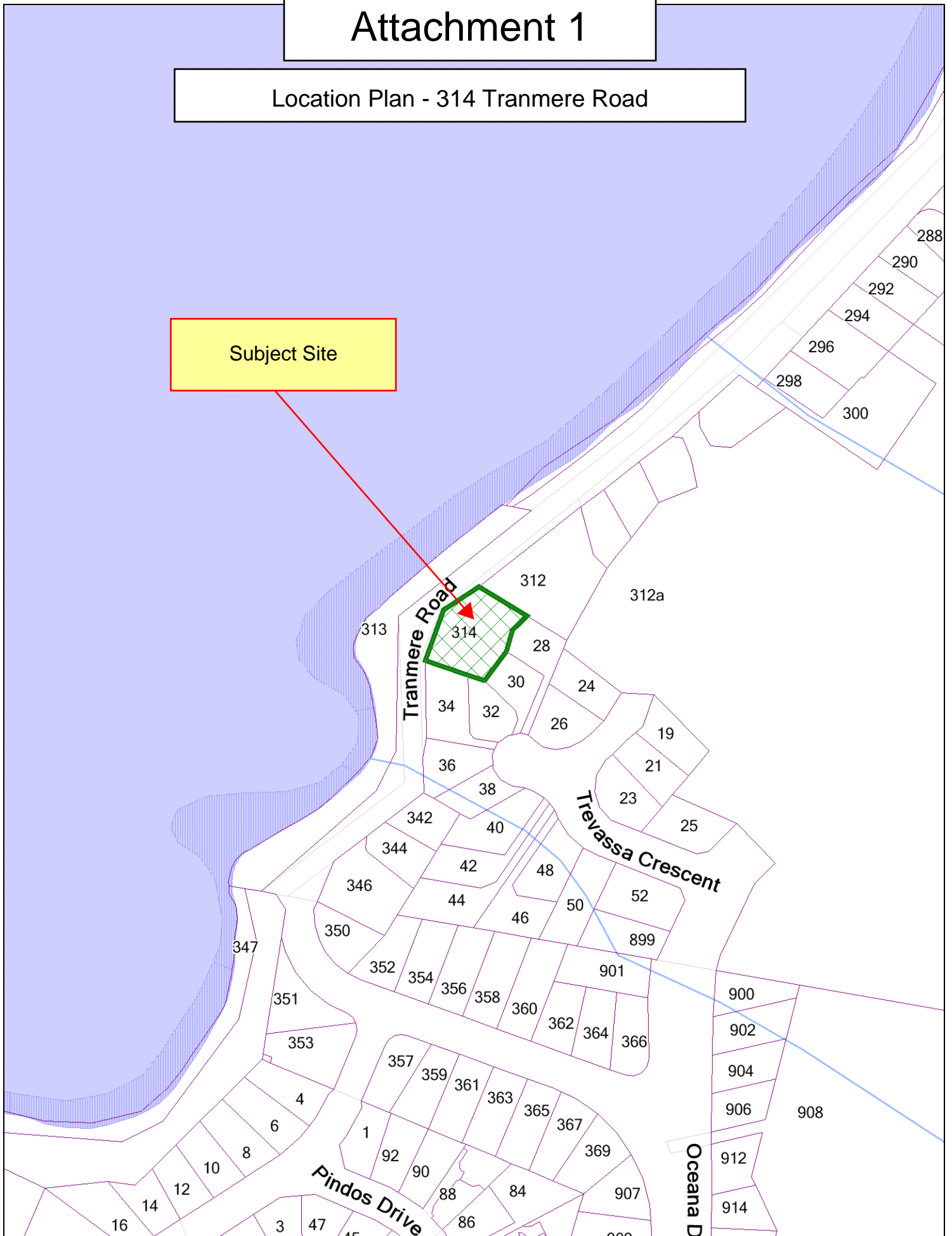
Attachments: 1. Location Plan (1)
2. Proposal Plan (10)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1

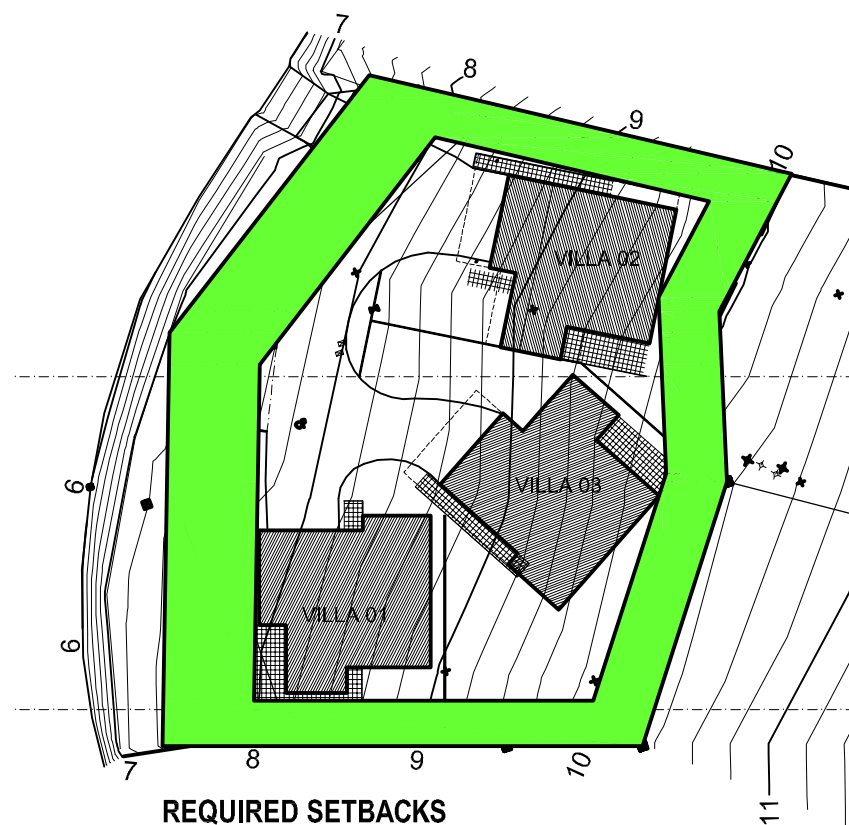
Location Plan - 314 Tranmere Road

Subject Site



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 30 March 2016 **Scale:** 1:2,428 @A4

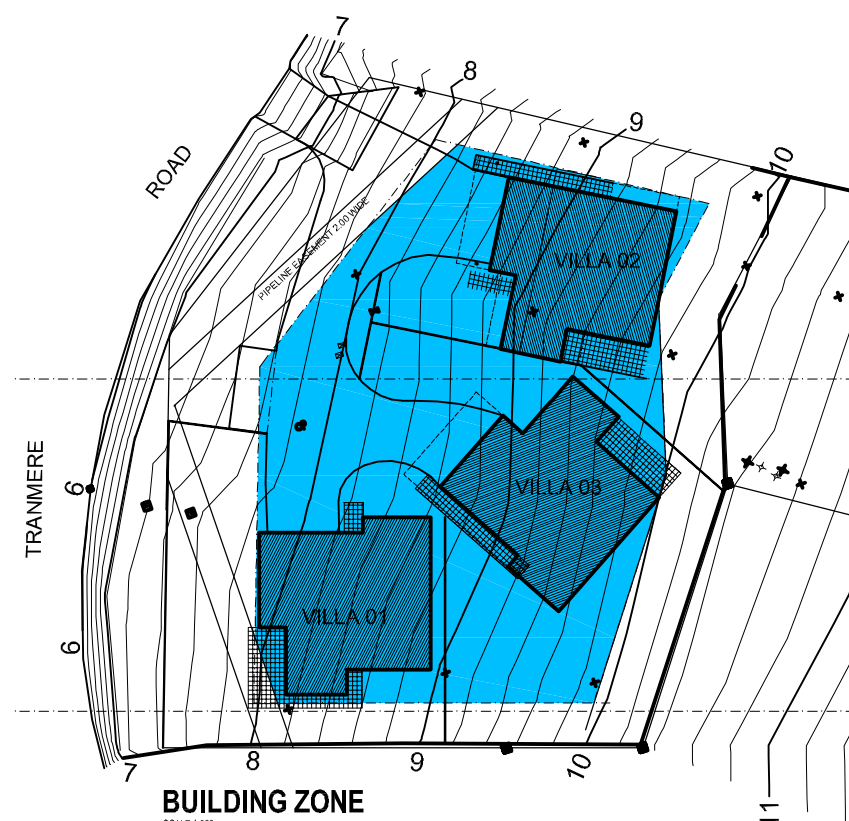
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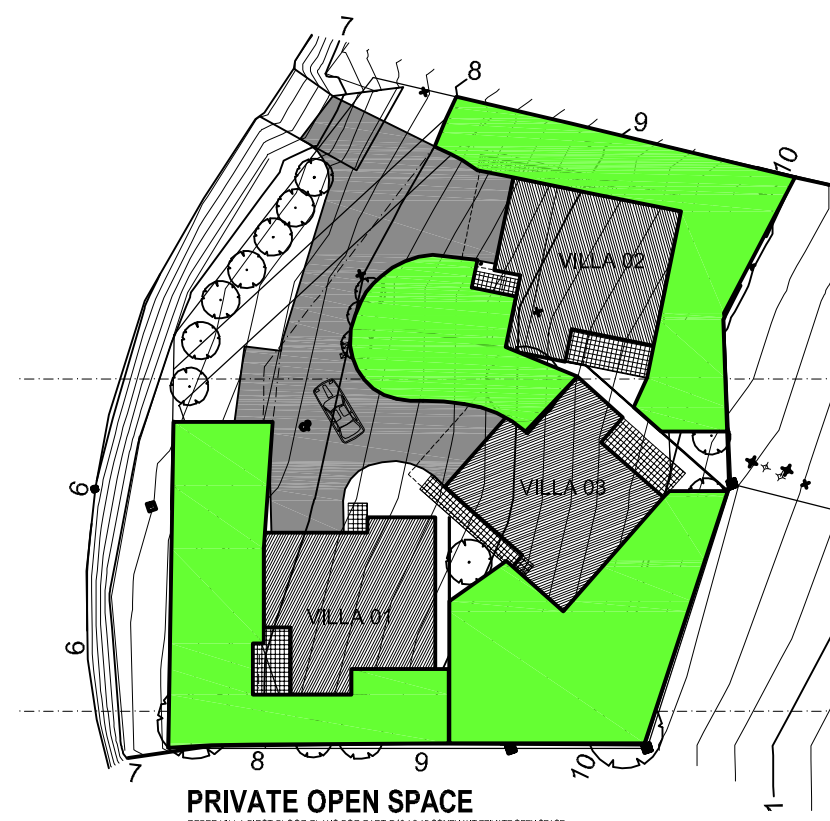
REQUIRED SETBACKS
SCALE 1:500



EASEMENTS
SCALE 1:500



BUILDING ZONE
SCALE 1:500



PRIVATE OPEN SPACE
SCALE 1:500

AREA ANALYSIS

Proposed Villa 01		Proposed Villa 02		Proposed Villa 03		Site Coverage & Private Open Spaces	
Coverage	147 sqm	Coverage	142 sqm	Coverage	139 sqm	Total Site Area	1,432 sqm
Private Open Space:		Private Open Space:		Private Open Space:		Total Proposed Site Coverage :	428 sqm (30%)
Deck	27 sqm	Deck	28 sqm	Deck	28 sqm	Total Permeable Ground:	667 sqm (47%)
Ground Level	179 sqm	Ground Level	189 sqm	Ground Level	229 sqm		
Total	206 sqm	Total	217 sqm	Total	257 sqm		

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT - IF IN DOUBT, ASK!

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Accreditation #: CC5364 H RAIA #: 48053

Project

NEW VILLAS

314 TRANMERE RD, TRANMERE

Client

Michael Ratcliffe

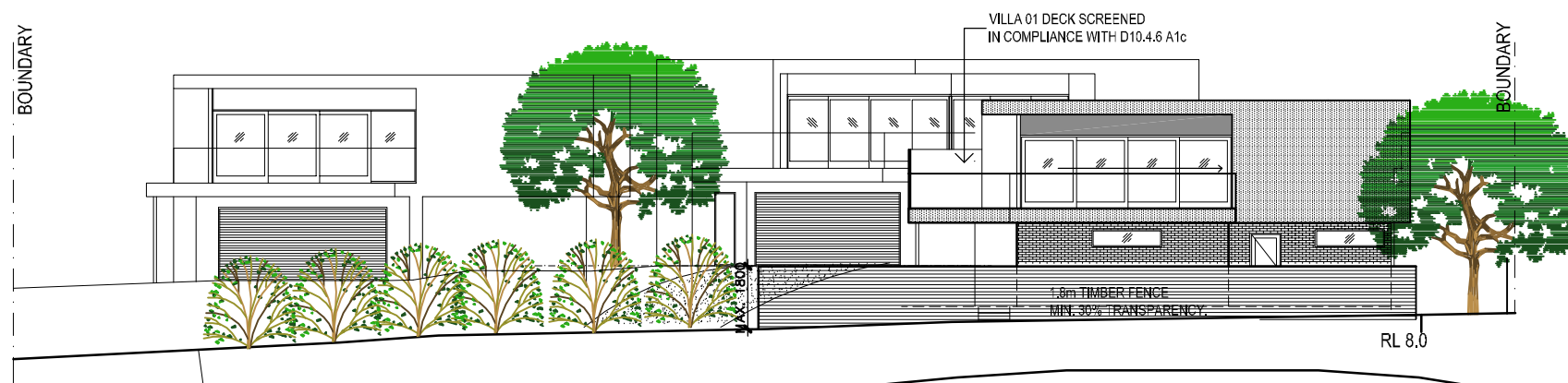
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SITE AUDIT

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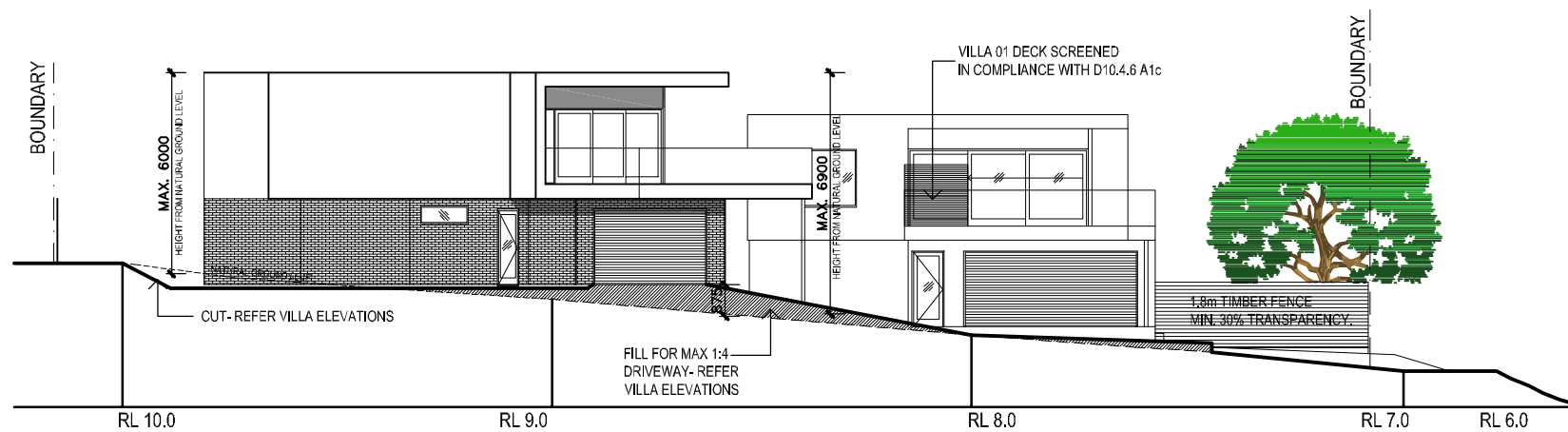
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Agenda Attachment 3.14 Transmere - Page 2 of 12
1502 TP01 C



