

COUNCIL MEETING
MONDAY 20 APRIL 2015

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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

1. APOLOGIES

Ald Cusick

2. CONFIRMATION OF MINUTES
(File No. 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 16 March 2015, 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 – Capital Works Voluntary Council Amalgamations	23 March
Budget Bellerive Yacht Club Proposal	30 March
Presentation by Southern Waste Strategy Authority Budget – Capital Works Program Lauderdale to Rokeby Bike Path/Trail Bellerive Yacht Club/Kangaroo Bay	13 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 2005 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.

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

Nil

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.

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.

Questions without notice and their answers will not be recorded.

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

(File No.10/03/04)

(In accordance with Regulation 38 of the Local Government (Meeting Procedures) Regulations 2005 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**9.1 NOTICE OF MOTION – ALD JAMES
CLOSED MEETING MATTERS**

File No

In accordance with Notice give Ald James intends to move the following Motion

That Council at a future workshop examine and review;

1. The requirements of the Local Government (Meeting Procedure) Regulations in relation to “Closed Meetings”, and
2. Councils Meeting Procedures Policy in relation to “Closed Meetings”.

EXPLANATORY NOTES

Some background information is provided to what I believe may lead to a review of Council’s policy of Open versus closed Council meetings.

A meeting is to be open to the public unless closed by Local Government Act Closed Meetings Regulation 15 – Part 2, Division 1. In accordance with subregulation 1, a Council **may** close a meeting to the public when certain matters are discussed and only for a reason specified in subregulation (2).

Subregulation 2 - Attachment 1 refers.

Clarence City Council Closed Meeting (Council Policy) has adopted the procedures and intentions of the Local Government (Meeting Procedures) Regulations 2005 specified in subregulation 2.

Closed Meetings (Clarence Council Policy) – Attachment 2 refers.

I believe it is appropriate for Council to undertake from time to time a review of its policies. With respect to Council Policy (Closed meetings) some of the matters referred therein may be the subject of review and be considered inappropriate for discussion in closed meeting. Also adopting in tot the matters specified in subregulation 2 may not be considered in the best interests of the Clarence community. In most circumstances Open meetings convey accountability and transparency of the decision-making process is working and in the public interest.

NOTICE OF MOTION – ALD JAMES /contd...

I believe a review of Council's Policy (Closed Meetings) is an exercise we have to have and refer the matter to a workshop.

R H James
ALDERMAN

GENERAL MANAGER'S COMMENTS

A matter for Council determination

Open meetings (Regulation 14 – Part 2, Division 1)

A meeting is to be open to the public unless closed under regulation 15.

Closed meetings (Regulation 15 – Part 2, Division 1)

- (1) A council by absolute majority, or a council committee by simple majority, may close a meeting or part of a meeting to the public only for a reason specified in subregulation (2).
- (2) A meeting or part of a meeting may be closed to the public when any one or more of the following matters are being or are to be discussed:
 - (a) personnel matters, including complaints against an employee of the council;
 - (b) industrial matters relating to a person;
 - (c) contracts for the supply and purchase of goods or services;
 - (d) the security of property of the council;
 - (e) proposals for the council to acquire land or an interest in the land or for the disposal of land;
 - (f) information provided to the council on the condition it is kept confidential;
 - (g) trade secrets of private bodies;
 - (h) matters relating to actual or possible litigation taken by or involving the council or an employee of the council;
 - (i) applications by councillors for leave of absence;
 - (j) the personal affairs of any person.
- (3) Unless subregulation (4) applies, a council or council committee must not close a meeting or part of a meeting when it is–
 - (a) acting as a planning authority under the Land Use Planning and Approvals Act 1993; or
 - (b) considering whether or not to grant a permit under that Act; or
 - (c) considering proposals for the council to deal with public land under section 178 of the Act.
- (4) A council or council committee may close a meeting when it is acting or considering as referred to in subregulation (3) if it is to consider any matter relating to actual or possible legal action taken by, or involving, the council.
- (5) If a council or council committee closes a meeting or part of a meeting, the grounds for the closure are to be recorded in the minutes.
- (6) The chairperson–
 - (a) is to exclude members of the public from a closed meeting; and
 - (b) may exclude the general manager from a closed meeting if the matter to be discussed relates to the contract of employment or the performance of the general manager; and
 - (c) may invite any person to remain at the meeting to provide advice or information.

- (7) The chairperson may—
 - (a) authorise the removal of any person from a closed meeting if that person refuses to leave; and
 - (b) request the assistance of a police officer to remove that person.
- (8) A council or council committee by simple majority may re-open a closed meeting to the public.
- (9) Any discussions, decisions, reports or documents relating to a closed meeting are to be kept confidential unless the council or council committee, after considering privacy and confidentiality issues, authorises their release to the public.

Closed Meetings (Council Policy)

Council, in accordance with the procedures and intentions of the Local Government (Meeting Procedures) Regulations 2005, will deal with the following matters in Closed Meeting:

- a. personnel matters including complaints against an employee of the Council;
- b. industrial matters relating to a person;
- c. contracts for the supply and purchase of goods and services;
- d. the security of property of the Council;
- e. proposals for the acquisition of land or an interest in the land or for the disposal of land;
- f. information provided to the Council on the condition it is kept confidential;
- g. trade secrets of private bodies;
- h. matters relating to actual or possible litigation taken by or involving the Council or an employee of the Council;
- i. applications by Aldermen for Leave of Absence;
- j. the personal affairs of any person.

**9.2 NOTICE OF MOTION – ALD MCFARLANE
BELLERIVE BLUFF**
(File No)

In accordance with Notice given Ald McFarlane intends to move the following Motion

“That the General Manager be requested to prepare a report on how to reintroduce the Bellerive Village Overlay controls for the Bellerive Bluff area and that the report then be presented to a Council workshop for discussion”.

EXPLANATORY NOTES

- The Bellerive Village Overlay existed in for over 2 decades and provided direction for the design of new buildings to ensure that the precinct’s particular neighbourhood character and resident expectations were protected.
- The introduction of PD4 made the overlay redundant and this has resulted in there being no protection of the original character, heritage and aesthetics of the Bluff area.
- Recently, new buildings have inconsistent with the character of the area – due to colour schemes, lack of landscaping, height, roof form and site coverage, for example.
- The introduction of PD1 through the draft interim scheme will provide an opportunity to reinstate the previous requirements of the Bluff overlay.
- New planning controls are required in order to prevent further fragmentation of the amenity and character of the precinct. The report should address this via the reintroduction of the above controls. The options can then be discussed at a workshop.

P K McFarlane

ALDERMAN

GENERAL MANAGER’S COMMENTS

A matter for Council determination

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

March Quarterly Report pending.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

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

Quarterly Reports

The Copping Refuse Disposal Site Joint Authority has distributed the Quarterly summary of its Meetings (Attachments 1 and 2).

The Authority has also distributed its Quarterly Reports for the period 1 July to 30 September 2014 and 1 October to 31 December 2014.

In accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2005 the Report will be tabled in Closed Meeting.

Representative Reporting



Copping Refuse Disposal Site Joint Authority

22 December 2014

Mr A Paul
General Manager
Clarence City Council
P O Box 96
ROSNY PARK TAS 7018

Mr Robert Higgins
General Manager
Tasman and Sorell Councils
P O Box 126
SORELL TAS 7172

Mr Gary Arnold
General Manager
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

Dear General Managers,

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORTS

Participating Councils and the Director of Local Government have reached agreement on the establishment of consistent reporting arrangements for the Authority. The following advice regarding matters discussed at recent Authority and Board meetings is now provided for inclusion in your General Manager's routine report to your Council.

Authority Meeting held on 27 November 2014

- The Minutes of the Authority's meeting on 28 August and 4 September 2014 were accepted;
- The Minutes of the Authority's Special (Electronic) Meeting on 6 October 2014 were accepted;
- The September 2014 Quarterly Report was presented;
- The Board Chair is to write to the TasWater CEO regarding leachate treatment;
- Further amendments to the Authority's Rules and the process for approval of the amended Rules will be the subject of a report by the Secretary in February 2014; and
- A Special General Meeting is to be held to elect a Chair and Deputy Chair for the Authority.

(Note: Minutes of meeting of the Authority may be tabled in open Council meeting unless they contain confidential material. Given its commercial in confidence content The Quarterly Report is requested to be tabled in Closed Meeting). Any Closed Meeting items considered by the Authority should also be tabled only in Closed Meeting of Council.

.....
Copping Refuse Disposal Site Joint Authority trading as **SOUTHERN WASTE SOLUTIONS**

Level 4, 29 Elizabeth Street, Hobart 7000
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ABN: 87 928 486 460



Copping Refuse Disposal Site Joint Authority

Board Meeting held on 20 August 2014

Matters dealt with:

- The Minutes of the Board meeting held 16 July 2014 were accepted;
- Monthly Operational Overview and Financial Report - June 2014 was presented;
- The draft Waste Agreement was approved for presentation to the Authority at its next meeting;
- Admission of new members to the Authority was considered;
- A report into the AWS Clinical Waste system was considered; and
- Correspondence from the Tasmanian Audit Office regarding capping at the Copping Refuse Disposal Site was considered.

Board Meeting held on 17 September 2014

Matters dealt with:

- The Minutes of the Board meeting held 20 August 2014 were accepted;
- Monthly Operational Overview and Financial Report - August 2014 was presented;
- Further investigation of proposals and alternatives to the AWS ANT system proposal are to be investigated;
- The Business Manager was appointed as Acting CEO during the period of the CEO's leave.
- An updated Risk Register was presented to the Board;
- The Board acknowledged receipt of an anonymous letter of complaint regarding SWS operations; and
- An amendment to the Lutana Quarry Site Lease Agreement was approved.

Board Meeting held on 22 October 2014

Matters dealt with:

- The Minutes of the Board meeting held 17 September 2014 were accepted;
- Monthly Operational Overview and Financial Report - September 2014 was presented;
- The Tasmanian Audit Office provided its independent audit report for Southern Waste Solutions for 2013/14;
- Further consideration of the Risk Register, including organisation of a special workshop to review and update the Register in early 2015;
- Master Loan Facility Agreement annual declarations were authorised; and
- Business Plan 2014/17 and Strategic Plan 2014/15 – 2017/18 were noted for inclusion in the CRDSJA Annual Report 2014.

(Note: As minutes of meetings of the Board are commercial in confidence it is requested that these be held on file and may be perused by Aldermen / Councillors but not tabled at Council meetings)

.....
Copping Refuse Disposal Site Joint Authority trading as SOUTHERN WASTE SOLUTIONS

Level 4, 29 Elizabeth Street, Hobart 7000
Phone: +61 0418 990 868 E-Mail: inelson@nelsonhr.com.au
ABN: 87 928 486 460



Copping Refuse Disposal Site Joint Authority

Yours sincerely,

Ian Nelson
Secretary
Copping Refuse Disposal Site Joint Authority

.....
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Copping Refuse Disposal Site Joint Authority

5 March 2015

Mr A Paul
General Manager
Clarence City Council
P O Box 96
ROSNY PARK TAS 7018

Mr Robert Higgins
General Manager
Tasman and Sorell Councils
P O Box 126
SORELL TAS 7172

Mr Gary Arnold
General Manager
Kingborough Council
Locked Bag 1
KINGSTON TAS 7050

Dear General Managers,

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORTS

Participating Councils and the Director of Local Government have reached agreement on the establishment of consistent reporting arrangements for the Authority. The following advice regarding matters discussed at recent Authority and Board meetings is provided for inclusion in your General Manager's routine report to your Council.

Authority Meeting held on 26 February 2015

- The Minutes of the Authority's meeting on 27 November 2014 were accepted;
- The December 2014 Quarterly Report was presented;
- An update was provided in respect to progress on the amendment of the Authority Rules, including an outline of the process required to be followed;
- A report was presented seeking approval for the Authority to gain pre-approval from Participating Councils for the re-imbursement of costs associated with the business valuation report.

In Closed Meeting – the Authority also considered the re-appointment of Directors to the Board of Southern Waste Solutions.

(**Note:** Minutes of meeting of the Authority may be tabled in open Council meeting unless they contain confidential material. Given its commercial in confidence content The Quarterly Report is requested to be tabled in Closed Meeting). Any Closed Meeting items considered by the Authority should also be tabled only in Closed Meeting of Council.

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Copping Refuse Disposal Site Joint Authority

Board Meeting held on 17 November 2014

Matters dealt with:

- The Minutes of the Board meeting held 22 October 2014 were accepted;
- Monthly Operational Overview and Financial Report - September 2014 was received and noted;
- The Authority quarterly report for the period ending 30 September 2014 was endorsed.
- A report seeking approval for the provision of legal advice in respect to the amended Authority Rules was endorsed.

Board Meeting held on 19 December 2014

Matters dealt with:

- The Minutes of the Board meeting held 17 November 2014 were accepted;
- Monthly Operational, Financial and Safety Report – 30 November 2014 was received and noted;
- An copy of the legal advice related to the amendment of the Authority Rules was tabled and noted.

(Note: As minutes of meetings of the Board are commercial in confidence it is requested that these be held on file and may be perused by Aldermen / Councillors but not tabled at Council meetings)

Yours sincerely,

Ian Nelson
Secretary
Copping Refuse Disposal Site Joint Authority

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REPORTS FROM SINGLE AND JOINT AUTHORITIES /contd...

- **SOUTHERN WASTE STRATEGY AUTHORITY**

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

Quarterly Reports

The Southern Waste Strategy Authority has distributed its Quarterly Report for the period 1 October to 31 December 2014 (Attachment 3).

RECOMMENDATION:

That the Quarterly Report of the Southern Waste Strategy Authority for the Quarter ending 31 December 2014 be received.

Representative Reporting

- **TASWATER CORPORATION**



Quarterly Report – December 2014

1. SUMMARY

This report on the general and financial performance of the Southern Waste Strategy Authority (SWSA) for the December 2014 quarter is provided to member councils, in accordance with Section 36B of the *Local Government Act 1993*. SWSA.

2. GENERAL PERFORMANCE

2.1 PROJECTS

EDUCATION

The Project/Education Officer was on sick leave during this quarter from 10/11/14 until 31/12/14. Subsequently, agreement was reached on the separation of this Officer's services from 30/1/15. This agreement is subject to a confidentiality clause. School visits continued during October with 3 schools being visited. SWSA has contacted Councils with a view to conducting school visits on a do and charge basis by Council Officers in 2015.

SUSTAINABILITY CONFERENCE

The Bi-Annual National AAEE Sustainability Conference was held from 2nd - 5th November 2014 at the Hobart Grand Chancellor. Titled "Sustainability – Smart Strategies for the 21 Century", the conference aimed to bring some of the world's leading figures within the sustainability sector to present and debate key issues that fall under this banner. This included waste management amongst other

things. As part of the field trips planned for the final day, a half day tour was organised to look at both the new McRobies Gully Waste Management Centre and the Recovery Shop in Glenorchy. Participants indicated that the Conference was well run and provided useful information.

CONTAINER DEPOSIT SCHEME

The State Government on Christmas released the study it had had undertaken in CDS. The report indicated that there was no economic benefit on the State going it alone with a CDS. The State Government indicated that it would not be pursuing this option unless it was part of a national scheme.

WASTE ADVISORY COMMITTEE

There was no Waste Advisory Committee meeting during this quarter.

MEDIA AND PUBLICITY COMMITTEE

In line with the budget reductions possible media campaigns have been put on hold until 2015 when the budgetary position will be clearer. Assistance has been given to a number of organisations to stage events and assist in the production of printed material. SWSA continues to participate with the other Regional Waste Groups in state wide promotions.

GARAGE SALE TRAIL

A representative from GST attended the November Meeting of SWSA and advised that the figures for 2014 were substantially above 2013. This information has been provided by GST to Councils individually.

2.2 GOVERNANCE

PROGRESS OF WASTE LEVY

SWSA continues lobby actively for the introduction of a state waste levy. A copy of the MRA Economic Benefits Study which SWSA contributed to is attached for information.

FUTURE OF SWSA

This matter did not progress markedly during this quarter but subsequent reports will cover this matter in detail.

3. FINANCIAL PERFORMANCE

3.1 PROFIT & LOSS

The financial report attached below to 31st December 2014 indicates a surplus the year-to-date of \$14,480 compared to a budgeted deficit of \$5,924.

The improvement is a number of minor amount spread across most accounts.

There is no reason to anticipate that SWSA will not be able to pay any amounts owing when they fall due.

Profit & Loss [Budget Analysis]

July 2014 through December 2014

9/04/2015
2:24:37 PM

	Selected Period	Budgeted	\$ Difference	% Difference
Income				
Member Contributions	\$111,933.00	\$111,933.00	\$0.00	0.0%
Other Income	\$10,001.00	\$10,000.00	\$1.00	0.0%
Interest Received	\$741.37	\$1,000.04	-\$258.67	(25.9%)
Total Income	<u>\$122,675.37</u>	<u>\$122,933.04</u>	<u>-\$257.67</u>	<u>(0.2%)</u>
Cost of Sales				
Gross Profit	<u>\$122,675.37</u>	<u>\$122,933.04</u>	<u>-\$257.67</u>	<u>(0.2%)</u>
Expenses				
Employment Expenses				
Fringe Benefits Tax	\$1,802.00	\$1,700.00	\$102.00	6.0%
Parking - DES	\$440.00	\$450.00	-\$10.00	(2.2%)
Parking - SDC	\$440.00	\$450.00	-\$10.00	(2.2%)
Wages & Salaries	\$59,166.70	\$59,162.00	\$4.70	0.0%
Superannuation	\$7,395.87	\$7,395.00	\$0.87	0.0%
Workers' Compensation	\$1,001.77	\$1,250.00	-\$248.23	(19.9%)
Total Employment Expenses	<u>\$70,246.34</u>	<u>\$70,407.00</u>	<u>-\$160.66</u>	<u>(0.2%)</u>
Operating Expenses				
Advertising & Promotion	\$1,816.33	\$7,500.00	-\$5,683.67	(78.4%)
Bank Charges	\$157.20	\$300.00	-\$142.80	(47.6%)
Consultants & Contractors	\$0.00	\$2,499.98	-\$2,499.98	(100.0%)
Garage Sale Trail	\$20,000.00	\$20,000.00	\$0.00	0.0%
General Expenses	\$958.24	\$1,500.00	-\$541.76	(36.1%)
Grants	\$2,000.00	\$6,500.02	-\$4,500.02	(69.2%)
Insurance	\$2,285.84	\$2,500.00	-\$214.16	(8.6%)
Motor Vehicle Expenses				
MVX - DES	\$3,057.71	\$3,200.00	-\$142.29	(4.4%)
MVX - SDC	\$2,573.53	\$3,200.00	-\$626.47	(19.6%)
Printing Postage & Stationery	\$728.87	\$1,000.04	-\$271.17	(27.1%)
Rent	\$1,446.66	\$5,500.00	-\$4,053.34	(73.7%)
Subscriptions	\$349.00	\$1,000.00	-\$651.00	(65.1%)
Telephone	\$1,925.91	\$2,250.00	-\$324.09	(14.4%)
Travel & Entertainment	\$848.92	\$1,500.00	-\$651.08	(43.4%)
Total Expenses	<u>\$108,194.55</u>	<u>\$128,857.04</u>	<u>-\$20,662.49</u>	<u>(16.0%)</u>
Operating Profit	<u>\$14,480.82</u>	<u>-\$5,924.00</u>	<u>\$20,404.82</u>	<u>344.4%</u>
Other Income				
Other Expenses				
Net Surplus / (Deficit)	<u>\$14,480.82</u>	<u>-\$5,924.00</u>	<u>\$20,404.82</u>	<u>344.4%</u>

10.2 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES**TRACKS AND TRAILS ADVISORY COMMITTEE**

(File No 07-06-09)

Chairperson's Report – Alderman R James

Report to Council for the 3 month period for 1 January 2015 to 31 March 2015.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- provide advice and make recommendations, including policy, to assist Council in the development of tracks and trails in the City;
- assist in the development and periodic review of Council's Tracks and Trails Strategy;
- develop and maintain a Tracks and Trails Register which captures all existing and possible future trail and track networks (including multi-user pathways) in Clarence;
- develop and review (on a rolling basis) the Tracks and Trails Action Plan for endorsement by Council that articulates the development initiatives prioritised and proposed to be conducted over a 5 year programme, which recognises the access and needs of all users eg: walkers, horse riders, mountain bikers, etc;
- monitor progress and work to address the actions of the plan according to their level of priority;
- as part of internal referral process to provide input and advice on the provision and requirements for trail networks and the provision of trail linkages as part of new subdivisions.

In working towards these goals, the Committee undertook a range of activities, which are set out below.

2. CAPITAL WORKS PROJECT**Grasstree Hill Rivulet Track**

A new track and 2 stone bridges have been constructed alongside the Grasstree Hill Rivulet. This completes a circuit with the Risdon Vale Rivulet Track.

Saltmarsh Track – Tangara Trail

A new track has been constructed in the Tangara Trail corridor across Racecourse Flats to prevent erosion to the saltmarsh and provide a formed surface for walking and biking.

3. RECURRENT INITIATIVES – MAINTENANCE AND UPGRADES**3.1 Tracks and Trails Action Plan 2015**

A draft Action Plan has been developed and the Trails Register component is currently being compiled. The draft will be forwarded to a Council Workshop prior to broad community consultation.

3.2 Draft Meehan Range Strategic Plan

A draft strategic plan is being developed in consultation with Parks and Wildlife Service for the future development of mountain bike tracks at the Clarence Mountain Bike Park and the Meehan Range Recreation Area. The draft will be forwarded to a Council Workshop prior to broad community consultation.

3.3 Clarence Coastal Trail – Seven Mile Beach to Roches Beach

The popular track between Seven Mile Beach and Roches Beach has been resurfaced.

3.4 Clarence Coastal Trail – Rokeby to Lauderdale

A community survey was carried out to determine a preferred alignment. The results are currently being compiled and will be the subject of a future Council Workshop.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS**4.1 Kangaroo Bay Rivulet Track**

Quotes are being sought for installing safety netting for the first and seventh tees. A design has been prepared for the section of track through Rosny Barn. Track construction on the golf course side of the rivulet will be done separately and quotes will be sought in April. Work cannot commence on the track until the safety netting is in place.

4.2 Pilchers Hill Descent Track

A Natural Values Assessment has been undertaken for a descent track in Pilchers Hill Reserve. The Meehan Range Trail Groomers will construct the track with volunteer labour.

5. GOVERNANCE MATTERS.

Committee Meeting

The Committee held 1 General Meeting during the quarter on 12 February 2015 and a Special Meeting on 5 March 2015.

6. EXTERNAL LIAISON

Nil.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman R James

CHAIRPERSON

BICYCLE STEERING COMMITTEE – QUARTERLY REPORT

(File No 04-03-02)

Chairperson's Report – Alderman S von Bertouch

Report to Council for the 3 month period 1 January 2015 to 31 March 2015.

1. PRINCIPAL OBJECTIVES AND GOALS

The Committee's prime objectives are to:

- advise Council on the identification, development and maintenance of cycling routes and infrastructure along roads and other easements throughout the City;
- facilitate and provide guidance for the implementation of Council's adopted Bicycle Strategy;
- be actively involved in providing design advice relating to cycling infrastructure projects undertaken by Council;
- be actively involved in providing advice to CyclingSouth on matters relating to regional cycling infrastructure; and
- promote information sharing of cycling related matters affecting the City.

In working towards these goals the Committee arranged and implemented a range of activities, which are set out below.

2. CAPITAL WORKS PROJECTS**Cambridge Road – Cambridge Village to Roundabout**

Project is on hold until the completion of the Cambridge Village Master Plan.

3. RECURRENT INITIATIVES

Further locations for bike parking facilities are being investigated.

4. DESIGN AND INVESTIGATION WORK IN PROGRESS**Clarence Street Safety Assessment Report**

Staff have progressed preliminary plans for Clarence Street which incorporate the 8 recommendations arising from the Clarence Street Reference Group outcomes.

5. GOVERNANCE MATTERS

Committee Meeting

The Committee held 1 informal meeting (lack of quorum) during the quarter on 2 February and a Special Meeting held on 2 March. The Special Meeting was held to finalise the list of related projects for 2015-2016 budget consideration.

6. EXTERNAL LIAISON

CyclingSouth Meeting held on 18 February 2015.

RECOMMENDATION:

That the Chairperson's Report be received by Council.

Attachments: Nil.

Alderman Sharyn von Bertouch
CHAIRPERSON

EVENTS SPECIAL COMMITTEE

CLARENCE JAZZ FESTIVAL**Chairperson's Report – March 2015 (Mayor Doug Chipman)****Clarence Jazz Festival Report 2015**

Council's premier event the Clarence Jazz Festival held its 19th consecutive festival in February showcasing 110 musicians in 28 acts, 18 of these musicians played in multiple ensembles.

The Festival extended its impact by becoming Australia's only 8 day jazz festival and extended its reach to 5 locations around the City, including concerts at Richmond and Clifton Beach.

There has been a notable shift in audience demographics and we are now reaching a younger market. This may be due to programming more young bands and the greater use of social media.

A week of good weather contributed to good attendances except for the final day on the Bellerive Boardwalk when 35 degrees temperatures kept the usual attendance rate of 5,000 well down.

The following is a breakdown of times, venues and attendance, and comments on the event.

Date and Time	Where	Estimated Attendance	Comments
Sunday, 15 Feb 6 till 8pm	Richmond Village Green	230	Some people remained after the Richmond Highland Gathering. Approximately 35% were local residents.
Monday, 16 Feb 6 till 8pm	Clifton Beach Reserve	250	Clifton Beach residents were very grateful for the concert numbering around 50% of the audience; 4% were from outside Tasmania.
Tuesday, 17 Feb 6 till 8pm	Beltana Park	280	Positive feedback about this venue being scenic yet protected from the weather; 17% were local residents and 27% had been to a Lindisfarne concert in previous years.
Wednesday, 18 Feb 6 till 8pm	Rosny Farm	250	28% of people had attended an event at the Rosny Farm previously.
8 till 10	Jazz Lounge	100	At capacity.
Thursday, 19 Feb 6 till 8pm	Rosny Farm	230	
8 till 10	Jazz Lounge	100	At capacity.
Friday, 20 Feb 6 till 9.30pm	Bellerive Boardwalk	800	Youth night – always attracts families and a younger audience.
6.30 till 8.30 pm	Jazz Lounge	90	Ticketed event.
9 till 11.30pm		100	Free event.
Saturday, 21 Feb 3 till 9.30	Bellerive Boardwalk	2500	Perfect conditions saw the Boardwalk operating at capacity.

2 till 4pm	Jazz Lounge	60	
6.30 till 8.30pm		75	Ticketed event.
9 till 11.30pm		80	
Sunday, 22 Feb	Bellerive	1800	35 degrees kept numbers down.
11 till 5	Boardwalk		

The following table highlights the Clarence Jazz Festival within the context of the Events Plan.

Action		What we did	The future
1:3	Work with volunteer groups were appropriate	Worked with: Sandford Scouts and Rovers Hobart Jazz Club Rotary Club of Bellerive	<ul style="list-style-type: none"> • These groups have volunteered for a number of years and there is no need for change
1:5	Aim to provide events in different locations across the city	Concerts at: Richmond Clifton Beach Beltana Park, Lindisfarne Rosny Farm Bellerive Boardwalk	<ul style="list-style-type: none"> • Sunday and Monday should continue to be offered in at different locations each year and we will investigate sites for 2016
1:7	Collaborate with Marketing and Communication to increase awareness of all events and activities taking place city-wide	<ul style="list-style-type: none"> • 30,000 programs distributed with the Rates Newsletter and around greater Hobart • Program on Council website and each separate concert on the new Arts and Events website • Hired Duff TV to video segments of the Festival for Facebook and YouTube • CCC's photographer at most concerts and photo albums uploaded on to Facebook page. <p>We also had:</p> <ul style="list-style-type: none"> • 200 posters distributed • Arts and Events eNews • Press ads in ESS/ Hobart Observer/ The Mercury • Road signs 	The spread of marketing and advertising is working well for the local market and creating a "buzz" on Facebook.

1:8	Maintain a strong and relevant presence with social media prior, during and post Council events	<ul style="list-style-type: none"> • Duff TV uploaded 'grabs' at the beginning of each concert to show we were on now. • At the end of each concert Duff TV instantly collated music footage and interviews and uploaded to our new website and the Jazz Facebook Page. 	The video's and photos show the immediacy of the Festival and help promote it to a much wider net.
1:9	Develop methods of community interaction with our social media, i.e. downloading photos from events onto our Facebook page	<ul style="list-style-type: none"> • Facebook photos that we 'tag' with a musicians name are shared and liked, creating an immediate interest. 	The statistics demonstrate that people respond well to the photos albums of each concert. We will investigate how we can leverage and expand on this.
2:1	Access marketing budget to advertise in state and national tourism magazines those activities in the City Events and Rosny Farm programs which will attract visitors into the City	<ul style="list-style-type: none"> • ½ page colour ad in November's edition of the "Wanderer" – a national campervan magazine • ad on the Campervan and Motorhome website • State Cinema advertising • 'Event of the week' Hobart Visitors Centre 	It is unclear if the Wanderer ad raised the number of interstate visitors. State Cinema and Hobart Visitors Centre were 'value for money' options.
2:2	Continue to build good relationships with The Mercury (via reporters) and local publications for increased editorial	<ul style="list-style-type: none"> • Two editorials in The Mercury • Editorial in Eastern Shore Sun 	On-going relationship building
2:3	Determine how people heard about the event and where they are from	A quick survey was done at 3 of the concerts asking the audience to raise their hand if they received their program in the post.	On average 40% of attendees had received the program in the post. This also identifies them as Clarence residents.
2:6	Use the Clarence Jazz Festival as a tool to market the city nationally	Refer to 2:1	
3:1	Provide performance opportunities at as many Council events as possible for individuals, schools, bands and community art groups	<p>Council hired: 105 local musicians 5 interstate musicians 20 dancers</p> <p>The Festival Ambassador did 2 workshops with young people: - the 3 Scholarship students - Clarence High School and one private lesson.</p>	Maintain a strong focus on local artist and content

3:3	Ensure an element of professional development is evident at the Jazz Festival	The Scholarship program provided free tuition in improvisation for 6 months. The 3 recipients then workshopped and rehearsed before performing at the Boardwalk on Friday night.	Continue the scholarship program and increase the number of workshops by the Festival Ambassador
3:5	Support professional artists through programs such as the Clarence Jazz Festival Artist in Residence	This program used sound, moving and still imagery to create an exhibition in the Rosny Cottage titled <i>Kerosene Child/So I Ran My Camera</i> which explored the life of Tasmanian born war reporter Neil Davis.	On-going projects through the Artist in Residents program
4:2	Develop strong relationships with organisations and individuals that have an interest in events and continue to foster good relationships with sponsors and promoters, and seek out new opportunities	Sponsors and supporters were: Eastlands Veolia Valhalla Moo Brew Hobart Jazz Club 96.1 Rotary Club of Bellerive ABC Radio	Continue to foster positive working relations and seek new sponsors and supporters
4:6	Continue to grow the Clarence Jazz Festival as the city's signature event	Presented a strong program attended by approximately 7,000 people	Provide for program maintenance and improvements

Summary

The Events Special Committee endorsed a number of recommendations for the 2016 Clarence Jazz Festival at its Meeting held 17 March 2015. In 2016, the Festival will be held from 21 to 28 February.

AUDIT COMMITTEE

(File No 07/02/12)

Chairperson's Report 36 – March 2015

The Audit Committee met on 11 March 2015 and I attach a copy of the draft Minutes of the Meeting for tabling at Council's Meeting (refer Attachment 1).

The Committee gave consideration to the Auditor General's Annual Report to Parliament. Both the Deputy Auditor General (Mr Ric De Santi) and Senior Financial Auditor, (Ms Sashi Ram) attended the meeting and provided an outline of details relating to the Clarence City Council contained in the report and responded to questions raised by the Committee. In General terms members of the Committee were pleased with the positive observation and findings relating to the Clarence City Council; which reflect its current strong financial position across a range of indicators.

The Committee received reports in relation to the following audit projects:

- Project 40: Review into Council Processes associated with Debt Collection;
- Project 42: Cash Management;
- Project 43: Health and Food Premises Registration and Inspection;
- Project 44: Transaction Management – Revenue Recognition and Cash Handling Procedures; and
- Project 45: Transaction Management – Expense Recognition and Payment Procedures.

The results from these audits were essentially satisfactory with a small number of minor findings that will be followed up for implementation and monitoring by the Committee through the rolling Management Action Plan.

It should be noted that Project 41 - Parks and Recreation Facilities Safety and Risk Assessments has been deferred to a later date.

Of specific policy interest to Council were the observations made in respect to debt collection and management. The Committee recognises that there has traditionally been a restrained approach to debt collection and related procedures, particularly in regard to outstanding rates (protected as a “debt on land”). The committee noted that Council does have formal rates collection policy adopted by Council, however, the audit has recommended to build on this so that there is a combined strategy/policy document that covers a formal debt collection and management policy and supporting procedures. It would be anticipated that consideration of the parameters and outcomes for this will also involve the Council.

RECOMMENDATION:

That the Chairperson’s Report be received by Council.

Attachments: 1. Minutes of Audit Committee Meeting (9)

John Mazengarb
CHAIRPERSON

31 March 2015

**MINUTES OF A MEETING OF THE COUNCIL AUDIT COMMITTEE HELD IN
THE COMMITTEE ROOM AT THE COUNCIL OFFICES, BLIGH STREET,
ROSNY PARK, ON WEDNESDAY, 11 MARCH 2015**

HOUR CALLED: 4.00pm

PRESENT: The Meeting commenced at 4.06pm with Mr J Mazengarb in the
Chair and Committee Members:
Mr R Hogan
Ald H Chong; present

Ald K McFarlane (Proxy) (arrived 4.23pm)

IN ATTENDANCE: General Manager
(Mr A Paul)

Corporate Secretary
(Mr A van der Hek)

Corporate Treasurer
(Mr F Barta)

Wise Lord and Ferguson, Partner – Audit and Assurance
(Mr Danny McCarthy)

Wise Lord and Ferguson, Partner – Audit and Assurance
(Ms Alicia Lees)

Crowe Horwath, Audit Partner - Audit & Assurance
(Ms Alison Flakemore)

Deputy Auditor General
(Mr R De Santi)

Senior Financial Auditor at Tasmanian Audit Office
(Ms S Ram)

ORDER OF BUSINESS: Items 1 - 3; 4.4; 9; 4.3; 4.1; and 4.5 – 11.

MINUTES

1. APOLOGIES

Alderman P Cusick (Leave of Absence)
Alderman K McFarlane (for late arrival)
Mr J Toohey - Manager Health and Community Development

2. CONFIRMATION OF MINUTES

The Minutes of the Meeting of the Audit Committee dated 19 February 2015 have been circulated to Committee Members.

RECOMMENDATION:

That the Minutes of the Meeting of the Audit Committee dated 19 February 2015, as circulated, be confirmed.

Decision: **MOVED** Mr Hogan **SECONDED** Ald Chong

“That the Minutes of the Meeting of the Audit Committee dated 19 February 2015, as circulated, be confirmed”.

CARRIED

3. DECLARATION OF CONFLICTS OF INTEREST/PECUNARY INTERESTS

The Chair asked whether there were any member declarations.

- Mr Hogan advised the Committee that he has just recently been appointed to the Glenorchy City Council Audit Panel.
- Mr Barta restated his earlier declaration of a potential conflict of interest (due to family connection) regarding the audit undertaken by WLF and further confirmed that he had not participated in any selection of this service provider and had maintained arms-length from the audit undertaken.

No further Pecuniary/Conflicts of Interest were declared.

4. ANNUAL AUDIT PLAN FOR 2014/15

The following Projects make up the 2014/15 Annual Audit Plan programme formally adopted by Council.

- Project 40: Review into Council Processes associated with Debt Collection
- Project 41: Parks and Recreation Facilities Safety and Risk Assessments
- Project 42: Cash Management
- Project 43: Health and Food Premises Registration and Inspection
- Project 44: Transaction Management – Revenue Recognition and Cash Handling Procedures
- Project 45: Transaction Management – Expense Recognition and Payment Procedures

4.1. Project 40 – Review into Council Processes associated with Debt Collection

(Note: refer to Item 3 for Conflict of Interest declaration in respect of this item)

Consultant firm Wise, Lord and Ferguson provided a detailed scope and were engaged to undertake Project 40 and a copy of their final report was distributed with the agenda.

Mr Danny McCarthy and Ms Alicia Leis of Wise Lord and Ferguson, were present to discuss the Audit findings and responded to the Committee on matters arising from the Report.

In discussion on this item the Committee **noted** that there was a need for the Council to review and consider the basis of its policy framework and approach on debt collection.

The Committee further **noted** the benefits that could be derived from active management/engagement and positive approach to personal debt management at all levels of the Council paying clientele.

RECOMMENDATION

- A. That the Report from Wise, Lord and Ferguson on Project 40 – Review into Council Processes associated with Debt Collection 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 Wise, Lord and Ferguson on Project 40 – Review into Council Processes associated with Debt Collection 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”.

4.2. Project 41 - Parks and Recreation Facilities Safety and Risk Assessments

This project has temporarily been placed on hold for completion at a later date.

4.3. Project 42 - Cash Management Crowe Howrath

Consultant firm Crowe Howrath provided a detailed scope and were engaged to undertake Project 42 and a copy of their final report was distributed with the agenda.