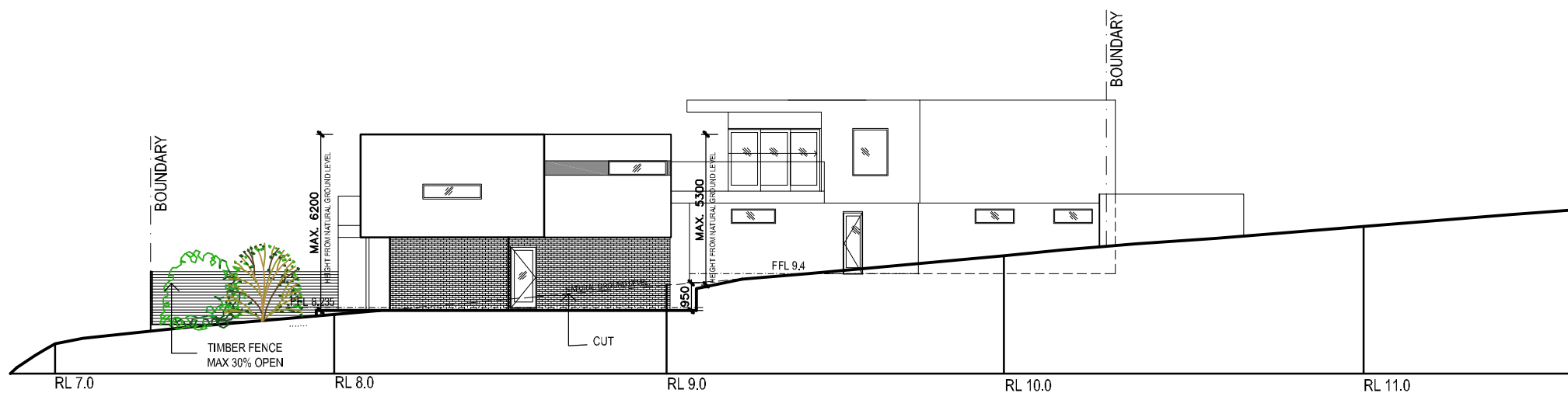
**WEST SITE ELEVATION
FROM TRANMERE ROAD.**

SCALE 1:200



A NORTH SITE SECTION / ELEVATION

TP02 SCALE 1:200



B SOUTH SITE SECTION / ELEVATION

TP02 SCALE 1:200

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Project

NEW VILLAS

314 TRANMERE RD, TRANMERE

Client

Michael Ratcliffe

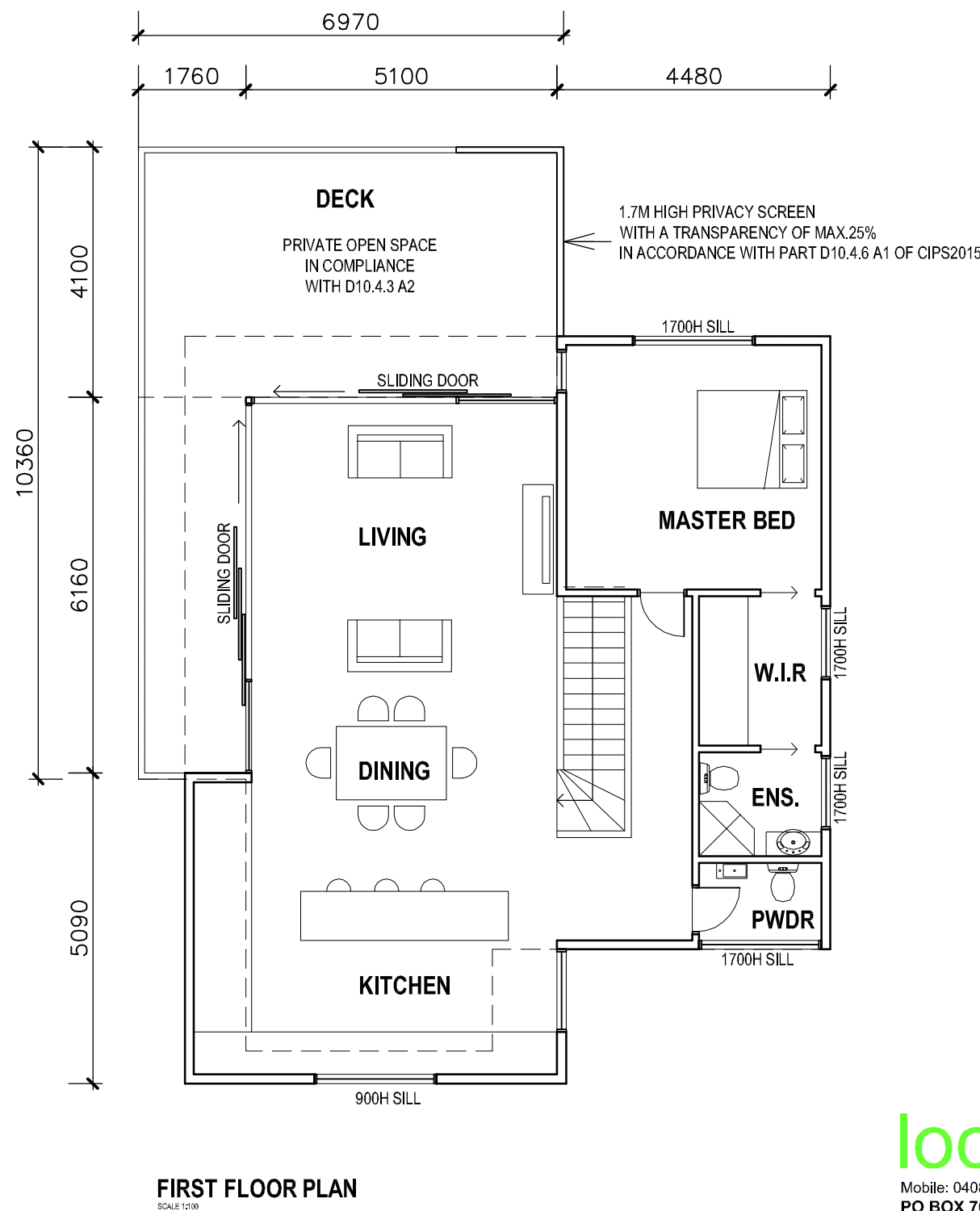
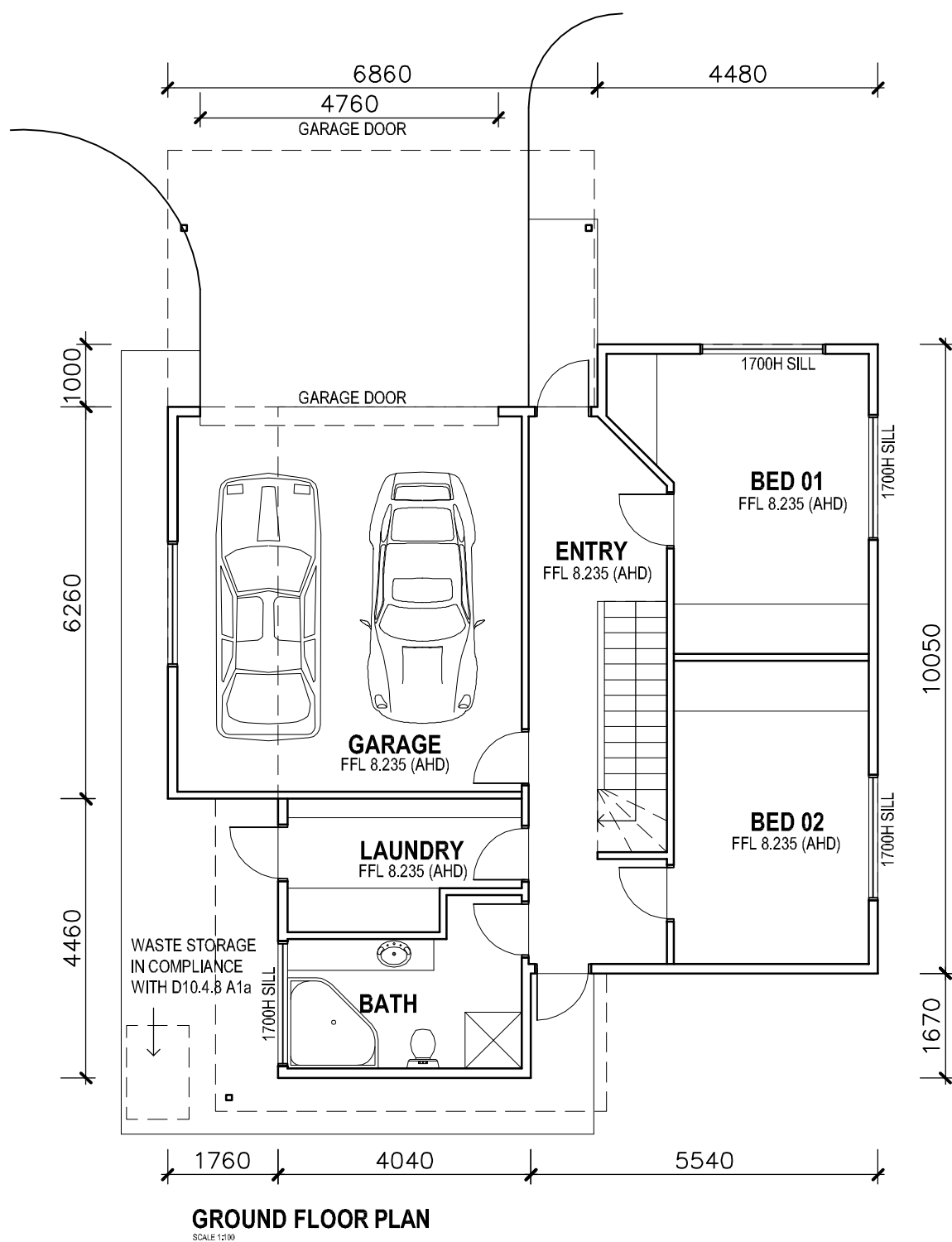
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SITE SECTIONS & ELEVATIONS

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1502	TP03 B



AREA ANALYSIS

Proposed Villa 01		Proposed Villa 02		Proposed Villa 03		Site Coverage & Private Open Spaces	
Coverage	147 sqm	Coverage	142 sqm	Coverage	139 sqm	Total Site Area	1,432 sqm
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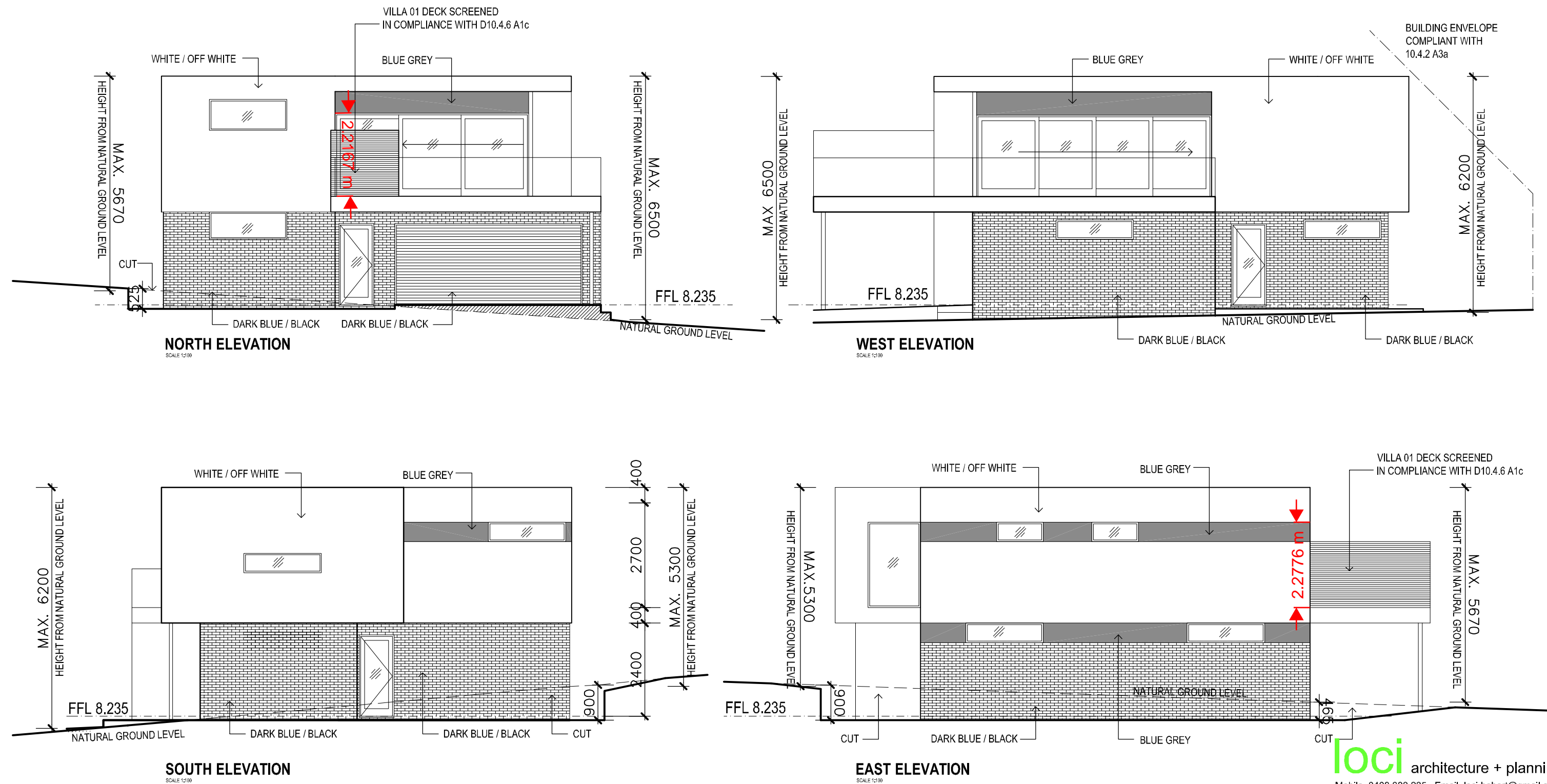
Project
NEW VILLAS
314 TRANMERE RD, TRANMERE