Ms Alison Flakemore of Crowe Howrath was present to discuss the Audit findings and responded to the Committee on matters arising from the Report.

RECOMMENDATION

- A. That the Report from Crowe Howrath on Project 42 – Cash Management 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.

Alderman McFarlane arrived at the meeting at this stage **4.21pm**.

Decision: It was **RESOLVED**

- “A. That the Report from Crowe Howrath on Project 42 – Cash Management 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”.

Ms Flakemore left the Meeting at this stage **4.25pm**.

Mr Paul left the Meeting at this stage **4.25pm**.

4.4. Project 43 - Health and Food Premises Registration and Inspection

Consultant firm Catallan Consulting provided a detailed scope and were engaged to undertake Project 43 and a copy of their final report was distributed with the agenda.

The Corporate Secretary introduced the item and the Audit findings to the meeting and responded to the Committee on matters arising from the Report.

RECOMMENDATION

- A. That the Report from Catallan Consulting on Project 43 – Health and Food Premises Registration and Inspection 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 Catallan Consulting on Project 43 – Health and Food Premises Registration and Inspection 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”.

4.5. Project 44 - Transaction Management – Revenue Recognition and Cash Handling Procedures

(Note: refer to Item 3 for Conflict of Interest declaration in respect of this item)

Consultant firm Wise, Lord and Ferguson provided a detailed scope and were engaged to undertake Project 44 and a copy of their final report was distributed with the agenda.

Mr Danny McCarthy and Ms Alicia Leis of Wise Lord and Ferguson, were present to discuss the Audit findings and responded to the Committee on matters arising from the Report.

In discussion on this item the Committee **noted** that advances anticipated in new IT systems functionality will greatly assist in enhancing the level of control and management of requisitions and purchasing authorisations.

RECOMMENDATION

- A. That the Report from Wise, Lord and Ferguson on Project 44 – Transaction Management – Revenue Recognition and Cash Handling Procedures 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.

Item 4.5 Cont/-

Item 4.5 Cont/-

Decision: It was **RESOLVED**

- “A. That the Report from Wise, Lord and Ferguson on Project 44 – Transaction Management – Revenue Recognition and Cash Handling Procedures 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”.

4.6. Project 45 - Transaction Management – Expense Recognition and Payment Procedures

(Note: refer to Item 3 for Conflict of Interest declaration in respect of this item)

Consultant firm Wise, Lord and Ferguson provided a detailed scope and were engaged to undertake Project 45 and a copy of their final report was distributed with the agenda.

Mr Danny McCarthy and Ms Alicia Leis of Wise Lord and Ferguson, were present to discuss the Audit findings and responded to the Committee on matters arising from the Report.

RECOMMENDATION

- A. That the Report from Wise, Lord and Ferguson on Project 45 – Transaction Management – Expense Recognition and Payment Procedures 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 Wise, Lord and Ferguson on Project 45 – Transaction Management – Expense Recognition and Payment Procedures 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”.

It was further **RESOLVED**

“That commitment to the use of requisitioning and purchasing delegations (including the use of corporate credit cards) being conducted as authorised, be considered for inclusion in a staff periodic attestation statement as contemplated in the Fraud Management Plan”.

Ms Leis and Mr McCarthy left the Meeting at this stage **4.45pm**.

5. AUDITOR GENERAL'S ANNUAL REPORT TO PARLIAMENT

As decided at the last meeting of the Committee this item is listed for open discussion on the details relating to the Council contained in the Auditor General's recent Report to the Tasmanian Parliament. (Note: the relevant extract was distributed with the agenda in drop box).

Mr Ric de Santi, Deputy Auditor General and Ms Sashi Ram, Senior Financial Auditor attended the meeting; provided an outline details relating to the Clarence City Council contained in the Auditor General's Annual Report to Parliament and responded to questions raised by the Committee.

RECOMMENDATION:

That the content regarding Clarence City Council in the Auditor General's report be noted

Decision: It was **RESOLVED**

- "A. That the content regarding Clarence City Council in the Auditor General's report be noted; and
- B. That the Committee recommends consideration be given to the merits and manner in which the Council's gender diversity profile, across all areas of the organisation, could be reported on".

Mr de Santi and Ms Ram **left** the Meeting at this stage **5.21pm**.

6. DECEMBER 2014 QUARTERLY REPORT

This item is listed for open discussion on the content of the Council's Quarterly Report for December 2014. (Note: the Quarterly Report was distributed with the agenda in drop box).

RECOMMENDATION:

That the December 2014 Quarterly Report be noted

Decision: It was **RESOLVED**

"That the December 2014 Quarterly Report be noted".

7. MANAGEMENT ACTION PLAN

An updated Management Action Plan was distributed with the agenda.

RECOMMENDATION:

That the advice be noted

Decision: It was **RESOLVED**

“A. That the advice be noted; and

B. That action on Project 37 be further reviewed in the context of implementing the IT Strategy and how arrangements can be put in place on an interim basis outside of the current systems”.

8. SIGNIFICANT INSURANCE/LEGAL CLAIMS

There have been no new major claim notifications since the last report to the Committee.

A copy of the schedule of outstanding matters was distributed with the agenda.

RECOMMENDATION:

That the advice be noted.

Decision: It was **RESOLVED**

“That the advice be noted”.

9. ANY FURTHER BUSINESS

Audit Committee Vacancy

The General Manager provided an update on the appointment process for the new Committee member position.

The effective utilisation of the Work Plan document was discussed.

Decision: It was **RESOLVED**

“That the Work Plan document be expanded to incorporate summary detail of the current status of each scheduled activity and when the activities/actions were last undertaken or dealt with by the Committee and it be updated as a routine practice for each meeting”.

Mr Barta advised that the Council would be undertaking a review of its Strategic Plan in the near future and that following this the strategic asset and the strategic finance plans will be reviewed in the context of the Council new Strategic Plan.

The Committee asked that during this process a copy of the draft strategic plan be provided to Committee members for information.

10. TIME, DATE, PLACE OF NEXT MEETING

It is practice for the schedule to be updated by the Committee each meeting on a rolling basis to maintain an advanced schedule of meetings.

Draft Meeting Schedule – 2014-2015

Note:

Mtg	Business Items are listed as per Work Plan	Scheduled time of year	Proposed Mtg Date
1.	• Note: Discussion with Auditor General on forthcoming annual audit deferred from March 2015 meeting on request from Audit Office)	May/June	14 May 2015 (4.00pm)
2.	•	Aug/Sept May require 2 meeting times to deal with these matters and subject to Auditor General availability	23 September 2015 (2.00pm)
3.	•	Nov/Dec	26 November 2015 (4.00pm)
4.	•	March	March 2016 (date to be determined)

Note 1: The Audit Committee has been constituted by the Council as a Special Committee under the provisions of Section 24 of the Local Government Act 1993. The Committee's charter provides for the purpose of the Committee 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 Committee; however, ongoing meetings of the Committee (Audit Panel) are open to the Committee 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 Committee/Panel Work Plan.

RECOMMENDATION:

That the Committee determine on or modify the proposed schedule of Audit Committee meetings.

Decision: It was **RESOLVED**

“That the forward Meeting Schedule as modified above be adopted”.

11. CLOSE

There being no further business the Chairperson declared the meeting **Closed** at **5.49pm**.

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No. 10/02/02)

The Weekly Briefing Reports of 16, 23 and 30 March and 6 and 13 April 2015 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 16, 23 and 30 March and 6 and 13 April 2015 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 2005, 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-2015/41 - 731 DORANS ROAD,
SANDFORD – KENNELS**
(File No D013-731)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for kennels (1 male Labrador Retriever, 1 female medium cross breed and 2 female Boxer cross) at 731 Dorans Road, Sandford.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Residential and subject to the Vegetation Management Overlay under the Clarence Planning Scheme 2007 (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 2005.

Council is required to exercise a discretion within the statutory 42 day period which was extended with the consent of the applicant to 22 April 2015.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 4 representations (2 from the same representor) were received raising the following issues:

- dogs are left unattended for lengthy periods and have been found on neighbouring properties and on Dorans Road;
- two of the dogs are elderly and on their passing the owner will still have permission to have 4 dogs; and
- noise from barking.

RECOMMENDATION:

A. That the Development Application for Kennels (1 male Labrador Retriever, 1 female medium cross breed and 2 female Boxer cross) at 731 Dorans Road, Sandford (CI Ref D-2015/41) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. An application for a Kennel Licence must be applied for and approved prior to the commencement of the use.
3. This approval is subject to the approval of a kennel licence under the provisions of the Dog Control Act, 2000 and remains valid only whilst such kennel licence remains in force.

4. This approval remains only in force whilst the kennel complex is under the direct management and control of the applicant.
 5. The permit only applies to the dogs as described in the application.
 6. Any noise generated from the proposed use (ie barking from dogs) is not to cause any unreasonable nuisance or detriment to the amenity of adjacent or nearby properties. Should it be established by Council's Senior Environmental Health Officer that the level of noise generated by the dogs is an unreasonable nuisance, which cannot be resolved by management practices, further sound attenuation work will be carried out to the satisfaction of Council's Senior Environmental Health Officer.
 7. A management plan is to be submitted to and approved by Council's Senior Environmental Health Officer demonstrating appropriate methods of disposal of animal waste prior to the commencement of the use. The approved plan will then be endorsed to become part of the permit.
- 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 Residential and subject to the Vegetation Management Overlay under the Scheme.
- 2.2.** The proposal is a Discretionary development, as Kennels are a Discretionary use in the zone.
- 2.3.** If the Draft Clarence Interim Planning Scheme 2014 is approved in its current form, the keeping of 4 dogs for domestic use would not require a Planning permit.

2.4. The relevant parts of the Planning Scheme are:

- Section 2 – Planning Policy Framework;
- Section 3 – General Provisions;
- Section 6 – Rural Residential zones; and
- Section 7 – Vegetation Management Overlay.

2.5. 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 2.191ha rural residential lot containing a dwelling and outbuildings in the south-western part of the site. Access to the site is via an access strip from Dorans Road.

3.2. The Proposal

The proposal is for Kennels for 4 dogs (1 male Labrador Retriever, 1 female medium cross breed and 2 female Boxer cross). The dogs live outside during the day and inside the dwelling at night. The dogs are contained within a dog electric fence located within the property boundary. When the property owners are away for the day, the 2 older dogs are locked inside on a balcony and the 2 younger dogs are kept in a 371m² pen with a 1.18m fence.

4. PLANNING ASSESSMENT

4.1. Planning Policy Framework [Section 2]

The relevant elements of the Planning Policy Framework are contained in Section 2.2.3(a)(iii) – Rural Residential Land Use. In particular, the Objectives include:

- “• *To provide rural residential land as part of ensuring attractive housing choices within the City.*

- *To protect the safety and amenity of rural residential areas adjacent to conflicting or strategic land uses and environments including industrial development and extractive industry.*
- *To enhance the appearance and amenity of rural residential areas”.*

Reference to these principles is also contained in the discussion below.

4.2. General Decision Requirements [Section 3.3.1]

The relevant General Decision Requirements of this part are as follows:

- “(a) *General requirements:*
 - (v) *The Specific Decision Requirements of the Zone, Overlay or Specific Provision.*
- (b) *Amenity requirements:*
 - (i) *The character of the locality, the existing and future amenities of the neighbourhood”.*

The impact of the proposed development upon the amenity of the area has been considered as part of this assessment in terms of possible impacts and site suitability. Reference to these principles is contained in the discussion below.

4.3. Zone

The site is within the Rural Residential zone as defined by the Clarence Planning Scheme 2007. The relevant Purpose of the zone is to: *“provide for residential use in a rural environment, ensuring that development minimises impacts on adjacent farmland, marine farms or land with important environmental values”.*

The proposal accords with the Purpose of the zone in that it would be consistent with the existing rural residential use of the site.

The proposal is defined as a Kennel which is a Discretionary use. There are no buildings proposed as part of the use and therefore the Use and Development Standards of the zone are not a relevant consideration.

The Specific Decision Requirements of the zone are relevant and are addressed as follows.

“(b) Areas of significant vegetation, threatened species or threatened communities should be maintained”.

The proposal utilises the existing dwelling and fenced area and does not involve any clearing of native vegetation.

“(j) Non-residential use and development should respect the residential amenity of the area”.

In terms of amenity, there are several issues that must be considered. These include details of waste disposal, storage of food and noise.

The dog food is kept in a bin with a lid which is considered adequate, however, Council’s Environmental Health Officer considers that the waste management measures proposed are inadequate and suggests that a condition requiring a management plan be submitted for approval.

Some noise is to be expected in terms of the keeping of dogs on any site. The dogs are inside the dwelling at night and during the day when the owners are away from the property, the dogs are locked inside the dwelling or in a pen. Council has previously received a number of complaints in relation to the dogs wandering onto neighbouring properties, however, noise has not been the major issue in this case. To ensure that noise from barking does not have an unreasonable impact to the amenity of the area, it is recommended that a condition be included on the permit which will require additional attenuation measures if noise from barking becomes a nuisance.

Based on these reasons, it is considered that the relevant Decision Requirement would be satisfied.

“(l) Sufficient car parking is to be provided on-site to meet differing levels of residential, service and recreational needs. Safe and convenient access is to be provided to all parking areas”.

The proposed kennels are not intended for commercial use and therefore the existing car parking for the dwelling is satisfactory.

4.4. Vegetation Management Overlay

The proposal is using existing facilities and does not involve any clearing of native vegetation.

4.5. External Referrals

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

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. Dogs are left unattended for lengthy periods and have been found on Neighbouring Properties and on Dorans Road

- **Comment**

The applicant has recently erected a dog electric fence located within the perimeter of the property, which will contain the dogs. When the property owners are away during the day, the applicant has stated that the dogs are contained within a pen or inside the dwelling. It is considered that these measures will resolve any past problems.

5.2. Two of the Dogs are Elderly and on their Passing the Owner will still have Permission to have 4 Dogs

- **Comment**

The applicant stated that they expected the 2 older dogs would not live for much longer, which would leave them with the 2 younger dogs. It is recommended that a condition be included that limits the approval to the dogs described in the application. Once the 2 older dogs are deceased, the owner will be left with 2 dogs and the keeping of 2 dogs does not require Planning approval under the Scheme.

5.3. Noise from Barking

- **Comment**

As discussed previously, it is considered that as the dogs are contained within the dog electric fence and are inside during the night, these measures are reasonable in ensuring that the proposal does not cause a loss of amenity to neighbouring property owners from barking. Previous complaints have mainly been related to the dogs wandering onto other properties. However, to ensure that noise does not become an issue, a condition should be included on the permit requiring additional sound attenuation work to be carried out if the level of the noise generated by the dogs barking is an unreasonable nuisance.

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.

8. CONCLUSION

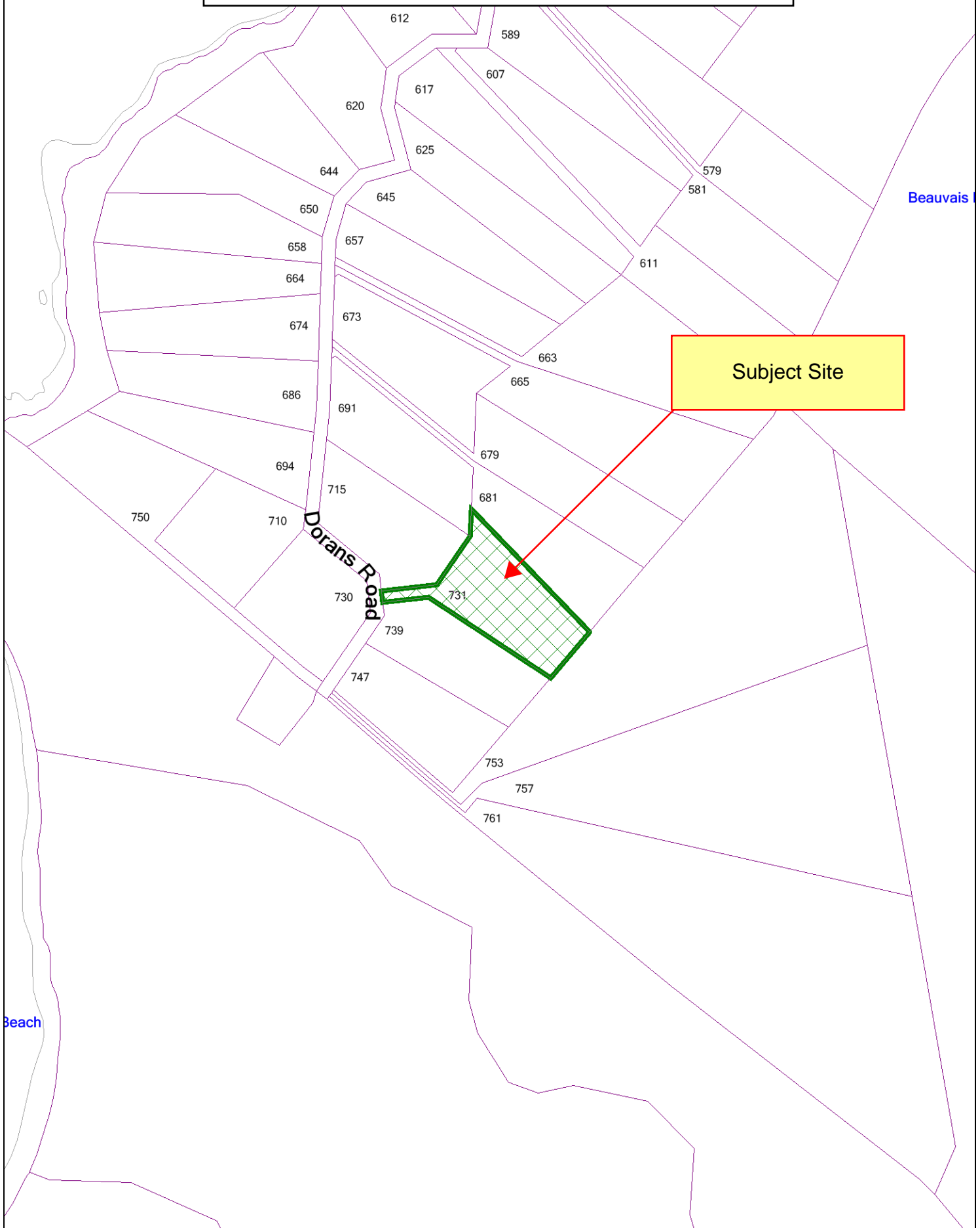
The proposal for Kennels (1 male Labrador Retriever, 1 female medium cross breed and 2 female Boxer cross) is recommended for approval subject to conditions that the permit only applies to the dogs described in the application and only when the kennels are in direct management and control of the property owner. It should also be noted that the permit will only have affect until the draft interim scheme is introduced.

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

Ross Lovell
MANAGER CITY PLANNING

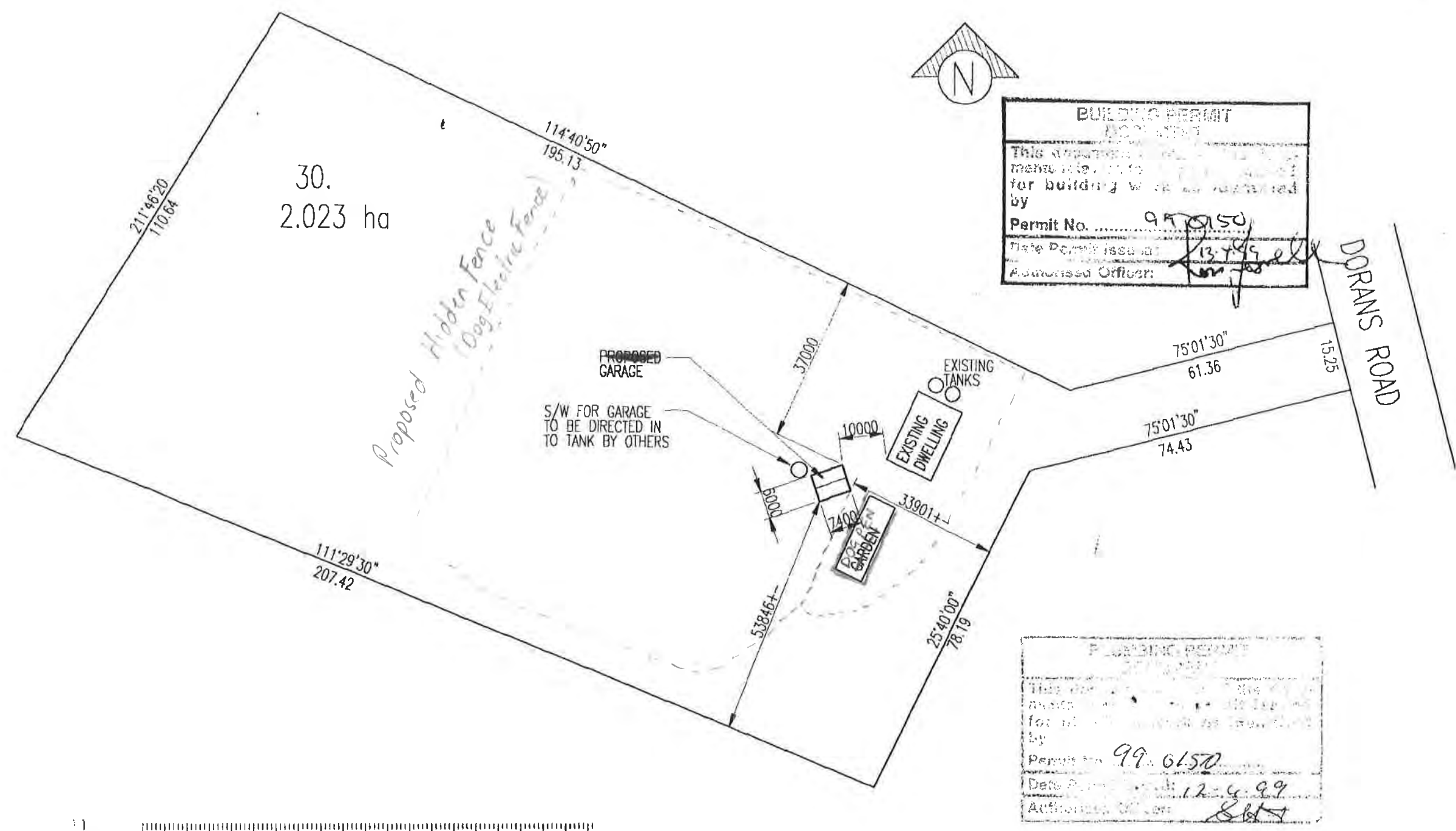
Attachment 1

Location Plan - 731 Dorans Road



Attachment 2

990150/1



A3

<p>© THIS PLAN IS THE PROPERTY OF STATEWIDE GARAGES PTY. LTD. & MAY NOT BE USED BY ANY UNAUTHORIZED PERSON</p> <p>STATEWIDE GARAGES PTY. LTD. DESIGNERS-MANUFACTURERS-ERECTORS OF STEEL BUILDINGS A.C.N. 609 588 514 HOBART: 131 Albert Road, Moana LAUNCESTON: 282 Hobart Road PH (03) 6278 1510 FAX (03) 6228 5362</p>		<p>ISSUE No.: A DATE: 23-03-99 DESCRIPTION: ISSUED FOR APPROVAL</p>	<p>DESIGNED: CHRIS.L.POTTER DRAWN: A.T.B.</p>	<p>SIGNED: _____ CERTIFICATE No.: _____ DATE: _____</p>	<p>SCALE: A3 1:1000</p>	<p>PROJECT: PROPOSED MARK II. GARAGE FOR: L.J. & E.M. HORTON AT: 731 DORANS ROAD SANDFORD</p>	<p>DRAWING NO: GGR6x7.4</p>
<p>FOR CONSTRUCTION</p>						<p>CURRENT ISSUE: A</p>	

Attachment 3

731 Dorans Road, SANDFORD



Overview of Site

11.3.2 DEVELOPMENT APPLICATION D-2014/299 - 34 VASILI COURT, OAKDOWNS - 2 MULTIPLE DWELLINGS
(File No D-2014/299)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for 2 Multiple Dwellings at 34 Vasili Court, Oakdowns.

RELATION TO PLANNING PROVISIONS

The land is zoned Residential under the Clarence Planning Scheme 2007 (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 2005.

Council is required to exercise a discretion (use) within the statutory 42 day period, which has been extended to 22 April 2015 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:

- height of buildings/impact on residential amenity; and
- access over existing right-of-way.

RECOMMENDATION:

A. That the Development Application for 2 Multiple Dwellings at 34 Vasili Court, Oakdowns (CI Ref D-2014/299) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. ENG A2 – CROSSOVER CHANGE [5.5m Wide] Delete “A 5.5m wide sealed driveway must then continue a minimum length of 7.5m then may reduce to 3.0m over the remaining length of the driveway”.
3. ENG A5 – SEALED CAR PARKING.
4. ENG A7 – REDUNDANT CROSSOVER.
5. ENG M1 – DESIGNS DA.

6. The landscaping works shown on the endorsed landscaping plan must be completed prior to the commencement of the use.
 7. The development must meet all required Conditions of Approval specified by TasWater notice dated 24 February 2015 (TWDA 2014/00867-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 Residential under the Scheme.

2.2. The proposal is for Multiple Dwellings, which is a Discretionary use in the Residential zone.

2.3. The relevant parts of the Planning Scheme are:

- Section 2 – Planning Policy Framework;
- Section 3 – General Provisions;
- Section 6 – Residential zone; and
- Section 8.1 – Off-Street Car Parking and Loading.

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 an area of 876m² and is an internal lot with a slope of approximately 1 in 15 (6%). The site is vacant and has frontage and vehicle access to Vasili Court via an access strip 31m in length.

The property benefits from a reciprocal right-of-way (ROW) over the adjacent property at 36 Vasili Court. An existing vehicle crossover and apron from Vasili Court provides access to both lots.

The surrounding area is similarly zoned Residential containing a number of Single and Multiple Dwelling developments, many of which are currently under construction, including a Single Dwelling at 36 Vasili Court.

3.2. The Proposal

The proposal is for 2 Multiple Dwelling units. Both units would be 2-storey and feature 3 bedrooms, 2 bathrooms and open plan living areas. Both units would also feature outdoor decks on the upper-storey. The units would be constructed using brick with corrugated iron roofing. Two single-vehicle carports would be constructed alongside each unit to provide undercover car parking.

The buildings would have a maximum height of 6.918m above natural ground level and a minimum setback of 3m from the property boundaries.

4. PLANNING ASSESSMENT

4.1. Planning Policy Framework [Section 2]

The relevant elements of the Planning Policy Framework are contained in Section 2.2.3(a)(ii) – Residential Land Use. In particular, the Key Objectives include the following.

- “• *To provide for a wide range of housing types to meet the changing housing needs of the community.*

- *To promote residential consolidation around activity centres and transport nodes to maximise accessibility to services and facilities, and the efficient use of infrastructure.*
- *To improve the quality of the City's residential environments”.*

Reference to these principles is contained in the discussion below.

4.2. General Decision Requirements [Section 3.3.1]

The relevant General Decision Requirements of this part are as follows:

- “(a) *General requirements:*
 - (v) *The Specific Decision Requirements of the Zone, Overlay or Specific Provision.*
 - (vii) *Any representation made in accordance with Section 43F(5) or Section 57(5) of the Act.*
- (b) *Amenity requirements:*
 - (i) *The character of the locality, the existing and future amenities of the neighbourhood.*
 - (iii) *Landscaping, illumination and treatment of the site generally.*
- (c) *Infrastructure requirements:*
 - (vi) *The provision of access, loading, parking and manoeuvring of vehicles.*
- (d) *Design suitability requirements:*
 - (ii) *The position and scale of buildings in relation to boundaries or to other buildings, their density, character, height and harmony in design of facades.*
 - (iv) *The existing character of the site and the buildings and vegetation it contains”.*

Reference to these principles is contained in the discussion below.

4.3. Zone

The site is zoned Residential under the Clarence Planning Scheme 2007. The proposal is consistent with the Purpose of the zone in that it would provide for medium density residential living.

Clause 6.1.3 specifies the Use and Development Standards for the zone. These are addressed in Table 1 below.

Table 1: Assessment against the zone Use and Development Standards

	Required	Provided	Compliance
Outdoor space	20% of lot area not including area of access strip (150.8m ²); and 50m ² per dwelling	216m ² Unit 1 73m ² Unit 2 143m ²	complies complies complies
Setbacks			
Front	4.5m	40m	complies
Rear	2.5m	4.5m	complies
Side (east)	2.5m	4m	complies
Side (west)	2.5m	3.9m	complies
Side (south-west)	2.5m	3.5m	complies
Height	7.5m	6.918m	complies
Site coverage	30% of lot area (262m ²)	24% (214m ²)	complies
Density	1 dwelling per 375m ² of lot area	1 dwelling per 438m ² of lot area	complies

As detailed in the table above, the proposal meets the Use and Development Standards of the Residential zone. In addition, the proposed units can be connected to a reticulated water and sewerage system.

4.4. Overlays

The Specific Decision Requirements for the zone are provided at Clause 6.1.5. The relevant provisions are considered as follows.

“(a) A variety of styles, material and colours is encouraged for development within the zone. Architectural expression is preferred to ensure the zone reflects currency with modern design and construction techniques. Multiple dwelling developments of eight or more dwellings should also include variety in the configuration of dwellings”.

The surrounding area features a number of existing modern dwellings. The proposed buildings are considered to satisfy this requirement, particularly through the shape and bulk of the buildings and through the use of the multiple materials on the building façades.

“(b) Outdoor space for residential development should be located and designed to ensure reasonable access to sunlight during winter months and be of a size and shape to allow for limited recreational needs and provide space for service facilities”.

The proposed outdoor space is located predominantly to the north of the units, ensuring adequate solar access for the dwellings during the winter months.

“(c) Communal space should be located and designed to ensure sufficient areas have access to sunlight during winter months and maintain connection to but distinguishable from private outdoor space. Hard and soft landscaping of these spaces are to be suitable for the needs of the users ensuring safety of materials and adequate passive surveillance opportunities”.

A landscape plan has been provided, which shows how the private outdoor spaces as well as communal areas of the site would be landscaped. Landscaping would include lawns, gravel pathways, fencing, as well as small plants suitable for a residential environment.

“(i) Development should be of domestic scale and maintain existing significant views from the surrounding area”.

The proposed buildings would have a maximum building height of 6.918m above natural ground level (Unit 2), which complies with the maximum height requirement for the zone. The site analysis plan indicates that significant views from surrounding dwellings would not be unreasonably impacted.

“(l) Sufficient car parking should be provided on-site to meet differing levels of residential, service and recreational needs. Safe and convenient access is to be provided to all parking areas”.

As discussed under Section 4.5 of this report, the proposal meets the Scheme requirements for car parking. The proposal plans demonstrate that safe and convenient movement for traffic and pedestrians can be achieved.

“(n) Development requiring a variation to setback or height or a Multiple Dwelling development is to demonstrate through the site analysis plan, that the design is appropriate to the site and the variation or Multiple Dwelling development does not unreasonable diminish the amenity of adjacent land”.

In accordance with Clause 6.1.4(a) of the Scheme, the applicant has submitted a site analysis plan that demonstrates how the proposed development would affect the amenity of surrounding properties. The site analysis includes shadow diagrams, showing how adjacent properties would be overshadowed between the hours of 9am and 3pm on 21 June.

The diagrams show that the development would cause some overshadowing of 30 and 36 Vasili Court during the day. The most overshadowing being on Number 36, which would be at least partially overshadowed by Unit 2 between 9am to 1pm. However, the north facing windows of habitable rooms of 36 Vasili Court would receive direct sunlight for the majority of the day and would each receive a minimum of 3 hours of direct sunlight between 9am and 3pm on 21 June.

The site analysis also demonstrates how views from surrounding properties would be affected, how the site slopes, how the site is accessed and the relationship of the site to Vasili Court. It is considered that the site analysis plan adequately demonstrates that the amenity of the surrounding properties would not be unreasonably impacted by the development.

4.5. Off-Street Car Parking and Loading

The Scheme requirements for car parking are detailed in the following table.

Use	Gross Floor Area	Car Parking Required	Car Parking Provided	Compliance
Multiple Dwelling	> 60m ²	4 (2 per unit)	4	complies

As shown in the table above, the units would be provided with 4 car parking spaces. Each unit would also have an undercover car parking space as required by Clause 8.1.3(a)(ii) of the Scheme. A vehicle passing bay 5.5m in width and 7.5m in length would be provided within the site on the main driveway between Units 1 and 2.

4.6. External Referrals

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

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. Height of Buildings/Impact on Residential Amenity

The representor has raised concern that the proposed buildings do not comply with the maximum height requirement of the Scheme and that the proposed units would negatively impact privacy of the dwelling at 36 Vasili Court. The representor is also concerned that the buildings would result in a significant loss of direct sunlight to Number 36.

- **Comment**

As discussed above, the proposal complies with the maximum height requirement for buildings in the Residential zone. In addition, the applicant has demonstrated through the site analysis plan that there would not be an unreasonable impact on the amenity of the surrounding residential properties, including 36 Vasili Court. The shadow diagrams indicate that access to direct sunlight for 36 Vasili Court would not be reduced to an unreasonable level.

5.2. Access over Existing Right-of-Way

The representor has raised concern that the proposed development would make use of the existing ROW shared between 34 and 36 Vasili Court. The representor contends that the amount of vehicles using the driveway within the ROW and driveway within the subject site would be unsafe.

- **Comment**

Although the subject site benefits from the reciprocal ROW shared with 36 Vasili Court, the proposal plans show that the proposed concrete driveway would be located entirely within the boundaries of 34 Vasili Court.

The proposed 5.5m by 7.5m passing bay is located within the site and is supported by Council's Development Engineer, who has advised that there would be no traffic safety issues with the proposed access arrangements, as they comply with Section 8.1 (Off-Street Parking and Loading) and Australian Standard AS 2890.1-2004 - Off-street Car Parking Facilities.

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.

8. CONCLUSION

The proposal seeks approval for 2 Multiple Dwelling units at 34 Vasili Court, Oakdowns. The proposal is consistent with the Use and Development Standards and Specific Decision Requirements of the Residential zone.

The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (12)
3. Site Photo (2)




Ross Lovell
MANAGER CITY PLANNING

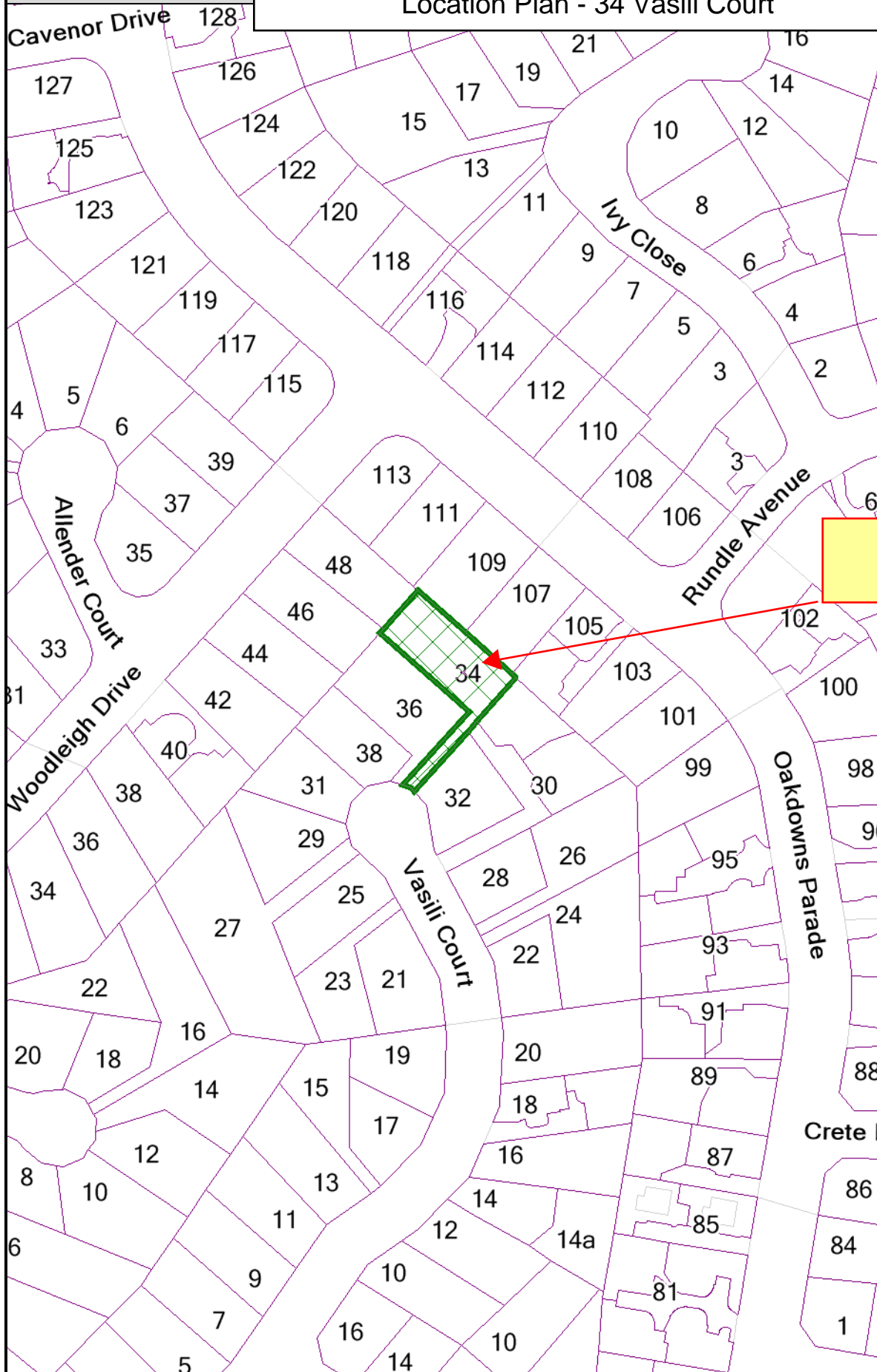
Attachment 1

Date:
Thursday, 9 April 2015

Location Plan - 34 Vasili Court

Legend

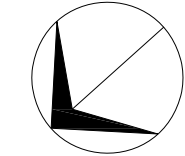
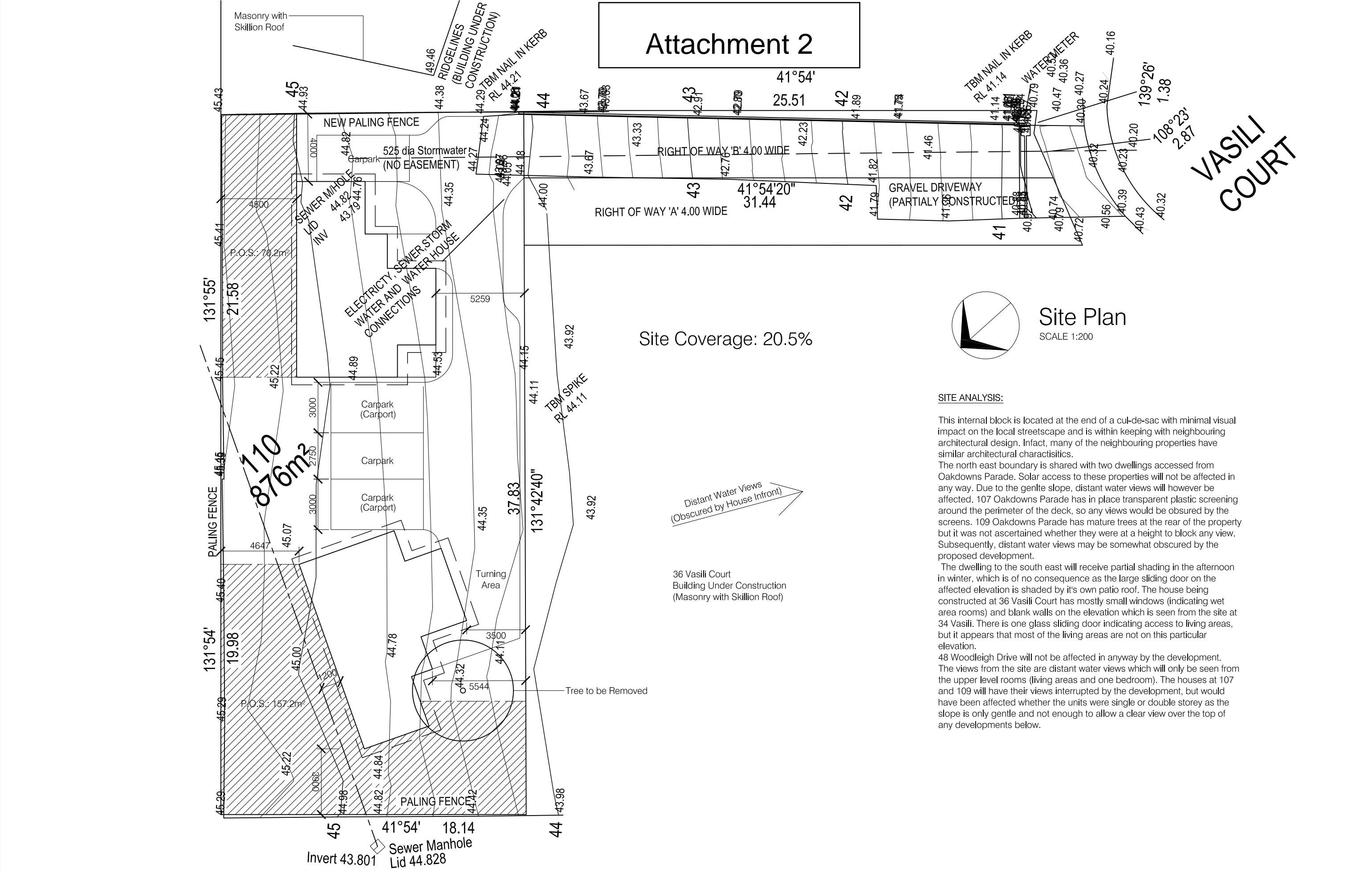
	Property
	Title
	Map Extents



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.



Site Plan
SCALE 1:200

SITE ANALYSIS:

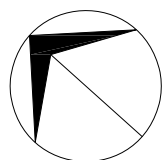
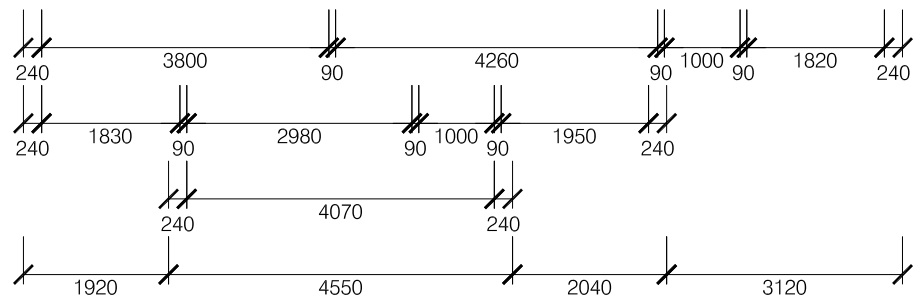
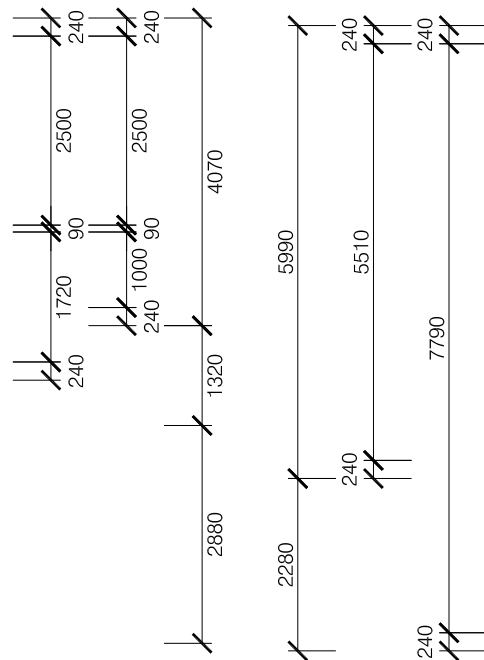
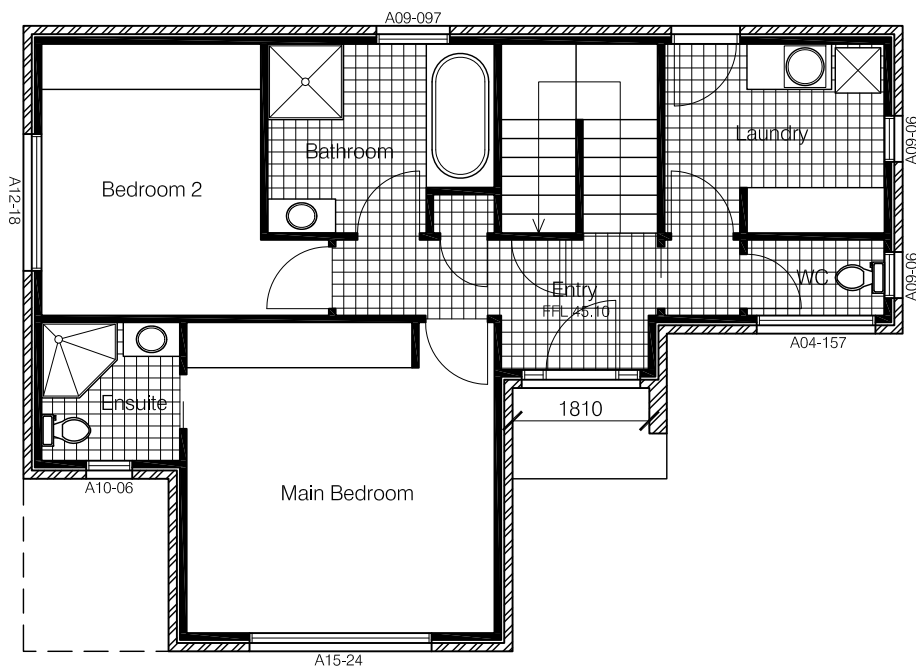
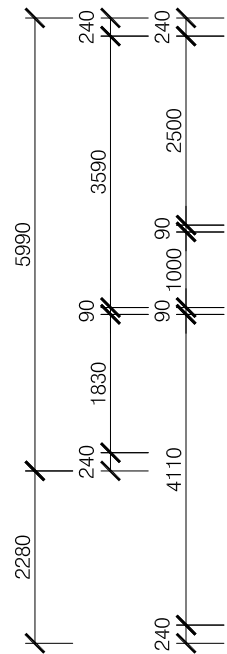
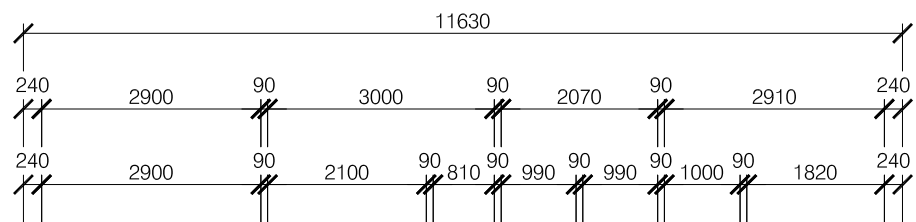
This internal block is located at the end of a cul-de-sac with minimal visual impact on the local streetscape and is within keeping with neighbouring architectural design. Infact, many of the neighbouring properties have similar architectural characteristics.

The north east boundary is shared with two dwellings accessed from Oakdowns Parade. Solar access to these properties will not be affected in any way. Due to the gentle slope, distant water views will however be affected. 107 Oakdowns Parade has in place transparent plastic screening around the perimeter of the deck, so any views would be obscured by the screens. 109 Oakdowns Parade has mature trees at the rear of the property but it was not ascertained whether they were at a height to block any view. Subsequently, distant water views may be somewhat obscured by the proposed development.

The dwelling to the south east will receive partial shading in the afternoon in winter, which is of no consequence as the large sliding door on the affected elevation is shaded by it's own patio roof. The house being constructed at 36 Vasili Court has mostly small windows (indicating wet area rooms) and blank walls on the elevation which is seen from the site at 34 Vasili. There is one glass sliding door indicating access to living areas, but it appears that most of the living areas are not on this particular elevation.

48 Woodleigh Drive will not be affected in anyway by the development. The views from the site are distant water views which will only be seen from the upper level rooms (living areas and one bedroom). The houses at 107 and 109 will have their views interrupted by the development, but would have been affected whether the units were single or double storey as the slope is only gentle and not enough to allow a clear view over the top of any developments below.

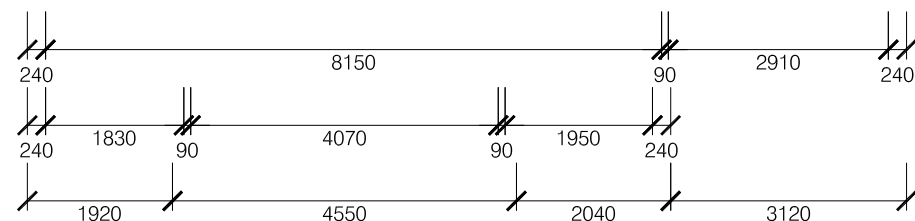
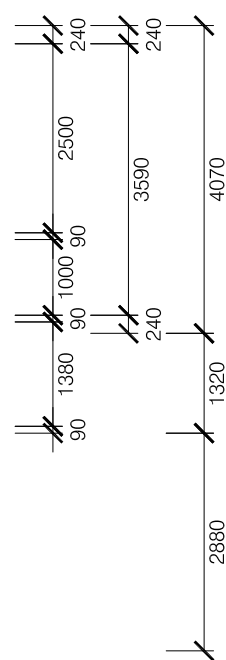
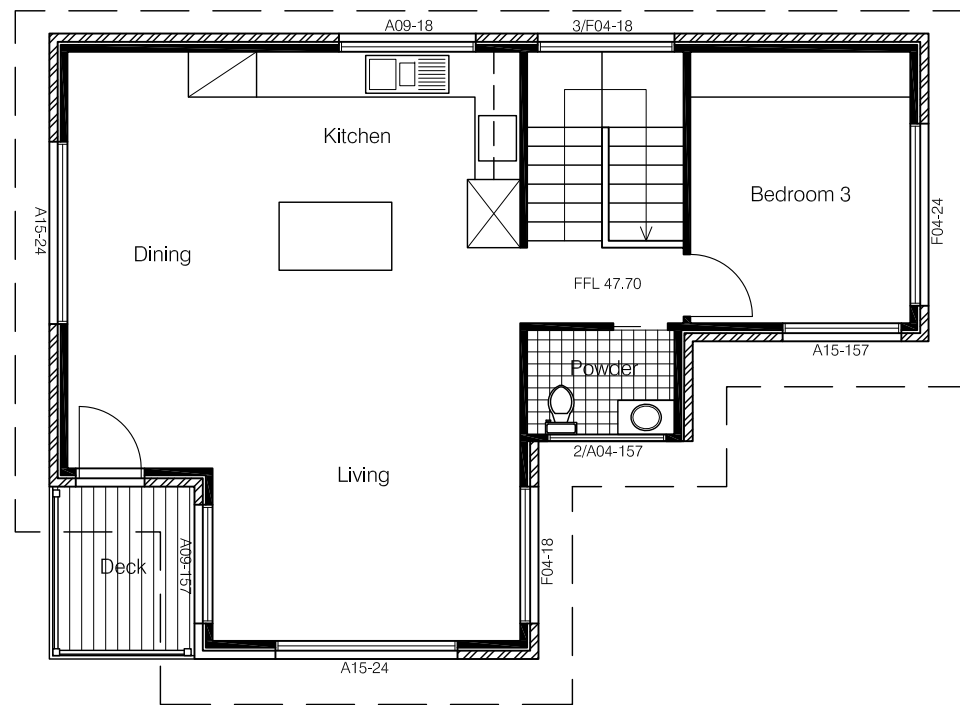
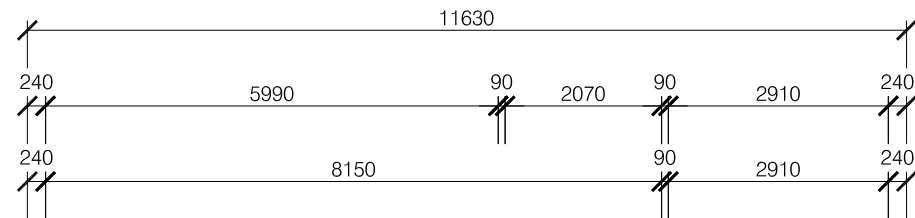
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			Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au	Shayne Mundy & Corey O'Brien	Site	21-Jan-15	A3
				Project Address:	File Name:	Drawing Scale:	Drawing No:
				34 Vasili Court Oakdowns	14 DHD-4, 34 Vasili Court.dwg	1:200	4401/000
						Agenda Attachments - 3401/000	34 Vasili Court - Page 2 of 15



Unit 1 Lower Floor Plan

SCALE 1:100

LOWER FLOOR AREA: 71.7m²

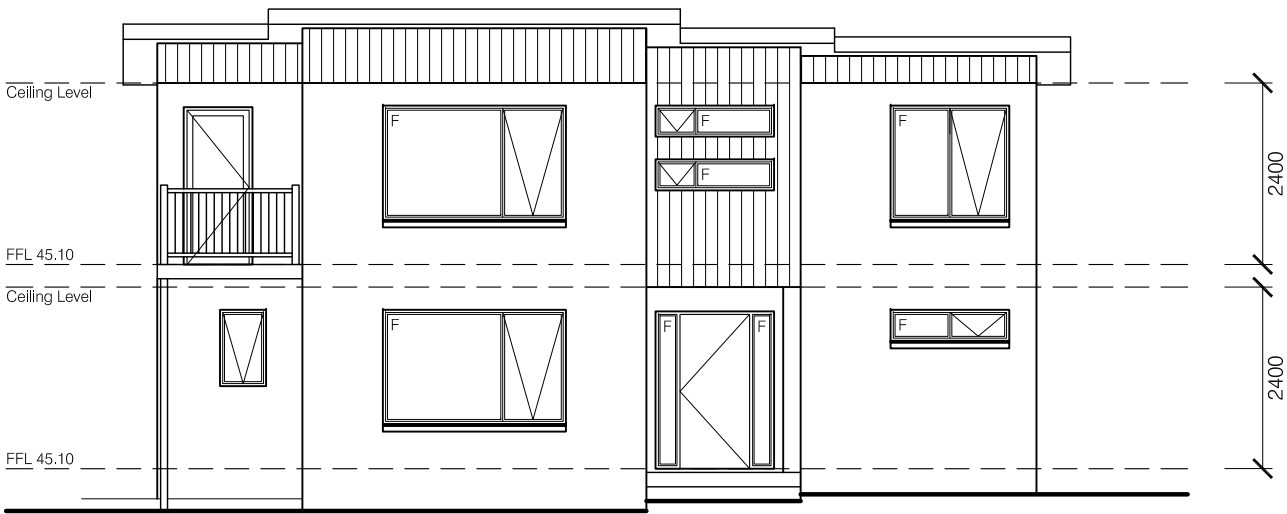


Unit 1 Upper Floor Plan

SCALE 1:100

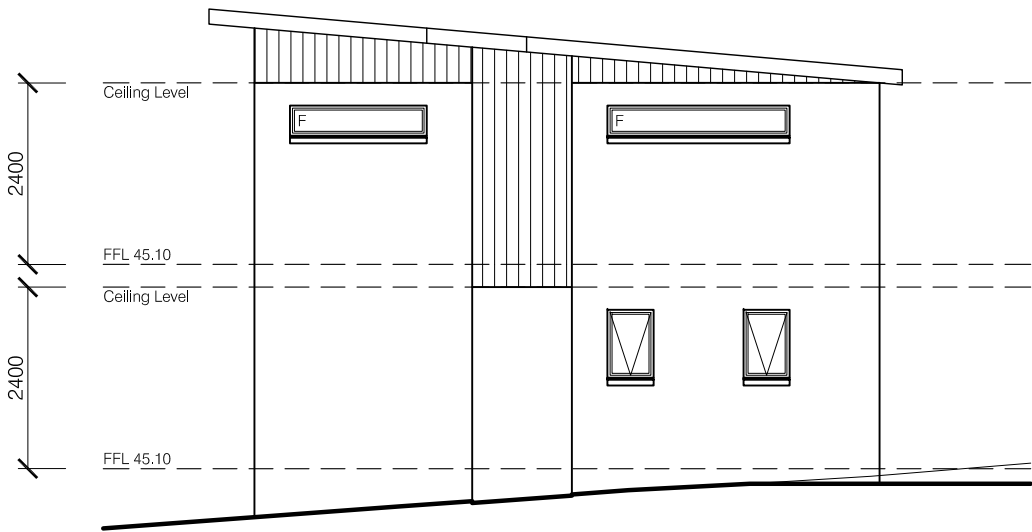
UPPER FLOOR AREA: 72.8m²

Rev	Amendment:	Date:	Accredited Practitioner:	<div><div><div>DIREEN</div><div>HOMES</div><div>PTY LTD</div><div>Unit 1, 18 Kennedy Drive, Cambridge, 7170</div><div>P: 03 62484366 E: info@direenhomes.com.au</div></div></div>	Client Name: Shayne Mundy & Corey O'Brien Project Address: 34 Vasili Court Oakdowns	Drawing Title: Unit 1 Floor Plan	Date: 21-Jan-15	Sheet Size: A3
			Narelle Walker - CC1661W Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au					
						File Name: 14 DHD-4, 34 Vasili Court.dwg	Drawing Scale: 1:100	Drawing No: 3402/00
							Agenda Attachments - 3402/00	



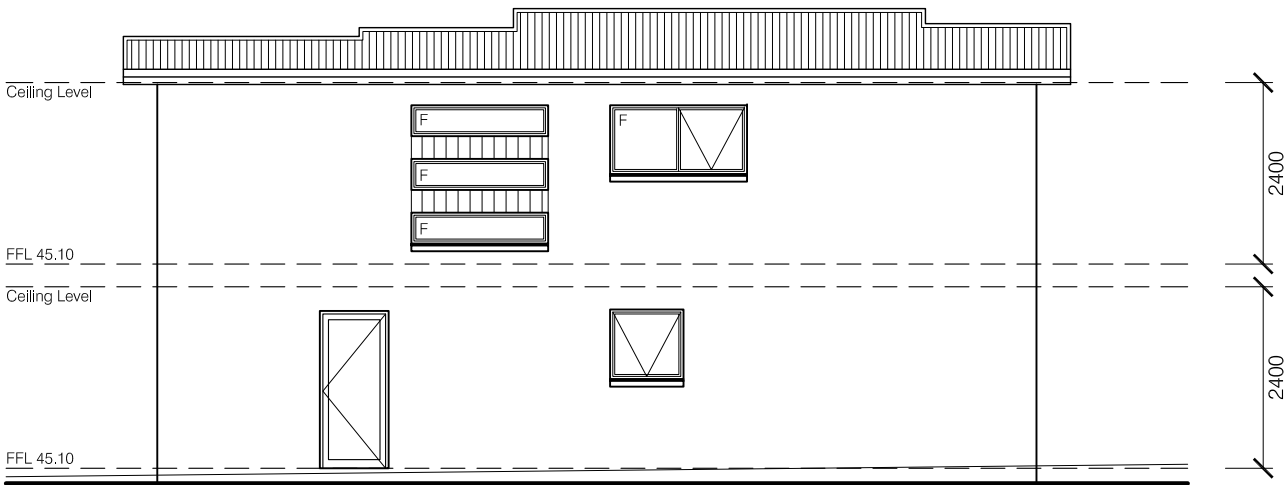
South West Elevation

SCALE 1:100



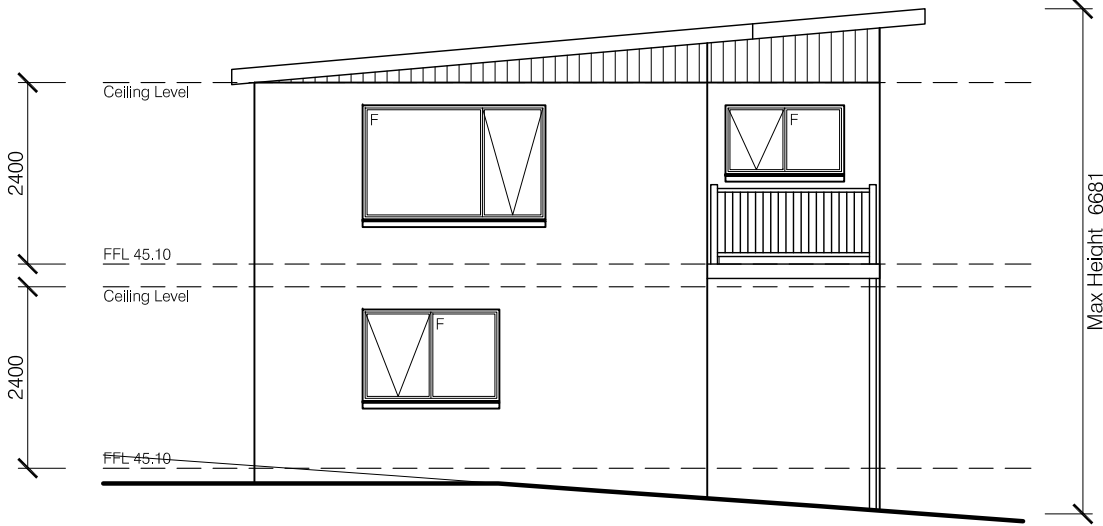
South East Elevation

SCALE 1:100



North East Elevation

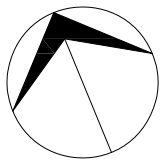
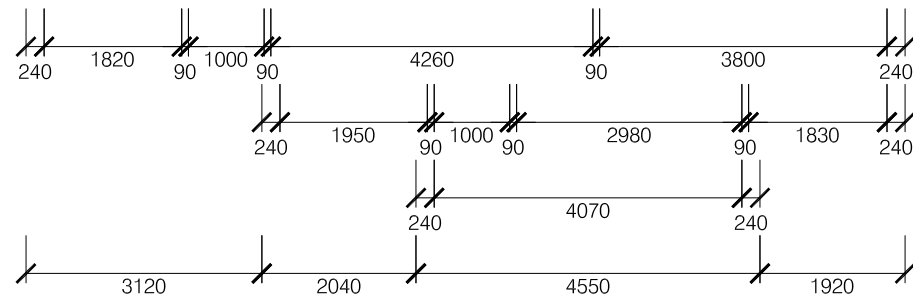
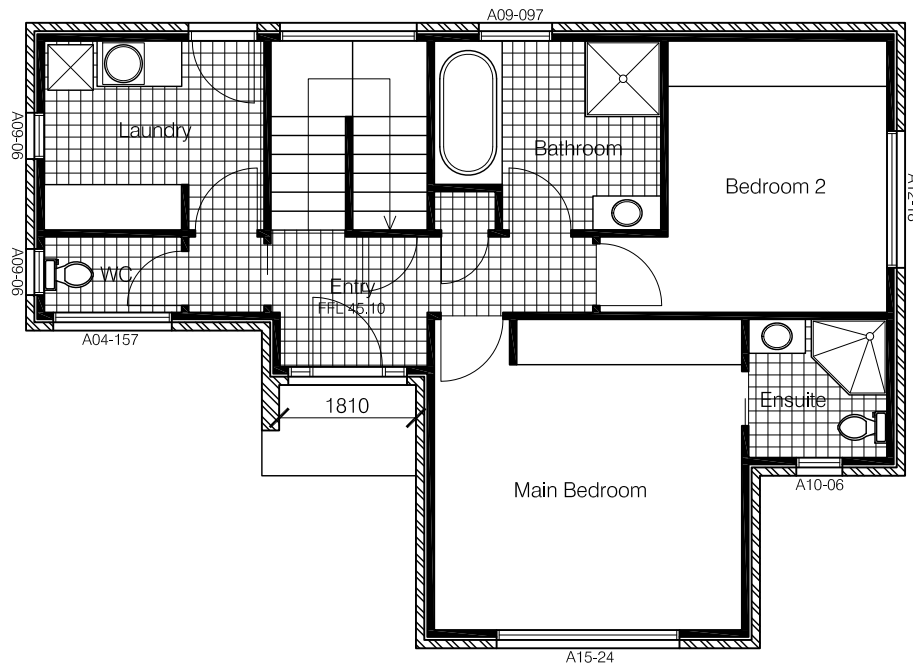
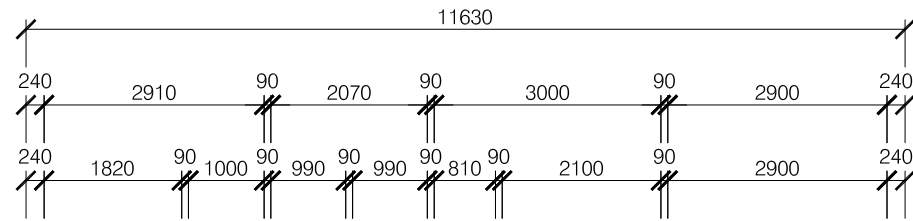
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North West Elevation

SCALE 1:100

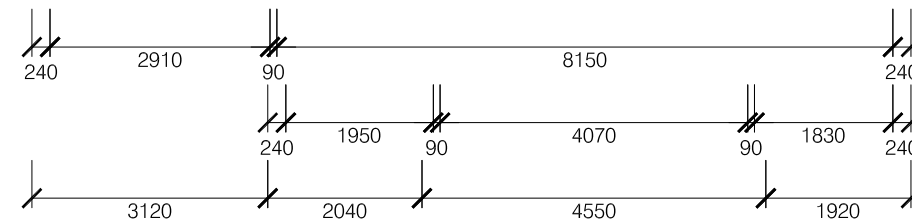
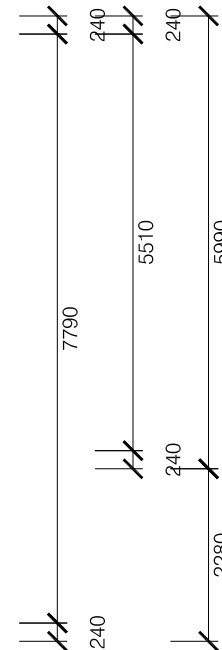
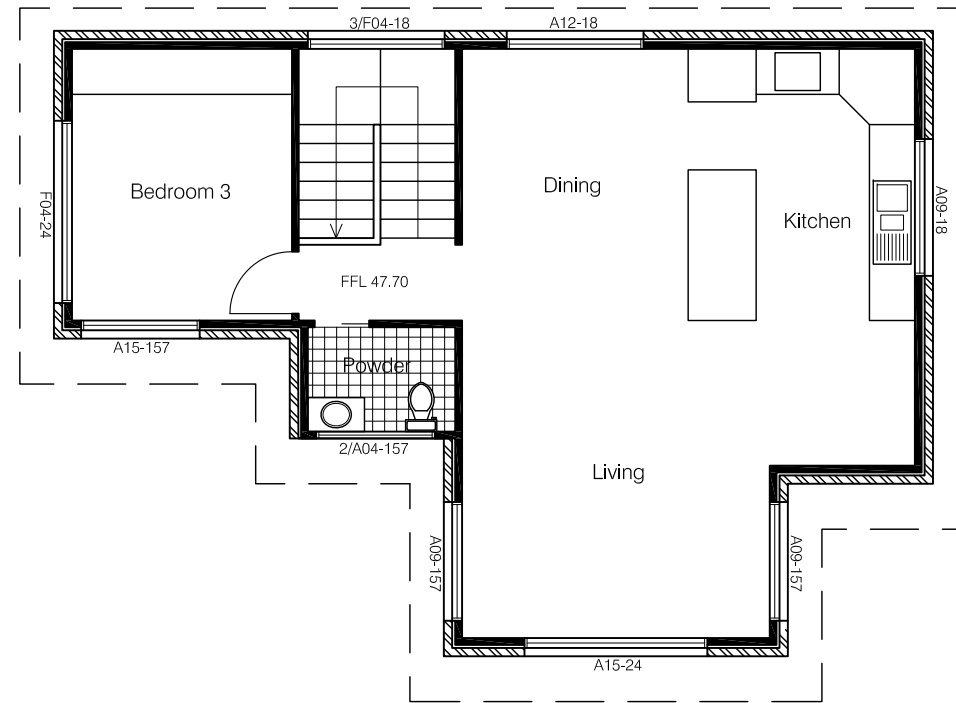
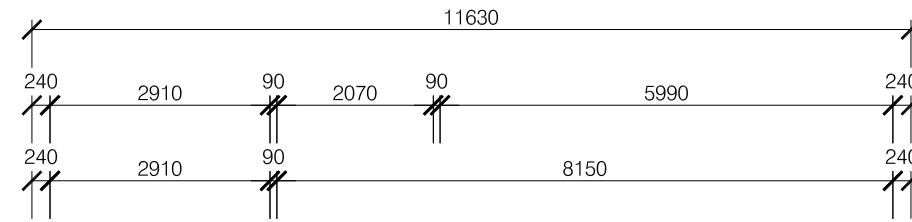
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			Narelle Walker - CC1661W		Shayne Mundy & Corey O'Brien	Unit 1 Elevations	21-Jan-15	A3
			Unit 1, 18 Kennedy Drive		Project Address:	File Name:	Drawing Scale:	Drawing No:
			Cambridge TAS 7170		34 Vasili Court	14 DHD-4, 34 Vasili Court.dwg	1:100	Agenda Attachments - 34 Vasili Court - Page 4 of 15
			P: 03 62484366		Oakdowns			
			E: narelle@direenhomes.com.au					



Unit 2 Lower Floor Plan

SCALE 1:100

LOWER FLOOR AREA: 71.7m²

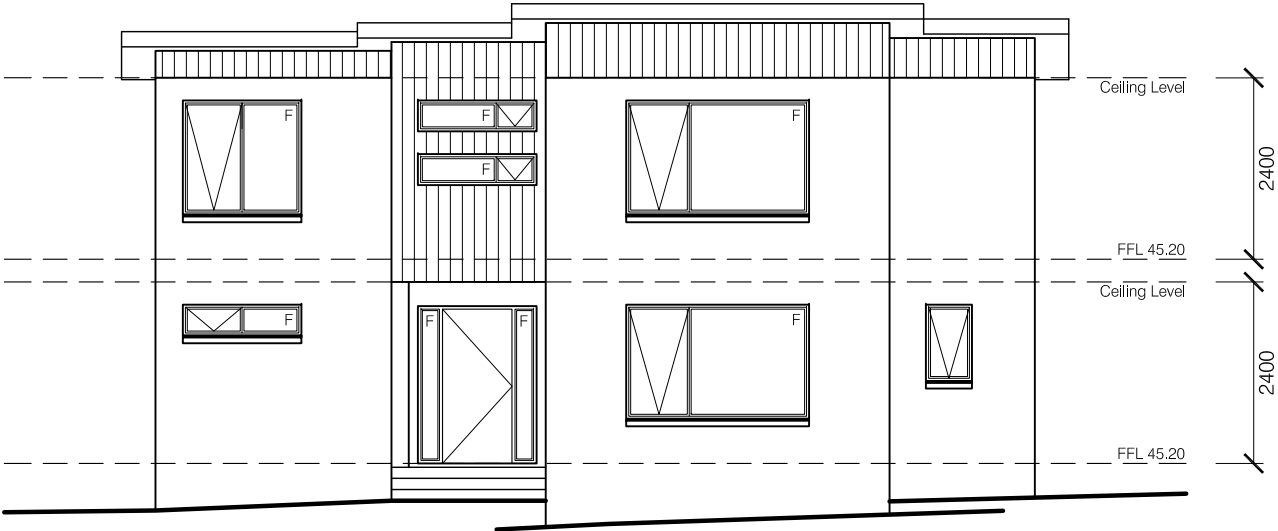


Unit 2 Upper Floor Plan

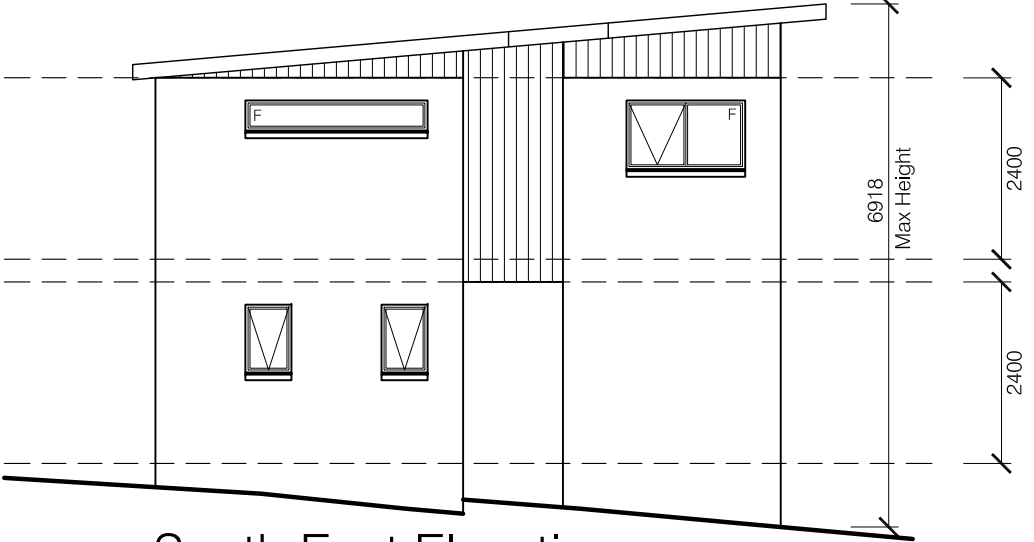
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UPPER FLOOR AREA: 72.8m²