Client
Michael Ratcliffe

Drawing
VILLA 01 PROPOSED FLOOR PLANS

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1502 TP04 C



AREA ANALYSIS

Proposed Villa 01		Proposed Villa 02		Proposed Villa 03		Site Coverage & Private Open Spaces	
Coverage	147 sqm	Coverage	142 sqm	Coverage	139 sqm	Total Site Area	1,432 sqm
Private Open Space:		Private Open Space:		Private Open Space:		Total Proposed Site Coverage :	
Deck	27 sqm	Deck	28 sqm	Deck	28 sqm	428 sqm (30%)	
Ground Level	179 sqm	Ground Level	189 sqm	Ground Level	229 sqm	Total Permeable Ground:	
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314 TRANMERE RD, TRANMERE

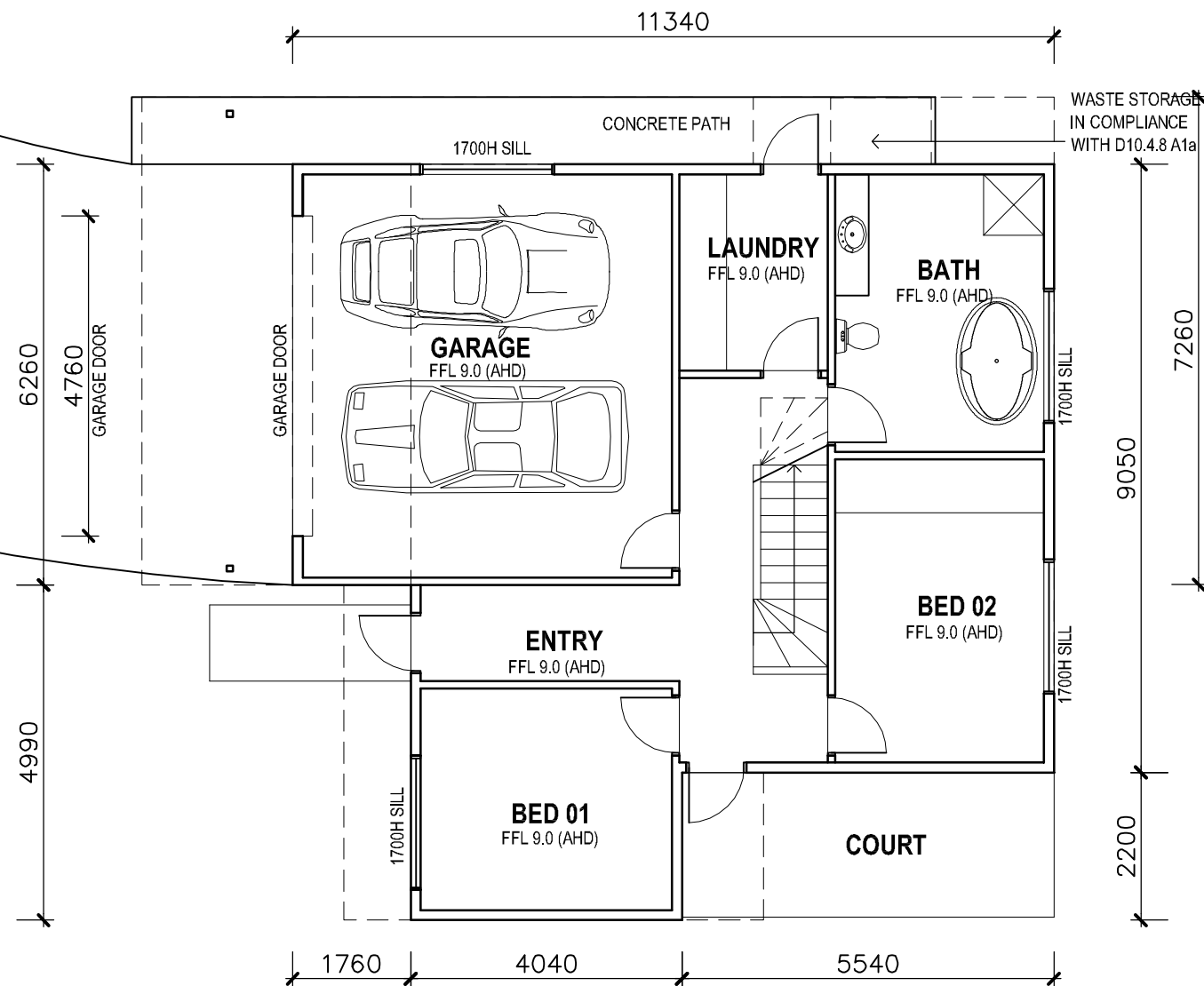
Client
Michael Ratcliffe

Drawing
VILLA 01 PROPOSED ELEVATIONS

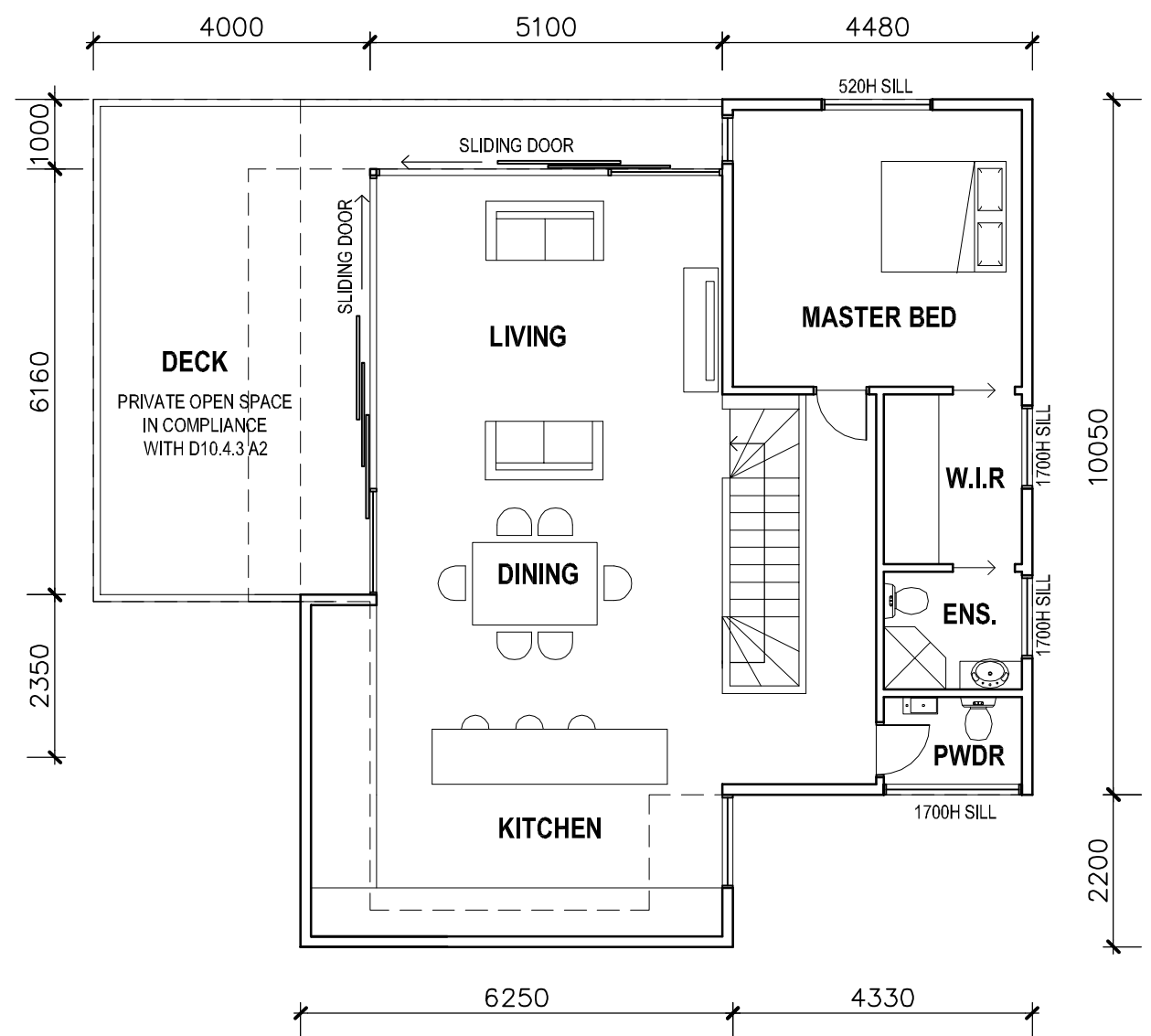
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1502 **TP05** **B**

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GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

PRELIMINARY

AREA ANALYSIS

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314 TRANMERE RD, TRANMERE

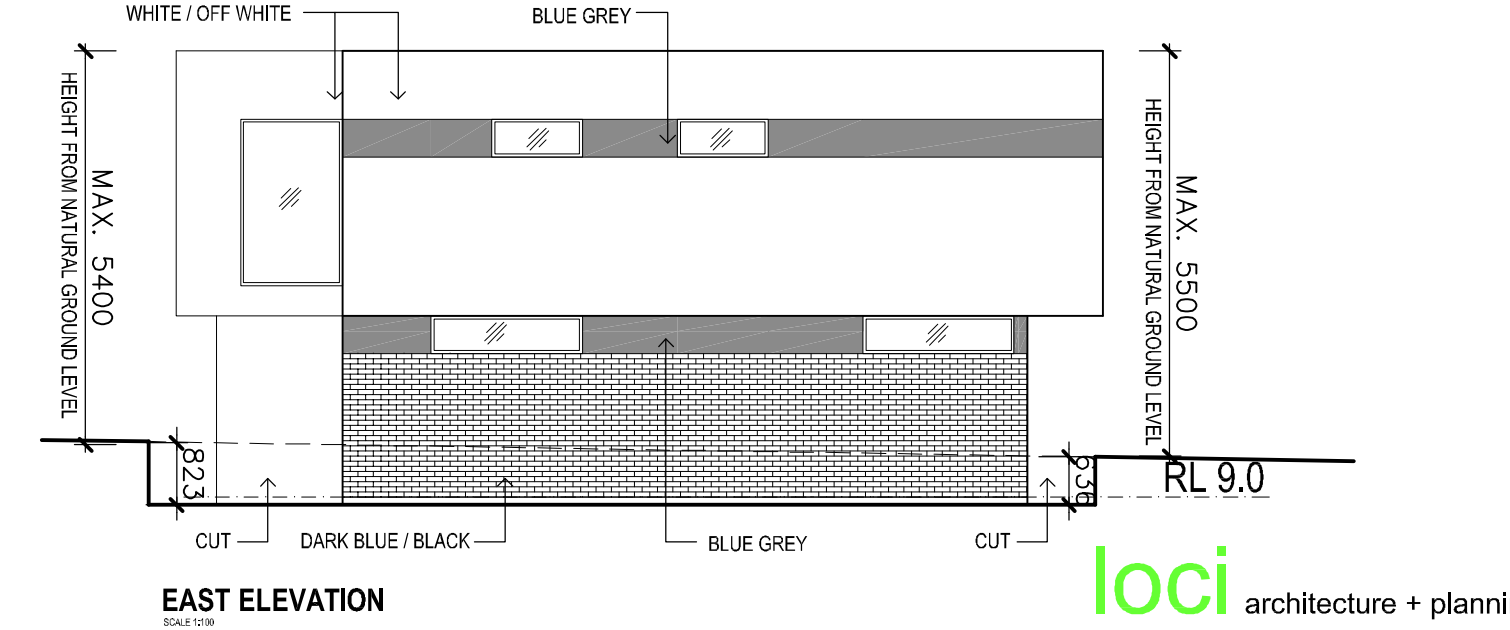
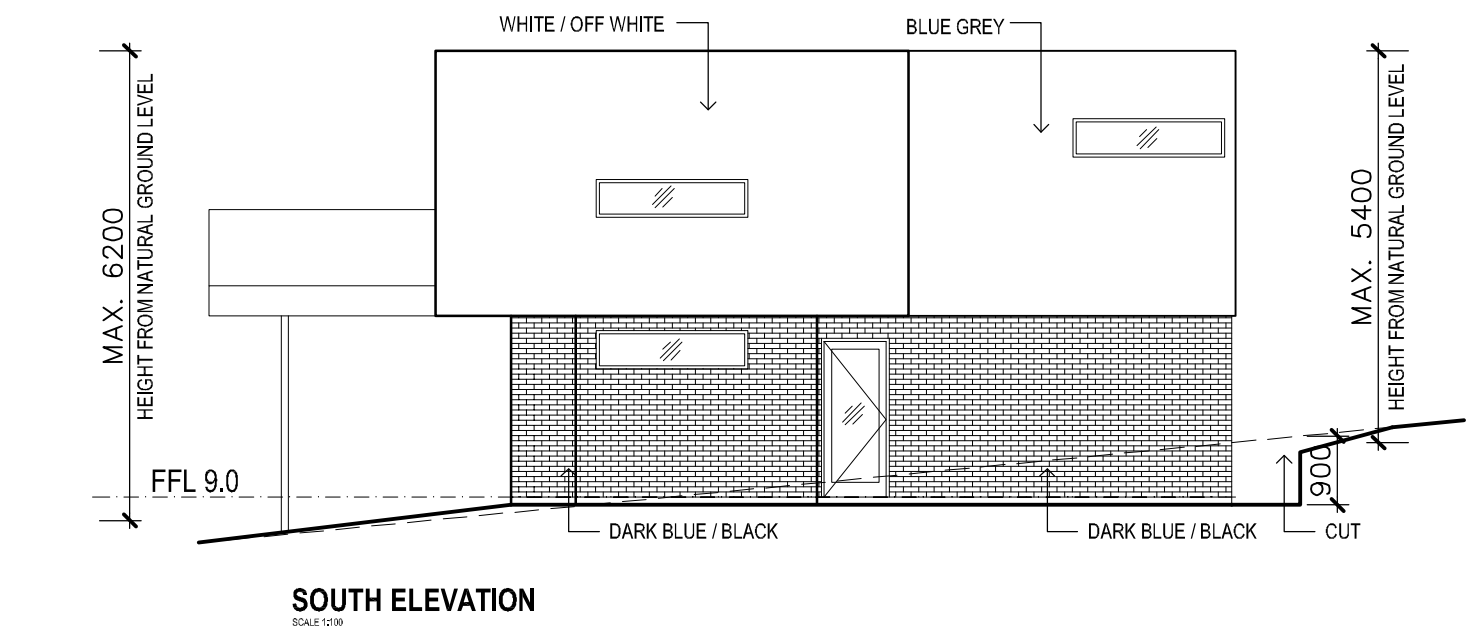
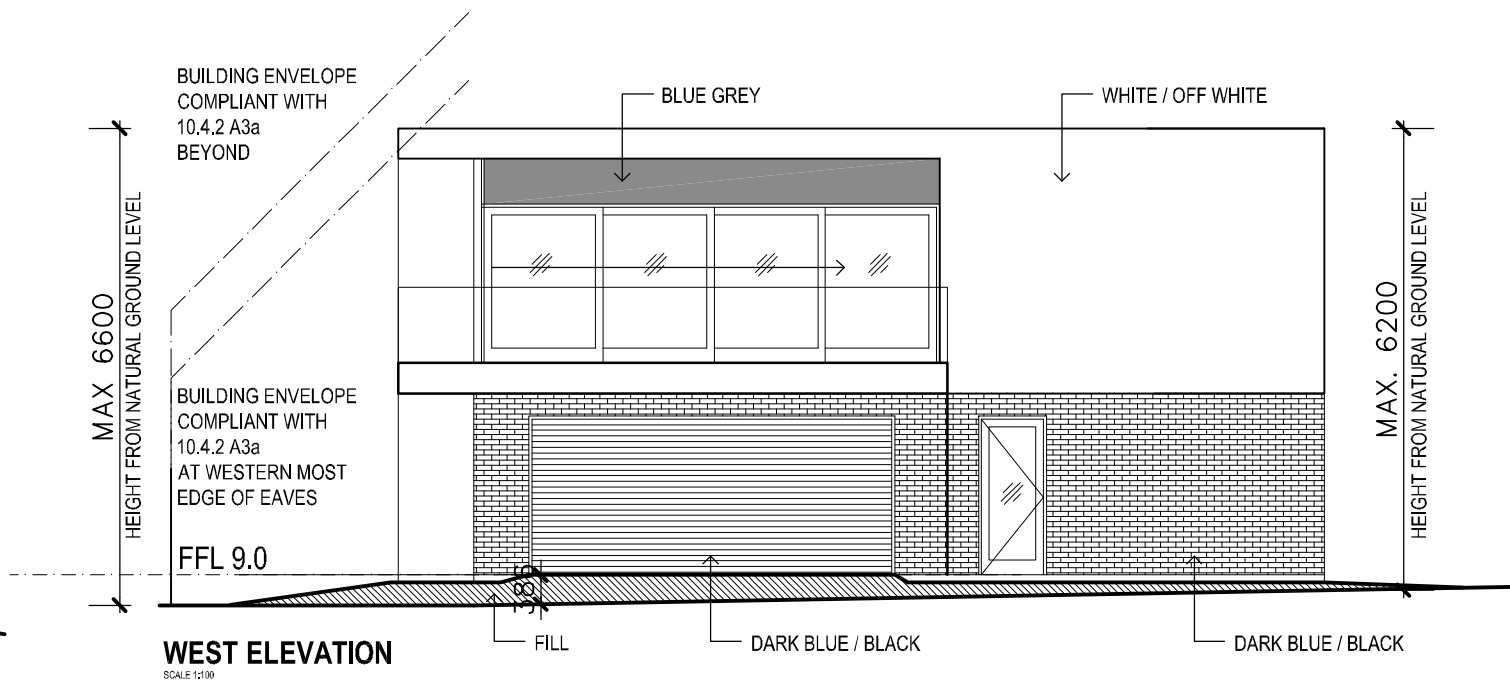
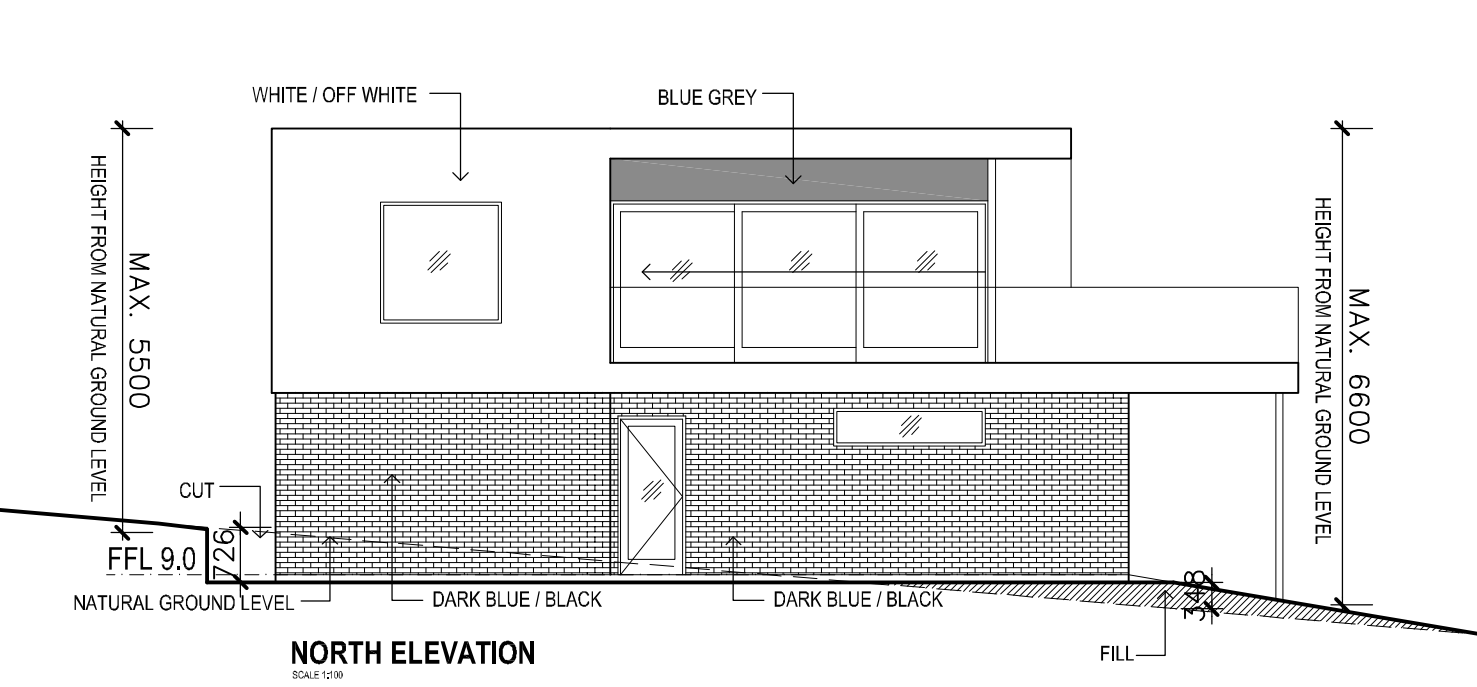
Client
Michael Ratcliffe

Drawing
VILLA 02 PROPOSED FLOOR PLANS

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1502 TP06 C

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AREA ANALYSIS

<u>Proposed Villa 01</u>		<u>Proposed Villa 02</u>		<u>Proposed Villa 03</u>		<u>Site Coverage & Private Open Spaces</u>	
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Project

NEW VILLAS

314 TRANMERE RD, TRANMERE

Client

Michael Ratcliffe

Drawing

VILLA 02 PROPOSED ELEVATIONS

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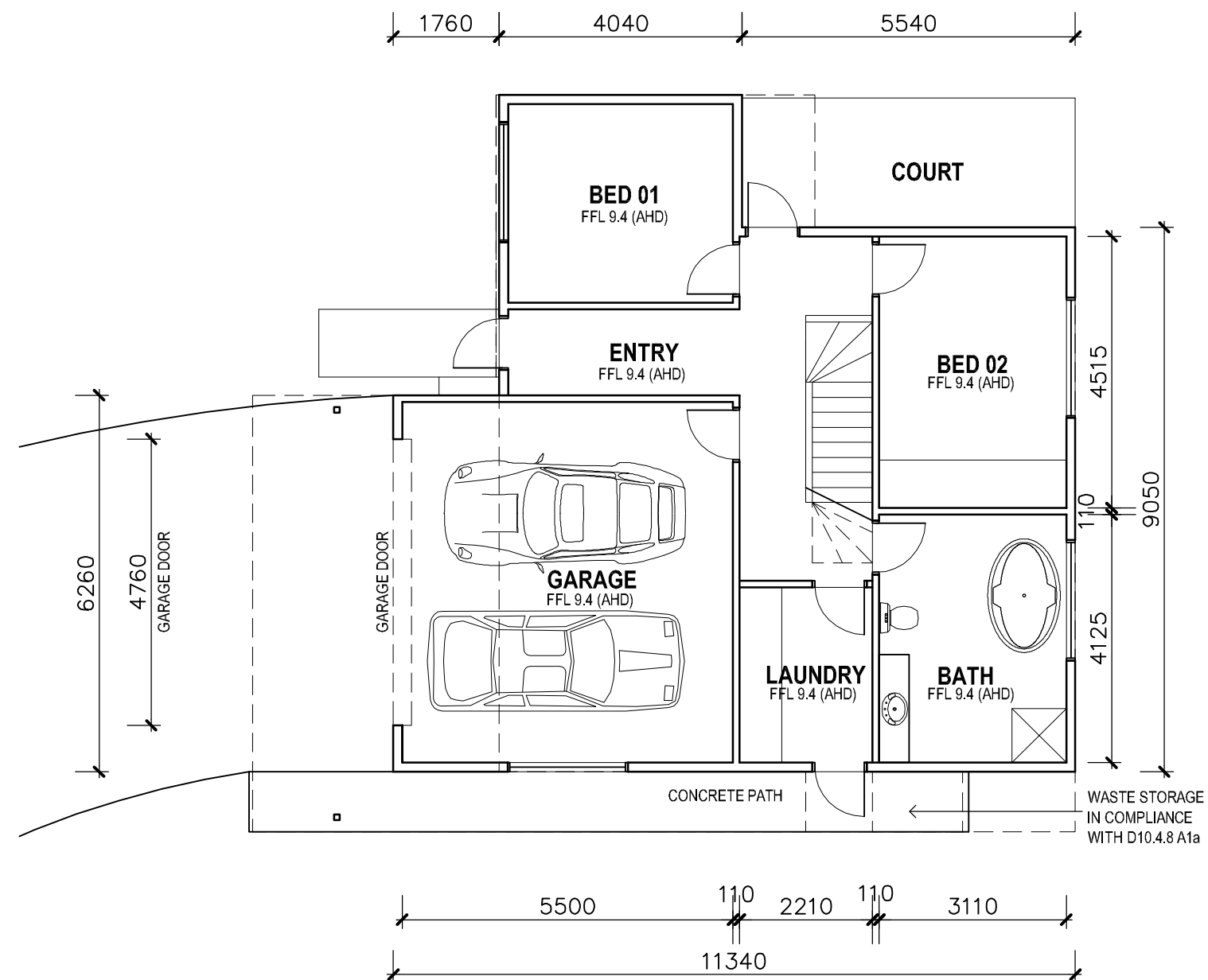
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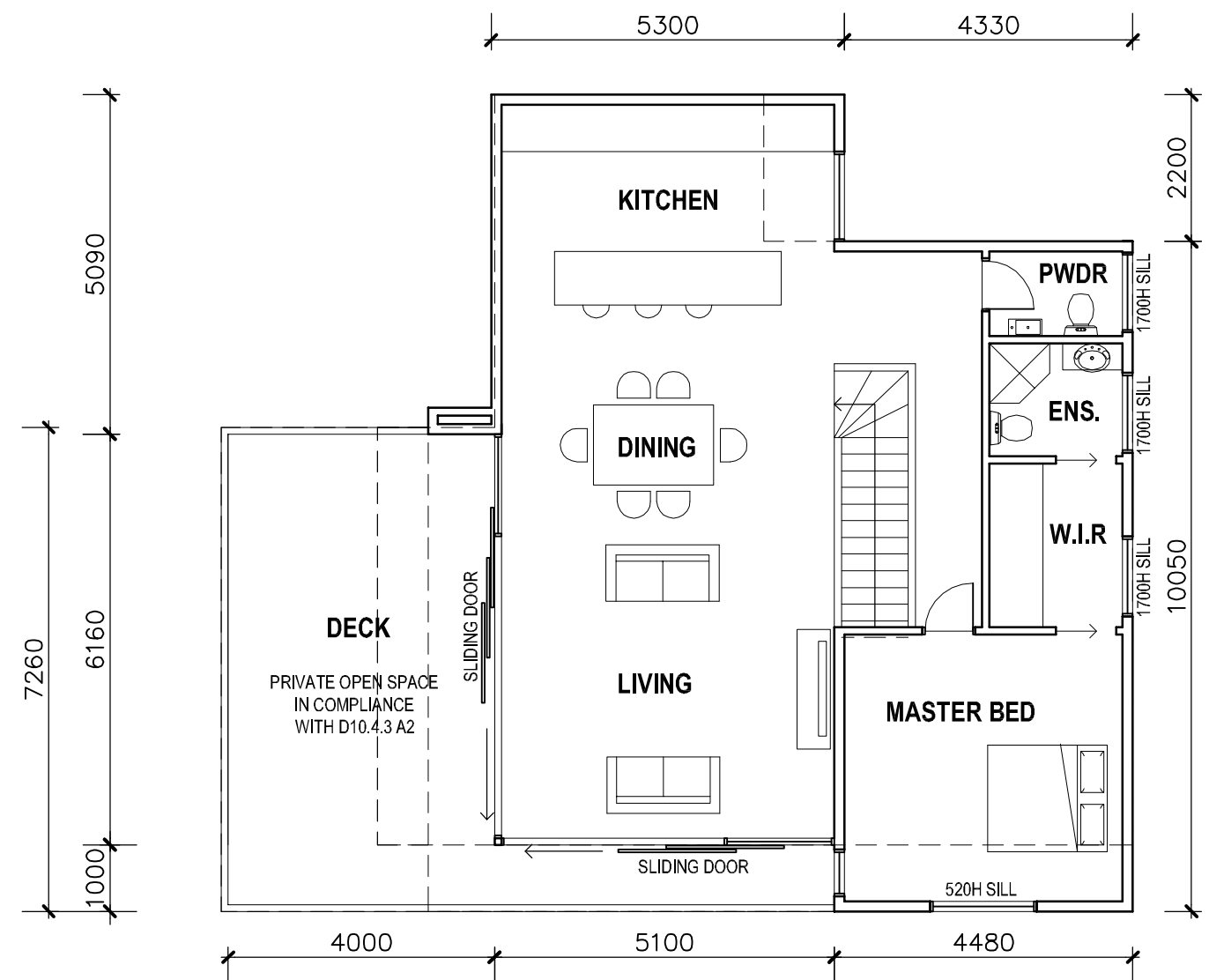
TP07

B

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GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