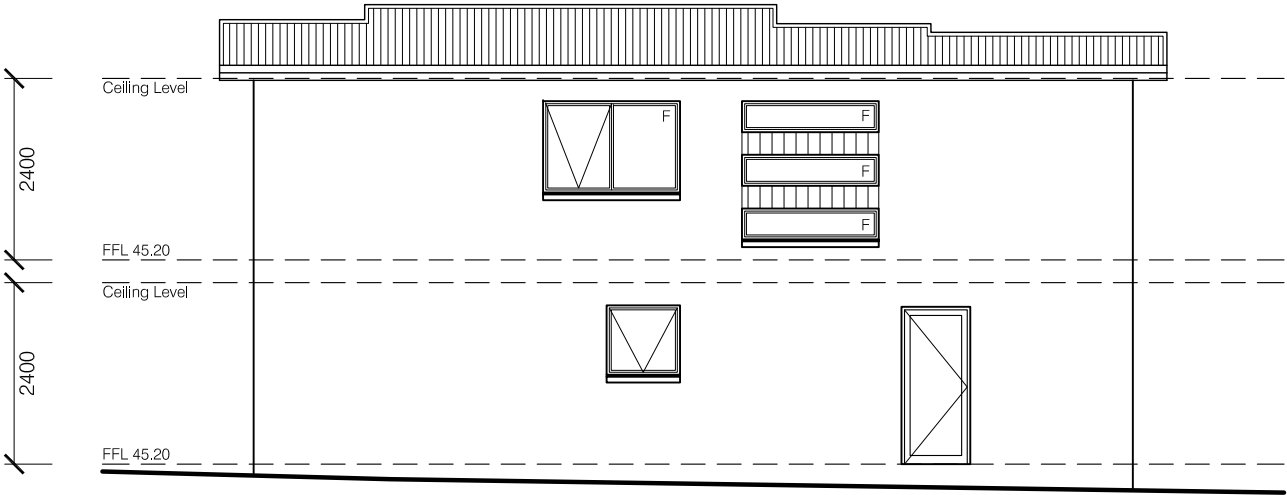
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							Agenda Attachments - 3404/00	34 Vasili Court - Page 5 of 15



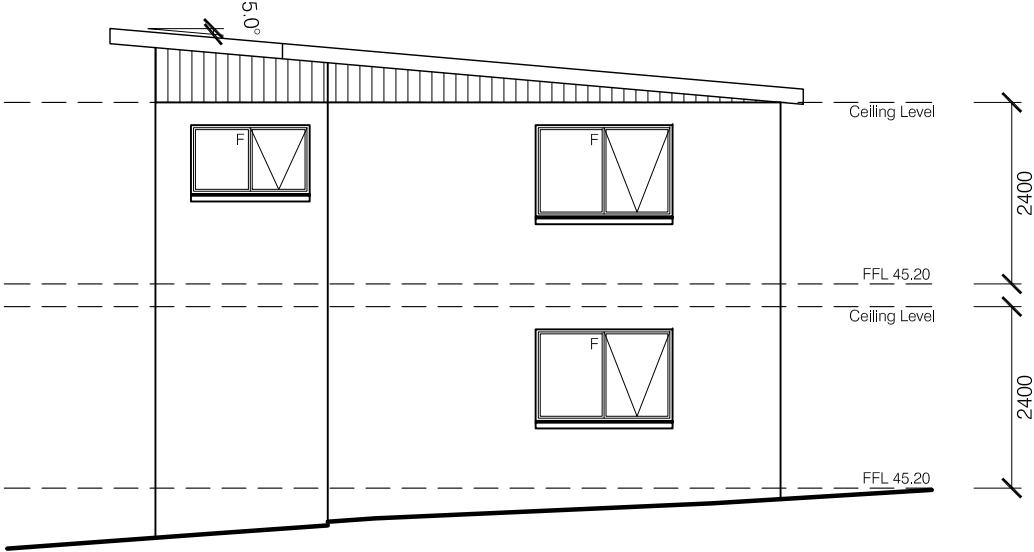
South West Elevation
SCALE 1:100



South East Elevation
SCALE 1:100



North East Elevation
SCALE 1:100



North West Elevation
SCALE 1:100

Colour Selections:

Brick:	Grey Nuance (Boral Bricks)
Roof:	Ironstone (Colorbond)
Gutter:	Ironstone (Colorbond)
Fascia:	Ironstone (Colorbond)
Lightweight Cladding:	Surfmist (Colorbond Colour)
Windows:	Ironstone (Colorbond Colour)

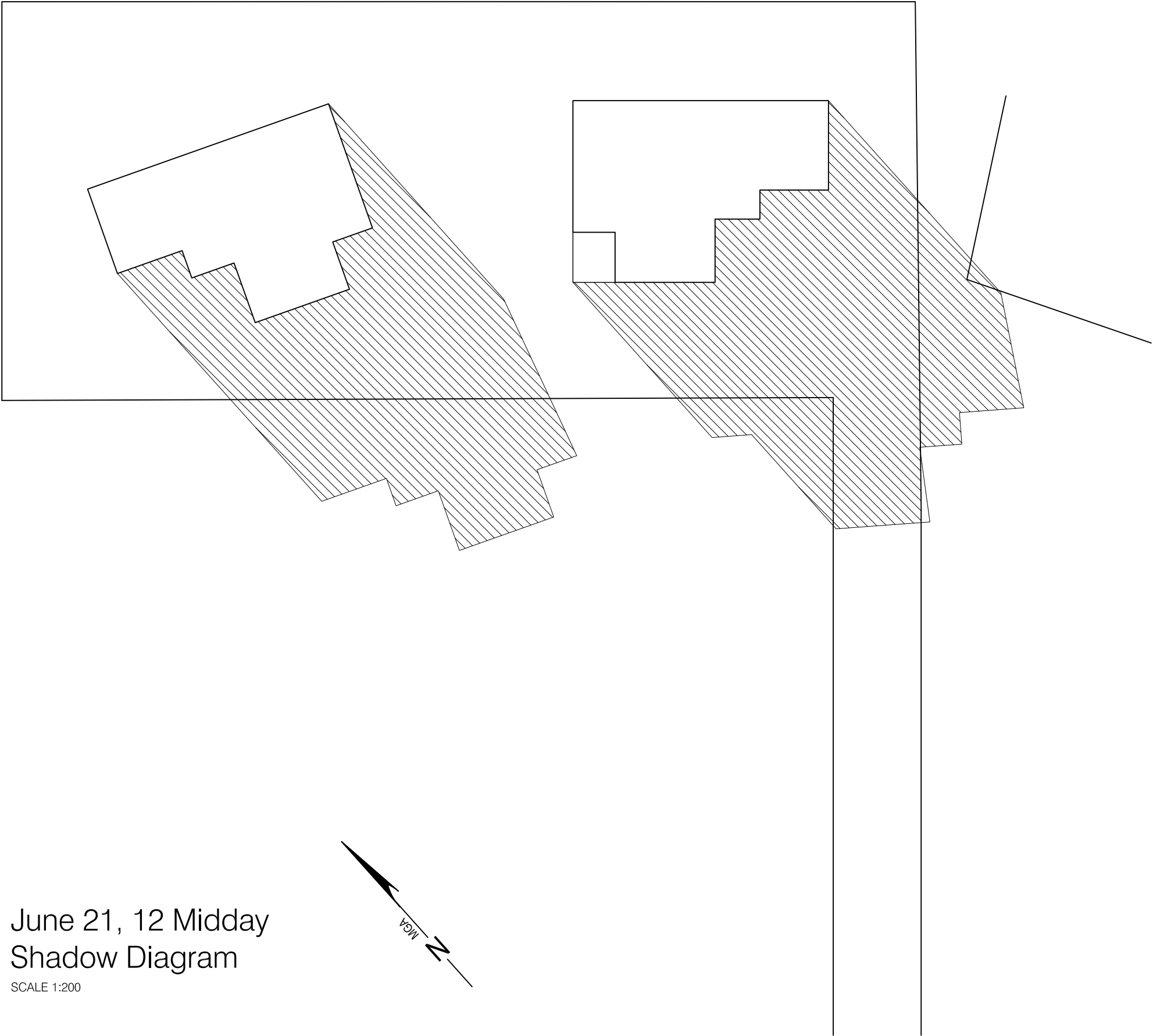
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			Narelle Walker - CC1661W		Shayne Mundy & Corey O'Brien	Unit 2 Elevations	21-Jan-15	A3
			Unit 1, 18 Kennedy Drive		Project Address:	File Name:	Drawing Scale:	Drawing No:
			Cambridge TAS 7170		34 Vasili Court	14 DHD-4, 34 Vasili Court.dwg	1:100	3405/00
			P: 03 62484366		Oakdowns		Agenda Attachments	Page 6 of 15
			E: narelle@direenhomes.com.au					



June 21, 9am Shadow
Diagram

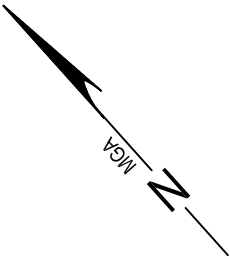
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			Unit 1, 18 Kennedy Drive Cambridge TAS 7170 P: 03 62484366 E: narelle@direenhomes.com.au			File Name: 14 DHD-4, 34 Vasili Court.dwg	Drawing Scale: 1:200	Drawing No: 4406/00
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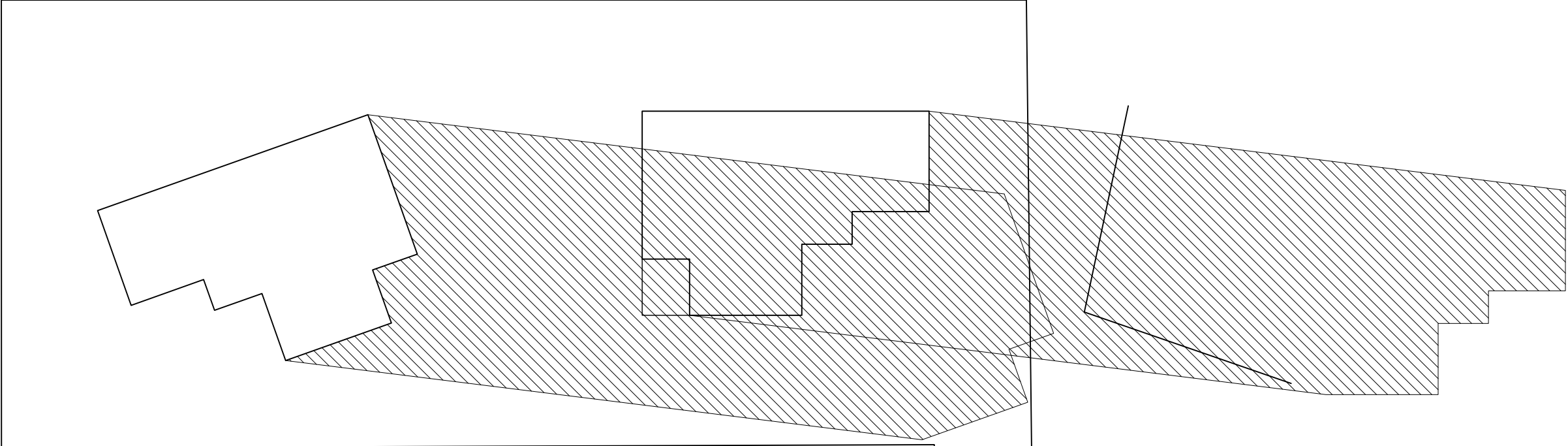


June 21, 12 Midday
Shadow Diagram

SCALE 1:200

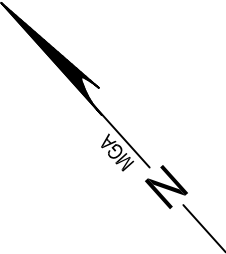


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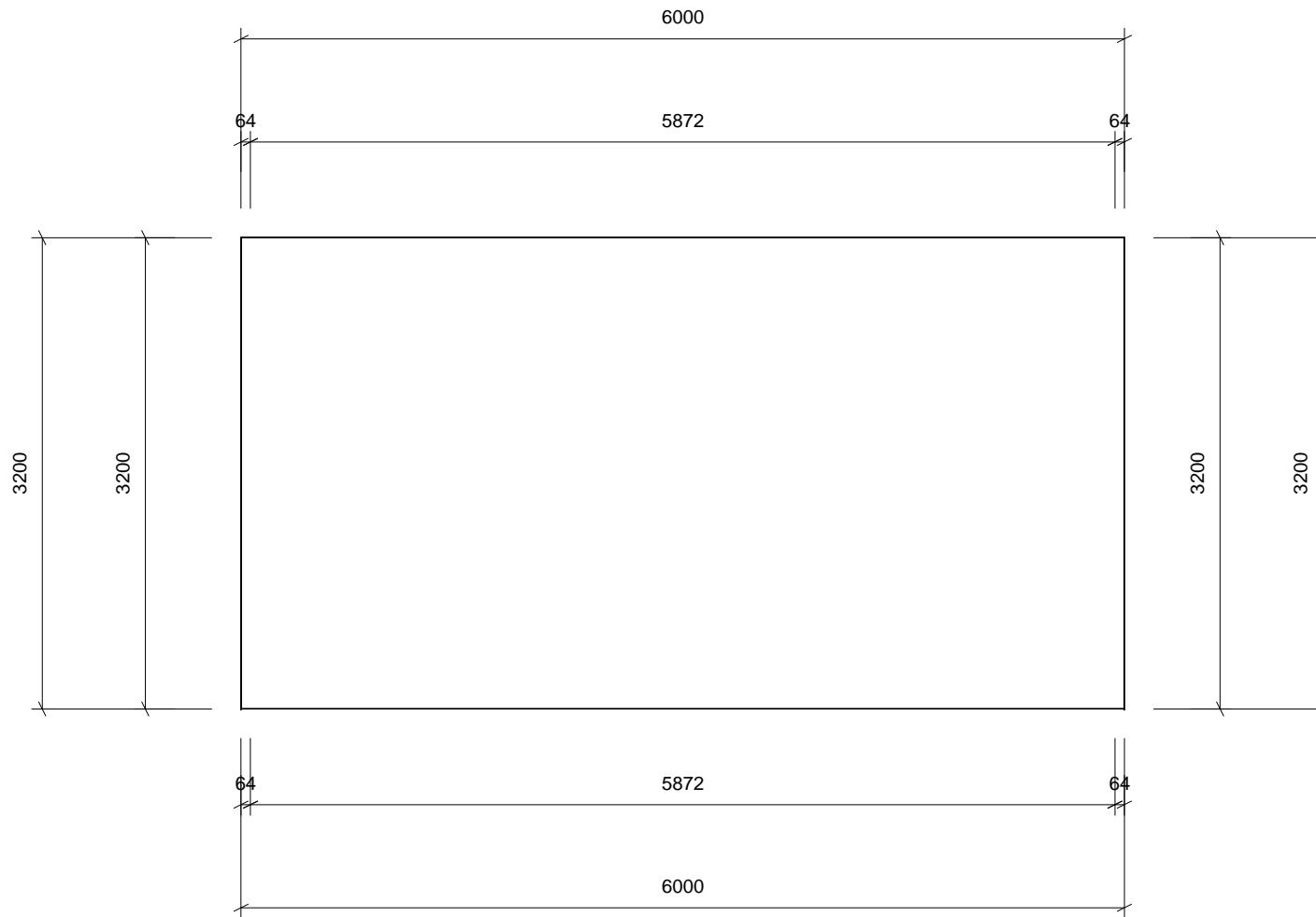


June 21, 3pm Shadow
Diagram

SCALE 1:200



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							Agenda Attachments - 1408/00	
								34 Vasili Court - Page 9 of 15



Shed Floor Plan



Direen Homes
34 Vasili Court
Oakdowns TAS 7019

Dwg No 2 of 13

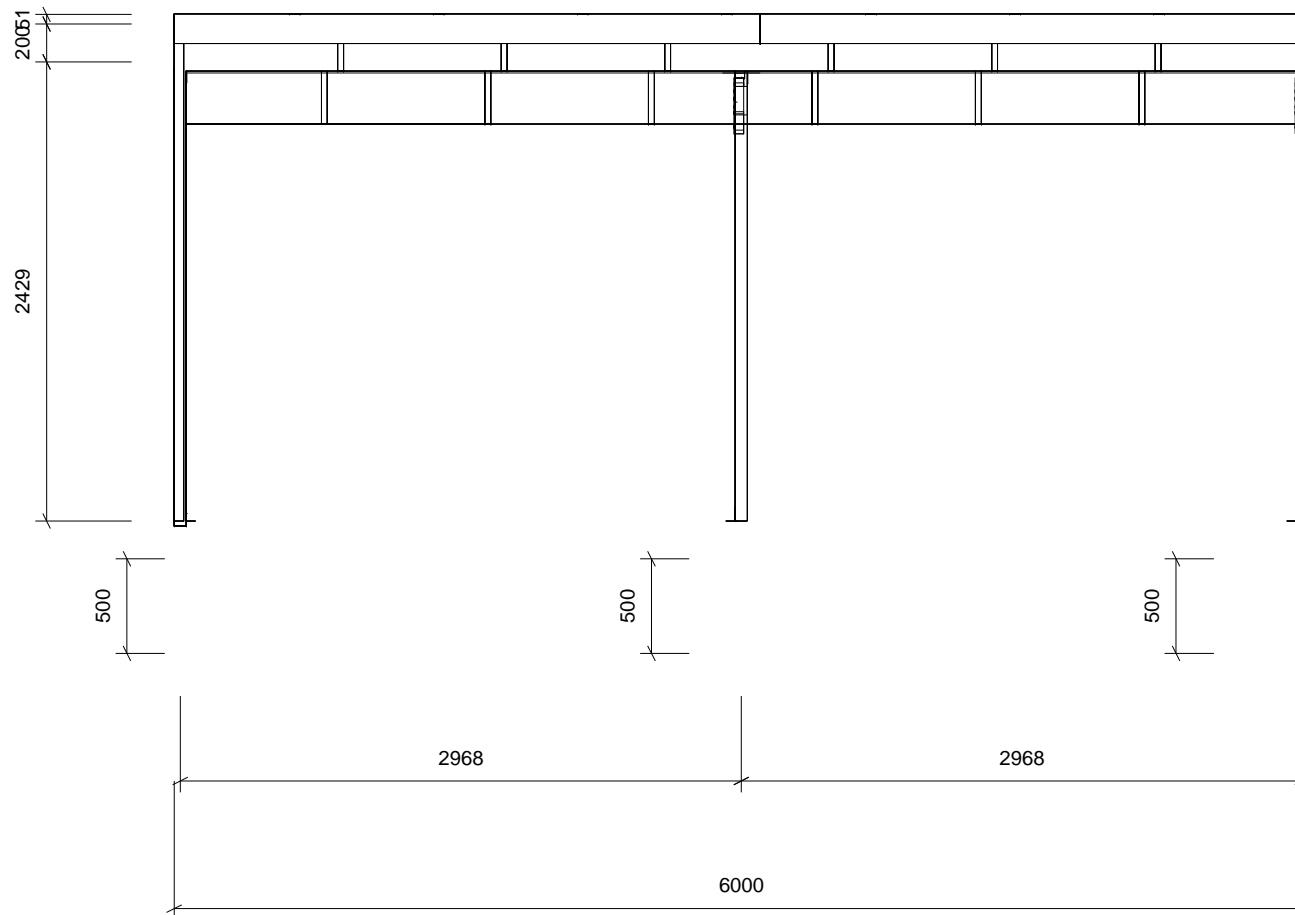
Project No. KING01_5179

3.2m x 6.0m x 2.4-2.68m skillion

Direen Homes

18/2/2015

Scale NA



Shed Elevation Back



Direen Homes
34 Vasili Court
Oakdowns TAS 7019

Dwg No 8 of 13

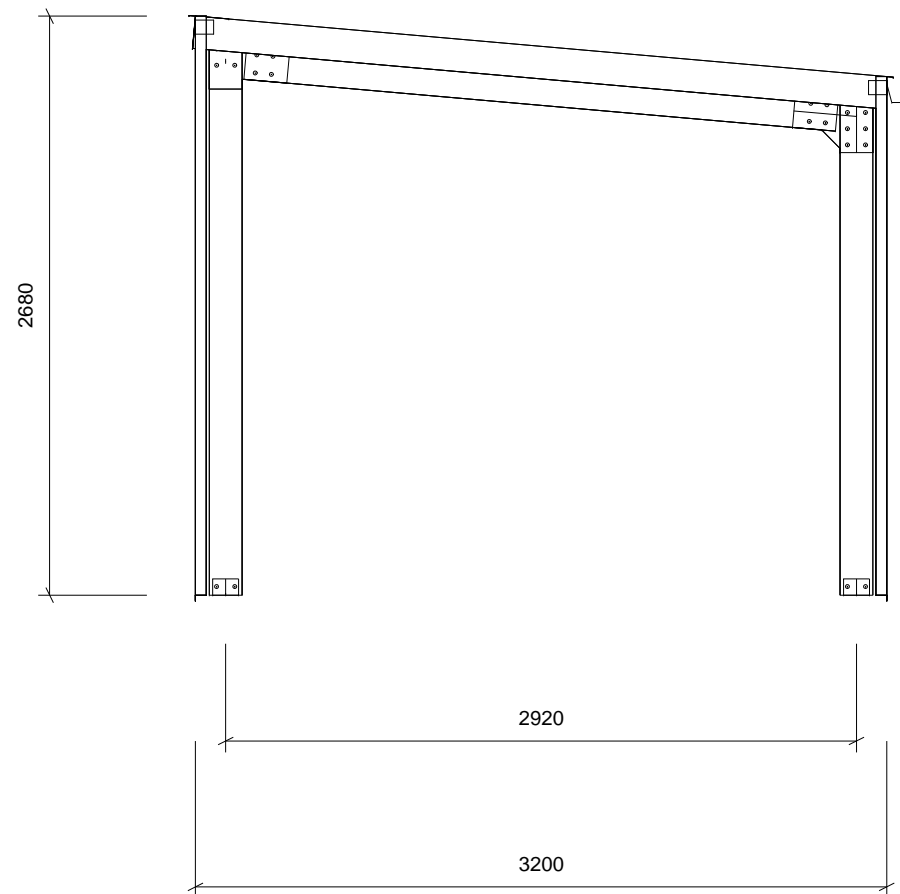
Project No. KING01_5179

3.2m x 6.0m x 2.4-2.68m skillion

Direen Homes

18/2/2015

Scale NA



Shed Elevation Left



Direen Homes
34 Vasili Court
Oakdowns TAS 7019

Dwg No 9 of 13

Project No. KING01_5179

3.2m x 6.0m x 2.4-2.68m skillion

Direen Homes

18/2/2015

Scale NA

Attachment 3

34 Vasili Court, OAKDOWNS



Site viewed from Vasili Court Showing existing vehicle crossover, apron and driveway



Site viewed from eastern boundary looking west



Site viewed from northern boundary looking south and showing dwelling under construction at 36 Vasili Court



Site viewed from eastern boundary showing existing driveway and right-of-way

**11.3.3 SUBDIVISION APPLICATION SD-2014/40 - 51 SOUTH STREET,
BELLERIVE - 9 LOT SUBDIVISION**
(File No SD-2015/7)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 9 lot subdivision at 51 South Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned Residential and subject to the Inundation Overlay under the Clarence Planning Scheme 2007 (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 2005.

Council is required to exercise a discretion within the statutory 42 day period which has been extended to 22 April 2015 with the written agreement of the applicant.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and 4 representations were received raising the following issues:

- zoning of land;
- Public Open Space provision;
- tree removal;
- impact on native birds and animals;
- lot/dwelling density;
- building height;
- loss of views;
- inundation;
- traffic generation;
- loss of kindergarten building;
- impact on streetscape;
- use of land for public housing; and
- economic benefit for Howrah Primary School.

RECOMMENDATION:

A. That the application for a 9 lot subdivision at 51 South Street, Bellerive (Cl Ref SD-2015/7) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. AMENDED PLANS – [the public open space lot equivalent to 5% of the site area].

3. PROP 2 – POS FENCING.

4. The lot described as “proposed public open space” must be transferred to Council and must be accompanied by a Memorandum of Transfer to the Clarence City Council, all documentation in relation to discharges of any Mortgages, withdrawal of caveats and all other relevant registerable dealings. This Transfer must be executed by the vendor, identifying the lots to be transferred and the applicant is responsible for all Land Titles Office fees and charges and duty in relation to the document.

The applicant remains responsible for ensuring that any Land Titles Office requisitions are effectively resolved and the applicant must meet the costs of such requisitions.

In accordance with the provisions of Section 116(1)(a) of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council will purchase from the owner, any public open space in excess of 5% of the total area of the land. The amount of the area of land is to be based on a valuation (“the Valuation”) of the specified lots by the Valuer General. The Valuation is to be as at the date of lodgement of the final plan of the subdivision for sealing, at which time Council will instruct the Valuer General to provide the Valuation.

5. GEN F2 – COVENANTS – [• A covenant being included on the land titles of Lots 8 and 9 stating that buildings must not be constructed on the lots with a floor level of less than 3.0m Australian Height Datum].
6. ENG A1 – NEW CROSSOVER [MSD1-07] Replace 3.0m wide with 3.6m wide].
7. ENG A3 – COMBINED ACCESSES [MSD1-07].
8. ENG A7 – REDUNDANT CROSSOVER.
9. ENG M2 – DESIGNS SD.
10. ENG M4 – POS ACCESS.
11. ENG M5 – EROSION CONTROL.
12. ENG M8 – EASEMENTS.
13. ENG S1 – INFRASTRUCTURE.
14. ENG S2 – SERVICES.
15. ENG S4 – STORMWATER CONNECTION.
16. ENG S11 – SEALING OF SERVICES.

17. Appropriate dust suppression measures, such as keeping soils stockpile moist, are to be used during excavation and earth moving operations to prevent a nuisance being caused to surrounding residents.
 18. The development must meet all required Conditions of Approval specified by TasWater notice dated 12 March 2015 (Ref: TWDA 2015/00295-CCC).
 19. ADVICE 14 – BUILDING ADVICE [Delete “including any” and insert “for”].
- B. That the applicant be advised that Council agrees to purchase public open space in excess of 5% of the total area of the land in accordance with the provisions set out under Section 116(1)(a) of the Local Government (Building and Miscellaneous Provisions) Act, 1993.
- C. 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

Subdivision Application number SD-2014/40 for a similar 8 lot subdivision was refused by Council on 2 February 2015. The application was refused for the following reasons:

1. The proposal was contrary to the provisions of the Clarence Planning Scheme 2007, with regard to the provision and location of reserves for public open space, in that the proposal did not provide reasonable public open space (POS) within the boundaries of the property.
2. The proposal was also refused under Section 85(d)(iii) of the Local Government (Building & Miscellaneous Provisions) Act, 1993 (LGBMPA) because the layout of the subdivision should be altered to include POS.

Following discussions with Council officers, a modified application for subdivision has now been made.

At recent workshops, Council considered 3 options for provision of an appropriate area of POS to be located in the area of the existing Beachside Reserve. These options are shown in the attachments for information.

Option 1

Option 1 would require a POS contribution of 25% of the total area of the subject site, which would total 1523m². At this time the land has not been subject to formal valuations, however, it is estimated that the purchase price for the area would be between \$350,000 – \$450,000 (over and above a 5% developer contribution). The area involved would generally incorporate the proposed Lots 8, 9 and POS lot on the current subdivision proposal plan. The area would have frontage to Lower River Street and Alexandra Esplanade.

Advantages associated with Option 1 would be its exposure to the street, the retention of some of the existing native vegetation and also that it has the lowest purchase price of the available options. Major disadvantages are that the area would not incorporate the existing pathway, which traverses through the site. Additionally, the area contains 5 large pine trees and a large gum in very poor condition. Upfront maintenance of the trees, either removal or thinning, are estimated to cost in the order of \$20,000 - \$30,000.

Option 2

Option 2 would require a POS contribution of 30% of the total area of the subject site, which would total 1827m². It is estimated that the purchase price for the area would be between \$450,000 – \$550,000 (over and above a 5% developer contribution). The area involved would generally incorporate approximately half of Lot 7, as well as Lots 8, 9 and the POS lot on the current subdivision proposal plan. The area would have frontage to Lower River Street and Alexandra Esplanade.

Advantages associated with Option 2 would be its exposure to the street, that most of the existing reserve would be retained and the retention of most of the existing native vegetation. Disadvantages are that the POS would have an irregular shape and that an estimated \$12,000 would be required for maintenance of the trees on the site. Major disadvantages are that the upfront maintenance of the trees would still be required, no connection to the croquet club would be provided and only the least important streetscape values would be retained.

Option 3

Option 3 would require a POS contribution of 33% of the total area of the subject site, which would total 2066m². It is estimated that the purchase price for the area would be between \$550,000 – \$650,000 (over and above a 5% developer contribution). The area involved would generally incorporate Lots 6 and 7, the POS lot and the western-half of Lot 8 on the current subdivision proposal plan. The area would have frontage to Lower River Street and Alexandra Esplanade.

Advantages to Option 3 would be that the majority of the existing park would be retained, including the existing 12m wide belt of native vegetation fronting Lower River Street/Alexandra Esplanade. This option would also allow a potential linkage to be provided to the croquet club. An advantage over Option 1 is that some of the tree removal/remedial work would be excluded. Major disadvantages are that the POS would have an irregular shape and that an estimated \$12,000 would be required for maintenance of the trees on the site.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Residential and partially covered by the Subject to Inundation Overlay under the Scheme.
- 2.2.** Subdivision is a Discretionary development under Clause 3.1.4 of the Scheme and the Subject to Inundation Overlay.
- 2.3.** The relevant parts of the Planning Scheme are:
 - Section 2 – Planning Policy Framework;
 - Section 3 – General Provisions;

- Section 6 – Residential zone; and
- Section 7 – Subject to inundation Overlay.

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 an area of 6093m² with frontages to South Street, Lower River Street and Alexandra Esplanade, Bellerive. The site contains an existing kindergarten (Beachside Kindergarten) constructed in the 1960s and accessed from South Street. The kindergarten has now closed and students have moved to a new facility at the Howrah Primary School. The kindergarten contains a large weatherboard building and 2 associated outbuildings. The kindergarten also contains a playground on the northern side of the property.

The southern half of the site contains a small park, which the owner (the Education Department) has previously developed for public use. The reserve was established in association with the kindergarten in the 1960s. The reserve contains a number of park benches, information boards and a pathway and is in a minor state of disrepair. A number of native and introduced species of trees are located in the reserve, however, it has natural and aesthetic values which add to the amenity of the locality.

The surrounding area is an established residential area containing a mixture of Single and Multiple Dwelling developments. The land immediately adjacent the site on its east contains the Eastern Shore Croquet Club.

A large public open space (POS) is located diagonally opposite the site in South Street and contains the Eastern Shore Dog Club. Bellerive beach is located approximately 70m to the south of the site.

3.2. The Proposal

The proposal is for a 9 lot subdivision (8 residential lots and 1 POS lot) plus the balance lot as shown in the attachments. The proposed lots would range in area from 534m² (Lot 3) to 776m² (Lot 5). Lot 4 would be an internal lot. The remainder of the lots would be rectangular shaped. Lot 2 would have frontage and vehicle access to South Street, while Lot 9 would have frontage and vehicle access to Alexandra Esplanade. The remaining lots would all have frontage and vehicle access to Lower River Street. The application would result in demolition of the existing kindergarten buildings. No trees are intended to be removed as part of the subdivision.

A POS lot is proposed at the corner of Lower River Street and Alexandra Esplanade with an area of 324m². The area of POS is approximately 5.6% of the area of the subject lot. The applicant understands Council would purchase public open space in excess of 5% of the total area of the land under Section 116(1)(a) of LGBMPA. The applicant has stated in a covering letter to the application that: *“our client is prepared to consider increasing the area for POS; but has requested that in determining the shape, size and location of the POS, consideration be given to minimising the effect on the proposed residential lots”*.

4. PLANNING ASSESSMENT

4.1. Planning Policy Framework [Section 2]

The relevant elements of the Planning Policy Framework are contained in Section 2.2.3(a)(ii) – Residential Land Use and Section 2.2.3(d)(iv) – Recreational and Community Facilities.

In particular, the Objectives concerning Residential Land Use include:

- “• *To provide for a wide range of housing types to meet the changing housing needs of the community.*
- *To promote residential consolidation around activity centres and transport nodes to maximise accessibility to services and facilities, and the efficient use of infrastructure”.*

Residential Land Use strategies include:

- “• *Promote good urban design for new residential areas, ensuring:*
 - *New residential development incorporates high standards of open space”.*

The Objectives concerning Recreational and Community Facilities include:

- “• *To provide for a system of accessible recreational and community facilities to meet the needs of people from a range of ages, health, interest and socio-economic backgrounds.*
- *To integrate recreational and community facilities into residential and activity centres”.*

Strategies include:

- “• *Ensure adequate and appropriate open spaces are provided as part of subdivision approvals”.*

Reference to these principles is also contained in the discussion below.

4.2. General Decision Requirements [Section 3.3.1]

The relevant General Decision Requirements of this part are:

- “(a) *General requirements:*
 - (v) *The Specific Decision Requirements of the Zone, Overlay or Specific Provision.*
 - (vii) *Any representation made in accordance with Section 43F(5) or Section 57(5) of the Act.*
- (f) *Subdivision requirements:*
 - (i) *The suitability of the land for subdivision.*
 - (ii) *The existing use and potential for future development of the land and its surrounds.*
 - (iii) *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*

- (iv) *The density of the proposed development.*
- (v) *The size and shape of each lot in the subdivision.*
- (x) *The design and siting of existing and future buildings.*
- (xi) *The availability and provision of utility services”.*

The proposal is consistent with the above requirements. The lot sizes are compliant with the development standards of the zone and would be sympathetic with the subdivision pattern of the surrounding area. The lots are large, would be able to accommodate a range of types and styles of buildings and the necessary services can be provided to the development. An area of POS is also proposed.

4.3. Zone

The site is zoned Residential under the Scheme. The proposal is consistent with the Purpose of the zone in that it would provide for a variety of residential development.

Clause 6.1.3 provides use and development standards for the Residential zone. The proposal has been assessed and the residential lots are compliant with all relevant standards, as summarised in Table 1 below.

Table 1: Assessment against the Use and Development Standards of the Zone.

	Required	Provided	Comments
Lot Size	400m ²	534m ² to 776m ²	complies
	550m ² – Internal Lot	748m ² (Lot 4 – Internal Lot)	complies
Frontage	3.6m	14.7m – 27.5m	complies
	4m – Internal Lot	6m (Lot 4 – Internal Lot)	complies
Dimensions	Lots must be able to contain a circle of 18m diameter clear of any easements or any other title restrictions.	Plan indicates compliance	complies

4.4. Specific Decision Requirements

Clause 6.1.5 provides the Specific Decision Requirements of the zone. The relevant requirements are addressed as follows.

“(e) Lot sizes should be varied to suit differing levels of residential, service and recreational needs”.

The development proposes varied lot sizes and shapes that are consistent with the nature of the surrounding residential area. Lot 5 would provide opportunity for a Multiple Dwelling development.

“(r) An internal lot access strip should include adequate width to accommodate a suitable passing bay and a visitor car parking space which is visible from the street”.

The proposed access strip to Lot 4 would be 6m wide - a width suitable to incorporate a passing bay and visitor parking space visible from the street.

“(s) An internal lot should have adequate frontage to ensure appropriate provision for wheelie bin collection, without inconvenience to neighbouring properties”.

The proposed access width to Lot 4 is 6m, which exceeds the Scheme frontage requirement of 4m, which is considered sufficiently wide to enable appropriate provision for wheelie bin collection.

“(t) An internal lot should include adequate width to provide a landscaped strip between the driveway and the abutting fence lines, except where there is to be a shared driveway with an adjoining lot”.

The proposal plan indicates that the access strip to Lot 4 would be wide enough to contain a landscaped strip between the driveway and the abutting fence lines.

“(u) Subdivision should ensure that based on a 1 in 100 year event natural drainage paths and significant stormwater catchment areas are protected from inappropriate development. This relates to development within drainage lines which may impede, restrict or adversely affect natural drainage flows”.

The proposal plan includes contours and a plan of proposed services, which demonstrate how water would drain from the site. It is considered that there are appropriate dwelling sites within the boundaries of each lot that could be developed without compromising natural flow paths. Council's Development Engineer has assessed the proposal and is satisfied that stormwater could be disposed of appropriately from the site.

4.5. Overlays

The subject site is partially located within the Subject to Inundation Overlay (2050 and 2100). The Overlay applies to areas of land, which are potentially subject to inundation. The majority of Lots 8 and 9 would be within the Overlay, while a small area of Lot 7 (approximately 45m²) would also be located within the Overlay. The relevant Purposes of the Overlay are:

- “(b) To identify areas which may be subject to periodic inundation whether by rain or from the sea, and control pollution and undesirable changes in stream hydrology or coastal processes.*
- (c) To preclude development that will affect flood flow or be affected by flood water, or change coastal dynamics in a way detrimental to other property.*
- (d) To promote sustainable catchment management practices”.*

Clause 7.2.5 provides the Specific Decision Requirements of the Overlay. The relevant of these requirements being:

- “(a) Mitigation measures should be sufficient to ensure habitable buildings will be protected from flooding, and in the case of coastal flooding, will be able to adapt as sea levels rise.*
- (e) All development within the areas shown as SI(S2050) and SI(S2100) where a discretionary development application is required must demonstrate the following:*
 - (iv) That access to the site or development will not cause an unreasonable risk to the life of the users of the site or damage to property”.*

The applicant has submitted documentation from a suitably qualified engineer which advises that the inundation risk to buildings on the land would be low; however, new development on Lots 8 and 9 should be designed to ensure that finished floor levels are situated above the inundation level - 3m Australian Height Datum (AHD).

Council's Development Engineer has assessed the engineering report and has advised that the proposal is consistent with the Specific Decision Requirements of the Overlay specified above, particularly as the proposal does not propose any development, which may affect overland water flows.

The applicant proposes that a covenant be included on the land titles of Lots 8 and 9, which would require the floor levels of buildings to be a minimum of 3m AHD. A suitable condition requiring same is recommended.