AREA ANALYSIS

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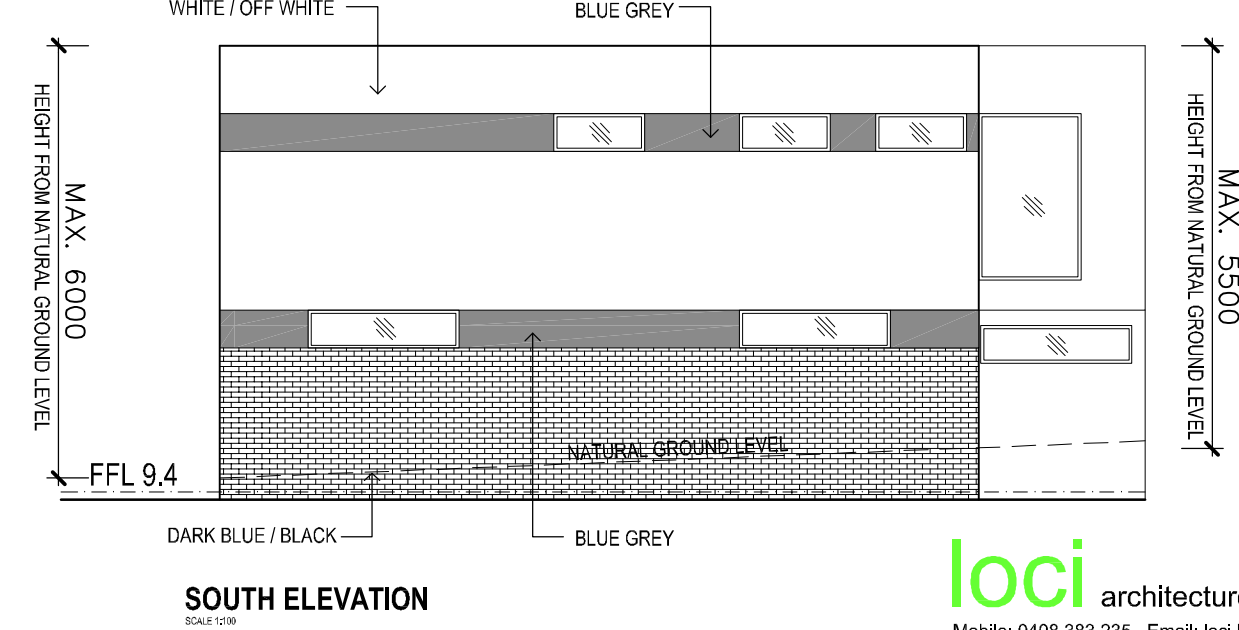
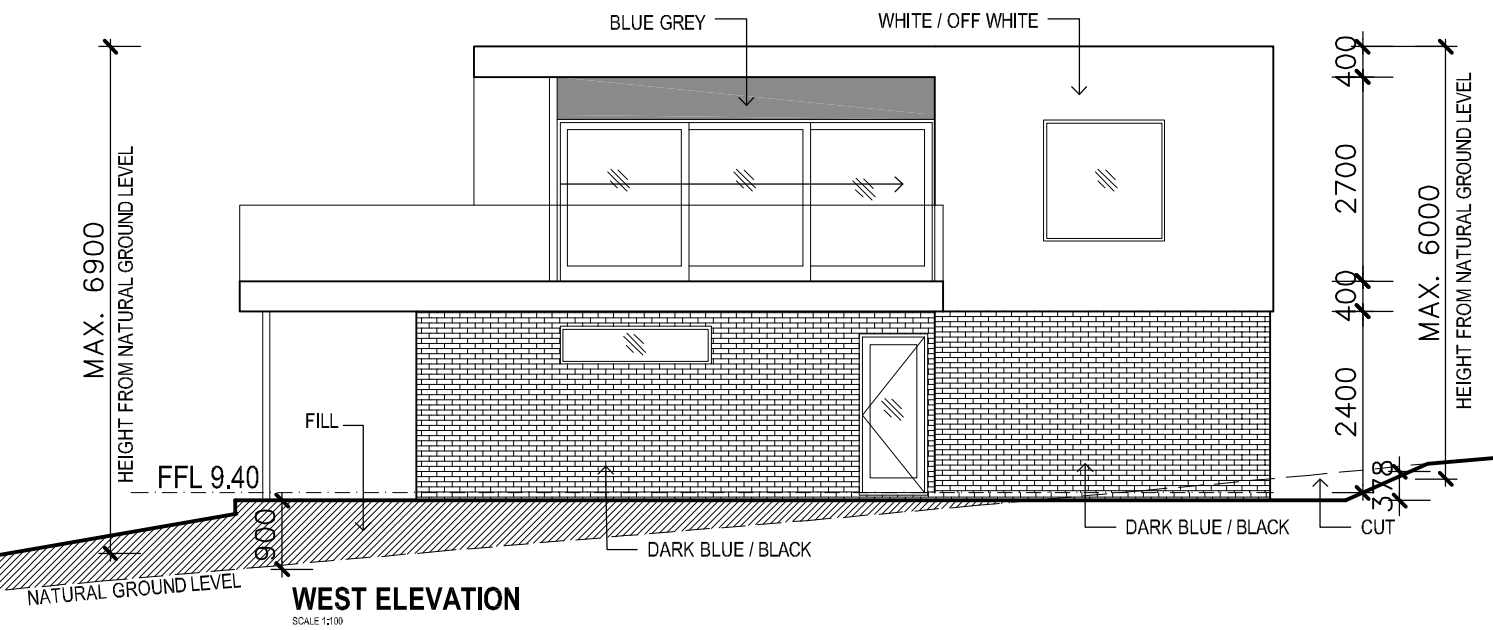
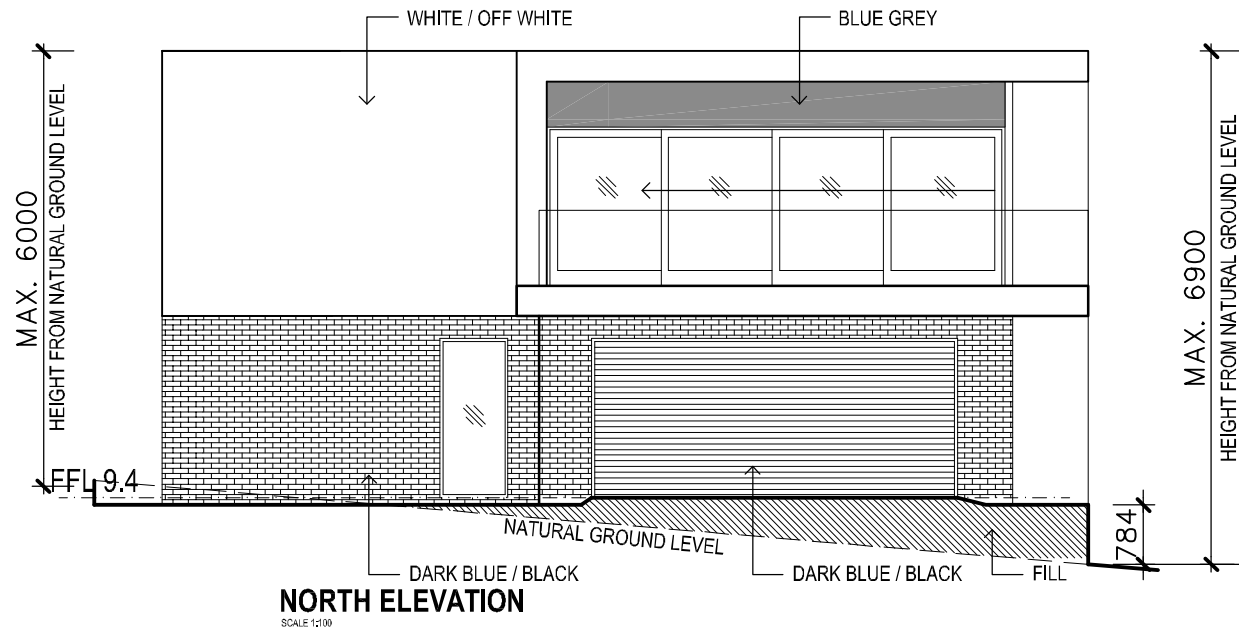
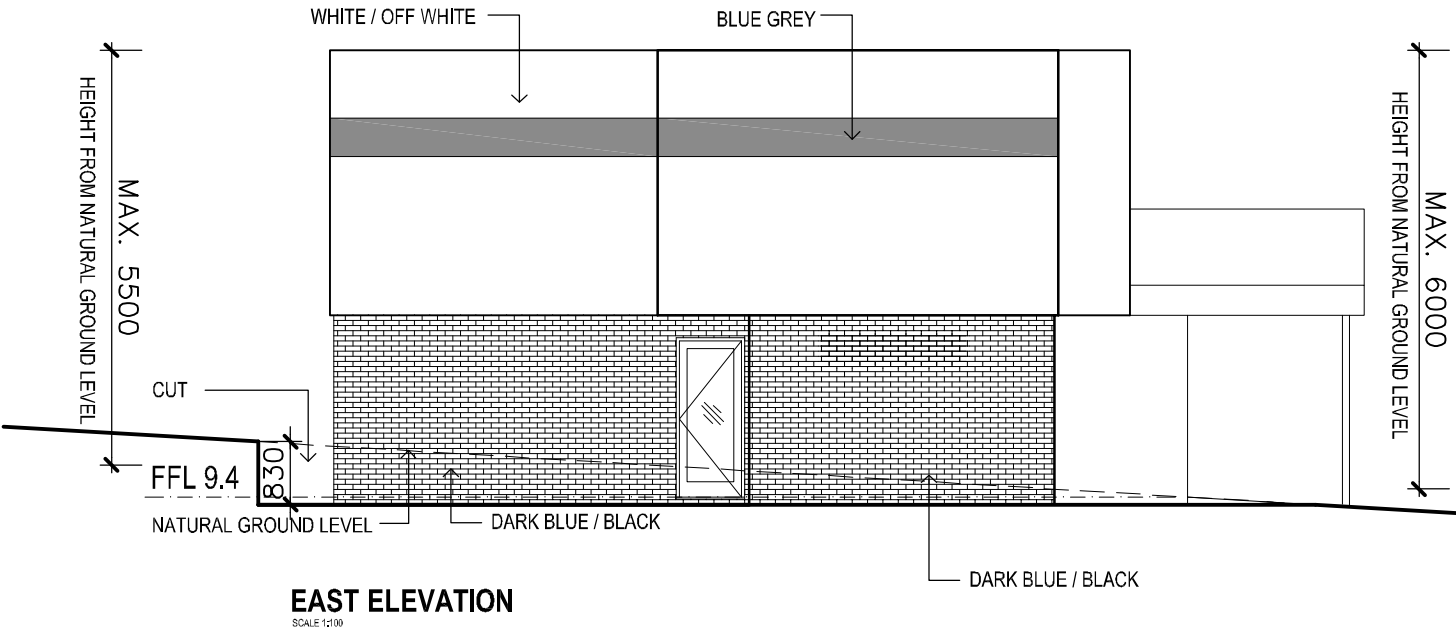
Project
NEW VILLAS
314 TRANMERE RD, TRANMERE

Client
Michael Ratcliffe

Drawing
VILLA 03 PROPOSED FLOOR PLANS

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1502 TP08 B



AREA ANALYSIS

<u>Proposed Villa 01</u>		<u>Proposed Villa 02</u>		<u>Proposed Villa 03</u>		<u>Site Coverage & Private Open Spaces</u>	
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Project
NEW VILLAS
314 TRANMERE RD, TRANMERE

Client
Michael Ratcliffe

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VILLA 03 PROPOSED ELEVATIONS

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TP09 B	

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Attachment 3

314 Tranmere Road, TRANMERE



Site viewed from Tranmere Road

**11.3.6 SUBDIVISION APPLICATION SD-2016/1 - 843 CAMBRIDGE ROAD,
CAMBRIDGE - 1 LOT SUBDIVISION**
(File No SD-2016/1)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 1 lot Subdivision at 843 Cambridge Road, Cambridge.

RELATION TO PLANNING PROVISIONS

The land is zoned Low Density Residential and subject to the Bushfire Prone Areas Code, the Attenuation Code and the Waterway and Coastal Protection Code under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

The report on this item details the basis and reasons for the recommendation. Any alternative decision by Council will require a full statement of reasons in order to maintain the integrity of the Planning approval process and to comply with the requirements of the Judicial Review Act and the Local Government (Meeting Procedures) Regulations 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the consent of the applicant and expires on 13 April 2016.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 1 representation was received raising the issue of safety of existing and proposed accesses.

RECOMMENDATION:

- A. That the application for a 1 lot Subdivision at 843 Cambridge Road, Cambridge (Cl Ref SD-2016/1) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
 2. GEN POS4 – POS CONTRIBUTION [5%] [Lot 1].
 3. ENG A1 – NEW CROSSOVER [TSD-R03]. Delete “3.0” and replace with “3.6m.” Insert after “property boundary” “and continue for the length of the access strip to the body of the balance lot at that width”.
 4. ENG S1 – INFRASTRUCTURE REPAIR.
 5. ENG S2 – SERVICES.
 6. ENG S4 – STORMWATER CONNECTION.

7. ENG M2 – DESIGNS SD: Delete “road design and road stormwater drainage”.
 8. ENG M8 – EASEMENTS.
 9. The development must meet all required Conditions of Approval specified by TasWater notice dated 27 January 2016 (TWDA 2016/00079-CCC).
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

No relevant background.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Low Density Residential and subject to the Bushfire Prone Areas Code, the Attenuation Code and the Waterway and Coastal Protection Code under the Scheme.

The Attenuation Code is not relevant to the proposal, in that the sewer treatment plant to which the code applies has now been decommissioned. The proposal does not require a permit under the Waterway and Coastal Protection Code, in that the site is connected to reticulated service networks.

- 2.2.** The proposal is a Discretionary development because it does not meet certain Acceptable Solutions under the Scheme.

- 2.3.** The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 12.0 – Low Density Residential Zone;
- Section E1.0 – Bushfire Prone Areas Code; and
- Section E6.0 – Parking and Access Code.

- 2.4.** Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Land Use Planning and Approvals Act, 1993 (LUPAA).

3. PROPOSAL IN DETAIL

3.1. The Site

The site has a total area of 4360m² and excess of 45m frontage to Cambridge Road. There is an existing dwelling on the southern part of the lot, surrounded by some landscaping whilst the land to the north of the dwelling is vacant. The site slopes down to the north-west and is located within an established low density residential area at Cambridge.

Existing vehicular access to the site is from an informal service road to Cambridge Road, to the north-east of the site. Land for future road widening (of Cambridge Road) to a width of 16.13m exists at the north-western part of the site and is illustrated by the subdivision plan included in the attachments.

3.2. The Proposal

The proposal is for the subdivision of the subject property into 1 lot and balance, with areas of 1521m² and 2839m² respectively. The balance lot would be the larger of the lots, would be an internal lot and would contain the existing dwelling. Lot 1 would have 39.73m frontage to Cambridge Road and be accessed by an existing access arrangement point to the north-east of the site.

A new water connection within the access strip to the balance lot is proposed and existing stormwater and water connections would be decommissioned and new connections provided within the lot boundaries for the balance lot.

4. PLANNING ASSESSMENT**4.1. Determining Applications [Section 8.10]**

“8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by s51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and*
 - (b) any representations received pursuant to and in conformity with ss57(5) of the Act;*
- but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.*

Reference to these principles is contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Low Density Residential Zone, the Bushfire Prone Areas Code, the Attenuation Code and the Waterway and Coastal Protection Code under the Scheme, with the exception of the following clauses.

Low Density Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
12.5.1 A2	Lot design	<p>The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following:</p> <ul style="list-style-type: none"> (a) clear of the frontage, side and rear boundary setbacks; (b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) is a minimum of 20m x 20m in size. 	<p>Lot 1 would be subject to the Bushfire Prone Areas Code and would have an envelope that is 39m in length but 11.36m wide at its narrowest point.</p>

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons:

“P2 - The design of each lot must contain a building area able to satisfy all of the following”.