4.6. External Referrals

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

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and 4 representations were received. The following issues were raised by the representors.

5.1. Zoning of Land

One representation has enquired about the zoning of the subject site and has requested to know when the zoning of the subject site was changed to Residential.

- **Comment**

The land has been zoned Residential under the 2007 Scheme since the Scheme came into effect in 2008. Previously, the site was zoned Residential under the Eastern Shore Planning Scheme 1963 since that scheme came into effect on 7 August 1963.

5.2. Public Open Space Provision

Three of the representors have raised concern that the proposed subdivision would result in the loss of the majority of the existing POS on the southern side of the site. Two of the representors have suggested that at a minimum, Lots 8 and 9 should also be included as POS, which would have the added benefit of preventing buildings within the Inundation Overlay.

- **Comment**

As discussed the applicant has advised that they are willing to consider increasing the area for POS. Option 1 for the POS provision would incorporate almost all of the area within the Inundation Overlay; however, it is not considered essential that all the Overlay be included within the POS as the Scheme contains provisions, which adequately protect development against the effects of inundation. A full assessment of the proposed POS provision is given under Section 7.1 of this report.

5.3. Tree Removal

One representor has raised concern that trees will need to be removed to allow for the construction of future dwellings.

- **Comment**

The applicant has advised that they do not intend to remove trees as part of the subdivision. Should the proposal be approved, tree removal is inevitable as part of future development of the lots. Notwithstanding this, the vegetation is not protected by the Scheme and there is no control over the removal of such vegetation, as the property is not located within a Vegetation Management Overlay.

5.4. Impact on Native Birds and Animals

One of the representations raised concern that the reserve provides habitat for native birds, including the swift parrot and endangered ground species such as the Southern Brown Bandicoot and the Eastern Barred Bandicoot.

- **Comment**

A recent survey of the site by Council officers found that the site contains a native vegetation community best described as *Eucalyptus viminalis* (white gum) – *Eucalyptus globulus* (blue gum) coastal forest and woodland. This community is listed as a threatened native vegetation community under the Tasmanian Nature Conservation Act, 2002. A small amount of this vegetation would be retained on the proposed POS lot, which would help to protect some of these values as the existing vegetation in this area would be retained.

As discussed above, it should be noted that the land is not contained within the Vegetation Management Overlay of the Scheme and is therefore not protected by the Scheme or legislation. The subject property is zoned Residential under the Scheme, meaning that the land has been predetermined as available for residential use and development.

5.5. Lot/Dwelling Density

One representor has raised concern that Multiple Dwellings could be constructed on Lot 5, which would be inappropriate given the high concentration of Multiple Dwellings in the surrounding area. Another of the representations has raised concern that too many lots are proposed and that lots should be larger to reflect the average lot size of properties in the surrounding area.

- **Comment**

It is noted that under the Scheme only Lot 5 would provide opportunity for a Multiple Dwelling development. However, it is also noted that PD4.1 states that the density requirement for Multiple Dwellings would be 1 dwelling per 325m² of lot area. Accordingly, under the draft Interim Scheme, Lots 5, 6 and 7 may become suitable for Multiple Dwelling development.

As discussed above, the proposed lot sizes and shapes are varied and consistent with the nature of the surrounding residential area. The proposal meets the development standards concerning subdivision, which are designed to ensure that new lots can provide for a variety of accommodation types.

5.6. Building Height

One representor has stated that multi-storey dwellings would be out of character with the surrounding area.

- **Comment**

The current application is for subdivision of the land and does not propose the development of buildings. The Scheme does not provide for Council to consider the impact of building height of future development. Any issues relating to building height would be considered if, and when, proposals for building on the land are put forward to Council should the present subdivision application be approved.

5.7. Loss of Views

One representor raised concern that future development of the proposed lots would result in a loss of views to the Derwent River.

- **Comment**

The Scheme does not provide for Council to consider potential loss of views caused by future development. The current application is for subdivision of the land and does not propose the development of buildings.

Notwithstanding this, the Scheme/Planning Directive 4 (Standards for Single Dwelling in the Residential zone) allows Council, under some circumstances, to consider the impact of development on views from surrounding properties where a building is proposed that does not meet the normal development standards of the Scheme.

5.8. Inundation

Two representations have questioned whether it is appropriate for dwellings to be constructed on land which may potentially be subject to inundation.

- **Comment**

As discussed above, the majority of Lots 8 and 9 (and a minor area of Lot 7) are located within the Subject to Inundation Overlay. The purpose of the Overlay is to ensure that development is protected from overland water flows. The Overlay requires development to incorporate appropriate measures to mitigate the impacts of inundation. In this case, future dwellings on Lots 8 and 9 would be required to have a minimum floor level of 3m AHD.

5.9. Traffic Impact

One representor has raised concern that the subdivision would increase traffic congestion.

- **Comment**

Council's Development Engineer has assessed the proposal and has advised that the capacity of the surrounding road network is more than adequate to cater for the expected amount of traffic movements generated by the proposed subdivision. It is likely that the residential traffic generation would be less than that of the existing kindergarten.

5.10. Loss of Kindergarten Building

One representor has suggested that the existing kindergarten buildings would be better used for community uses such as a child care centre, or a small school for special needs children.

- **Comment**

The future use or development of the site is a matter for the owner of the property. Council has no power to require the owner, being the State Government, to undertake such alternate activities on its land.

5.11. Impact on Streetscape

One representor has raised concern that subdivision of the land would significantly change the streetscape.

- **Comment**

The proposed POS lot would help to maintain a small amount of the existing streetscape value through the retention of vegetation; however, the use or development of land for residential purposes would largely alter the existing streetscape. As discussed, the proposal is consistent with the relevant use and development standards and specific decision requirements of the Residential zone. Should approval of the subdivision be granted, any proposed development of the lots would need to demonstrate compliance with relevant provisions of the Scheme, some of which are intended to ensure that streetscape values are enhanced.

5.12. Use of Land for Public Housing

One representor has raised concern that the lots would be used to develop public housing, which may provide homes for tenants who may engage in anti-social behaviour.

- **Comment**

The Scheme does not control any aspect of land ownership or tenancy.

5.13. Economic Benefit for Howrah Primary School

One representor has written in support of the proposed subdivision on the basis that proceeds from the sale of the subject site will be put towards the construction of new kindergarten buildings at the Howrah Primary School.

- **Comment**

The representor's views are noted; however, the Scheme does not consider this potential in its decision making criteria.

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.

7.1. Public Open Space

The primary purpose of Council's Public Open Space Policy (2013) is to ensure the delivery of adequate and appropriate Public Open Space (POS) to serve the needs of the existing and future population of Clarence. The Policy is used to assist Council to exercise its discretion and provide a framework to deliver a consistent approach to the consideration of POS, or alternatively the payment of cash-in-lieu of it.

Clarence has developed a comprehensive suite of strategies that either deliver or rely on POS related outcomes including but not limited to:

- Clarence Tracks and Trails Strategy 2012;
- Positive Aging Plan 2012-2016;
- Clarence Coast and Bushland Strategy (August 2011);
- Community Health and Wellbeing Plan 2013-2018; and
- Draft Sport and Active Recreation Strategy.

Together these strategies assist Council to deliver a range of active and passive recreational opportunities at both local and regional level.

A POS lot is proposed at the corner of Lower River Street and Alexandra Esplanade with an area of 324m². The area of POS is approximately 5.6% of the area of the subject lot. Under Section 116 of LGBMPA, Council is obligated to purchase POS in excess of 5% of the total area of the land. The applicant's proposal would mean Council would need to purchase approximately 0.6%, at an estimated cost of up to \$10,000.

However, if Council decide to accept the land, it is considered that the area should be reduced to 5%, thereby avoiding unnecessary acquisition cost for a small area of land.

Although the subject site has not been identified in any specific Council Strategy as containing land required for POS, the proposal provides opportunity to secure the proposed POS consistent with general principles outlined in Section 6.1 of Council's POS Policy (2013). It is considered that the proposed POS area would help to retain the general amenity and character of the area and would protect areas of locally significant natural and cultural value. Suitable conditions requiring the provision of the proposed POS, including appropriate fencing and transfer to Council are recommended.

A matter for Council to consider is whether it is prepared to accept the offer of 5.6% of the land area as POS (with appropriate reimbursement to the owner for that area of land over 5%), or to require an alternative area as detailed in the background to this application. As discussed, the applicant has advised that it is willing to accept provision of a larger area of POS on the basis that *"consideration be given to minimising the effect on the proposed residential lots"*. Three options which have previously been explored by Council have been described above. Of course, Council is entitled to also require that no POS be required and therefore the plan be modified accordingly. The applicant has accommodated this in their application. The recommendation provides for Council to consider these options. A condition is recommended that would require the submission of amended plans should Council decide to increase or decrease the area of POS provided, or indeed whether to require a cash-in-lieu payment. The condition could be deleted if the proposed POS as shown on the plan is generally acceptable.

8. CONCLUSION

The proposal seeks approval for a 9 lot subdivision at 51 South Street, Bellerive. In addition a POS lot is proposed. The proposal is consistent with the Use and Development Standards and Specific Decision Requirements of the Residential zone.

The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (2)
3. Site Photo (2)
4. Options for Public Open Space Contribution (3)

Ross Lovell
MANAGER CITY PLANNING

Clarence City Council – GDA Datum

Legend



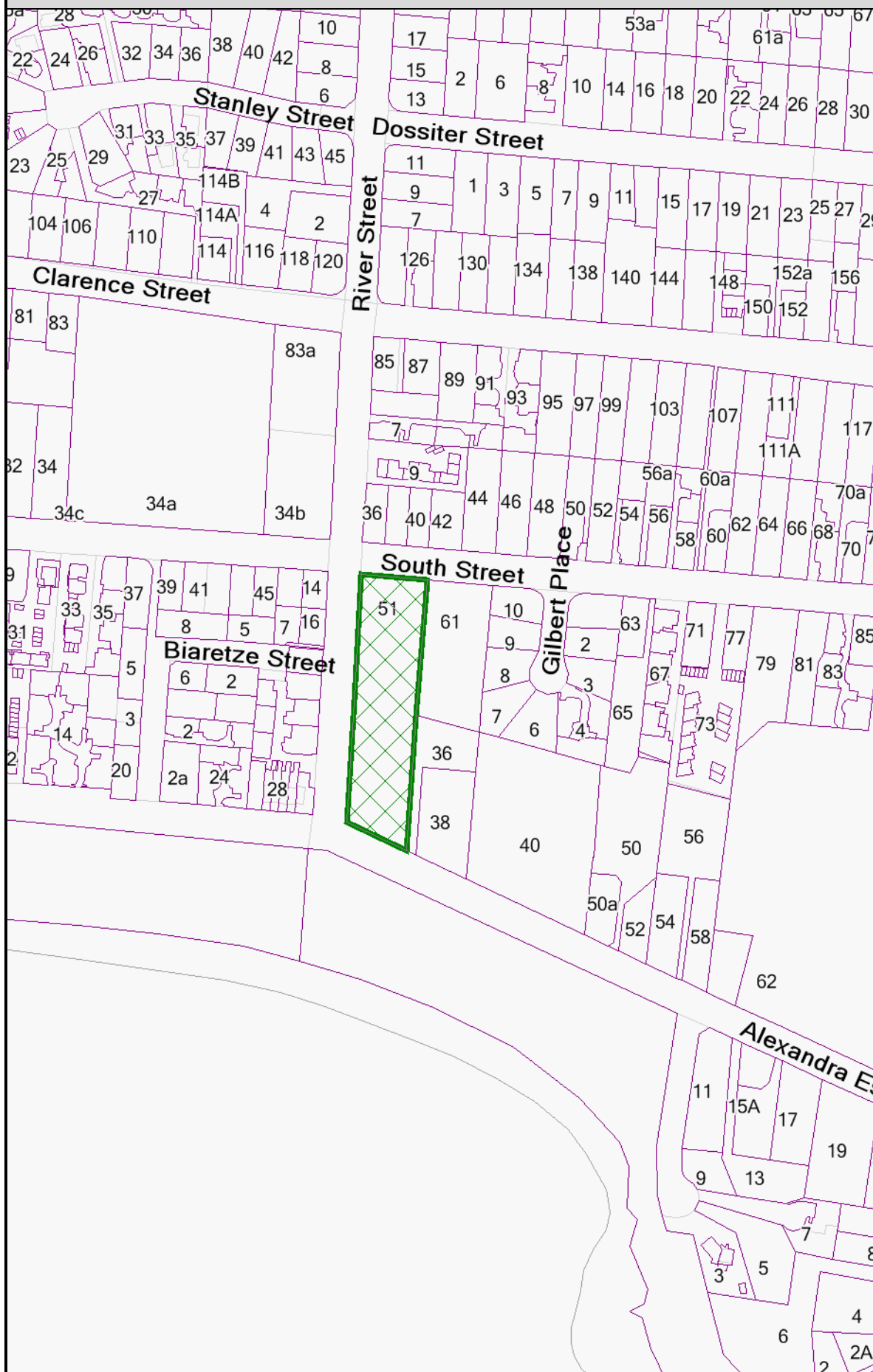
Property



Title



Map Extents



Disclaimer:

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PLAN OF SUBDIVISION


PDA Surveyors

Surveying, Engineering & Planning

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Tasmania, 7000
www.pda.com.au Also at: Kingston,
Launceston & Burnie

ABN 71 217 806 325

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

Owner	The Department of Education	Location	51 South Street, Bellerive	This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
PID.	7176201	Council	Clarence City Council	
Schedule Of Easements	As Shown	Planning Scheme:	Clarence Planning Scheme 2007	
Scale 1:500	Date 25 February 2015	Our Ref. S829M-1	Map ref: 5225	GDA94 Centroid: E 531 276 N 5 252 672



51 South Street, BELLERIVE



Site viewed from Alexandra Esplanade showing Little River Street and Alexandra Esplanade frontages



View from the centre of the site looking south across the existing reserve



Site viewed from South Street showing Little River Street and South Street frontages



Site viewed from South Street showing the former kindergarten

Option 1- 25% (1523m² POS)



Option 2 – 30% (1827m² POS)



Option 3 – 33% (2066m² POS)

SOUTH STREET

Eastern Shore Croquet Club
#61 South Street
CT133323-1
City of Clarence

EXISTING BUILDINGS TO BE REMOVED

PROPOSED PIPELINE EASEMENT 2.50 WIDE

PROPOSED DRAINAGE EASEMENT 2.50 WIDE

LOWER RIVER STREET

ALEXANDRA ESP.

Proposed Public Open Space 342m²

Lot 1: 546m²

Lot 2: 535m²

Lot 3: 534m²

Lot 4: 748m²

Lot 5: 776m²

Lot 6: 726m²

Lot 7: 748m²

Lot 8: 549m²

Lot 9: 549m²

#36 Alexandra Esp.
CT134516-1
A Betts

EXISTING BUILDINGS
TO BE REMOVED

#38 Alexandra Esp.
CT134516-1
A. Betts

Proposed
Public Open
Space
342m²

11.3.4 SUBDIVISION APPLICATION SD-2013/49 - 116, 226, 238, 254 AND 260 ACTON DRIVE, ACTON PARK - 3 LOT SUBDIVISION
(File No SD-2013/49)**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a 3 lot subdivision at 116, 226, 238, 254 and 260 Acton Drive, Acton Park.

RELATION TO PLANNING PROVISIONS

The land is zoned Rural Residential and Landscape and Skyline Conservation and subject to the Vegetation Management Overlay under the Clarence Planning Scheme 2007 (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 2005.

Council is required to exercise a discretion within the statutory 42 day period which has been extended to 22 April 2015 with the written agreement of the applicant.

CONSULTATION

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

- right-of-way access to Lots 2 and 3 over the existing driveway; and
- condition, use and maintenance of the existing driveway.

RECOMMENDATION:

A. That the application for a 3 Lot Subdivision at 116, 226, 238, 254 and 260 Acton Drive, Acton Park (CI Ref SD-2013/49) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. GEN AP3 – AMENDED PLAN [deletion of the public open space Lot 4].
3. GEN AP2 – STAGING [•Stage 1 – Lot 3; •Stage 2 – Lots 1 and 2].
4. Any fencing erected in the Landscape and Skyline Conservation zone must be post and wire, or another type of transparent fence to the satisfaction of Council's Group Manager Asset Management.

5. The final plan and schedule of easements must contain easements in forms acceptable to Council allowing Council to develop and maintain a public multi-user track over the track passing through the development land at this permit date which is shown by a heavy black line on the proposal plan extending from Acton Drive to the boundary of Lots 1 and 2 and thereafter extending from that point to meet with the existing public open space (CT32486/5) by such alignment route as is agreed by Council's Group Manager Asset Management prior to the preparation of the final plan of subdivision. The easements required in favour of Council by this condition are a right-of-footway to allow public access by foot or mountain bike and a right-of-carriageway, the latter being limited to access as reasonably required by Council employees, agents and contractors from time to time for the purpose of track maintenance and construction. Suitable easements must be provided as part of Stage 1 of the development.
6. GEN POS 4 – POS CONTRIBUTION [4%][1 and 2].
7. Any additional material needed to resurface the existing driveway/track on Lots 1 and 2 must be dark-coloured to the satisfaction of Council's Group Manager Asset Management.
8. The 6m wide right-of-way over Lot 2 in favour of Lot 3 must be relocated to encompass the existing track on Lot 1 to the vicinity of the building envelope on that lot. The right-of-way must then continue south generally following the contours until it reaches Lot 3.
9. The final plan and schedule of easements must not provide any right-of-access over the existing right-of-way over 226, 238, 254 and 260 Acton Drive, Acton Park for the benefit of Lot 2.
10. GEN F2 – COVENANTS [
 - buildings not being erected on the lots, except in accordance with the Bushfire Report and Bushfire Hazard Management Plan prepared by Thomas O'Connor dated 24 February 2015 unless an alternative Bushfire Hazard Management Plan is approved by Council;
 - buildings not being erected on the lots, except in accordance with Minimising the Swift Parrot Collision Threat: Guidelines and recommendations for parrot-safe building design (2008)].
11. GEN F4 – BUILDING ENVELOPE [Lots 1, 2 and 3][2,500 m² for Lots 1 and 2 and 2,900m² for Lot 3].
12. ENG A3 – COMBINED ACCESSES [MSD1-02][5.5m WIDE].
13. ENG M2 – DESIGNS SD.
14. ENG M7 – WEED MANAGEMENT PLAN.

15. ENG M8 – EASEMENTS.
 16. ENG S1 – INFRASTRUCTURE.
 17. ENG S2 – SERVICES.
 18. The development must meet all required Conditions of Approval specified by TasWater notice dated 16 March 2015 (TWDA 2015/00299-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 Rural Residential and Landscape and Skyline Conservation and subject to the Vegetation Management Overlay under the Scheme.
- 2.2.** Subdivision is a Discretionary development under Clause 3.1.4 of the Scheme. The proposal is also Discretionary under the Vegetation Management Overlay as the removal of some native vegetation is proposed.
- 2.3.** The relevant parts of the Planning Scheme are:
 - Section 2 – Planning Policy Framework;
 - Section 3 – General Provisions;
 - Section 6 – Rural Residential and Landscape and Skyline Conservation zones; and
 - Section 7.1 – Vegetation Management Overlay.

- 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 an area of 57.04ha and is currently vacant. The land is heavily forested most significantly in dry *Eucalyptus viminalis* grassy forest and woodland and dry *Eucalyptus globulus* forest and woodland. The land does not contain any significant watercourses and is very steep with some part of the site having a slope of 1 in 2 (50%) and other parts of the site having a slope of 1 in 4 (25%).

The site has direct frontage to Acton Drive of 30.81m on its northern side and also benefits from a right-of-way (ROW) on its southern side over 226, 238, 254 and 260 Acton Drive.

Part of the north-western boundary of the site abuts a strip of land (407 Mount Rumney Road) set aside for public recreation and is owned by the Clarence City Council.

The majority of the property is zoned Landscape and Skyline Conservation and subject to the Vegetation Management Overlay. There is a 4.9ha area in the south-eastern corner of the lot, which is zoned Rural Residential.

Properties to the east of the site are zoned Rural Residential and are mostly occupied with Single Dwellings. Land to the south, west and north is zoned Landscape and Skyline Conservation and is also heavily forested with some lots containing Single Dwellings.

3.2. The Proposal

The proposal is for a 3 lot subdivision plus the balance lot (Lot 4 - POS) as shown in the attachments. Lot 1 would have an area of 20.1ha with a direct 18m frontage to Acton Drive, while Lot 2 would have an area of 29.5ha with a direct 12m frontage to Acton Drive. Both lots would be located within the Landscape and Skyline Conservation zone.

The applicant proposes to create Lot 3 within the Rural Residential zone by dividing along the zone boundary. Practical access to the lot would come via the existing ROW on its southern side to Acton Drive. The lot would have an area of 4.9ha. A 6m wide ROW in favour of Lot 3 is proposed over Lot 2 to Acton Drive as a method of satisfying the Scheme requirement for lot frontage. The applicant does not propose to construct a driveway over the ROW. Building envelopes are proposed on Lots 1, 2 and 3.

A fourth lot of 2.9ha on the north-western side of the land is proposed as public open space (POS). The lot is located on the top of the hill and would connect with the existing Council-owned POS on the north-western boundary; however, the land is presently difficult to access and does not include a formal access track. Accordingly, the applicant proposes that access to the POS be by ROW from Acton Drive over the existing access track crossing Lots 1 and 2.

The applicant proposed to complete the subdivision in the following stages:

- Stage 1 – Lot 3;
- Stage 2 – Lots 1, 2 and 4 (POS Lot).

4. PLANNING ASSESSMENT

4.1. Planning Policy Framework [Section 2]

The relevant elements of the Planning Policy Framework are contained in Section 2.2.3 (a) Settlement (iii) – Rural Residential Land Use and Section 2.2.3 (b) Environment (iii) – Natural Heritage.

*“Rural Residential Land Use**Objectives*

- *To provide rural residential land as part of ensuring attractive housing choices within the City.*
- *To protect the safety and amenity of rural residential areas adjacent to conflicting or strategic land uses and environments including industrial development and extractive industry.*
- *To ensure that rural residential development is located where its impact on the natural environment and delivery of services and infrastructure is sustainable.*

*Natural Heritage**Objectives*

- *To protect natural environments from the impacts of development encroachment, including the spread of pest animals and plants.*
- *To protect and enhance bio-diversity on vegetated private land, where those values are recognised as important.*
- *To ensure that environmentally acceptable techniques for disposing wastes and sewerage are facilitated.*
- *To protect biodiversity and important conservation values.*

Strategies

- *Limit the removal of important native vegetation within the City”.*

Reference to these principles is contained in the discussion below.

4.2. General Decision Requirements [Section 3.3.1]

The relevant General Decision Requirements of this part are:

“(a) General requirements:

- (v) The Specific Decision Requirements of the Zone, Overlay or Specific Provision.*
- (vii) Any representation made in accordance with Section 43F(5) or Section 57(5) of the Act.*

(e) Environmental requirements:

- (iv) The need to contain the development within siting envelopes.*
- (v) The need for a management plan.*
- (vi) The impact on important wildlife corridors and flora, fauna, landscape features of the area and introduction of pests, plants or animals.*
- (xiii) Whether native vegetation must be or can be protected, planted or regenerated through the application.*

- (f) *Subdivision requirements:*
 - (i) *The suitability of the land for subdivision.*
 - (ii) *The existing use and potential for future development of the land and its surrounds.*
 - (iii) *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation, natural drainage paths and significant stormwater catchment areas.*
 - (iv) *The density of the proposed development.*
 - (v) *The size and shape of each lot in the subdivision.*
 - (vii) *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
 - (viii) *The provision and location of reserves for public open space and other community facilities.*
 - (ix) *The staging of the subdivision.*
 - (x) *The design and siting of existing and future buildings.*
 - (xi) *The availability and provision of utility services”.*

The proposal is consistent with the above requirements. The lot sizes are compliant with the relevant development standards of the respective zones and would be sympathetic with the subdivision pattern of the surrounding area. The applicant has a natural values report, which is discussed further on in this report. The applicant has also submitted a report detailing how the site could be managed to reduce the risk to bushfire.

4.3. Zone

The subject property is zoned Rural Residential and Landscape and Skyline Conservation.

Rural Residential Zone

The proposal is consistent with the Purpose of the zone in that it would provide for residential use on Lot 3 in a rural environment that minimises impacts on adjoining land with important environmental values.

The proposal has been assessed and is compliant with all relevant standards, as summarised in Table 1 below.

Table 1: Assessment against the Use and Development Standards of the Zone.

	Required	Provided	Comments
Lot Size	2ha	4.9ha	complies
Frontage	6m	6m wide ROW proposed over Lot 2 to Acton Drive	complies

As discussed, practical access to Lot 3 would come via the existing ROW on the southern side of the site to Acton Drive. A 6m wide ROW in favour of Lot 3 is proposed over Lot 2 to Acton Drive, which satisfies the Scheme requirement for lot frontage of 6m. The ROW is proposed to be located adjacent to the eastern boundary of Lot 2. To enable the ROW to be used for access in future, it is considered more appropriate that the ROW be relocated to encompass the existing track on Lots 1 and 2 to the building envelope on Lot 1 and then proceeding south following the contours until it reaches Lot 3. This would significantly reduce the amount of vegetation clearance required for a driveway to be constructed. This has been discussed and agreed to by the applicant. Accordingly a suitable condition requiring same is recommended.

Landscape and Skyline Conservation Zone

The application is consistent with the Purpose of the zone as the proposed building envelopes are located on the eastern side of the site away from the skylines, ridgelines and hills. The information submitted with the application indicates that the environmental sensitivity and bio-diversity of the locality would be protected.

The proposal has been assessed and is compliant with all relevant standards, as summarised in Table 1 below.

Table 1: Assessment against the Use and Development Standards of the Zone.

	Required	Provided	Comments
Lot Size	20ha	Lot 1 – 20.1ha Lot 2 – 29.5ha Lot 4 – N/A - POS	complies
Frontage	6m	Lot 1 – 18m Lot 2 – 12m Lot 4 – N/A - POS	complies
Dimensions	Minimum 2,500m ² Building Envelope	2,500m ² Building Envelope on Lots 1 and 2 Lot 4 – N/A - POS	complies

4.4. Specific Decision Requirements

Rural Residential Zone

Clause 6.3.4 provides the Specific Decision Requirements of the zone. The relevant requirements are addressed as follows.

“(b) Areas of significant vegetation, threatened species or threatened communities should be maintained”.

The applicant proposes a building envelope on Lot 3 and has provided a bushfire assessment showing the extent of hazard management areas needed to allow a building to be constructed within the envelope. The applicant has provided a flora and fauna assessment of the subject site, which has details how significant vegetation, threatened species or threatened communities may be impacted by the construction of buildings within the envelopes and by the implementation of hazard management areas. It should be noted, however, that the current application does not propose any removal of native vegetation as part of the subdivision. The impact of development on significant vegetation, threatened species or threatened communities would be revisited if and when applications for building on the lots are put forward to Council. However, the applicant has demonstrated that the proposed building envelopes are suitable for future development.

“(e) Lot sizes should be sufficient to suit differing levels of rural residential, service and recreational needs”.

The proposed Lot 3 within the Rural Residential zone would have an area of 4.9ha. The proposed lot size and shape is similar to the lot size of surrounding lots located within the zone. The lot would provide opportunity for reasonable development in accordance with the provisions of the zone.

“(h) Appropriate separation should be provided between buildings and boundaries to provide adequate visual separation”.

The location of the building envelope on Lot 3 is located a distance from the boundaries of the site that would easily accommodate a building, which meets the building setback requirements for the zone, enabling reasonable visual separation.

“(p) Subdivision should ensure that based on a 1 in 100 year event natural drainage paths and significant stormwater catchment areas are protected from inappropriate development. This relates to development within drainage lines which may impede, restrict or adversely affect natural drainage flows”.

The proposal plan includes contours, which demonstrate how water would drain from the site in the event of rain. The proposed building envelopes are located in area of the site that could be developed without compromising natural flow paths. Council’s Development Engineer has assessed the proposal and is satisfied that stormwater could be disposed of appropriately within the boundaries of the site.

Landscape and Skyline Conservation Zone

Clause 6.10.5 provides the Specific Decision Requirements of the zone. The relevant requirements are addressed as follows.

“(c) Areas of significant vegetation, habitat, threatened species or threatened communities should be maintained where possible”.

Comments made above in relation to Lot 3 also apply to the proposed Lots 1 and 2 within the Landscape and Skyline Conservation zone.

“(d) Vegetation and fauna habitat should be retained along waterways, gullies, ridgelines and property boundaries and these areas revegetated where appropriate”.

The application does not propose the removal of any of vegetation as part of the subdivision. The information submitted with the proposal details how the proposed building envelopes could be developed. None of the building envelopes are located near waterways, gullies, ridgelines and property boundaries.

“(g) Retaining walls and fences should be designed to reduce their visual mass and bulk. Post and wire or other transparent fences are preferred”.

The proposal does not propose any retaining walls. A condition is recommended which would require any fencing erected in the Landscape and Skyline Conservation zone, including fencing required for Lot 4 (POS), to be post and wire or another type of transparent fences.

“(j) Driveways and access tracks should be all weather access and follow the contours of the land, reducing visual impact and erosion from water run-off and should be surfaced with dark materials”.

The application proposes to use the existing track on Lots 1 and 2. A condition is recommended to ensure that any additional material needed to resurface the track be dark-coloured.

“(r) Subdivision should ensure that based on a 1 in 100 year event natural drainage paths and significant stormwater catchment areas are protected from inappropriate development. This relates to development within drainage lines which may impede, restrict or adversely affect natural drainage flows”.

As addressed above.

It is considered that subject to appropriate permit conditions that the proposal complies with the relevant specific decision requirements of the Rural Residential and Landscape and Skyline Conservation zones detailed above.

4.5. Vegetation Management Overlay

The site is subject to the Vegetation Management Overlay, the Purpose of which is:

- “(a) To implement the Planning Policy Framework.*
- (b) To protect areas of significant vegetation and bushland habitat including forested skylines, prominent ridgelines and hills which contribute to important vistas and in particular those which create a natural backdrop to the urban setting for the City.*
- (c) To protect and enhance areas of high, very high, and extremely high vegetation significance and bushland habitat.*
- (d) To ensure that development is sited to minimise the loss of native vegetation.*
- (e) To maintain and enhance habitat and corridors for indigenous fauna”.*

Clause 7.1.3 provides the Specific Decision Requirements of the Overlay. The relevant of these requirements being:

- “(a) Areas of significant vegetation, habitat, threatened species, threatened communities and wildlife corridors should be maintained where possible”.*

As mentioned, the applicant has submitted a flora and fauna assessment, which details the natural values present on the site. The assessment is limited to the proposed building envelopes and bushfire protection zones on Lots 1, 2 and 3; being the areas of the site, which may require the removal of vegetation. The assessment states that the building envelopes contain native grasses, forests, woodlands and scrub. The proposed building envelope on Lot 1 contains Acacia Bursaria scrub and dry Eucalyptus pulchella forest and woodland, while the building envelope on Lot 2 contains dry Eucalyptus viminalis grassy forest and woodland, dry Eucalyptus globulus forest and woodland, and rock plate grassland. Lot 3 contains dry Eucalyptus globulus forest and woodland.

The assessment states that dry *Eucalyptus globulus* forest and woodland is a threatened community listed under the Tasmanian Nature Conservation Act, 2002. The assessment also states that the grassland species, *Poa mollis*, which is listed as rare under the Tasmanian Threatened Species Protection Act 1995, was recorded in rockplate grassland at site 2; however, this species may not need to be disturbed when building on the site. No threatened plant species listed under Commonwealth legislation were recorded.

The assessment states that Lots 2 and 3 contain foraging and potential nesting habitat for the swift parrot and potential nesting habitat for the eastern barred bandicoot including blue gums. The report states that removal of a significant number of blue gums may require referral under the Environment Protection and Biodiversity Act 1999; however, this would need to be determined if and when proposals for building on the lots are put forward to Council.

The assessment recommends that the design of future dwellings and utilities, including fences, should conform to contemporary bird strike minimisation guidelines to reduce swift parrot mortality. The assessment also states that modification of the grassy understory of the blue gum forest to provide a defensible space would remove the potential for eastern barred bandicoots to nest.

The proposed building envelopes on Lots 1 and 2 are infested with the declared weed serrated tussock (*Nassella trichotoma*). The assessment recommends that a weed management plan be developed and implemented before development proceeds and should include the development period and occupation.

Additionally, the survey notes that the endangered Moss Sunray (*Hyalosperma demissum*) has a moderate chance of occurring on rock plates within the building envelope for Lot 2. The species was not detected as the survey was undertaken in February. The species is usually only detectable between September to December.

The natural values assessment was referred to the Department of Primary Industries Parks Water and the Environment – Natural and Cultural Heritage Division (DPIPWE). Its response is attached. Permit conditions are recommended which address the Departments' concerns. Regarding the potential presence of Moss Sunray in the Lot 2 building envelope, DPIPWE has clarified that should this species be detected, future developers of the land could apply for a permit to remove the species or locate any buildings in other areas of the envelope.

Although the current application is for the subdivision of the land and not for the removal of vegetation, the applicant has demonstrated, subject to appropriate planning permit conditions, that the proposed building envelopes on Lots 1, 2 and 3 may be suitable for future development without having an unreasonable impact on significant vegetation, habitat, threatened species, threatened communities and wildlife corridors. As mentioned, the impact of future development on the natural values of the land would be revisited if and when applications for building on the lots are put forward to Council.

4.6. External Referrals

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

As discussed above, the proposal was referred to DPIPWE, which has provided a number of comments in relation to the impact of the proposal on the natural environment.

5. OTHER ISSUES

A bushfire management report and plan was submitted to demonstrate compliance with Planning Directive No 5 Bushfire-Prone Areas Code (the Code). The plan was prepared by an accredited bushfire assessor in support of the application.

The plan confirms that the proposed building envelopes on Lots 1, 2 and 3 would have development areas capable of meeting Bushfire Attack Level 19 provided appropriate access and water supplies are provided.

6. REPRESENTATION ISSUES

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

6.1. Existence of Right-of-Way Access to the South of the Site on Property Titles

Both representations have raised concern that the existing ROW to in favour of 116 Acton Drive over 238 and 254 Acton Drive is not listed on the titles for those properties.

- **Comment**

The subject site has ROW access over the driveway to the south of the site from Acton Drive over properties known as 226, 238, 254 and 260 Acton Drive, Acton Park. Although the ROW may not be clear on the title plans for these properties, the schedule of easements for the respective properties reference the certificate of title number (Volume 14776 Folio 1) for 116 Acton Drive confirming that ROW over the driveway exists.

6.2. Condition and Maintenance of existing Right-of-Way Access to the South of the Site

Both representations have raised concern that the existing driveway proposed to be used for Lots 2 and 3 is in poor condition, is potentially dangerous for road users and may not be accessible for emergency vehicles. One representor has also noted that there is no maintenance agreement between the owners of properties benefiting from the ROW to ensure that the driveway is maintained in good condition and that increased use of the driveway would cause further deterioration. The representor has proposed that Council require the developer to fully seal the driveway for the length of the ROW and that Council adopt the ROW as a public road.

- **Comment**

The ROW is proposed to benefit only Lot 3. To ensure compliance with Council's Right-of-Way Policy, the applicant proposes to expunge the ROW that would ordinarily benefit Lot 2. Accordingly, the number of lots benefiting from the existing ROW would not increase as a result of this proposal. The length of the driveway needed to reach Lot 3 would be approximately 300m.

A site visit revealed the driveway is in very poor condition beyond the subject site but is relatively flat and in reasonably good condition up to the boundary of the proposed Lot 3. Conditions are recommended, which would require the developer to provide access onto Acton Drive from the proposed ROW in accordance with Council's standard engineering designs. Future development of Lot 3 would also need to provide a standard of access as required to provide access for fire fighting vehicles required for bushfire management purposes.

Maintenance of the ROW is otherwise a civil matter between the owners of the respective properties. As discussed, the proposal meets the relevant frontage and access requirements of the Scheme. The proposal is also consistent with Council's Shared Rights-of-Way Policy. Given the proposal would not increase the number of lots benefitting from the ROW, it is not considered necessary or reasonable to require the applicant to construct a public road.

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.

8.1. Shared Rights-of-Way

Council's Shared Rights-of-Way Policy states that: *"where lots have frontage and/or access by way of shared rights of way with other lots, a maximum usage of four lots sharing such accesses shall be regarded as "reasonable vehicular access" for the purposes of Section 109 (1)(f) of the Local Government (Building & Miscellaneous Provisions) Act 1993)".*

There are currently 5 lots, which have access over the ROW on the southern side of the site. Under the Land Titles Act 1980, the right to use the existing ROW to access 116 Acton Drive would automatically be extended to the proposed Lots 2 and 3, as both lots would front the ROW. The provision of access to an additional lot would contravene the Policy.

The applicant has advised that they are aware of Council's Shared Rights-of-Way Policy and, in order to avoid additional lots benefitting from the ROW, is prepared to expunge the right of access to Lot 2. A condition requiring same is recommended, which would ensure that the proposal is consistent with the Policy and partially addresses one of the concerns raised by the representors.

As discussed, access to Lot 2 would be via Acton Drive at the northern end of the site.

8.2. Public Open Space

The primary purpose of Council's Public Open Space Policy (2013) is to ensure the delivery of adequate and appropriate Public Open Space (POS) to serve the needs of the existing and future population of Clarence. The Policy is used to assist Council to exercise its discretion and provide a framework to deliver a consistent approach to the consideration of POS, or alternatively the payment of cash-in-lieu of it.

Clarence has developed a comprehensive suite of strategies that either deliver or rely on POS related outcomes including but not limited to:

- Clarence Tracks and Trails Strategy 2012;

- Positive Aging Plan 2012-2016;
- Clarence Coast and Bushland Strategy (August 2011);
- Community Health and Wellbeing Plan 2013-2018; and
- Draft Sport and Active Recreation Strategy.

Together these strategies assist Council to deliver a range of active and passive recreational opportunities at both the local and regional level.

The proposed POS lot is steep in topography and contains land identified in Council's Tracks and Trails Strategy as required for walking tracks (as shown in the attachments). However, the proposed POS is significantly broader than the narrow walking tracks identified in the strategy.

The matter was raised at Council's Tracks and Trails Committee Meetings of 19 December 2013 and 13 February 2014. The meeting minutes record that *"there is support for the provision of the lot as it would provide an important strategic connection between the Meehan Skyline and Tangara Trail"* (refer Attachment 6). However, it is noted that the proposed POS is not included in the adopted Tracks and Trails Strategy as an area of land required for POS and there are broader issues that need consideration before taking the land, which are discussed below.

In addition to the POS land, the applicant proposes to grant public access over the existing track on Lots 1 and 2 to Lot 4 as access from the existing POS is not possible at this time. A ROW is proposed instead of a POS lot over the track as the applicant intends to use the existing track as access to Lots 1 and 2. This would ensure that vegetation removal would not be required for construction of a separate driveway.

A matter for Council to consider is whether it is prepared to accept the offer of land as POS, or to require a lesser or alternative area. Another option would be for Council to consider a cash contribution in-lieu of POS.

Disadvantages of the proposed Lot 4 POS are that POS already exists at 27 Acton Court, approximately 1km from the proposed Lot 4 and that the site is steep and remote. The proposed access track is also substandard and would require some investment to construct to a standard, which would allow access to Lot 4 by maintenance vehicles and machinery and for bushfire management.

The proposed POS area would also require significant on-going maintenance to ensure the site is safe for public use, that the bushfire threat is managed appropriately and free from weeds.

It is recommended that Council refuse the offer of Lot 4 as POS and instead require a cash payment in-lieu of POS. The applicant's proposal that the existing track be used as a public walking track accords with the Tracks and Trails strategy, being identified in the Strategy as a walking track. It is recommended that the applicant's offer be accepted. Conditions are recommended, which would require Lot 4 to be incorporated with Lot 1 and for public access to be provided over the existing track on Lots 1, 2 and 4 to the boundary of the site linking up with the Meehan Skyline Trail.

While Section 117 of the Local Government (Building and Miscellaneous Provisions) Act, 1993 provides for a maximum of up to 5% of the value the entire site to be taken as cash-in-lieu of POS, should a permit be granted for the subdivision, it would be considered appropriate to limit the contribution only to the additional lots created (Lot 1 and Lot 2), representing the increased demand for POS generated by the proposal and not the entire subject site. Due to the location of the site and the area of the respective lots, subsequent development would not generate high demand for existing local POS facilities. On this basis, and given the applicant is willing to provide public access over the existing track, a reduction of the maximum 5% cash-in-lieu of POS contribution is warranted.

It is noted that for previous subdivisions, which involve land benefitting only from provision of regional facilities and/or minor provision of POS, a contribution of 4% of the value of the land has been charged. It is also recommended on this occasion that a total of 4% of the value of Lots 1 and 2 be charged as a contribution to the provision of POS. A suitable condition is recommended.

9. CONCLUSION

The proposal seeks approval for a 3 lot subdivision at 116 Acton Drive, Acton. Lot 4 is proposed to be POS. The proposal is consistent with the Use and Development Standards and Specific Decision Requirements of the Residential zone and the Vegetation Management Overlay.

The proposal is recommended for approval subject to conditions.

Attachments: 1. Location Plan (1)
2. Proposal Plan (2)
3. Site Photo (1)
4. DPIPWE Letter (2)
5. Tracks and Trails Strategy Map (1)
6. Tracks and Trails Committee Minutes (6)
7. Tracks and Trails Action Plan Diagrams (3)

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

Date:
Wednesday, 8 April 2015

Location Plan - 116, 226, 238, 254 & 260 Acton Drive

Legend



Tracks and
Trails
Strategy

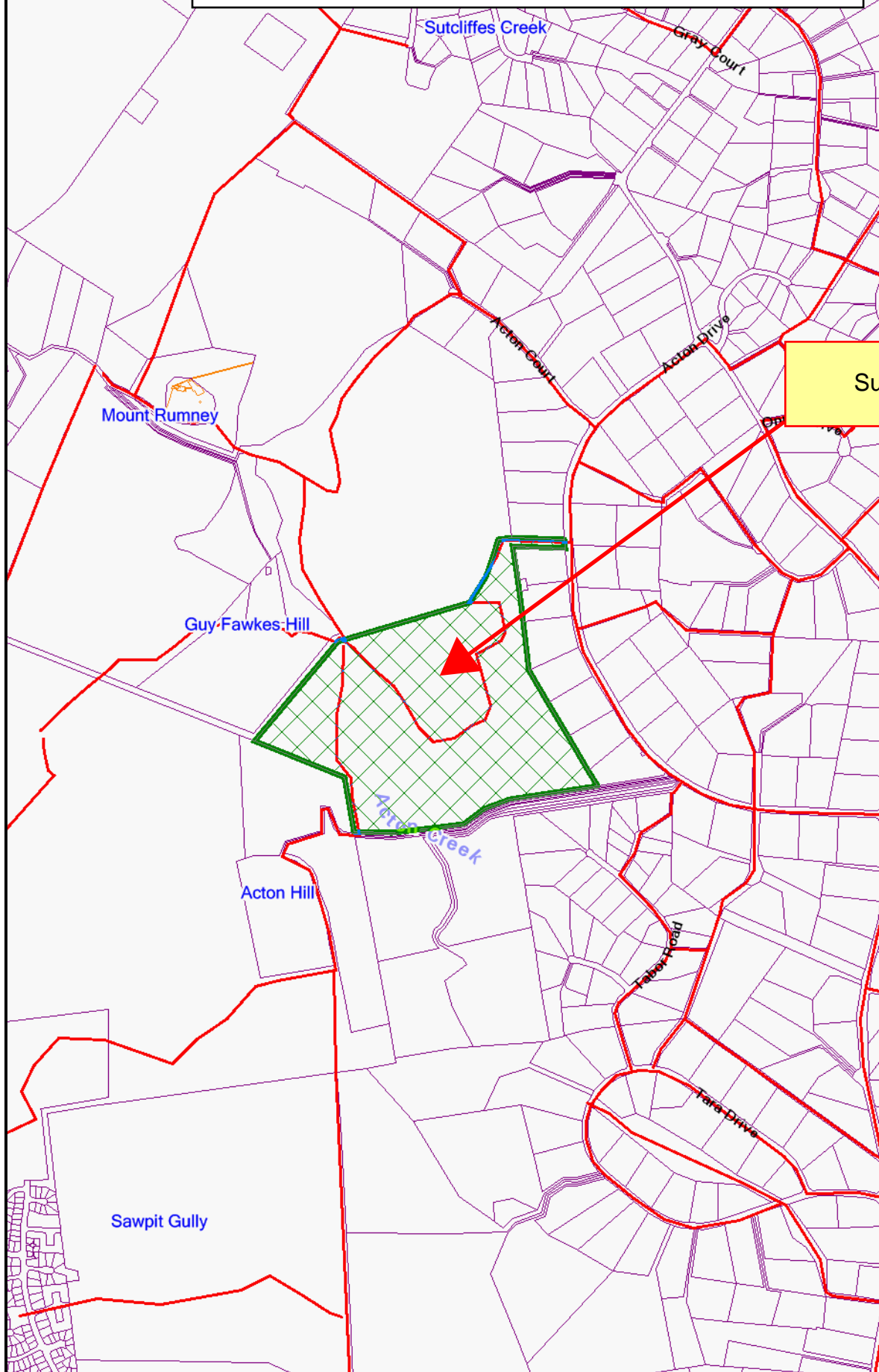


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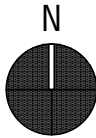
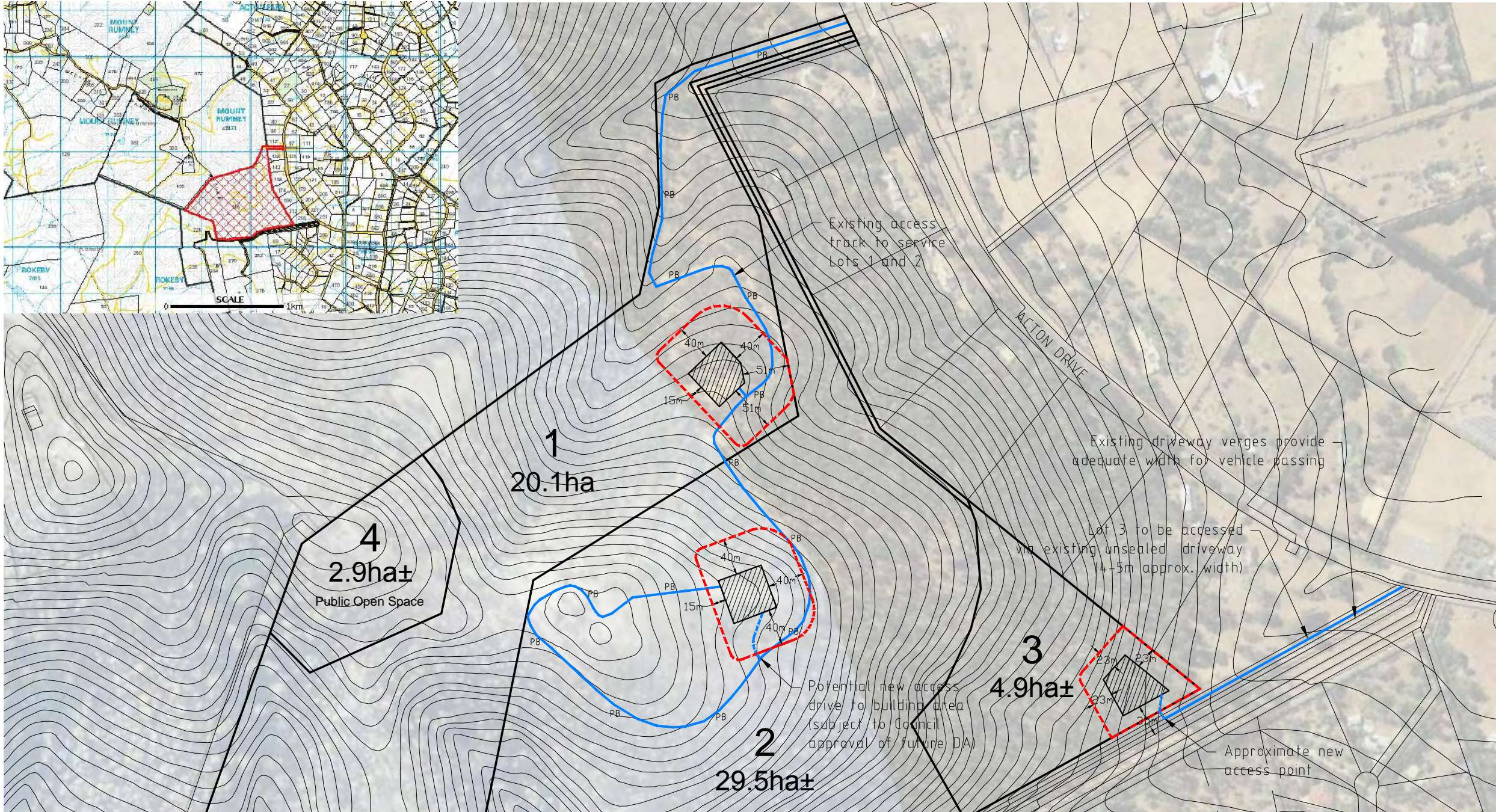
Map Extents

Subject Site



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REV	DATE	REMARK
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PROJECT
**116 ACTON DRIVE
ACTON PARK
SUBDIVISION**

TITLE
**BUSHFIRE HAZARD
MANAGEMENT PLAN**

Accepted M. CLARK (Discipline Head)	Date
Accepted M. CLARK (Team Leader)	Date
Approved G. ATHERTON (Group Manager)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
	T. O'CONNOR	T. O'CONNOR
1:5000	PLOT DATE	24/02/2015

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS J143059PH - B01.DWG

PROJECT NO. **J143059PH**

DWG NO.	REVISION
B01	

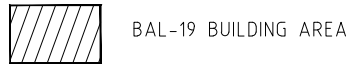
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- HAZARD MANAGEMENT AREA**
The Hazard Management Area is to be maintained in a minimum fuel condition by implementing and maintaining the following prescriptions:

Within 10.0m of a habitable building
 - Remove any tree branches that overhang the habitable building.
 - Avoid storage of flammable objects (e.g. firewood).
 - Avoid locating flammable garden materials (e.g. plants and mulches) near vulnerable building elements such as windows, doors, decks and eaves.
 - Non-flammable features such as paths, driveways and paved areas are encouraged around the habitable building.
Trees within HMA
 - Maintain tree canopy separation of 2.0m.
 - Remove tree branches <2.0m above ground level.
 - Locate any new tree plantings 1.5 x their mature height from house.
 - Avoid planting trees with loose, stringy or ribbon bark.
Understorey plantings and maintenance within HMA
 - Maintain grass <100mm in height.
 - Maintain shrubs <2.0m in height.
 - Shrubs should be maintained in clumps as opposed to forming continuous vegetation (i.e. clumps up to 10.0sqm in area, separated from each other by at least 10.0m).
 - Avoid planting shrubs directly under trees.
 - Periodically remove dead leaves, bark and branches from underneath trees and around the house.

- CONSTRUCTION STANDARD**
 - Habitable buildings located within the specified building areas are to be constructed to BAL-19 min. standard under AS 3959-2009.
 - Outbuildings should be located at least 6.0m from main building unless designed and built to AS 3959-2009 standard.
- ACCESS**
 - Vegetation clearance required 2.0m either side of the min. 4.0m carriageway width, to a height of 4.0m.
 - Provision for vehicle passing to be provided at approximately 100m intervals along the shared access for Lots 1 and 2, in approximate locations as shown on this plan. Each passing bay is to have minimum 20.0m x 6.0m carriageway width.
 - Provision for emergency vehicle maneuvering is required as part of the site design for future habitable buildings.
- WATER**
 - A 10,000 L (min) static water tank shall be provided for each habitable building and retained for fire fighting purposes.
 - Tank must have fittings to enable use by emergency services as required under BCA Volume 1 (Tas 3.7.4.2).
 - Tank is to be located within 3.0m of a vehicle hardstand (4.0m x 6.0m) and at least 6.0m from its associated habitable building.
- BUILDING CONFIGURATION**
 - Habitable buildings should be designed using simple plan forms where possible (e.g. rectangular).
 - Habitable building roof design should utilise simple forms with a min. 18 degree pitch where possible.

- NOTES
- The parent title is 116 Acton Drive, Acton Park (CT 14776/1). Access to Lot 3 is via a ROW over 226, 238 and 260 Acton Drive.
 - Certifying Bushfire Hazard Practitioner is T. O'Connor (BFP-107, scope 1, 2, 3a, 3b, 3c).
 - This plan should be read in conjunction with JMG bushfire report doc. ref: J143059PH (February 2015).
 - This plan has been prepared to satisfy planning requirements of the Clarence Planning Scheme 2007.



Attachment 3

116, 226, 238, 254 & 260 Acton Drive, ACTON PARK



Site viewed from Acton Drive showing right-of-way access to southern side of site



Site viewed from Acton Drive showing proposed access to lots 1 and 2

31 March 2015

SD-2013/49
RECEIVED
2 APR 2015
BY: RECORDS

Enquiries: Clare Lond-Caulk
Phone: 6165 4416
Email: Clare.Lond-Caulk@dpipwe.tas.gov.au
Our Ref: NH-NH-CV-CD-213823/H371884

Ross Lovell
Manager City Planning
City Planning
Clarence City Council
PO Box 96
Rosny Park TAS 7018

Attn: Samuel McCrossen

Dear Mr Lovell

3 Lot Subdivision - 116 to 128 Acton Drive

Thank you for the request for advice dated 16 March 2015 and the opportunity to provide feedback on the above proposal.

The Policy and Conservation Advice Branch (PCAB) has assessed the information provided in the North Barker Report (the Report) and has the following comments. In addition to the specific comments below the Report states that the full extent of proposed clearance for the development has not been surveyed because at the time of survey the full footprint had not been determined. It is recommended that the impacts on natural values take into account the full extent of potential impacts.

Flora

The flora survey was undertaken in February, when the moss sunray (*Hyalosperma demissum*)-listed as endangered under the *Threatened Species Protection Act 1994* (TSPA) would have been unable to be identified. It is recommended that a follow up, targeted survey be undertaken for this species at an appropriate time of year.

Threatened Native Vegetation

Once the full extent of vegetation clearance is determined, it should be clarified how much of the vegetation community *Eucalyptus globulus dry forest and woodland* (TASVEG community DGL) is to be cleared. DGL is listed under the *Nature Conservation Act 2002* and can be cleared with Council approval; however, consideration should be given to the extent of the community in the area and the cumulative impact clearance is having before permitting this to occur.

Fauna

As identified in the Report, the site contains foraging habitat (including vegetation community DGL) for the swift parrot (*Lathamus discolor*) listed as endangered under the TSPA and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and that it is intended to remove some of this habitat. It is unclear at this stage precisely how much of this habitat is to be removed and any consideration of the impact should account for this and bushfire hazard management areas.

The Report states that while no hollows were observed, the presence or distribution of nesting habitat is not known but that trees of up to 120 cm diameter at breast height (d.b.h) are present. Any trees in this area, which are 70 cm d.b.h. or above, has the capacity to bear hollows large enough to provide nest habitat for a swift parrot.

In order to allow assessment of the significance of the proposed vegetation loss on swift parrots, it is recommended that the proponent surveys the entire site for foraging and nesting habitat. Once the potential impact has been established it is also recommended that the proponent make themselves aware of their obligation under the EPBCA.

In addition to the clearance of habitat the development may have a direct impact on the swift parrot so it is recommended that any clearing of potential foraging habitat be avoided during swift parrot breeding season (September to January) if the species is breeding in the area. Information on breeding locations is made available each year on the Threatened Species Link (<http://www.threatenedspecieslink.tas.gov.au/>) and through emails to the HCC and other stakeholders. The final version of this information tends to arrive in mid-October.

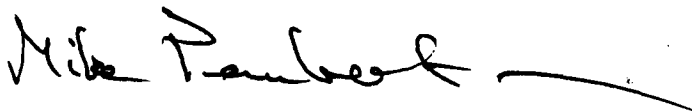
The proposed building of residences amidst foraging habitat means that this development is considered to present a high risk of swift parrots colliding with windows and structures. It is recommended that infrastructure is designed to minimise collision risks to swift parrots. The most effective way of minimising this risk is to cover all windows (e.g. with shutters, blinds, or shade cloth) during the breeding season. Additional information on this topic can be found in the document http://assets.wwfau.panda.org/downloads/sp027_minimising_swift_parrot_collision_threat_1apr08.pdf.

Weeds and Diseases

As identified in the Report serrated tussock (*Nassella trichotoma*) is present on site. Strict hygiene measures should be implemented to ensure that this species is not spread off-site and is not spread into native vegetation within the site. It is recommended that Council require a weed management plan be developed for the development to ensure that such measures are implemented and that adherence to the plan be a condition of approval.

If you have any further queries please contact the officer nominated at the head of this letter.

Yours sincerely



Mike Pemberton

Manager - Policy and Conservation Advice Branch

Attachment 5

Clarence City Council – GDA Datum

Legend



**Tracks and
Trails
Strategy**



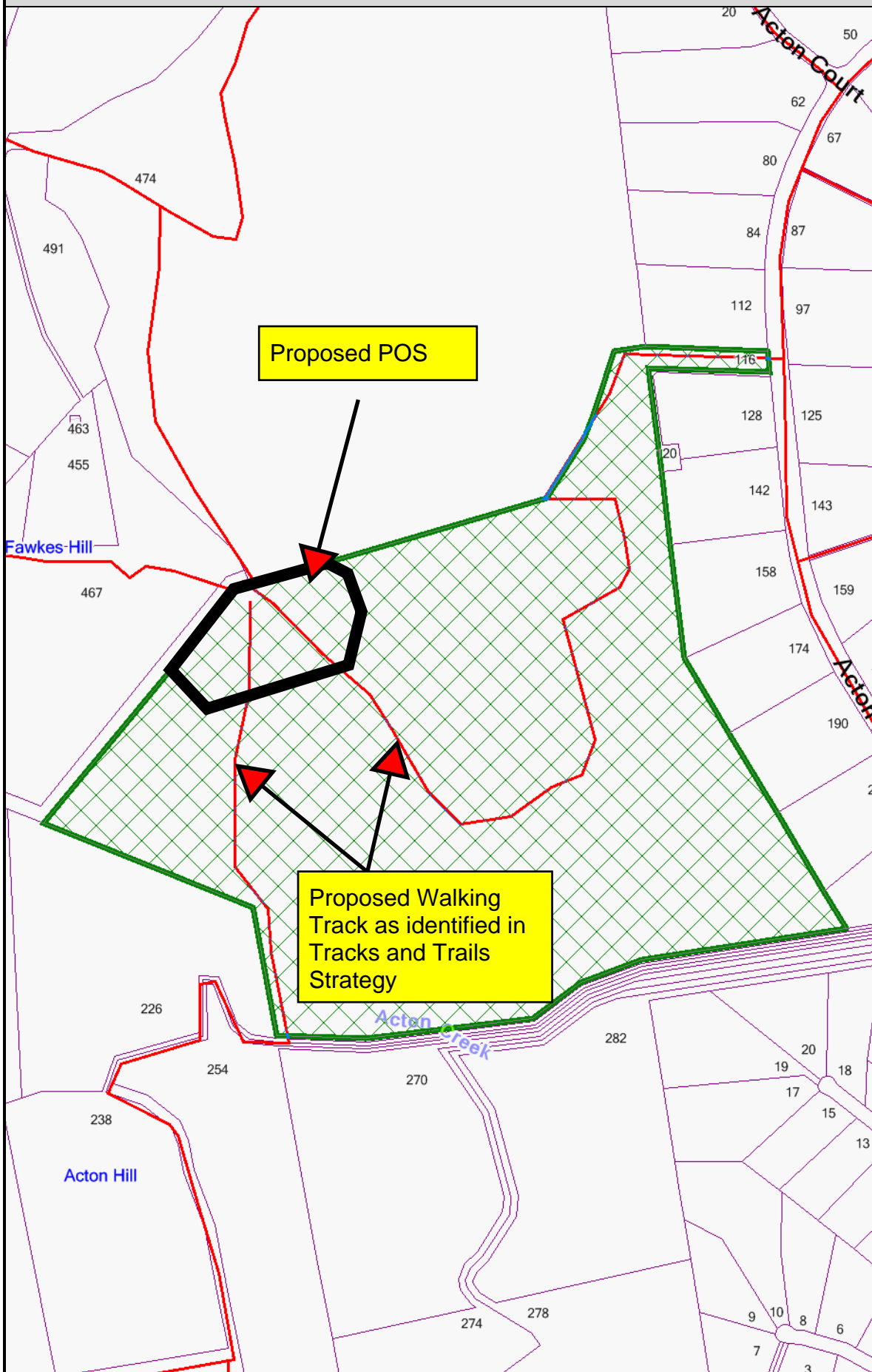
Property



Title



Map Extents



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Attachment 6

Tracks and Trails Committee

Thurs 19 December 2013;

4.00pm to 5.30pm

Committee Room - Clarence City Council

Minutes

1. PRESENT

Ald Kay McFarlane, Chair
Ald Richard James
David Leaman
Bob Wyatt
David Raynor – Positive Ageing Committee
Robyn O'Keefe, Tangara Recreational Trails rep
Jackie Wynwood, Sport & Recreation Tasmania
Mary McParland, CCC Tracks and Trails Planning Officer
Phil Watson, CCC Parks and Natural Areas Officer
Dan Ford, CCC
Grant Hall, Parks and Wildlife Service

Visitors – Michael Crow – Seven Mile Beach Golf Course Development
Carl Turk – Playstreet Landscape Architects

2. APOLOGIES

Ian Preece, CCC Manager Environmental Program
Barry Ford

3. ACCEPTANCE OF MINUTES

Meetings held on Thursday 31 October 2013 and 7 November 2013

MOVED: Ald Kay McFarlane SECONDED David Leaman CARRIED

Presentation

Mayor Doug Chipman presented an award of appreciation to Bob Wyatt for his service to the Tracks and Trails Committee.

Ald Richard James departed the meeting at 4.15pm

Visitors - Seven Mile Beach Golf Course Proposal

Michael Crow and Carl Turk attended the meeting to hear views from the Tracks and Trails committee and provide an update on the development.

Committee members outlined some of the issues including:

- The importance of 7MB and 5MB for horseriding as it is one of the few places to trot and canter a horse which is not possible on the Tangara Trail. Horses have been permitted there because the area is degraded.
- The need for a track that meanders through the back of the dunes at 7MB while 5MB requires a firm inland track
- 50m zone from high tide mark for public open space is a minimum starting point.
- There is uncertainty around the process and it is unclear what is public and private in documentation.
- Proposed strata dwellings do not have a requirement for public open space.

Mr Crow and Mr Turk stated they would like to involve the Tracks and Trails Committee. The scope for design is significant and they want an 'elegant' site that encourages family and public use. The residential area is private. They described the plan as a starting point and are willing

to engage and work with the committee. The intention is to provide horse float parking and they believe their proposal will provide improved access.

The Seven Mile Beach Masterplan was done 7 years ago. The site should have economic, environmental and social benefits. The final report wasn't endorsed by the State Government because economic impact wasn't focused on. Pitt and Sherry were engaged 2 years ago and identified new economic drivers.

ACTION: A workshop is to be organised in 2014 where Michael and Irene can give guidance on timeframes.

3.1 Outstanding Action Items

ACTION: Mary to prepare submission for Seven Mile Beach Golf Course application and circulate to the Track and Trails committee

The committee endorsed the draft submission with modifications which include:

1. Maintaining access of historically used track alignments including the track behind dunal systems along Seven Mile Beach and internal tracks (shown indicatively on map);
2. Sufficient width to provide a buffer of at least 100m for coastal track on the Seven Mile Beach side to accommodate future erosion based on current trend of erosion of 3.5m per decade to cater for future realignment of trail further inland
3. Acknowledging loss of the trail from Centre Road to Five Mile Beach in the proposal.

MOVED: Ald McFarlane SECONDED: David Leaman CARRIED

4. CORRESPONDENCE:

5. GENERAL BUSINESS

5.1 Constitution

MOTION: The amended constitution be adopted.

MOVED: Ald McFarlane SECONDED: Mr David Raynor CARRIED

6. REPORTS

6.1 NEW TRACKS

o Tangara Trail at South Arm

Charmaine from the Tangara Recreational Trails enquired about land ownership along the roadway and the possibility of getting a corridor adjacent to the road for horse riding. There are two private property owners and Parks and Wildlife Service land.

o Mortimer Bay Coastal Track

Snapper has identified a track alignment to connect to Palana Court. An assessment process needs to be carried out in order to get P&W approval. A consultant will be doing the assessment in January for the entire length of track from Rifle Range Road to Palana Court. It will include consultation with Clifton Riding Club and Mortimer Bay Coastcare.

A meeting was held with representatives from Birdlife Tasmania, Parks and Wildlife (PWS), Mortimer Bay Coastcare, Tangara Recreational Trails and windsurfers on 29 November about the boom gate. It was agreed to install a fence to prevent access to the bird breeding area and provide a key to groups who require access to the point.

o Rokeby to Lauderdale

A letter was sent to the residents of the 5 properties. Responses have been received from two residents.

o Tangara Trail – Roscommon Link

A consultant met with the residents and delivered a letter from Council outlining a desire to connect the Tangara Trail along the boundary of their property. They have recently built a horse riding ring which would have to be moved slightly. No response has been received yet.

6.2 TRACK UPGRADES & MAINTENANCE

o Tangara Trail

Drainage work at International Close is done. The following work will be carried out shortly:

- Stefworth Crt adjacent to no 1,- 2x 375 mm pipes.
- South side of Saxon drive 1 x 300mm pipe.
- Deep area between Stefworth and Everton place - 750mm pipe.

These areas will have stone culvert heads large gravel over the pipes with a finer gravel on top for horse friendly access

6.3 Signage

Signs will be installed at Mortimer Bay to alert people to the pied oystercatchers and to keep off their nesting area.

6.4 Subdivisions

o Pontos Hills Track – 7 Morgan St, Richmond

There is opportunity to get a trail alongside Brinktop Rd that will connect to the "lookout" and Pontos Hills

o Meehan Skyline Trail – 116 Acton Drive, Acton Park

There is a proposed subdivision that includes a magnificent piece of land on the ridgeline with views to Wreast Point and Frederick Henry Bay. A site visit was done in December with Snapper Hughes and Council staff. There is support for the purchase of the block on the skyline using the POS fund as it provides an important strategic connection between the Meehan Skyline Trail and Tangara Trail.

MOTION: The Tracks and Trails Advisory Committee support the use of POS funds to purchase of a strategically important block of land at 116 Acton Drive, Acton, in order to create a trail connection between the Meehan Skyline Trail and the Tangara Trail and preserve a valuable ridgeline.

MOVED: Ald McFarlane SECONDED: Robyn O'Keefe CARRIED

7 OTHER BUSINESS

7.1 Glebe Hill Reserve Activity Plan (RAP) - The RAP includes a Wendy Andrews entrance.

7.2 Acton Court Hub – A group of riders from Longley used the hub recently and were impressed with the riding opportunities on the Tangara Trail.

Formal meeting close 5.45pm Next Meeting – Thursday 13 February 2014

Clarence City Council
Tracks and Trails Committee
Thurs 13 February 2014;
4.00pm to 5.30pm
Committee Room - Clarence City Council

Minutes

1. PRESENT

Ald Kay McFarlane, Chair
Graham Angel
David Raynor – Positive Ageing Committee
Mary McParland, CCC Tracks and Trails Planning Officer
Dan Ford, CCC
Barry Ford
Clint Siggins

2. APOLOGIES

Robyn O'Keefe, Tangara Recreational Trails rep
Jackie Wynwood, Sport & Recreation Tasmania
Phil Watson, CCC Parks and Natural Areas Officer
Grant Hall, Parks and Wildlife Service
Ian Preece, CCC Manager Environmental Program

3. ACCEPTANCE OF MINUTES

Meetings held on Thursday 19 December 2013

MOVED: Ald Kay McFarlane SECONDED David Raynor CARRIED

3.1 Outstanding Action Items

ACTION: A workshop is to be organised in 2014 with proponents of the Seven Mile Beach Golf Course proposal

4. CORRESPONDENCE:

- Letter received from David Carr regarding Droughty Point
- Letter received from Tangara Recreational Trails Inc regarding Maria Point.

5. GENERAL BUSINESS

5.1 Budget

Discussion took place around capital works projects for the budget.

1. Rokeby to Lauderdale Track (Clarence Coastal Trail) – Police Academy to Lauderdale Primary School (Contact has been made with landowners) Stage 1 \$50,000
2. Kangaroo Bay Rivulet Track – Rosny Barn to Gordons Hill Rd (negotiation with YMCA underway) Stage 1 \$80,000
3. Mortimer Bay Coastal Track (Tangara Trail) – Baragoola Lane to Palana Court (Reserve Activity Plan underway) \$20,000
4. Blessington Track (Clarence Coastal Trail) – extend to Fort Beach (consultation completed) \$60,000 (RAP)
5. Grass Tree Hill Rivulet Track – Risdon Vale Rivulet Track to Meehan Range Recreation Area (track report completed) \$30,000 (RAP)
6. Kayak Trail – consultant to develop \$10,000
7. Carparks – Rosny Hill and Pilchers Hill \$40,000
8. T&T Action Plan review including mapping \$10,000

MOTION: The listed capital works projects be included in the 2014/15 CCC budget.

Moved: Ald McFarlane Seconded: Barry Ford CARRIED

6. REPORTS

6.1 NEW TRACKS

Pilchers Hill – A new track has been constructed in the gully from Geilston Creek Road to Pilchers Hill.

6.2 TRACK UPGRADES & MAINTENANCE

Tangara Trail

A new gateway has been installed on the Nowra Track at Nowra Road at Roches Beach.

Signage

Signage has been installed on the Tangara Trail on the Lynrowan Track and Acton Road.

Signage with a map board is being prepared for Rosny Hill.

Geilston Bay Track

It was damaged during the last storm and requires maintenance and may need to be elevated.

Glebe Hill

The steps off Norfolk Drive into the reserve need upgrading.

Clarence Foreshore Trail at Second Bluff

The vegetation is overgrown and sight lines are poor. Mary will be doing an inspection of the trail with Peter Donato in March and issues will be identified and addressed.

6.4 Subdivisions

○ **Pontos Hills Track – 7 Morgan St, Richmond**

There is opportunity to get a trail alongside Brinktop Rd that will connect to the "lookout" and Pontos Hills

○ **Meehan Skyline Trail – 116 Acton Drive, Acton Park**

There is a proposed subdivision that includes a magnificent piece of land on the ridgeline with views to Wreast Point and Frederick Henry Bay. A site visit was done in December with Snapper Hughes and Council staff. There is support for the purchase of the block on the skyline using the POS fund as it provides an important strategic connection between the Meehan Skyline Trail and Tangara Trail.

○ **Maria Point** – Public access to the beach is desired from the end of Rifle Range Road.

ACTION: The committee is to write to the landowner to request public access to the beach.

7 OTHER BUSINESS

- **Oceana Phase II** – Mary to check if plans have been submitted for the northern section of the block
- **Single Hill** – Mary to write to Matt Clarke asking for discussion of earlier handover of public open space rather than waiting for stage 5 development.
- **Meehan Range** – Clint Siggins has been in discussion with Von Bibra regarding the land adjacent to the MTB Park. There is opportunity for CCC to take a licence agreement over the tracks on the property to permit public use.

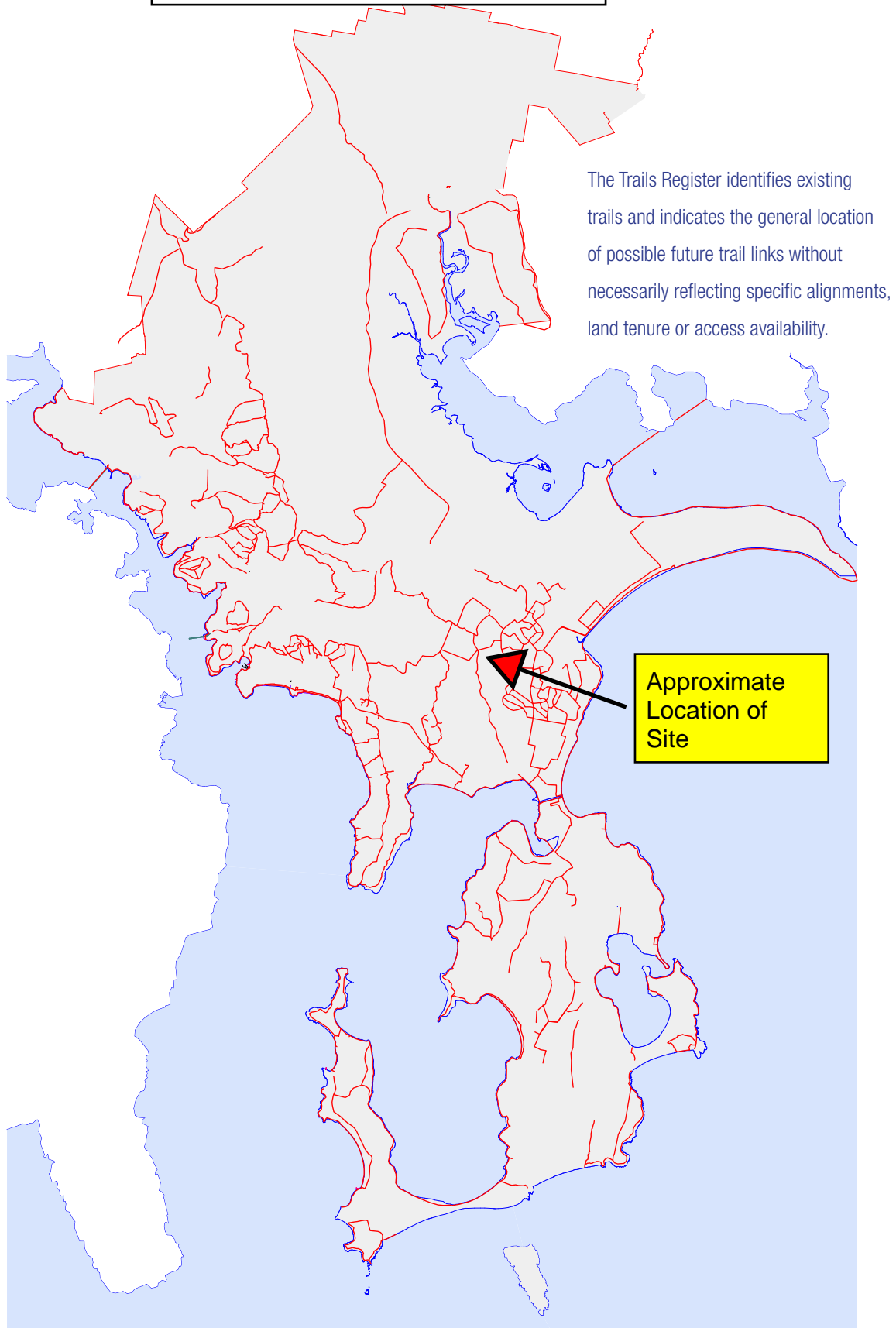
Events held at the park are significantly damaging some of the trails and a policy needs to be developed to address this.