Performance Criterion	Comment
(a) <i>is reasonably capable of accommodating residential use and development;</i>	The proposed vacant lot is of a size and shape that it would allow for a dwelling of a reasonable size, in a manner appropriate to the Low Density Residential Zone. The lot is sufficiently large to enable parking and access as required by the Scheme.
(b) <i>meets any applicable standards in codes in this planning scheme;</i>	The only code relevant to the development is the Bushfire Prone Areas Code, and a Bushfire Report and Hazard Management Plan were submitted in support of the application. The report concludes that the proposed Lot 1 would be able to accommodate BAL 19 rated habitable buildings, or lower depending on the specific design and location. It is submitted that the relevant requirements of the Code would be met by future development.
(c) <i>enables future development to achieve reasonable solar access, given the slope and aspect of the land;</i>	The proposed lot would enable future development of a dwelling in a manner appropriate to the zone and to achieve reasonable solar access, as required.
(d) <i>minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;</i>	The subject property slopes only gradually, meaning that retaining structures are not necessary as part of the subdivision, or as part of any likely future development.

<p>(e) <i>is sufficiently separated from the land zoned Rural Resource and Significant Agriculture to prevent potential for land use conflict that would fetter non-sensitive use of that land, and the separation distance is no less than:</i></p> <p>(i) <i>40m from land zoned Rural Resource;</i></p> <p>(ii) <i>80m from land zoned Significant Agriculture;</i></p>	<p>The subject property does not adjoin land within the Rural Resource or Significant Agriculture Zones.</p>
<p>(f) <i>is setback from land zoned Environmental Management to satisfy all of the following:</i></p> <p>(i) <i>there is no significant impact from the development on environmental values;</i></p> <p>(ii) <i>the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised;</i></p> <p>(iii) <i>there is no potential for contaminated or sedimented water runoff impacting the land zoned Environmental Management;</i></p> <p>(iv) <i>there are no reasonable and practical alternatives to developing close to land zoned Environmental Management”.</i></p>	<p>The subject property does not adjoin land within the Environmental Management Zone.</p>

Low Density Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
12.5.1 A4	Lot design	No lot is an internal lot.	The balance lot would be an internal lot.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons:

“P4 - An internal lot must satisfy all of the following:

Performance Criterion	Comment
(a) <i>the lot gains access from a road existing prior to the planning scheme coming into effect, unless site constraints make an internal lot configuration the only reasonable option to efficiently utilise land;</i>	The proposed subdivision would be accessed from Cambridge Road, which existed prior to 1 July 2015.
(b) <i>it is not reasonably possible to provide a new road to create a standard frontage lot;</i>	It would not be reasonably possible to construct a new road from Cambridge Road for a single residential lot and the proposal is a reasonable response to the separation of the rear of the existing lot to increase density within an area identified by the Scheme as appropriate.
(c) <i>the lot constitutes the only reasonable way to subdivide the rear of an existing lot;</i>	The proposal is the only reasonable way to separate the land containing the existing dwelling, in that the site is entirely constrained by residential development.
(d) <i>the lot will contribute to the more efficient utilisation of living land;</i>	The proposal would facilitate future development of Lot 1 in a manner that is considered unlikely to create conflict with adjoining residential land.
(e) <i>the amenity of neighbouring land is unlikely to be unreasonably affected by subsequent development and use;</i>	The proposed development is for a subdivision only, and the only physical works proposed at this time would be construction of the access to the new lot and service connections – both which would be in accordance with required engineering designs, and would therefore not compromise amenity.
(f) <i>the lot has access to a road via an access strip, which is part of the lot, or a right-of-way, with a width of no less than 3.6m;</i>	The balance lot would have in excess of the required 3.6m wide access.
(g) <i>passing bays are provided at appropriate distances to service the likely future use of the lot;</i>	Passing bays are not required given that the access strip would be in excess of 8.0m in width.

(h) <i>the access strip is adjacent to or combined with no more than three other internal lot access strips and it is not appropriate to provide access via a public road;</i>	The proposed access strip is adjacent one other access strip, thus satisfying this requirement.
(i) <i>a sealed driveway is provided on the access strip prior to the sealing of the final plan;</i>	A condition must be included on any permit granted that the access to the balance lot is to be sealed to a minimum of 3.6m in width for the length of the access strip, prior to the sealing of the Final Plan of Survey, noting that a passing bay is not required in this case.
(j) <i>the lot addresses and provides for passive surveillance of public open space and public rights of way if it fronts such public spaces;</i>	The proposed lot would not front any public open space or rights-of-way.
(k) <i>the minimum lots size for an internal lot is 1500m² exclusive of any access strip”.</i>	The balance lot would be in excess of 1500m ² .

Low Density Residential Zone

Clause	Standard	Acceptable Solution (Extract)	Proposed
12.5.3 A2	Public open space	No acceptable solution.	Payment of cash-in-lieu of the provision of physical open space is proposed.

The proposed variation can be supported pursuant to the following Performance Criteria for the following reasons:

“P2 – Public Open Space must be provided as land or cash in lieu, in accordance with the relevant Council Policy”.

- A condition has been included above, requiring the payment of cash-in-lieu for 5 percent of the value of the proposed lot, Lot 1, as required by Council’s Public Open Space Policy 2013. This Policy is discussed in further detail below.

4.3. External Referrals

The proposal was referred to TasWater, which has provided a number of conditions to be included on the planning permit if granted. The proposal was also referred to the Department of State Growth, which did not provide comment.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 1 representation was received. The following issues were raised by the representor.

5.1. Safety of Existing and Proposed Accesses

The representor raised concerns regarding the existing access arrangement that services a series of neighbouring properties to the north-east and south-west of the subject property. A specific concern is the height of the bank separating the existing driveway configuration from Cambridge Road, with comments made that if the bank were lowered sight distances would be improved and the safety of the existing (and proposed) access arrangements increased.

It is noted that the representor does not object to the proposed development itself, but rather the form of the access arrangement.

- **Comment**

The access road the subject of the representation services the subject property and a further 6 dwellings at present. Council's Engineers are of the opinion that the sight distances for that access are adequate for the use and were not identified as warranting a specific traffic impact statement to support the development. It is further considered by Council's Engineers that the existing arrangement would not be unreasonably compromised by the proposed lot.

The road authority is the Department of State Growth (DSG), which has identified that future realignment of Cambridge Road adjacent the site would be ideal. DSG, at the appropriate time, is likely to pursue such works independently of this matter. It is noted that no objection was received by DSG to the proposal.

On this basis, a significant proportion of the proposed lot has been set aside for future road widening (as noted on the existing and carried forward to any future proposed titles).

Whilst the concerns of the representor are noted, they do not warrant the refusal of this proposal.

6. STATE POLICIES AND ACT OBJECTIVES

6.1. The proposal is consistent with the outcomes of the State Policies, including those of the State Coastal Policy.

6.2. The proposal is consistent with the objectives of Schedule 1 of LUPAA.

7. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2010-2015 or any other relevant Council Policy.

In respect of Council's Public Open Space Policy 2013, the subject site is zoned Low Density Residential, within an established urban area and is afforded the highest level of access to both local and regional recreational opportunities. It is considered that the development resulting from an approval of this application will, or is likely to, increase residential density creating further demand on Council's POS network and associated facilities.

No POS land is proposed to be provided to Council as part of this application and nor is it considered desirable to require it on this occasion. Notwithstanding this, it is appropriate that the proposal contributes to the enhancement of Council's POS network and associated facilities. In this instance there are no discounting factors that ought to be taken into account that would warrant a reduction of the maximum POS contribution.

While Section 117 of the Local Government Building and Miscellaneous Provision Act 1993 (LGBMP) provides for a maximum of up to 5% of the value the entire site to be taken as cash-in-lieu of POS, it is considered appropriate to limit the contribution only to each additional lot created, representing the increased demand for POS generated by the proposal and not the entire site the subject of the application.

An appropriate condition has been included above to reflect this.

8. CONCLUSION

The proposal is for the subdivision of 843 Cambridge Road, Cambridge into 1 lot and balance. The proposal satisfies the relevant requirements of the Scheme and with the inclusion of appropriate conditions is recommended for approval.

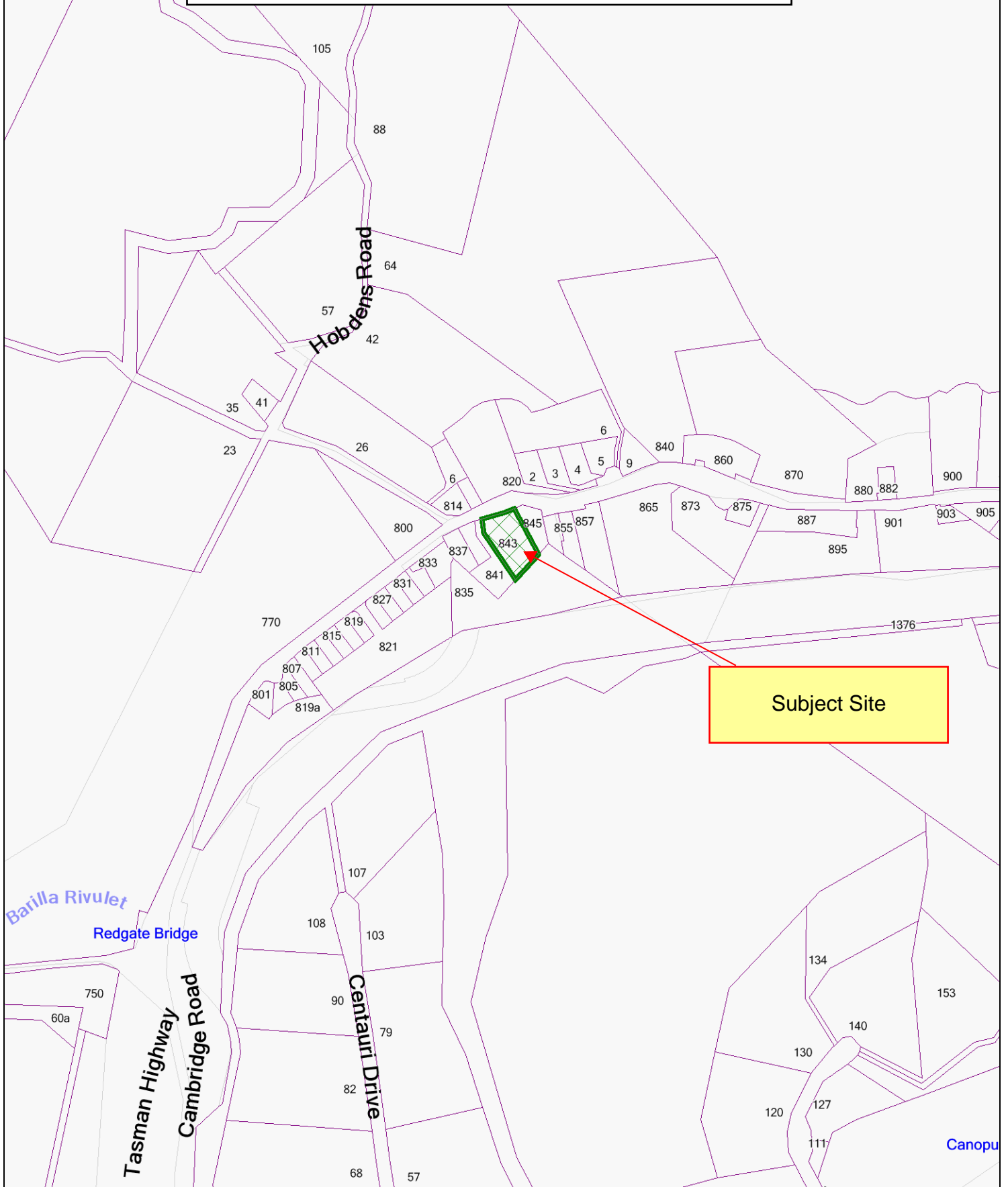
Attachments: 1. Location Plan (1)
2. Proposal Plan (1)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Council now concludes its deliberations as a Planning Authority under the Land Use Planning and Approvals Act, 1993.

Attachment 1

Location Plan - 843 Cambridge Road



Disclaimer: This map is a representation of the information currently held by Clarence City Council. While every effort has been made to ensure the accuracy of the product, Clarence City Council accepts no responsibility for any errors or omissions. Any feedback on omissions or errors would be appreciated. Copying or reproduction, without written consent is prohibited. **Date:** Wednesday, 30 March 2016 **Scale:** 1:7,227 @A4

PLAN OF SUBDI

Attachment 2

PDA Surveyors

127 Bathurst Street Hobart,
Tasmania, 7000
www.pda.com.au Also at: Kingston,
Launceston & Burnie

ABN 71 217 806 325

Surveying, Engineering & Planning

PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au

Owner J.A.C. Douglas & L.O'Brien

Location 843 Cambridge Road, Cambridge

Title Ref. FR 110598/4

Council Clarence City Council

Clarence Interim Planning Scheme 2015

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval FR om the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.

Schedule Of Easements As shown.

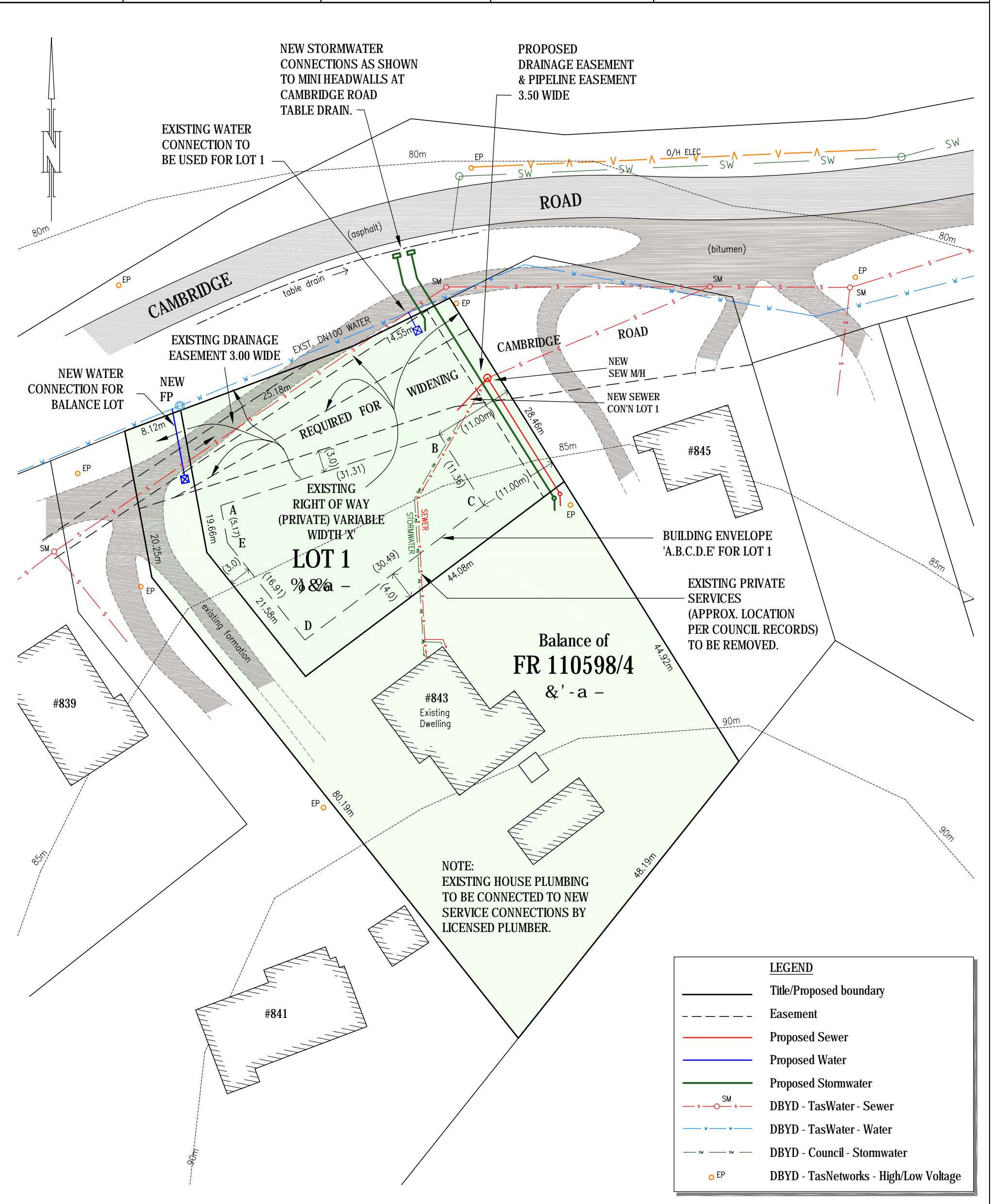
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Date 17 February 2016

Our Ref. T792M-2A

Map ref: 522524

MGA94 Centroid: E 534 822 N 5 256 947



Attachment 3

843 Cambridge Road, CAMBRIDGE



Site viewed from access road, looking southwest



Site viewed from access road, looking northeast over proposed access strip

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 CAMBRIDGE MASTER PLAN**

(File No 20-09-34)

EXECUTIVE SUMMARY**PURPOSE**

To seek Council endorsement to release the draft Cambridge Master Plan for public consultation in order to obtain feedback on the Cambridge Master Plan from the broader community.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 and Community Participation Policy are relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Consultation was held with relevant State Government Agencies as part of the development of the draft Plan.

FINANCIAL IMPLICATIONS

There are funds available in the current Annual Plan for undertaking the cycleway component of the Plan along the eastern section of Cambridge Road from Richmond Road to the Kennedy Drive roundabout.

Funds could be allocated as part of the forthcoming 2016/2017 Annual Plan depending on the result of the community consultation and the adoption of a Final Cambridge Master Plan.

RECOMMENDATION:

- A. That Council authorise the General Manager to undertake community consultation for the draft Cambridge Master Plan as outlined in the Associated Report.
- B. That the results of the community consultation be reported back to Council.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. Council, at its Meeting of 17 September 2012, in response to a Notice of Motion, resolved the following:

“That Council request Officers prepare a report for Council consideration detailing the feasibility of developing a new broadly based Master Plan for the Cambridge/Cambridge Park area. The report should include a discussion of the scope, possible timing and potential cost of such a Master Plan. The broadly based Plan should address transport, roads, land use, public open space and community facilities”.

- 1.2.** The Explanatory Notes accompanying the Notice of Motion are set out as follows:

“The Cambridge area has changed extensively over the past few years, not least due to Council’s decision re Cambridge Park and the rapid expansion this has engendered. The extension of the residential developments in the area as well as the potential lease to Football Federation Tasmania of the Cambridge Oval, suggests that it is time to review the overall development plan for this precinct.

A number of residents and school users have expressed concern regarding the lack of footpaths in Cambridge as well as the dangers of the road junction. Whilst the junction is a DIER responsibility, a master plan for the area would assist in determining the best options for traffic movement whilst allowing for pedestrian safety. The school continues to be heavily used and the added dangers to children in the area should not be ignored.

There have also been a number of rezoning requests in the area in recent times. A Master Plan should also critically consider where this area fits into the Urban Growth Boundary and Southern Tasmania Regional Land Use Strategy. A strategic look at the area could highlight potential anomalies and possible areas for growth”.

2. REPORT IN DETAIL

- 2.1.** Council officers undertook the development of the draft Cambridge Master Plan (Plan) and presented the results to a Workshop Session on 23 June 2014.

- 2.2.** The Plan considers 8 elements:

- Cambridge demographics and visitation;
- transport and access;
- community facilities and services;
- future recreation and open space needs/demands;

- strategic land holdings;
- streetscape and connectivity;
- natural areas and landscape; and
- land use planning.

2.3. Each of the above elements was considered and a table of 13 recommendations made, which covered all the aspects raised as part of the Plan.

2.4. At Council's Workshop on 23 June 2014, there were a number of issues raised:

- traffic;
- Public Open Space land; and
- Council land at the former Sewage Treatment Works.

Each of these issues was dealt with as follows.

2.5. Traffic

- **Cambridge By-Pass**
Potential impacts/benefits of the future by-pass of the Cambridge Township were briefly discussed. A specific action was added in regard to undertaking investigation of the issue in conjunction with the Department of Infrastructure, Energy and Resources, now the Department of State Growth (DSG).
- **Rose Court Intersection**
Potential safety issues around the Rose Court intersection and Service Station entry/exit to be given specific attention.
- **Richmond Road Bridge Footpath Connection**
Establishing a footpath connection to the northern side of the township at or adjacent to the bridge to be addressed in streetscape/footpath development plans.

2.6. Public Open Space Land

Investigations in regard to meeting demand for public open space land to consider the suitability of all or part of the triangular parcel of land adjacent to the rivulet between the holiday park and the bridge.

2.7. Council Land 840 Cambridge Road

The proposed action “investigate establishing a public recreation space at 840 Cambridge Road” to be broadened to encompass consideration of other uses in addition to public open space. Also the safety of access to the site is to be considered.

2.8. All of the above issues were incorporated into the Plan. There was concern expressed especially around the intersection treatment of Richmond/Cambridge Roads with Rose Court, the Cambridge Shop and Service Station. It was taken on board that Council officers would undertake a preliminary design of the area and present the information at a further Council Workshop.

2.9. On 29 June 2015, a further Workshop was presented to Council that looked at the provision of a roundabout solution for the above intersection. It was stressed that this particular solution would only work once the Cambridge Township is by-passed by the proposed By-Pass, which is under the control of DSG. Such a solution would impact on the owners of the Cambridge Shop and the Service Station and as result it was understood that no consultation on the Plan would occur until this impact was discussed with the 2 owners and agreed to in principle.

2.10. Council officers discussed the draft concept of the roundabout plan and its likely impact on the Cambridge Shop and Service Station and both owners were aware of the impact and said it aligned with their future plans for their properties.

- 2.11.** A copy of the draft Plan was sent out to Aldermen under separate cover, however, given the amount of lapsed time a copy of the draft Plan is attached (refer Attachment 1).

3. CONSULTATION

3.1. Community Consultation

The draft Plan was developed from input provided by Crown agencies and Council officers. A broader community consultation process is still required to be carried out in order to obtain feedback on the draft Plan.

Given the complex nature of the draft Plan and the number of sheets involved the community consultation will be undertaken through the following options:

- copy of the draft Plan and associated feedback forms will be on display at Council Offices;
- copy of the draft Plan and associated feedback forms will be on Council's web site;
- a letter to residents of Cambridge asking them to comment on the draft Plan by either:
 - completing the feedback form available at the Council Offices and placing in the feedback box; or
 - completing the feedback form on Council's website;
- advertisement in "The Mercury" newspaper advising of the display at the Council office and Council's website and the seeking of comment on the draft Plan by either:
 - completing the feedback form available at the Council Offices and placing in the feedback box; or
 - completing the feedback form on Council's website.

The community consultation will extend for a 4 week period.

3.2. State/Local Government Protocol

Consultation was held with relevant State Government Agencies as part of the development of the draft Plan.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council's Strategic Plan 2010/2015 under the Goal Area Social Inclusion has the following Community Safety and Well-being Strategy to: *“Provide essential infrastructure to support, sustain and enhance community safety and social well-being”*.

4.2. Council's Strategic Plan 2010-2015 under the Goal Area Social Inclusion has the following Public Spaces and Amenity Strategy to:

“Develop Plans to improve the amenity of public spaces, including:

- Future needs for public open space and recreation facilities”*.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

There are no risk and legal implications from carrying out public consultation.

7. FINANCIAL IMPLICATIONS

7.1. There are specific funds available in the Annual Plan for the development and implementation of the cycleway along the eastern section of Cambridge Road from Richmond Road to the roundabout at Kennedy Drive.

7.2. Council could consider the further allocation of funds as part of its consideration of the preliminary 2016/2017 Annual Plan once the consultation process is complete and Council has adopted a final version of the Plan.

8. ANY OTHER UNIQUE ISSUES

8.1. There is no potential for current expansion of the urban area under the Regional Land Use Strategy Plan 2011.

- 8.2.** Council has funded the majority of footpaths to connect the residential areas of the Cambridge Township to the local shop and the recreational hub of the Cambridge Oval and Hall, as well as funding the connection of wider multi-use pathways from Cambridge to Seven Mile Beach and to the Tasman Highway airport roundabout. Currently there is no option available to compel DSG to supply footpaths in the DSG controlled section of Cambridge Road. It is likely that this component of the Plan will be undertaken once this section of Cambridge Road is handed to Council to maintain when the Cambridge By-Pass is built.
- 8.3.** It is important to realise the roundabout solution for the Richmond Road/Cambridge Road intersection will only work once the Cambridge Township is by-passed by the proposed By-Pass which is under the control of DSG. This is noted on the Plan. The exact timing of the construction of the Cambridge By-Pass is in the hands of the State Government. At this stage it is believed to be programmed to occur within the next 5-10 years but as always will be subject to budget considerations.

9. CONCLUSION

- 9.1.** The Plan has been developed in partnership with Council officers and relevant State Government Agencies staff.
- 9.2.** The recommendations outlined in the Plan intend to facilitate the implementation of an integrated concept Master Plan, which is unique for the Cambridge Township and identifies it as an important part of the City of Clarence.
- 9.3.** Following the conclusion of the community consultation the results will be presented at a future Council Workshop, at which further consideration will occur in relation to the adoption of the Cambridge Master Plan.

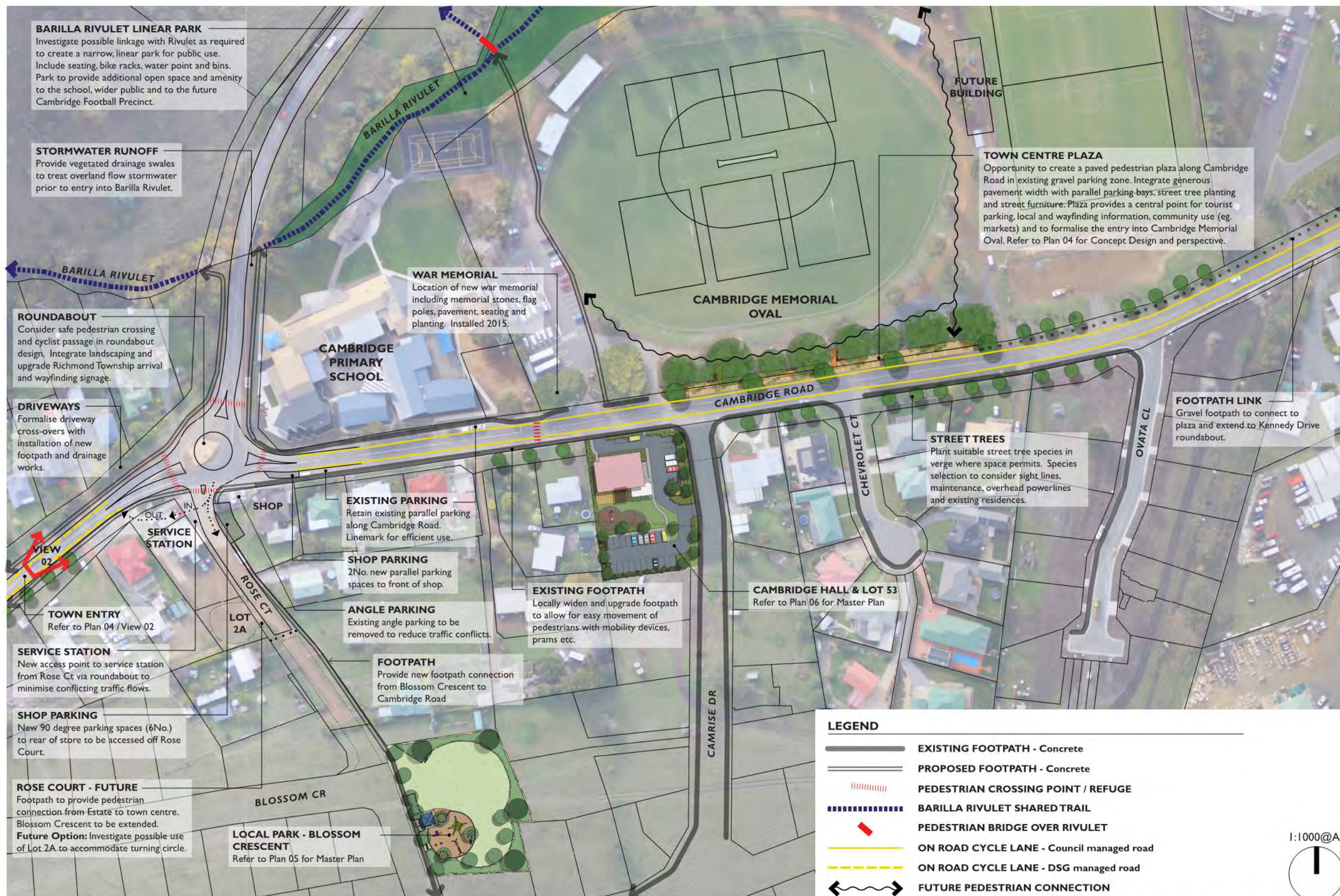
Attachments: 1. Cambridge Master Plan (6)

John Stevens
GROUP MANAGER ASSET MANAGEMENT



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CAMBRIDGE MASTER PLAN
PLAN 03 - Cambridge Town Centre

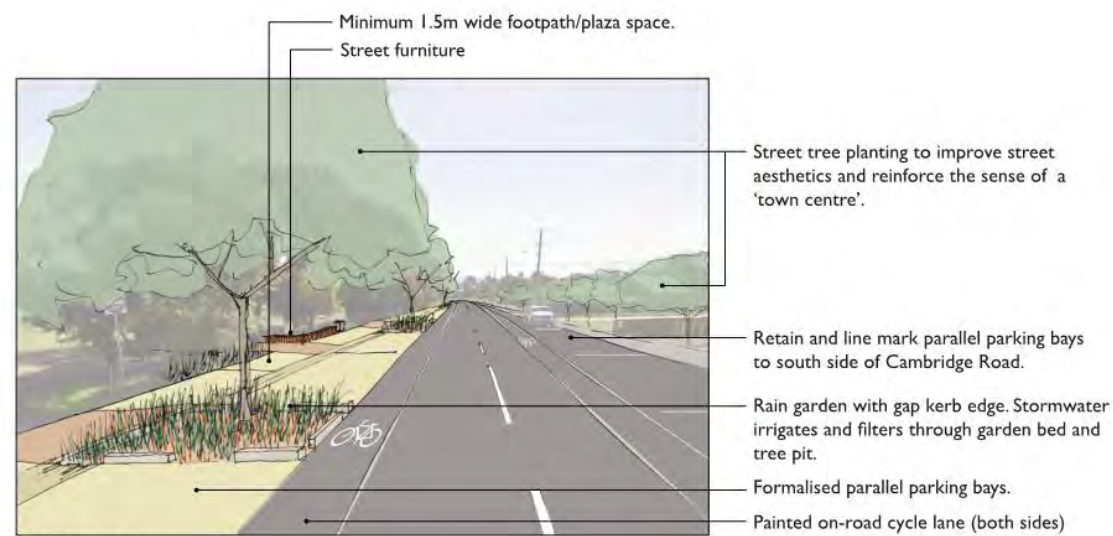


TOWN CENTRE PLAZA NTS

INTENT: To upgrade existing gravel parking area to create a functional plaza space for community and tourist use. Generous pavement widths allows for multi-use as footpath and market space and provides a central 'meeting point' for locals and tourists to Cambridge. Improves aesthetic appeal of town centre through formal street plantings and material finishes. Creates a street connection for the future Cambridge Memorial Oval upgrades.