It was identified that toilets are needed for the MTB Park and Roches Beach Park. Dan Ford to investigate potential locations for toilet by reviewing existing water and sewerage infrastructure.

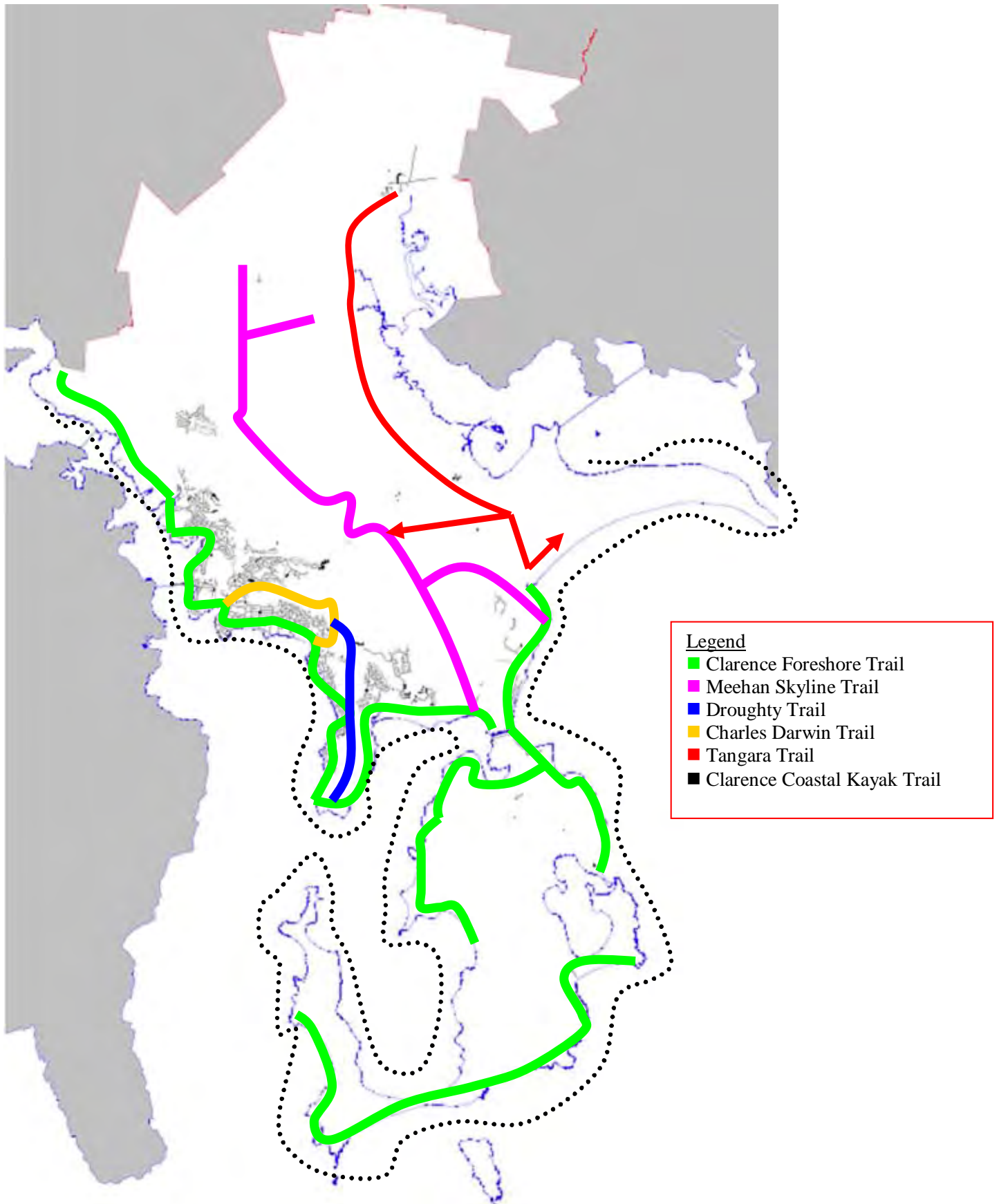
Formal meeting close 6.05 pm Next Meeting – Thursday 10 April 2014

Map from Trails Register

Attachment 7



Map of Significant Trails



Secondary Link Trails

The following trails have been identified as secondary link trails that provide an important connection between the Clarence Foreshore Trail and Significant Trails or create linear reserves that link public open space.

- Risdon Brook/Grasstree Hill Rivulet Track/Risdon Vale Creek
- Geilston Bay Rivulet
- Kangaroo Bay Rivulet
- Clarence Plains Rivulet
- Coal River
- Barilla Rivulet

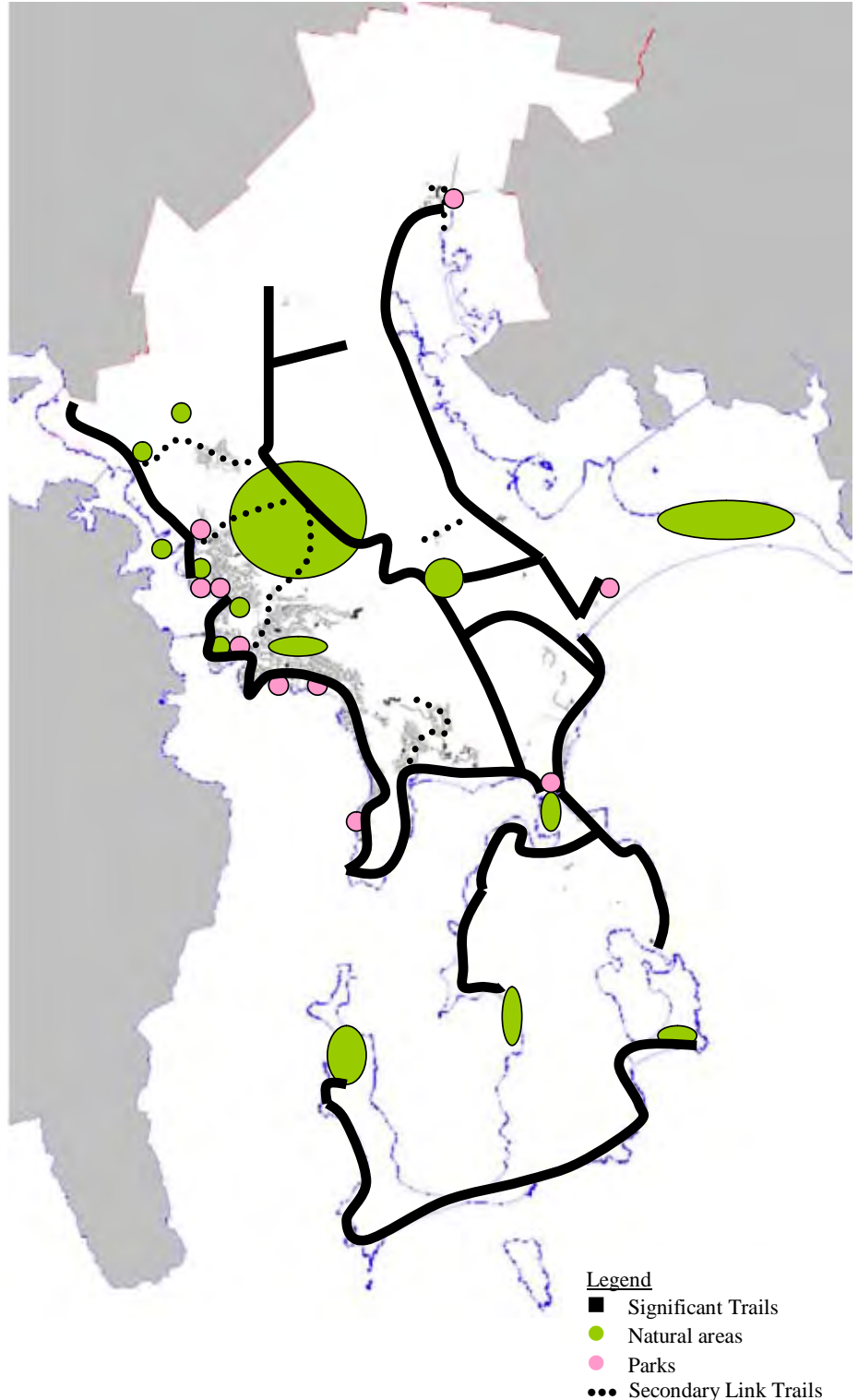
The purpose of a tracks and trails network is to provide links to public open space areas such as parks, reserves, natural areas and beaches.

Natural areas

- Bowen Park Scenic Reserve
- Risdon Brook Dam
- Bedlam Walls
- Natone Hill
- Pilchers Hill
- Gordons Hill
- Rosny Hill
- Meehan Range State Recreation Area
- Mt Rumney
- Waverly Flora Park
- Knopwood Hill State Recreation Area
- Droughty Point
- Racecourse Flats
- Gorrings Beach
- Clifton Beach Coastal Reserve
- South Arm Reserve

Parks

- Geilston Bay
- Lindisfarne Point Park, Lindisfarne
- Anzac Park, Lindisfarne
- Charles Hand Park, Rosny
- Kangaroo Bay
- Bellerive Foreshore Park
- Wentworth Park, Bellerive
- Pindos Park, Tranmere
- Lewis Park, Seven Mile Beach
- Lauderdale Canal Park
- Bayview Park, Lauderdale



11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT

Nil Items.

11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 APPOINTMENT OF OWNERS' REPRESENTATIVE AND DEPUTY TO THE TASMANIAN WATER AND SEWERAGE CORPORATION**

(File No 10-06-12)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the appointment its Owners' Representative to the Tasmanian Water and Sewerage Corporation for the ensuing 3 year appointment term.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

The Act contains provisions providing for an Owners' Representative from each of the 29 Councils to oversee the functions and operation of the Single Water Corporation.

CONSULTATION

There has been no consultation in respect of this matter.

FINANCIAL IMPLICATIONS

Nil.

RECOMMENDATION:

That Council appoints Alderman, as Clarence's Representative and Alderman....., as "Deputy" Owners' Representative to the Tasmanian Water and Sewerage Corporation for a term of 3 years effective from the expiry of the current appointee terms.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council is an owner of the single State Wide Water and Sewerage Corporation. The Corporation has been operating in its current form for the past 3 years.
- 1.2.** Legislation requires each Council to appoint an Owners' Representative and a Deputy Owners' Representative.

1.3. Council, at its Meeting of 16 July 2012 appointed the Mayor as Clarence's Owners' Representative to the State-wide Corporation.

1.4. Council, at its Meeting of 17 September 2012 appointed the Deputy Mayor as Clarence's Owners' "Deputy" Representative.

2. REPORT IN DETAIL

2.1. The Council first round appointments of Owners' Representatives and Deputy to the Tasmanian Water and Sewerage Corporation are due to expire latter this year.

2.2. Councils have now been requested to reconsider their appointments for the forthcoming appointment term of 3 years. Any appointments will need to be effective from the expiry of the current appointment terms as detailed above.

2.3. As indicated, the Mayor and Deputy Mayor have served in these roles for the past 3 years. Additionally, the Mayor has been appointed by southern representative to serve on the Board Selection Committee.

2.4. Most Councils throughout the State have appointed their Mayor as the Owners' Representative

3. CONSULTATION

3.1. Community Consultation

Not applicable.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

The selection and appointment processes for Owners' Representatives on the Water and Sewerage Corporations are set out in the Act. As an owner, Council is obliged to make its representative appointments to the Tasmanian Water and Sewerage Corporation.

7. FINANCIAL IMPLICATIONS

Nil.

8. ANY OTHER UNIQUE ISSUES

None identified.

9. CONCLUSION

It is appropriate for Council to consider its Owners' Representative appointments.

Attachments: Nil.

Andrew Paul
GENERAL MANAGER

11.7.2 TASMANIAN SUICIDE PREVENTION STEERING COMMITTEE

(File No 10-17-01)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to enable Council to consider nominating a person to represent Local Government on the Tasmanian Suicide Prevention Steering Committee (TSPSC).

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 in part provides that Council will: *"provide advocacy on behalf of the community and actively engage governments and other organisations in the pursuit of community priorities"*.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

No financial impacts will occur on Council if its nominee is successful in being appointed to the Committee.

RECOMMENDATION:

That Council nominates an Alderman for consideration as the Local Government representative on the Tasmanian Suicide Prevention Steering Committee.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. Mark Joseph from Hobart City Council was previously the Local Government representative on the Tasmanian Suicide Prevention Steering Committee (TSPSC). Due to the expiry of his term nominations are now being sought.

1.2. As such, the Taskforce is now calling for nominations from Tasmanian Councils for a representative from Local Government to fill this vacancy.

2. REPORT IN DETAIL

2.1. The Tasmanian Suicide Prevention Steering Committee (TSPSC) was established in 1993 in response to a growing national and state concern about the high rate of youth suicide. National body to represent the interests of coastal Councils and communities. Further background material regarding the Committee is provided in the covering letter from the Local Government Association of Tasmania letter and nominations pro-forma attached (refer Attachment 1).

2.2. It is noted that the committee meets for between 2-3 hours on a quarterly basis.

2.3. During its next term the Committee will be charged with an important overview role in the development of 2 key state strategies, namely the Tasmanian Suicide Prevention Strategy and the Youth Suicide Prevention Strategy.

3. CONSULTATION

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2010-2015 in part provides that Council will: *“provide advocacy on behalf of the community and actively engage governments and other organisations in the pursuit of community priorities”*.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

No financial impacts will occur on Council if its nominee is successful in being appointed to the Committee.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

A vacancy exists on the Tasmanian Suicide Prevention Steering Committee. It may be in the interests of Council to nominate a representative to fill the vacancy. Any nominee endorsed by Council will need to complete the customary LGAT statement in support of nomination pro-forma.

Attachments: 1. Local Government Association of Tasmania Letter and Pro-forma (4)

Andrew Paul
GENERAL MANAGER

Our Ref: SW/FM
File No.: 0152

26 March 2015

Mr Andrew Paul
Clarence City Council
PO Box 96
ROSNY PARK TAS 7018

10-17-01
RECEIVED
27 MAR 2015

BY: RECORDS

Dear Andrew

**Local Government Representation
Tasmanian Suicide Prevention Steering Committee**

A representative of Local Government has been invited to join the Tasmanian Suicide Prevention Steering Committee (TSPSC), established in 1993 in response to growing national and state concern about the high rate of suicide among youth. The position has been held previously by Mark Joseph of Hobart City Council.

The TSPSC has acted as a clearinghouse and central reference point for responding to suicide prevention initiatives at a local, state and national level. The Committee adopts a whole of community approach to suicide prevention and therefore has broad government and community membership. In 2015, the TSPSC will have a central role in overseeing the development of the new Tasmanian Suicide Prevention Strategy and a new Youth Suicide Prevention Strategy.

The Committee meets quarterly in Hobart, although videoconferencing or teleconferencing is available. Occasional out of session work is required which is generally limited to 2-3 hours per quarter.

Individual members have responsibility for:

- Representing their respective area;
- Providing advocacy and promotion of Committee decisions within their area of representation;
- Disseminating information to their area, and receiving feedback from stakeholders within their area;
- Providing recommendations/advice when sought;
- Providing information to the committee on activities with regards to suicide ;prevention and self-harm from their area and/or area of expertise;
- Assisting and guiding the Chair and SPSO to prepare, implement and report on outputs and actions as identified in the TOR outputs and TSPSC operational plan;
- Identifying opportunities for furthering the goals and objectives of the TSPSC;
- Identifying gaps in service provision from a multi-tiered community level perspective in areas of suicide prevention and self-harm; and
- Reporting on any new international, national, statewide or regional research/initiatives with regards to suicide prevention and self-harm.

It would be appreciated if your Council could have nominations, including a current curriculum vitae and a completed Statement In Support of Nomination Form, back to Stephanie Watson at our offices by COB on **Monday, 20 April 2015**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Allan Garcia', with a large, stylized initial 'A'.

Allan Garcia
CHIEF EXECUTIVE OFFICER



Local Government Association Tasmania

Local Government Representation Statement in Support of Nomination

Name of Nominee

Council

Name of Body

Qualifications Relevant to the Role

Experience Relevant to the Role

Please tick ✓

Government Policy Generally	<input type="checkbox"/>
Management	<input type="checkbox"/>
Administration	<input type="checkbox"/>
Economics	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Planning	<input type="checkbox"/>
Legal	<input type="checkbox"/>
Public Health	<input type="checkbox"/>
Environment	<input type="checkbox"/>
Building	<input type="checkbox"/>
Community Development	<input type="checkbox"/>
Economic Development	<input type="checkbox"/>
Other	<input type="checkbox"/>

Address

Phone

Email

More overleaf.....

Please provide a paragraph in support of your nomination which describes your interest in the role and your capacity to meet the requirements of the role as specified in the terms of reference and/or criteria supplied.

If insufficient room is provided, please use a separate sheet and attach.

Signature

Date

**Do you currently hold other positions as a representative of Local Government?
Please detail.**

This form will be submitted to the Local Government Association of Tasmania General Management Committee
and a copy will be kept in the Association records system.

Authorised LGAT officers will have access to information provided.

Support staff for General Management Committee members may have access to the details in this form.

11.7.3 COMMUNITY SUPPORT GRANTS

(File No 09-17-05A)

EXECUTIVE SUMMARY**PURPOSE**

To consider the Community Grants Panel's recommendations for the allocation of financial assistance in respect of the March 2015 round of Community Support Grants.

RELATION TO EXISTING POLICY/PLANS

Community Grants Policy and social plans including Youth Plan, Cultural Arts Plan, Positive Ageing Plan, Health and Wellbeing Plan, Cultural History Plan, Community Participation Policy and Clarence Events Plan.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

There is an annual budget for the Community Grants Program including the bi-annual Community Support Grants.

RECOMMENDATION:

That Council approves financial grants to community groups and organisations, as detailed in the Schedule attached to the Associated Report, amounting to \$12,495.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** A funding round for bi-annual Community Support Grants closed on 15 March 2015 and 10 applications were received, plus 1 application that was deferred in the last round (refer to Attachment).
- 1.2.** The Community Grants Assessment Panel reviewed all applications and has recommended 9 projects be funded to varying amounts.

2. REPORT IN DETAIL

- 2.1.** The Community Support Grants program was advertised in “The Mercury”, the Council Rates News and the Eastern Shore Sun and on Council’s website. An email was sent to all non-profit groups listed in the Community Directory.
- 2.2.** Applications for this round of the Community Support Grants closed on 15 March 2015 and a total of 10 applications were received, plus 1 application that was deferred from the last round, for funding totalling \$15,495.
- 2.3.** The application from the Howrah Mens’ Shed Inc that was deferred in the last round (September 2014) was because they were still waiting for confirmation on whether they were successful in receiving funding from the Tasmanian Community Fund (TCF) to build the shed. As they were successful the application is now being considered in this round.
- 2.4.** Nine applications have been recommended to Council for approval.
- 2.5.** The remaining 2 applications were not supported by the grants assessment group as they did not meet the Grant Guidelines. The application from Rokeby High School was not supported as schools are ineligible to apply in their own right. The other application from Citywide Baptist was not supported as a gas oven was considered a fixture and any development, upgrade or renovation to private facility.

3. CONSULTATION**3.1. Community Consultation**

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. The Community Support Grants aim to support groups for amounts of up to \$1,500 for one-off activities or projects that benefit the Clarence Community.

4.2. The Grants Program is a strategic investment tool, assisting the community to meet and respond to Council's priorities and vision as outlined in the Strategic Plan 2010-2015. It enables Council to contribute to the community by:

- supporting local communities to build on existing capacity and progress their health and well-being;
- supporting local communities to sustainably manage and enhance the natural and built environments of the City;
- supporting local communities to work together for a vibrant, prosperous and sustainable city; and
- encouraging engagement and participation in the community.

4.3. It operates in the context of other related Council Policies, Plans and activities, for example: Youth Plan, Cultural Arts Plan, Positive Ageing Plan, Cultural History Plan, Health and Wellbeing Plan, Community Participation Policy and Clarence Events Plan.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

A budget of \$30,000 has been approved for the 2014-2015 financial year and \$14,607.00 is available for distribution in this round. The Community Support Grant is a bi-annual grant and the total amount recommended by the panel for this round is \$12,495.00.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The Community Grants Panel has assessed 11 applications and 9 are recommended to Council for approval for the amounts indicated as per the attached Schedule.

Attachments: 1. Community Support Grants March 2015 Schedule (6)

Andrew Paul
GENERAL MANAGER

Community Support Grants – March 2015	
APPLICATIONS SUPPORTED FOR CONSIDERATION	
Applicant: Howrah Men's Shed Inc.	
Project: Purchase of Wood Heater	
Amount Requested: \$1,500.00	
Project Description: To purchase a wood heater for use by members for warmth, heating basic food and a gathering focal point. Wood heater to be installed by members.	
Comments: The application was deferred from the September 2014 round as the group were waiting for confirmation on whether they were successful in receiving a TCF grant to build the shed. Meets the criteria. Aligns with Council's Positive Ageing Plan and Health & Wellbeing Plan. Application fully supported by the grants assessment group.	
Recommendation: The application is supported for the amount of \$1,500.00.	
Applicant: Independent Living Centre Tas Inc (ILC Tas)	
Project: Mobile Assistive Technology	
Amount Requested: \$1,500.00	
<p>Project Description: The ILC Tas has recently employed an additional therapist in Southern Tasmania who can attend events and groups and provide talks and displays of equipment that can help people maintain their independence and safety. Our therapists talk about the different features of products to suit individual needs and provide information about where to purchase equipment.</p> <p>However the therapist needs a suitcase of equipment to take to these displays and talks. This project is to purchase a suitable suitcase and a range of equipment that can be taken to these events.</p> <p>The total cost of equipment and suitcase is expected to exceed \$2,500 and items of equipment will be prioritised and purchased as additional funding becomes available from other sources.</p> <p>The information Service does not receive funding to purchase equipment and the types of equipment needed to take to groups and events is usually smaller and not easy to loan from suppliers.</p>	
Comments: Meets the criteria. Application fully supported by the grants assessment group. ILC Tas will be visiting the Clarence Integrated Care Centre as part of Council's 'Live Well, Live Long' program. Aligns with Council's Positive Ageing Plan and Access Plan.	
Recommendation: This application is supported for the amount of \$1,500.00.	
Applicant: Hobart Outrigger Canoe Club	
Project: Purchase of Marquee	
Amount Requested: \$1,500.00	
<p>Project Description: The purchase of a club marquee to provide sun safe shelter and changing facilities when travelling to different areas around the state where changing rooms are not always available. The marquee will also provide a designated and safe area to store equipment (paddles, pfd etc.) when competing at regattas where there are other clubs with the same equipment all in a small area.</p> <p>It also has the added benefit of giving the club an identity at a regatta or beach location around the state.</p>	

Comments: Meets the criteria. Application fully supported by the grants assessment group. A project for encouraging participation from the community and increased health and wellbeing. Aligns with Council's Health & Wellbeing Plan.
Recommendation: This application is supported for the amount of \$1,500.00.
Applicant: Lauderdale Primary School Community Association
Project: School and Community Vegetable Garden
Amount Requested: \$1,500.00
<p>Project Description: The Lauderdale Primary School has recently commenced the relocation of the school garden which had been unused for a number of years. The garden has now been relocated to the front of the school and is accessible from Acton Road.</p> <p>A Garden Team, through the school leadership program, has been formed with the intention of establishing a Vegetable Garden and fruit trees at the front of the school, and enhancing the surrounding area with native bird attracting plants. The Garden Team are being supported by a teacher and mentored by a local Nursery Manager and a member of the LPSCA.</p> <p>The focus of the Garden is to encourage Health and Wellbeing and Sustainable Living in the Lauderdale School and broader community. In part this will be addressed through the growth and distribution of vegetables, herbs and fruit, but also through the implementation of sustainable practices. The plan includes</p> <ul style="list-style-type: none"> • composting all appropriate food waste from the school through composting bins and a worm farm. • the installation of a water tank to supply the vegetable garden • installation of rain gauges and weather station to monitor the local environmental conditions. • the growth of seedlings and harvesting and retaining of seeds for future use • increased usage of the school kitchen. <p>The intention is for this project to link to the Health & Wellbeing and Science curriculum, in particular the growth and survival of living things are affected by the physical conditions of their environment (ACSSU094) also sustainability in science.</p> <p>It is intended that school students, school community and the broader Lauderdale community will be encouraged to become involved through working bees and ongoing volunteering opportunities. In particular the intention is to involve interested residents of Roches Beach Living and older residents within the local community interested in working on the garden and passing on their experience and knowledge in gardening to the Lauderdale Primary School students.</p>
Comments: Meets the criteria. Aligns with Council's Health & Wellbeing Plan and Positive Ageing Plan. Application fully supported by the grants assessment group.
Recommendation: This application is supported for the amount of \$1,500.00.
Applicant: Young Life Australia (Hobart)
Project: Youth Mental Health
Amount Requested: \$1,500.00

<p>Project Description: Young Life Hobart would like to facilitate a Youth Mental Health First Aid Course for the community. The course teaches adults how to assist adolescents who are developing a mental health problem or in a mental health crisis. Course participants learn about adolescent development, the signs and symptoms of the common and disabling mental health problems in young people where and how to get help when a young person is developing a mental illness, what sort of help has shown by research to be effective, and how to provide first aid in a crisis situation. The course meets the requirements for Continuing Professional Development (CPD) for most professions.</p> <p>The course will be held on the Eastern Shore and run over 2 days. Young Life Hobart would like to subsidise and make it affordable to volunteers and the community to provide greater support for young people with mental health issues within the community.</p>
<p>Comments: Meets the criteria. Application supported by the grants assessment group. Aligns with Council's Health & Wellbeing Plan and Youth Plan. A project for encouraging participation from the community and focusing on youth issues.</p>
<p>Recommendation: This application is supported for the amount of \$1,500.00.</p>
<p>Applicant: Australian Red Cross Society</p>
<p>Project: Youth Health and Wellbeing</p>
<p>Amount Requested: \$1,500.00</p>
<p>Project Description: Red Cross seeks funding support to strengthen the capacity of young people to respond to issues related to alcohol and other drugs and mental health. Funding is requested to deliver 'Save-A-Mate' and 'Talk Out Loud' education workshops to young people in the Clarence area.</p> <p>The Save-A-Mate (SAM) program has been running in Australia since the 1990s and develops resilience in young people by providing education to understand harms associated with alcohol and other drugs whilst acknowledging the reality of their use. Through the SAM program, participants gain skills and knowledge to be able to prevent and/or recognise and respond to alcohol and other drugs emergencies. The program builds capacity in young people to look after themselves and their peers.</p> <p>'Talk Out Loud' (TOL) was developed in collaboration with BeyondBlue to help young people support themselves or their peers who may be experiencing poor mental health. The program uses interactive activities to increase knowledge and understanding around mental health, the difference between poor mental health and mental illness, as well as providing information about where young people can access support services.</p> <p>The program will be targeted at young people (aged 12-30) in the City of Clarence. It is anticipated that 60 young people will participate in the SAM and TOL workshops. Red Cross will work closely with Youth focussed services including local schools and youth groups to deliver the sessions. Session will be delivered in existing youth spaces such as the Youth Centre, local schools, neighbourhood centres and other areas identified where current need exist.</p>
<p>Comments: Meets the criteria. This program aligns with Council's Health & Wellbeing Plan. Application supported by the grants assessment group. A project for encouraging participation from the community and focusing on youth issues.</p>
<p>Recommendation: This application is supported for the amount of \$1,500.00.</p>
<p>Applicant: Hobart Playback Theatre Company</p>
<p>Project: Stories from Our Shared Space</p>
<p>Amount Requested: \$1,500.00</p>

<p>Project Description: This project would support Hobart Playback Theatre to deliver a community performance during Seniorsweek as part of the Our Shared Space Project initiated by Clarence City Council.</p> <p>Listening to each other's stories is a powerful way to break down barriers and increase understanding. Playback theatre provides a space for people to tell stories and to listen to another's point of view. A 'Stories from our Shared Space' performance would invite older and younger participants and encourage them to contribute their ideas and experiences of living in and visiting central Rosny. This will provide a space to explore issues, overcome intergenerational barriers, express concerns and celebrate their own community experiences. The performance is facilitated by the 'conductor' of the Company so that themes are developed. It will be held in the central Rosny area during Seniorsweek.</p> <p>The concept for this performance developed from discussions to create safe spaces for all ages through the Our Shared Space project. This initiative will provide activities to break down intergenerational barriers in both youth week and Seniorsweek.</p>
<p>Comments: Meets the criteria. Aligns with Council's Positive Ageing Plan and Youth Plan. Application supported by the grants assessment group. A project for encouraging participation from the community and focusing on intergenerational barriers between youth and older persons.</p>
<p>Recommendation: This application is supported for the amount of \$1,500.00.</p>
<p>Applicant: Dominoes Basketball Club Inc.</p>
<p>Project: Intermediate General Coaching Principles Course</p>
<p>Amount Requested: \$1,495.00</p>
<p>Project Description: The Dominoes Basketball Club Inc currently has 165 enrolled junior athletes competing at Club level during 2015. The aim of the project is to improve the coaching skills of all 18 basketball coaches this year at the Club, by providing the Intermediate Coaching General Principles course run by the Australian Sports Commission, a Federal Government initiative. The course itself covers general coach pedagogy and basic sports science concepts. The course program is aimed at our coaches who have moved beyond the beginner level and who are looking to improve the performance of the junior athletes they coach. The course program costs \$115 per person and will be either a face to face program or the option is available to run via correspondence.</p>
<p>Comments: Meets the criteria. Application supported by the grants assessment group. A project for encouraging participation from the community to volunteer their time to encourage children participating in sport.</p>
<p>Recommendation: This application is supported for the amount of \$1,495.00.</p>
<p>Applicant: South Arm Peninsula Residents Association Inc. (SAPRA)</p>
<p>Project: South Arm Art and Craft Exhibition</p>
<p>Amount Requested: \$500.00</p>
<p>Project Description: The South Arm Art & Craft Exhibition is held every 2 years and brings together the many talented artists and craft workers (both professional and hobby) into one celebration of the creative side of the Peninsula.</p> <p>Artists are also invited from beyond who have a strong link to the area through their art or other close links (e.g. family ties or past residents).</p> <p>The main venue is the South Arm Community Centre but this year it is planned to incorporate both the Iron Pot Community Garden and Primary school into the exhibition/celebration.</p>

Comments: Application was received after the closing date. Meets the criteria. Aligns with Council's Community Arts Plan. Application supported by the grants assessment group. A project for encouraging participation from the community.	
Recommendation: This application is supported for the amount of \$1,500.00.	
9 Applications supported	Total \$12,495

Community Support Grants – March 2015	
APPLICATIONS NOT SUPPORTED FOR CONSIDERATION	
Applicant: Citywide Baptist	
Project: Replacement of Gas Oven	
Amount Requested: \$1,500.00	
<p>Project Description: This project will update Citywide Mornington Facility by replacing the very old and outdated oven. It will update the kitchen area, thus making it more usable for all present and future hirers. This improvement will enable the whole facility to be used more extensively for catered functions, both through the church catering and outside caterers. The current commercial gas oven has, we believe, been in the premises since it first operated as a bowling alley in the 1970s and early 80s. It has no thermostat for the oven and is difficult to light.</p> <p>The new oven will be installed by appropriately authorised tradespeople in the same location in the present kitchen at 400 Cambridge Road.</p>	
<p>Comments: Does not meet the criteria. The grants assessment group agreed that a gas oven is considered a fixture which is therefore ineligible as it is an improvement to a privately owned facility.</p>	
Recommendation: Not supported	
Applicant: Rokeby High School	
Project: Light Matters	
Amount Requested: \$1,500.00	

Project Description: This performing arts project will involve approximately 100 participants including students from Rokeby High School's dance class in combination with selected primary schools from Rokeby, Clarendon Vale, Lauderdale and South Arm Primary Schools. There will be a series of creative workshops with the primary school groups, final intensive rehearsals and a celebrating culmination performance at Rosny College in Late June/July 2015.

The theme for this project is 'Light and Light Technology' as per the United Nations 2015 theme year. Students will be exploring aspects of light such as light globe invention, Albert Einstein's famous discoveries in this area, human dependency on light, 'light' and 'dark' personalities. The dance and drama aspects of the project allow students to explore their creativity whilst also being engaged in demanding physical activity and production requirements. There will be a strong focus on dance and drama skills, individual style, confidence, group work and a sense of greater community. This is a unique opportunity for students to engage in which also assists with students feeling a sense of community belonging and pride.

Comments: Does not meet the criteria. Schools are ineligible to apply for a grant unless the school association is the applicant. The application in this instance is to be auspiced by the Clarence Sports Association but there was no letter attached from the auspicing organisation as required in the supporting documentation. The grants assessment group considered this was a school project as budget allowed for a time release of 20 hrs for the teacher coordinating the project. Council has previously approved grants for similar projects but these were applications from the school association. The grants assessment group were reluctant to support this application on the basis that it was an application from a school, it was considered a school based project (not extracurricular) and supporting documentation was not attached to the application.

Recommendation: Not supported.

2 Applications not supported

Total \$3,000

Community Support Grants – March 2015

Application Summary

2014 – 2015 budget allocation for Community Support Grants (September 2014 & March 2015 rounds)	\$30,000
Funding allocated in the September 2014 round	\$15,393
Funding available for the March 2015 round	\$14,607
Total	\$30,000
11 Applications received requesting a total of \$15,495 in grant funding	\$15,495
9 Applications are supported at a total of \$12,495	\$12,495
The total grant funding recommendation for the March 2015 round	\$12,495
Leaving unspent funds of \$2,112 for the 2014/2015 financial year	\$2,112

11.7.4 REVIEW OF ECONOMIC DEVELOPMENT PLAN 2005-2007

(File No 20-21-01)

EXECUTIVE SUMMARY**PURPOSE**

To provide a report on the progress against actions contained in Council's Economic Development Plan 2005-2007.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 – City Future section specifically refers to the review and implementation of an Economic Development Plan.

LEGISLATIVE REQUIREMENTS

Not applicable.

CONSULTATION

Not applicable.

FINANCIAL IMPLICATIONS

Funding to assist with the development of an updated Economic Development Plan for the City is included in Council's draft 2015-2016 Annual Plan and Budget for consideration.

RECOMMENDATION:

That the report on the review of Council's Economic Development Plan 2005-2007 be received.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. Council, at its Meeting held on 2 February 2015 decided as follows:

“That a report be presented to Council as soon as practicable on progress against the actions contained in the Clarence City Council Economic Development Plan 2005-07”.

1.2. A detailed report has been prepared providing a status update in regard to the strategies and actions identified in the 2005 Plan, as well as an examination of a range of economic indicators over time.

2. REPORT IN DETAIL

- 2.1.** An Economic Development Strategy 2005-2007 was adopted by Council in March 2005.
- 2.2.** As agreed by Council, a report is attached (refer Attachment 1) which details progress on the various actions included in the 2005-2007 Plan.
- 2.3.** In general terms, most of the actions have been completed, noting that some are no longer relevant due to external impacts such as, for example, the loss of responsibility for providing water and sewerage services.
- 2.4.** Included in Part 1 of the report are a range of economic indicators. Detailed Local Government data is often only available every 5 years as a part of the National Census (due again in 2016). Changes in data have been shown across the span of years for which data is available.
- 2.5.** Funds have been included in the draft 2015-2016 Annual Plan and Budget for the preparation of an updated Economic Development Plan. Guidance for the direction of the Plan should be provided with the identification of any major goals and strategies arising from the forthcoming review of Council's Strategic Plan.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2010-2015 – City Future section specifically refers to the review and implementation of an Economic Development Plan.

5. EXTERNAL IMPACTS

Not applicable.

6. RISK AND LEGAL IMPLICATIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

Funding to assist with the development of an updated Economic Development Plan for the City is included in Council's draft 2015-2016 Annual Plan and Budget for consideration.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. A report has been prepared on the progress on actions detailed in Council's Economic Development Plan 2005-2007 as requested by Council.

9.2. The information in the report provides a basis for the preparation of a future Economic Development Plan.

Attachments: 1. Economic Progress Review 2015 against Strategies and Actions with Council's Economic Development Plan 2005-2007 (30)

Andrew Paul
GENERAL MANAGER

City of Clarence

Economic Progress Review 2015

*against strategies and actions within
Council Economic Development Plan 2005*



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Clarence City Council
Marketing & Communication Group
Clarence City Council

INTRODUCTION

The purpose of this document is to present a review of the economic status of the City of Clarence in the context of a period of 10 years since the adoption by Council of an economic development plan in 2005.