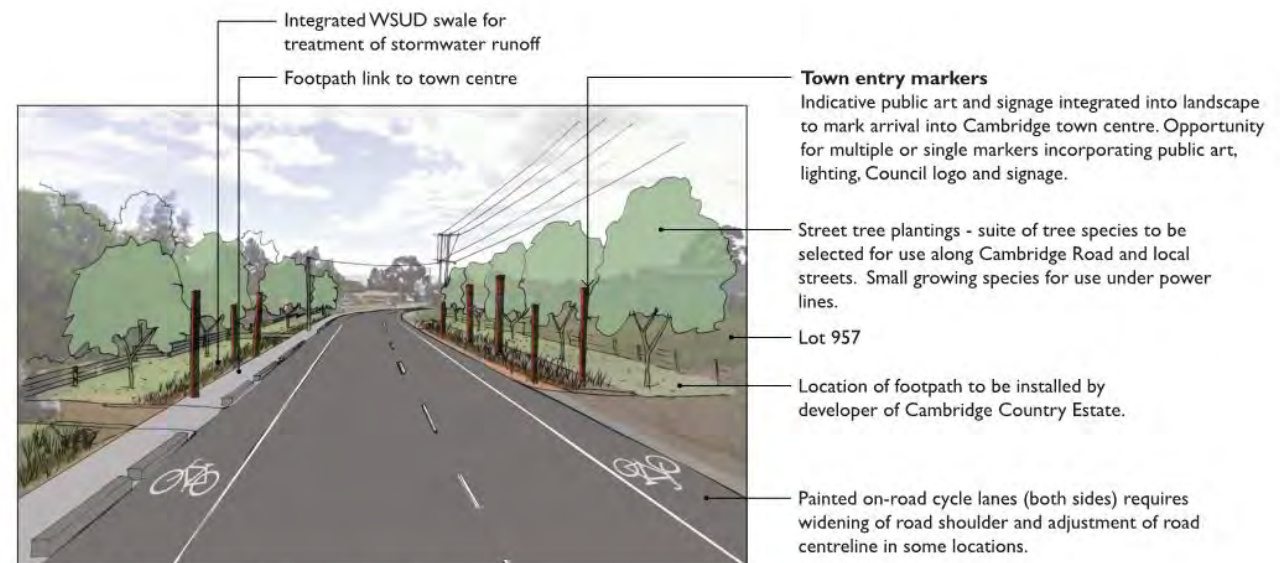
Painted on-road cycle lanes accommodated through relocation of Cambridge Road centre line. Retain existing parallel parking to south side of Cambridge Road.

Generous parallel parking bays accommodate buses, motor homes and caravans creating a central hub in the town centre for tourist facilities.



VIEW 01

Town centre plaza - travelling east along Cambridge Road



VIEW 02 (See Plan 03 for view location)

Western town entry - travelling east on Cambridge Road



TOWN CENTRE CONTEXT PLAN



PARK at BLOSSOM CRESCENT

DRAFT MASTER PLAN

The public open space that has been contributed to Council as part of the Cambridge residential subdivision represents approximately 2600m² of land. This Draft Master Plan shows the future opportunities for the development of this land as a functional and aesthetic parcel of open space for the Cambridge community.

Open space should provide a mix of passive and active spaces as well as park facilities such as seating, shelters and footpaths for residents. Provision of these facilities has been balanced with ease of access and ongoing maintenance practices for Council work crews.



Swing set with basket swing



Nature play elements



Picnic shelter and seating



Climbing net

FOOTPATH CONNECTION

Footpath to link into Rose Court pedestrian connection when completed.

PARK FURNITURE

Provide seating at suitable locations in open space, minimum of 3 individual seats. Provide a mix of bench seats and seating with back and arm rests for elderly users.

KICKABOUT LAWN

Managed and irrigated open lawn area for passive recreation and ball sports.

GARDEN BED

Install and maintain garden beds with low native planting to soften views into park and to frame active playground and picnic areas.

PICNIC SHELTER

Provide 5x5m, skillion roof picnic shelter with picnic table setting below. Install bike racks, water bottle refill station and rubbish bin facilities on paved hardstand. Connect picnic shelter to existing road footpath network for ease of access. Consider installation of sensor or timed lighting within shelter to satisfy CPTED principles. Picnic shelter location ensures strong passive surveillance from road and neighbouring properties.

STREET TREES

Install consistent street tree plantings along Blossom Crescent edge of park to create a green corridor, provide shade and improve street appeal of park.

Existing footpath

ADJOINING
RESIDENTIAL
PROPERTIES

ADJOINING
RESIDENTIAL
PROPERTIES

FEATURE SHADE TREES

Selectively locate large growing shade trees such as Eucalyptus species to provide long term shade and scale to open space. Location and species selection to prioritise minimising impacts to adjoining properties.

NATIVE BOUNDARY PLANTING

Establish native gardens to perimeter of park. Utilise a mix of native shrubs, grasses and ground covers. Consider CPTED principles and impacts on adjoining properties when selecting planting species and densities.

GARDEN BED EDGING

Provide garden bed edging (low profile concrete kerb) to formalise the lawn and mulched areas and to assist in easy mowing and garden bed maintenance.

CHILDRENS PLAYGROUND

Provide play equipment for a wide range of age groups to service the local community. Consider large climbing net for older children, swing set, basket swing and a toddlers combination unit. Incorporate nature play elements such as large format boulders set out in rings or spirals beneath shade trees. Install edging to full perimeter of playground zone to contain softfall mulch.

BLOSSOM CRESCENT

CAMRISE DRIVE

ADJOINING
RESIDENTIAL
PROPERTIES

NTS



CAMBRIDGE MASTER PLAN

PLAN 05 - Local Park at Blossom Crescent - Master Plan

ENTRY ONLY
Main car park entry off Cambridge Road.

PEDESTRIAN LINKS
Provide footpath connection from Cambridge Road to main Hall entry.

LOW PLANTING
Remove existing planting from garden beds and replant with low growing, low maintenance species to maintain strong sight lines and visual surveillance of Hall premises.

OUTDOOR TERRACE
Provide paved terrace to rear of Hall for outdoor functions and events. Opportunity to provide connection from within Hall directly onto paved area. Opportunity for pergola / roof structure over pavement and provision of outdoor BBQ facilities.

CHILDRENS PLAY AREA
Opportunity to provide outdoor childrens play area if required. Inclusion of sensor lighting or similar to prevent unintended use and vandalism.
See Inset Plan for alternative layout of lawn area without play facilities.

SCREEN PLANTING
Install narrow hedge to provide vegetation screen to adjacent property.

INSET PLAN
ALTERNATIVE LAWN AREA LAYOUT
Provide open kick about lawn to rear of Hall. Opportunity to utilise for outdoor events and markets or other Hall functions.



GARDEN BED
Plant out front boundary to improve street appeal and prevent vehicle entry.

PEDESTRIAN LINKS
Improve pedestrian connectivity to Hall through improved path connections.

UPGRADE PARKING
Improve layout, surfacing and line marking of existing car park.

EXISTING HEDGE
Remove existing hedge and replant with tall trunking trees and low growing ground covers to retain open sight lines to hall.

FOOTPATH LINK
Provide new footpath and bollards.

DISABLED PARKING BAYS - 2No.
Close to ramped Hall entry.

EXISTING TREE
Retain and protect existing tree.

EXISTING BUILDING
Opportunity to render and paint the brick extension to improve aesthetics.

LOW PLANTING
Mass planting to garden beds to improve aesthetics of Hall surrounds.

DRIVEWAY ENTRY
Existing crossover to be two way driveway entry to overflow car parking area.

LAWN AREA
Provide open, level lawn area for outdoor events and functions at Hall.

PROPOSED TREES
Small growing trees to provide shade to car park and lawn areas.

DISABLED PARKING BAYS - 2No.
Path connection to ramped Hall entry.

LOT 53 - OVERFLOW CAR PARK
Opportunity to provide overflow car parking spaces on Lot 53 with footpath connections to Hall. Provide 2 disability parking bays and 18 standard bays.

FENCING
Suitable fencing to define the boundary with adjoining private property.



CAMBRIDGE COMMUNITY HALL

DRAFT MASTER PLAN
LOTS 989 CAMBRIDGE RD & 53 CAMRISE DR

CAMBRIDGE MASTER PLAN
PLAN 06 - Cambridge Hall and Lot 53 - Master Plan

11.6 FINANCIAL MANAGEMENT**11.6.1 UPGRADE FACILITIES AT 19 ALMA STREET, BELLERIVE AND RELOCATION OF OUTSIDE SCHOOL HOURS CARE PROGRAM**

(File No 09-02-08)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is for Council to alter the 2015/2016 Estimates to allocate funds to upgrade facilities at Council's Family Day Care site (19 Alma Street, Bellerive) to enable the relocation of the Outside School Hours Program and staff from the Council offices.

RELATION TO EXISTING POLICY/PLANS

Council's Annual Plan 2015-2016.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

The Development Application was submitted and advertised with no representations received.

Initial and on-going discussions were held with the Outside School Hours Care Program and the Clarence Family Day Care scheme staff and home educators.

FINANCIAL IMPLICATIONS

The cost of the development will be met from accumulated reserves associated with the relevant self-funded programs.

RECOMMENDATION:

That Council alters the 2015/2016 Estimates by \$180,000 to upgrade the facilities at 19 Alma Street, Bellerive as described in the Associated Report, with funds to be sourced from the Commonwealth Funded Programs Reserve.

NB: An Absolute Majority is required for a decision on this matter.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The program's current location on the lower floor of the Council building is restricted by space; access and amenity for parents that use the service is poor.

- 1.2.** Design plans were drafted to upgrade the existing building to cater for the program's relocation and a Planning Permit has been issued.
- 1.3.** Sufficient funds are available in the Commonwealth Funded Programs Reserve to fully fund the project.

2. REPORT IN DETAIL

- 2.1.** The demands on the Outside School Hours Program is increasing both in the number of school programs operating and in the number of parents requiring the use of the program for their children.
- 2.2.** The program's current location on the lower floor of the Council building has become restricted by space and access can be difficult for parents that use the service and for program staff to attend training and meetings.
- 2.3.** A concept plan was developed for the Outside School Hours Care Program and the Clarence Family Day Care Scheme to coexist at the one site at 19 Alma Street.
- 2.4.** This upgrade will free up office space in the Council building while improving customer outcomes for those who use the Outside School Hours Program.
- 2.5.** There will be cost savings for the Clarence Family Day Care Scheme with the costs of operating and maintaining the building eg electricity, rates and security being shared by both programs.
- 2.6.** The cost of the upgrade is estimated to be \$180,000 including contingencies. This will have no impact on the general rate demand as it will be fully funded from Commonwealth Funded Programs Reserve.
- 2.7.** A development application was submitted and advertised with no representations received. A Development Permit has been issued under delegation.

- 2.8.** The next stage in the process is to submit a building and plumbing application once the alteration to the budget is approved by Council.

3. CONSULTATION

- 3.1.** Discussions were held between the Outside School Hours Program and the Clarence Family Day Care Scheme staff and home educators.

- 3.2.** The development application was submitted and advertised in “The Mercury”.

3.3. State/Local Government Protocol

Nil.

3.4. Other

A Workshop was held with Aldermen on the proposal to upgrade the facility at 19 Alma Street.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nil.

5. EXTERNAL IMPACTS

Improved customer outcomes for those who use the Outside School Hours Program.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

The upgrade will be fully funded from the accumulated funds in the Commonwealth Funded Programs Reserve. This reserve specifically relates to Commonwealth supported self-funded programs. Consequently, there will be no draw down on Council’s general funds.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

An alteration to the 2015/2016 Estimates is required to facilitate the upgrade of the facilities at 19 Alma Street, Bellerive to enable relocation of the Outside School Hours Care Program and staff from the Council building.

Attachments: Nil.

Andrew Paul
GENERAL MANAGER

11.7 GOVERNANCE

Nil Items.

12. ALDERMEN'S QUESTION TIME

An Alderman may ask a question with or without notice at Council Meetings. No debate is permitted on any questions or answers.

12.1 QUESTIONS ON NOTICE

(Seven days before an ordinary Meeting, an Alderman may give written notice to the General Manager of a question in respect of which the Alderman seeks an answer at the meeting).

Nil.

12.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE

Nil.

12.4 QUESTIONS WITHOUT NOTICE

An Alderman may ask a Question without Notice of the Chairman or another Alderman or the General Manager. Note: the Chairman may refuse to accept a Question without Notice if it does not relate to the activities of the Council. A person who is asked a Question without Notice may decline to answer the question.

Questions without notice and their answers will not be recorded in the minutes.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

13.1 APPLICATIONS FOR LEAVE OF ABSENCE

13.2 T1087-16 – PROVISION OF FLEET OPERATING LEASES AND MANAGEMENT SERVICES

13.3 T1085-16 – SIMMONS PARK – FOOTPATH EXTENSION AND RAIN GARDEN CONSTRUCTION WORKS

13.4 LEGAL MATTER

This report has been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services;
- applications by Aldermen for a Leave of Absence;
- matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council.

Note: The decision to move into Closed Meeting requires an absolute majority of Council.

The content of reports and details of the Council decisions in respect to items listed in “Closed Meeting” are to be kept “confidential” and are not to be communicated, reproduced or published unless authorised by the Council.

PROCEDURAL MOTION

“That the Meeting be closed to the public to consider Regulation 15 matters, and that members of the public be required to leave the meeting room”.