The overall objective of Council's economic development plan was to facilitate sustainable development consistent with the community's goals.

Economic progress is commonly measured against characteristics such as employment levels, building activity, productivity and investment.

In recent decades there has been recognition that economic *development* should also recognise non-market impacts such as quality of life, equity, environmental quality and health, and as such is different from economic *growth*, which only reflects material wealth. This approach involving economic, social and environmental values is commonly referred to as sustainable development or the "triple bottom line".

This review however does not attempt to undertake the broader analysis inclusive of social and environmental values.

This review comprises two parts:

- (i) an examination of a range of economic measures over time;
- (ii) a status update in regard to the strategies and actions identified in the 2005 economic development plan.

PART 1 ECONOMIC MEASURES

The major drivers of economic activity are clearly the macro-economic elements involving national and world trade and the financial markets.

Nevertheless the economic development plan identified a number of economic indicators and data sets to be monitored. These are presented in the table below which shows change since 2004. Publication of data at a local government authority level is very often not available on an annual basis. The percentage change shown is calculated across the span of years for which data is available.

Measure	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Clarence change	TAS change
Population Census Count (ABS)			49637					51852					
Estimated Resident Population (ABS)	49766	50014	50344	50630	51107	51765	52396	52825	53119	53582		7.7%	6.2%
Employment (jobs) in Clarence			11394					13445				18.0%	8.2%
Workforce resident in Clarence			23464					25010				6.6%	
% Clarence jobs to Clarence workforce			49%					54%				5.2%	
Unemployment rate			5.2%					4.9%	5.0%	5.2%	5.6%	0.4%	
Number of businesses			3084					3178		2994		-2.9%	1.1%
Personal income (median \$ weekly)			\$ 458					\$ 577				26%	25%
Household income (median \$ weekly)			\$ 948					\$ 1,124				19%	25%
Number of dwellings (ABS Census)			20737					22234				7.2%	
No. of Building Permit applications (all)	941	698	759	764	800	852	878	776	667	635	651		
No. of Building Permit applications (Commercial)							90	77	44	67	65		
No. of Building Permit applications (Residential)							788	699	623	568	586		
Tourists to Richmond [Tourism Tas Survey]								225255	203124	212930	236326	4.9%	23.8%

PART 2 STATUS UPDATE STRATEGIES & ACTIONS

Given the wide range of roles a Council has, the plan proposed that a comprehensive approach to economic development be adopted with the integration of strategy, policy and actions across most areas of Council involvement.

There were seven strategy areas within the plan, being:

Strategy 1 - a supportive business environment

Strategy 2 – facilitation of development opportunities

Strategy 3 – land use planning, transport and infrastructure

Strategy 4 – urban design and revitalisation projects

Strategy 5 – cultural development

Strategy 6 – city marketing and tourism development

Strategy 7 – regional economic development.

Many of the issues and strategies were drawn down from a range of existing Council strategic policy documents. As such, the plan presented a consolidated view of the corporate response to matters impacting upon the economic development of the City.

The priorities for implementation were considered during the formulation and adoption of Council annual estimates and budget.

Strategy 1 - A supportive business environment

	Issue	Actions	Performance
1.1	Council business support services: provision of a positive interface between Council and new and existing businesses operators and potential developers.	<p>Provide support and assistance to clients seeking to develop or expand business in Clarence, including:</p> <ul style="list-style-type: none"> ➤ assisting clients in their interaction with Council ➤ assisting in the identification of suitable sites to establish a business; ➤ providing statistics on the local area or region to assist in the development of business plans; ➤ convening meetings with key Council personnel to discuss proposals; ➤ advising on Council strategies and projects that may impact upon proposals; ➤ providing information on local area and regional industry development strategies; ➤ providing information on government programs that may be of assistance; ➤ linking clients to relevant local and regional industry groups and networks; ➤ referrals to business assistance and advisory services if required. <p><i>Note this role does not include direct business advice and training (see 1.2 below).</i></p>	<p>Refer details below.</p> <p>Specific site maps prepared with relevant zoning and land uses identified.</p> <p>Statistics also included on Council's web site.</p> <p>Meetings arranged as required with Council's planning and engineering staff.</p> <p>Advice provided including details of Federal and State grant opportunities.</p> <p>Referrals to industry groups as needed – contact details also included in Council's ED Prospectus document.</p> <p>Regular liaison maintained with Business East.</p>

	Issue	Actions	Performance
1.2	Local Business Enterprise Services: ensure that business enterprise advisory services are available to new and existing business owners/operators.	<ul style="list-style-type: none"> ➤ continue to provide (together with the State Government) a financial contribution to Business East Inc. for the provision of business enterprise centre services, including one on one business consultations, and the conduct of seminar programmes covering issues such as business planning, financial management and marketing. ➤ support recognition of excellence in business management and customer service by continuing as the major sponsor of the annual Clarence “Business Excellence Awards” conducted by Business East Inc. and ensuring there is appropriate media exposure of award winners. 	<p>Annual service agreement established with Business East Inc. with quarterly performance reporting.</p> <p>The major sponsor role of Council of the annual Clarence “Business Excellence Awards” has been maintained. Media exposure of award winners achieved, principally through features in the Eastern Shore Sun and Business East newsletters.</p>
1.3	Rate incentives: provision of financial incentives to private sector non-residential development.	<ul style="list-style-type: none"> ➤ continue the granting of a 12-month municipal rate exemption on the assessed annual value of new floor area (non-residential development) – review policy after 2 years. ➤ review rating policy in relation to rural properties (20ha or greater). 	<p>Development incentive policy for 12 month rate exemption on AAV of new floor area (non-residential development) on application has been applied. <u>Policy due for review - basis of rating now changed to capital value.</u></p> <p>Council considers, as part of the setting of annual rates and charges, the granting of a remission on the General Rate for rateable land 20 hectares or greater that is wholly or partially zoned as Intensive Agricultural, Rural Residential, Landscape and Skyline Conservation or Rural.</p>

1.4	Business networking: communication with the business sector and awareness of current business issues, market trends and opportunities.	<ul style="list-style-type: none"> ➤ on-going liaison with relevant business groups, including Business East Inc., Tasmanian Chamber of Commerce & Industries, Property Council of Aust. (Tas.), Coal River Valley Products Association, and other local business groups. ➤ maintain regular dialogue with operators from relevant industry sectors ➤ conduct an annual business forum involving key local and regional business leaders, in conjunction with Business East. 	<p>Contact has been mainly issue based.</p> <p>Contact has been mainly issue based.</p> <p>Annual business forums have been conducted through Business East Inc. consistent with a service agreement since 2013.</p>
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Strategy 2 - Facilitation of development opportunities

	Issue	Actions	Performance
2.1	Development sites: ready access to up-to-date information on the availability of land for commercial and industrial development.	<ul style="list-style-type: none"> ➤ maintain a development site portfolio covering both public and private property with potential for development, including information on roads & transport issues and the availability of utility services (water, sewerage, telecommunications). ➤ marketing of identified development sites through distribution of printed material, and through the web, when appropriate. 	<p>Maintaining a current development “site” portfolio was not achievable. Approach amended to compile a precinct and industry sector based <i>Clarence Business Opportunities Prospectus</i>.</p> <p>Clarence Business Opportunities Prospectus distributed in print and digital form and marketed through Council’s website.</p>
2.2	State Industry Development Plans: identification of opportunities for a collaborative approach with the State Government and agencies in regard to implementation of industry development plans.	<ul style="list-style-type: none"> ➤ establish close working relationships with relevant agencies and Industry Councils (including Department of Economic Development, Department of Primary Industry, Department of Infrastructure, Energy & Resources, Tourism Tasmania) <p>Specific industry development plans include:</p> <ul style="list-style-type: none"> ○ The State of Growth (DPIWE) ○ Tourism 21 (Tourism Tas) ○ Tasmanian Food Industry Strategy (DED) ○ Wine Industry Strategic Plan (DPIWE) ○ Manufacturing Industry Plan (DED) ○ Science & Technology Industry Plan (DED) ○ Regional Economic Development Infrastructure Plan (DED) 	<p>Implementation of Industry Development Plans and Industry Audit process lapsed over time by State Government.</p> <p>Joint initiatives identified through the State Government – Local Government Partnerships Program (program subsequently discontinued).</p> <p>Agreements established with relevant agencies where appropriate including for example with DPIWE for the exchange of Council and Crown owned land (the Crown Lands Assessment and Classification Project).</p>

	Issue	Actions	Performance
2.3	Water Recycling: Primary industry, business, and employment opportunities associated with wastewater reuse.	<ul style="list-style-type: none"> ➤ pursue opportunities for primary industry growth associated with the increased water availability and reliability arising from the construction of the Coal River Water Recycling Scheme. ➤ conduct the <i>Coal River Valley Water Recycling Business Opportunities Awareness Project</i>, in association with Business East Inc. ➤ measure the economic impact of the Coal River Water Recycling Scheme by a survey process to be conducted by Council and the Australian Bureau of Statistics over several years. ➤ identify and pursue opportunities for reuse of Rokeby Treatment Plant wastewater for industrial and other uses. 	<p>Clarence Recycled Water Scheme from Rosny to Coal River Valley constructed and commissioned, including an extension to Seven Mile Beach. The scheme was subsequently transferred to the control and management of Southern Water (TasWater).</p> <p>Project completed in association with Business East Inc.</p> <p>Initial studies undertaken. Involvement discontinued with the transfer of the scheme to TasWater.</p> <p>Initial planning and design undertaken by Council for connection to the Clarence Recycled Water Scheme. The project has subsequently been implemented by the new scheme manager TasWater.</p>

<p>2.4</p>	<p>Kangaroo Bay Marine Development Precinct: to create at Kangaroo Bay a unique environment as a focal point for the City through the establishment of tourism, recreational and commercial uses and developments.</p>	<ul style="list-style-type: none"> ➤ finalise and implement a development agreement with a preferred developer identified through the public expression of interest process. ➤ consider provision within the Council capital works programme for the design and construction of the boardwalk extension. ➤ consider provision within the Council capital works programme for the alteration of traffic access arrangements to Kangaroo Bay Drive. ➤ preparation of an integrated urban design covering the Marine Development Precinct, Boardwalk Precinct and Future Development precinct (see also Strategy 2.5). 	<p>Preferred developer identified for the old ferry terminal site through a public expression of interest process undertaken in 2004. Development lapsed due to the subsequent development application not meeting the pre-conditions within the development agreement.</p> <p>Capital works allocations made over several financial years - project completed in 2010.</p> <p>Rosny Park – Kangaroo Bay Traffic Management Study undertaken. Capital works funding allocated towards junction alterations at Bligh Street/Rosny Hill Road and Alma Street/Cambridge Road.</p> <p>Kangaroo Bay Urban Strategy & Concept Plan (masterplan) prepared after community and stakeholder consultation. The masterplan was adopted by Council in September 2008.</p>
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	Issue	Actions	Performance
2.5	Kangaroo Bay Future Development Precinct: development and urban design that reinforces Kangaroo Bay Drive as a major entry point to the waterfront and a connection between businesses and services in Bellerive and Rosny Park.	<ul style="list-style-type: none"> ➤ prepare a streetscape plan and urban design for the precinct covering the alignment of Kangaroo Bay Drive, public spaces, landscaping and parking. (see also Strategy 2.4). ➤ determine a future use strategy for Council owned property between Cambridge Road and Kangaroo Bay Drive. ➤ review the planning scheme table of uses (permitted and discretionary uses) for the precinct (see also Strategy 3.1). 	<p>The “future development precinct” was included in the Kangaroo Bay Urban Strategy & Concept Plan (masterplan) prepared after community and stakeholder consultation. The masterplan was adopted by Council in September 2008.</p> <p>Future development and subdivision planning has provided for the option of integration of the Council owned properties into the waterfront development project.</p> <p>Kangaroo Bay Special Development Zone established within the Clarence Planning Scheme 2007.</p>

<p>2.6</p>	<p>Former Golf Course land - Rosny Park: utilisation for purposes that will deliver strategic benefit to the City and community.</p>	<ul style="list-style-type: none"> ➤ rezone the land to provide for the establishment of preferred uses, including retirement and aged care, tourism development, co-housing and medium density housing. ➤ conduct an expression of interest process for the development of the land (to be assessed against pre-determined assessment criteria.) 	<p>Gordons Hill Special Development Zone established in the Clarence Planning Scheme 2007 to facilitate retirement and aged care, tourism development, and community living.</p> <p>A memorandum of understanding was established with the State Government with a view to including Crown land with the Council owned land and conducting a joint expression of interest for the integrated development of the whole land parcel.</p> <p>Southern Cross Care Tasmania was selected as preferred developer from the expression of interest process and a development agreement established.</p> <p>The \$45+ million “Fairway Rise” Retirement Village and Aged Care facility constructed by Southern Cross Care is nearing completion as at 2015.</p>
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	Issue	Actions	Performance
2.7	Rokeby Industry Zone: facilitation of planned and orderly development the Rokeby Industry Zone.	<ul style="list-style-type: none"> ➤ in liaison with property owners prepare a zone development strategy incorporating an infrastructure services plan (access, roads, water, sewerage) and development standards. ➤ examine the potential of the waterfront component of the industry zone for the establishment of marine related industries. ➤ undertake appropriate marketing of the industry zone to ensure awareness of development opportunities (see also Strategy 2.3). 	<p>No specific actions taken in regard to this issue, however:</p> <ul style="list-style-type: none"> • decisions by DIER in regard to future route planning of the Southern Arm Highway now provide a greater degree of certainty; • Industry Zone retained following review as part of the Industrial Development Strategy 2007.
2.8	Goods & services gap analysis: addressing gaps in local goods and service provision and reducing “leakage” of expenditure to other commercial centres.	<ul style="list-style-type: none"> ➤ undertake research to identify gaps in the provision of goods & services within the City. ➤ undertake a targeted business attraction programme based on the identified business development opportunities. ➤ continue to seek opportunities to facilitate growth in the retail sector, in particular businesses with a regional rather than a local customer catchment (eg. big box retail development). 	<p>Research undertaken in conjunction with preparation of the <i>Clarence Business Opportunities Prospectus</i>.</p> <p>Targeted activities aimed at the retirement/aged care sector and visitor accommodation undertaken.</p> <p>Major big box retail/homemaker centre established at Cambridge Park following rezoning of the precinct and provision of sewerage infrastructure.</p>

Strategy 3 – Land use planning, transport and infrastructure

	Issue	Actions	Performance
3.1	Land Use Planning Scheme: establishment of a new (single) planning scheme with contemporary planning approaches.	<ul style="list-style-type: none"> complete the statutory process leading to the final approval of the Draft Clarence Planning Scheme 2002. commence the first review of the Clarence Planning Scheme 2002 to address emerging business and economic issues. review the planning scheme off-street parking policy to determine if car space requirements for various classes of development are competitive with other Tasmanian cities. [see also Strategy 3.4] monitor and participate in reviews aimed at improving Tasmania's land use planning system (eg. Better Planning Outcomes project). 	<p>Completed</p> <p>Completed in process to establish Clarence Planning Scheme 2007.</p> <p>Completed</p> <p>Completed, including active participation in the preparation of the <i>Southern Tasmanian Regional Land Use Strategy 2010-2035</i>.</p>

3.2	<p>Regional transportation: identifying opportunities, logistical advantages, future demand and constraints in relation to the development of land, air and water transport systems.</p>	<ul style="list-style-type: none"> ▪ develop a Clarence Transportation Plan addressing: <ul style="list-style-type: none"> ○ improved integration within and between different modes of transport, and between transport policies and policies for land-use. ○ the identification of strategic investment priorities associated with the movement of freight, tourism development, commercial centres and urban growth corridors. ○ areas of common interest with State transportation strategies and industry development plans. ○ improved utilisation of existing transport infrastructure assets (eg. dual carriageway highways, Derwent River bridges, regional connector roads, airports, wharfs & jetties.) 	<p>A regional approach was undertaken through participation in the formulation and adoption of the <i>Southern Integrated Transport Plan 2010</i>, a collaborative initiative of the Tasmanian Government, Southern Tasmanian Councils Authority and the twelve member councils.</p>
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	Issue	Actions	Performance
3.3	Rosny Park access and traffic flow: improvement to vehicular traffic flows in and out of the central business district.	<ul style="list-style-type: none"> continue to liaise with/lobby the State Government in regard improved vehicle accessibility to Rosny Park CBD from the state highway network. liaise with State Government to undertake modelling of Rosny Park traffic flow scenarios. liaise with State Government on improvement of advance warning highway signage to Rosny Park CBD. 	<p>Improving access/egress to Rosny central business district from the State road network via slip roads remains an unresolved issue. Land was set aside for an on-ramp to the Tasman Highway from Gordons Hill Road as part of the subdivision and development of the former golf course site.</p> <p>The Rosny Park Traffic Study, Stage 2 (Halcrow MWT 2009) was undertaken with modelling of existing and future traffic scenarios.</p> <p>This study was updated in 2012 (GHD) using a <i>Paramics</i> microsimulation model of the Rosny area, (developed by DIER) as well as intersection analysis using <i>SIDRA</i> software.</p> <p>Rosny Park advance warning signage upgraded.</p>

3.4	<p>Rosny Park precinct land use: achieving intensification of land use within the central business district.</p>	<ul style="list-style-type: none"> ▪ develop a future land use development plan for the Rosny Park Commercial zone (including Council and private car park land) which addresses in an integrated manner the issues of: <ul style="list-style-type: none"> ○ intensification of land use and streetscape built form; ○ provision and regulation of car parking (including multi-level); ○ traffic flow and access (see 3.3 above); and ○ public spaces. 	<p>A specific development plan for Rosny Park has not been established but the individual issues listed have been addressed through:</p> <ul style="list-style-type: none"> • Clarence Planning Scheme 2007; • Rosny Park Traffic Management Plan 2009 and review 2012; • Council Parking Policy Activity Centres 2011; • Multi-level Carparks Investigation 2012; • Bayfield Streetscape Renewal Project 2014.
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	Issue	Actions	Performance
3.5	Cambridge industrial land: facilitation of the strategic development of the economic potential of the expanded Cambridge industry zone.	<ul style="list-style-type: none"> ▪ pursue the establishment at Cambridge of a hub for the processing, packaging, storage, logistics, distribution and export of primary industry production from the Coal River Valley, south east coastal waters and the southern region through: <ul style="list-style-type: none"> ○ the establishment of an agreed master plan in association with the State Government and other stakeholders. ○ industry liaison to identify barriers to the establishment of local processing (value-adding) of primary production. ○ review of the Cambridge component of Council's Sewerage Strategy with a view to upgrading capacity to allow full industrial development of the zone. ○ lobbying for the upgrading of road transport linkages to the north (Cambridge bypass, Richmond Village by-pass). ○ lobbying for the provision of natural gas supplies to the area. 	<p>Not undertaken</p> <p>Not undertaken</p> <p>Completed</p> <p>Cambridge by-pass project remains unresolved in regard to cost-benefit and infrastructure planning – listed in the draft Cambridge Masterplan 2014 as an issue for further investigation in conjunction with the State. Richmond Village road by-pass constructed by State, completed 2014.</p> <p>Lobbying undertaken and provision of potential customer base information provided. Gas infrastructure was not extended across the Derwent River from the nearest point of supply (Hobart Domain) to the eastern shore.</p>

<p>3.6</p>	<p>Hobart International Airport: potential as an economic gateway.</p>	<ul style="list-style-type: none"> ▪ encourage the establishment of airport related development at the HIA to maximise the economic return to Clarence and the region from airport operations. Opportunities include those associated with air links to the Antarctic. 	<p>Input provided to the 2009 Hobart Airport Masterplan, and the current review process.</p> <p>Participation on Hobart Airport's Community Aviation Consultation Group (CACG) established to focus on providing greater community consultation, particularly in regard to planning and development activities on the airport.</p> <p>Light Industrial zoning established of airport corporation owned land (non-Commonwealth) to facilitate opportunities for Antarctic supply activities and infrastructure.</p>
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Strategy 4 – Urban design and revitalisation projects

	Issue	Actions	Performance
4.1	Urban design projects: improvement of streetscape appearance, public space amenity, and reinforcement of the sense of place within commercial precincts.	<ul style="list-style-type: none"> implement the first stage of the Rosny Park urban design framework, by completion and implementation of the Bayfield Street Action Plan. consider policy options to encourage of establishment of public art (street sculpture). identify options to use public architecture to create a stronger sense of place and to encourage private developments to achieve similar standards. undertake a streetscape study of Lindisfarne village. complete the Bellerive public spaces urban design framework project. complete Kangaroo Bay urban design plan (see also Strategy 2.4 & 2.5). 	<p>Project under review through the Bayfield Streetscape Renewal Project 2014.</p> <p>Council's Public Art Policy 2013 adopted.</p> <p>Council's Public Art Policy 2013 includes a public art contributions scheme for major development over \$1Million.</p> <p>Completed</p> <p>Completed</p> <p>Urban Design Strategy & Concept Plan adopted 2008. Detailed urban design and landscaping plans being prepared for various "sub-precincts" in conjunction with the preparation of engineering construction specifications through the capital works program.</p>

4.2	Bellerive Village: revitalisation of the village through the collaborative effort of the business sector, community and Council.	<ul style="list-style-type: none"> continue implementation of the endorsed components of the Bellerive Village Cambridge Road Streetscape Plan 2000. Priority projects – completion of street lighting, and upgrading of laneway between Cambridge Road and Boardwalk. 	Original streetscape plan completed, but further streetscape enhancement works required.
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Strategy 5 – Cultural development

	Issue	Actions	Performance
5.1	Cultural & sporting events and activities: The potential for community, cultural and sporting events to contribute to the economic development of the city.	<ul style="list-style-type: none"> continue to support an annual events programme including flag-ship events such as the <i>Clarence by the Water Jazz Festival</i> and the <i>Seafarer's Festival</i>. participate in the implementation of the Southern Events Strategy through participation on the Southern Events Coordination Group. identify opportunities for the holding of major events within the city. investigate the provision of subsidies or grants to encourage and facilitate the holding of state and national championships within the city. identify opportunities for alignment between the Economic Development Plan and Council cultural development strategies. identify opportunities for alignment between the Economic Development Plan and Council community development strategies. conduct a feasibility study into the establishment of an indoor performance venue (eg. Cultural Centre, including auditorium/theatre). 	<p>Completed</p> <p>Completed</p> <p>Clarence Special Events Committee formed and Clarence Events Plan adopted.</p> <p>Annual marketing budget now provides for sponsorship of major championships and events.</p> <p>Awareness and opportunities for cross-group input enhanced through expansion of representation on project working groups.</p> <p>Awareness and opportunities for cross-group input enhanced through expansion of representation on project working groups.</p> <p>Completed</p>

Strategy 6 – City Marketing and Tourism Development

	Issue	Actions	Performance
6.1	City Marketing Plan: promotion of Clarence within Tasmania, nationally and internationally as the best city in which to live enjoy recreation and develop or expand business.	<ul style="list-style-type: none"> ➤ market and promote the location and identity of the City ➤ prepare and distribute “marketing packs” (with components as relevant) covering residential, commercial, industrial, and tourism features, capabilities and opportunities. ➤ revise the City Marketing Plan to align with strategies within the Hobart Metropolitan Tourism Strategy, Southern Touring Route Strategy, and Southern Events Strategy. (refer also Strategy 5.1) ➤ further develop the “Business & economic development” section of the Council’s web site (www.ccc.tas.gov.au). ➤ marketing of identified development sites when appropriate. (refer Development site portfolio - Strategy 2.1) 	<p>On-going - through specific marketing strategies and actions.</p> <p>Completed, packs compiled as required.</p> <p>Completed, strategies listed now superseded by current regional tourism strategies and destination marketing plans.</p> <p>Completed, due for review.</p> <p>Clarence Business Opportunities Prospectus distributed in print and digital form and marketed through Council’s website.</p>

	Issue	Actions	Performance
6.2	Tourism industry development: Developing the economic potential of tourism, visitor and leisure-based industries.	<ul style="list-style-type: none"> • continue as an active participant in the activities of the Southern Tasmanian Tourism Taskforce and associated working groups. • an annual financial contribution to TasSouth Tourism Association in relation to visitor information services and the implementation of the TasSouth Business Plan; • implementation of the relevant components of Southern Touring Route Development Framework and Convict Trail touring route development plan, including support for the publication of a Convict Trail Touring Route Guide; • implementation of the relevant components of the Hobart Metropolitan Tourism Strategy; • financial support to the hierarchy of tourism marketing publications in accordance with the Southern Touring Route Development Framework (southern region, metropolitan, touring route and local hub publications). • support the undertaking (through TasSouth) of additional market research to fill current gaps in data collection (eg. visitor numbers to Bellerive). • construct, or provide financial support for, the establishment of a wastewater dump station for caravans and motor homes at a convenient location within Clarence. 	<p>Undertaken, taskforce no longer exists.</p> <p>Annual contribution made until the winding-up of TasSouth Tourism Association in 2011.</p> <p>Completed.</p> <p>Substantially completed.</p> <p>Support provided in accordance with annual tourism promotions budgetary allocations.</p> <p>Lobbying undertaken, but Richmond remains as the only visitor survey data collection point in Clarence (excluding Hobart Airport).</p> <p>Wastewater dump station installed at Cambridge Recreation Ground.</p>

	Issue	Actions	Performance
6.3	<p>Tourism precinct development:</p> <p><i>Bellerive – an emerging visitor precinct encompassing Rosny Hill Lookout, Rosny Park shopping & services, Rosny Historic Centre, Bellerive Village, Kangaroo Bay boardwalk, Kangaroo Bluff Fort, foreshore walks and beaches, and Bellerive Oval & Museum.</i></p> <p><i>[Hobart Metropolitan Area Tourism Strategy 2004].</i></p>	<p>support development of Bellerive-Rosny Park visitor precinct by:</p> <ul style="list-style-type: none"> • implementation of the Kangaroo Bay enhancement strategies, including the Marine Development Precinct EOI process • financial support to the establishment of a Bellerive-Rosny Park Precinct Map (tear-off); • Bellerive Streetscape Project (ref. Strategy 4.2); • Boardwalk enhancement projects; • Convict Trail History Interpretation Project; • Rosny Park CBD urban design project (ref: Strat.4.1); • investigate opportunities to work in partnership with the State Government and community to achieve the tourism potential of Rosny Hill Lookout and the Kangaroo Bluff Fort historic site. 	<ul style="list-style-type: none"> • refer Strategy 2.4, a second expression of interest process in progress in 2015; • completed, tear-off maps now discontinued • completed • Performance Stage constructed, boardwalk extended past yacht club • completed • Bayfield Street streetscape study in progress • Council has been declared the statutory Management Authority of the Rosny Hill Nature Recreation Area. An expression of interest process for appropriate development to enhance visitor experience conducted in 2014, public consultation on a development concept to be conducted 2015. Kangaroo Bluff Historic Site is under management of Parks & Wildlife Service, no tourism based initiatives proposed by PWS, conservation/maintenance focus.

	Issue	Actions	Performance
6.3	<p>Tourism precinct development (cont.):</p> <p><i>Richmond and the Coal River Valley visitor precinct - including cultural heritage, attractions and food & wine – and encompassing Cambridge/Seven Mile Beach.</i></p>	<p>support development of the Richmond & Coal River Valley visitor hub by:</p> <ul style="list-style-type: none"> financial contributions to the following publications:- Richmond Village brochure, Let's Talk About Richmond history guide, and Richmond Village hub tear off map; implementation of the Richmond Village Public Signage Project including upgrading of visitor information at the town entrance and continued development of visitor interpretation to facilitate self guided and guided tours; further development and promotion of the heritage links between Richmond, Hobart, Bellerive and Port Arthur, including implementation of the Convict Trail heritage interpretation trail. promotion of the Coal River Valley component of the Southern Wine Route. investigate the feasibility of producing a Richmond & Coal River Valley tear off map (incorporating Coal River Valley wine region, Cambridge & Seven Mile Beach attractions). completion of the Franklin Street, Richmond toilet and bus park facilities. 	<p>Support provided in accordance with annual tourism promotions budgetary allocations based on a \$ for \$ contribution.</p> <p>Completed.</p> <p>Completed.</p> <p>Promotion undertaken through the annual Tasmanian Wine Routes Guide in accordance with annual budgetary allocations.</p> <p>Investigated. No further action taken.</p> <p>Completed.</p>

Strategy 7 - Regional economic development

	Issue	Actions	Performance
7.1	Clarence and regional development: recognition that regional issues and market forces are the major drivers and determinants of local economic activity.	<ul style="list-style-type: none"> identify the long-term economic role and focus for Clarence (at a macro level) within the context of the economy of the southern region. support the adoption of a more holistic approach to planning within the southern metropolitan area to enable better recognition and response to planning issues (e.g. forecasting of land requirements to meet the needs of industry, housing etc.) active participation in Southern Tasmanian Councils Group (STC) projects, including the Southern Economic & Infrastructure Development Project. 	<p>The Southern region regional planning initiative, coordinated through the STCA, involved extensive research and the preparation of a range of background reports including natural values and resources, productive resources, industry, transport, infrastructure, activity centres, settlement patterns and housing. These reports underpinned the adoption of the Southern Tasmanian Regional Land Use Strategy 2010-2035.</p> <p>Issue largely addressed by Southern Tasmanian Regional Land Use Strategy.</p> <p>Undertaken, including joint lobbying of Commonwealth for significant southern regional infrastructure projects.</p>

7.2	Regional networks: maintaining awareness of current regional issues and opportunities, and participation in the planning and management of regional programmes and services.	<ul style="list-style-type: none"> ▪ active participation in a range of regional bodies including: <ul style="list-style-type: none"> ○ Southern Tasmanian Councils Group ○ South East Regional Development Association ○ Southern Tasmanian Tourism Taskforce ○ Southern Natural Resource Management processes ○ Hobart Water Joint Authority ○ Southern Waste ○ Copping Joint Authority (Waste Management) ○ Derwent Estuary Program 	Participation undertaken. Following bodies no longer in existence: <ul style="list-style-type: none"> • Southern Tasmanian Tourism Taskforce • Hobart Water Joint Authority Southern Waste regional body currently under review (2015).

11.7.5 ROLE OF LOCAL GOVERNMENT – STRATEGIC ACTION PLAN

(File No 10-06-05)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to facilitate comments Council may wish to make in regard to a Strategic Action Plan that has been developed as part of the Role of Local Government Project.

RELATION TO EXISTING POLICY/PLANS

Not applicable.

LEGISLATIVE REQUIREMENTS

Not applicable.

CONSULTATION

Council has been invited to respond to the Strategic Action Plan by the end of April 2015.

FINANCIAL IMPLICATIONS

None apparent at this time.

RECOMMENDATION:

That Council respond in accordance with the comments noted in the Associated Report.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Role of Local Government Project is a collaborative project between the Tasmanian Government and Local Government under the auspice of the Premier's Local Government Council (PLGC).
- 1.2.** The objective of the project is to establish a clear understanding of the role and capabilities of Local Government, identify strengths and capability gaps and develop actions to build a sustainable Local Government sector.
- 1.3.** In 2014, PLGC established working groups to identify initiatives that would build the capacity of Local Government. The recommendations of the working groups have been consolidated into a draft Strategic Action Plan.

- 1.4.** Council feedback is sought on the Strategic Action Plan by the end of April.

2. REPORT IN DETAIL

- 2.1.** The draft Strategic Action Plan (SAP) is attached (refer Attachment 1).

- 2.2.** The SAP is divided into High, Medium and Low Priority Projects across 2 components, Projects to improve the external environment and Projects to build Council capacity.

- 2.3.** In considering the draft SAP, Councils may respond to 5 questions:

- Do you support the objectives of the SAP?
- Can you see any opportunities to enhance the SAP?
- What are the major obstacles facing implementation of the SAP and how might they be overcome?
- Do you think there are any projects that should be added to SAP?
- Do you think there are any elements of the SAP that should be reviewed?

- 2.4.** In general, the objectives of the SAP are sound, albeit that many of the “actions” are non-specific in nature and are a re-run of many initiatives that have been considered or attempted previously. Specifically, the Plan could be more direct in outlining specific initiatives to be undertaken. Some also are carry overs from the old “partnership agreements” of a number of years ago.

- 2.5.** The following comment is issued in respect of each of the proposed actions:

1. This action is very high level and needs to outline specifically what is to be achieved. This is an action plan and as such should identify specifically what is to be undertaken.
2. Agreed.
3. Agreed – in part this is already undertaken.
4. Needs to identify what a “formal link” is going to achieve.
5. Agreed.

6. An important initiative that is generally in accordance with Council's previous resolution in regard to benchmarking.
7. Agreed, probably of benefit to smaller Councils.
8. Agreed.
9. This has tended to be problematic in the past due to sensitivity and confidentiality of investment attraction opportunities.
10. Support. Accords generally with Council's previous decision in relation to benchmarking.
11. Agreed.
12. Agreed.
13. Agreed.
14. Not sure what this will achieve.
15. In principle supported but problematic for implementation.
16. Agreed – not a high priority.
17. Agreed – not a high priority.
18. Agreed – already being implemented in Clarence.
19. Agreed.
20. Agreed – largely already in place. Difficult to achieve in respect of telecommunications infrastructure.
21. Agreed.
22. Agreed – already implemented at Clarence.
23. A matter for Government.
24. Agreed.
25. Agreed.
26. Agreed.

- 2.6.** Council may respond to the request in accordance with the simple responses in Section 2.5.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

This report is to facilitate Council's response to the proposed action plan.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Not applicable.

5. EXTERNAL IMPACTS

None identified.

6. RISK AND LEGAL IMPLICATIONS

None identified.

7. FINANCIAL IMPLICATIONS

None identified.

8. ANY OTHER UNIQUE ISSUES

None identified.

9. CONCLUSION

It is in order for Council to respond to the SAP in accordance with comments noted in the report.

Attachments: 1. Draft Strategic Action Plan (11)

Andrew Paul
GENERAL MANAGER

Strategic Action Plan

Consultation
March-April 2015



- Subject** The subject of this consultation is the draft Strategic Action Plan (SAP) that has been developed as part of the Role of Local Government Project. The SAP sets a three-year agenda for State Government and local government collaboration with the objective of building local government capacity in terms of economic development, collaboration, governance and legislation.
- Scope** The aim of this consultation is to gather feedback on the structure, contents and implementation of the SAP. The following questions may help guide your response.
1. Do you support the objectives of the SAP?
 2. Can you see any opportunities to enhance the SAP?
 3. What are the major obstacles facing implementation of the SAP and how might they be overcome?
 4. Do you think there are any projects that should be added to the SAP?
 5. Do you think there are any elements of the SAP that should be removed?
- Who is being consulted?** All Tasmanian councils are invited to participate in the consultation.
- Consultation dates** 23 March – 27 April 2015

How to make a submission

Please send your electronic submission to lgd@dpac.tas.gov.au
OR

Please send your hard copy submission to:

Local Government Division

PO Box 123

HOBART TAS 7001

Contact

To discuss the Strategic Action Plan or the Role of Local Government project, please contact the Local Government Division by phone on 6232 7022 or by email at lgd@dpac.tas.gov.au

Further information

http://www.dpac.tas.gov.au/divisions/local_government

Next steps

The project managers will take feedback received through this consultation into consideration when finalising the SAP. Once finalised, the SAP will be presented to the PLGC for endorsement at the PLGC's May 2015 meeting. The SAP will then go into implementation. A review of the implementation of the SAP will be carried out in three years.

Thank you for participating in this consultation.

ROLE OF LOCAL GOVERNMENT PROJECT STRATEGIC ACTION PLAN

Background

The Role of Local Government (RoLG) project is a collaborative project between the Tasmanian Government and local government. The project was established in 2012 by the Premier's Local Government Council (PLGC) in response to the ongoing public debate about the current and future role of local government. The objective of the project is to establish a clear understanding of the role and capabilities of local government, identify strengths and capability gaps, and develop actions to build a sector that is sustainable, efficient, effective and responsive to community needs.

The Local Government Role Assessment Final Report (Final Report) was endorsed by the PLGC in August 2014. The Final Report provides an overview of the sector's performance across the eight roles of local government, an overview of some of the factors driving local government reform and proposes a range of reform opportunities.

Based on the recommendations of the Final Report, the PLGC agreed to establish four high-level working groups for the following priority areas: collaboration, economic development, governance and legislation. The working groups are the main mechanism to identify local government reforms supported by both spheres of government.

The working groups were tasked with developing a three-year strategic action plan to improve local government capability in the four priority areas. Membership for the working groups is provided at page 9. The working groups held their inaugural meetings in July 2014 to determine their scope and finalise their terms of reference. The terms of reference for each the four groups is available at:

www.dpac.tas.gov.au/divisions/local_government/role_of_local_government . The PLGC working groups met on a monthly basis for six months to discuss issues, establish an evidence base and develop projects.

The following projects developed by the working groups aim to deliver a structured approach to local government reform which is 'owned' by councils, strengthens the relationship between the Tasmanian Government and the local government sector, and builds the capacity of councils to prosper in a rapidly changing world.

High priority projects

To commence in 2015

Projects to improve external environment

	Project	Details	Project leader	Project support
1	Statements of Intent (Sol)	Develop an Economic Development SOI that will provide a high-level agreement between the Department of State Growth (DSG) and LGAT on how both agencies will work together to enhance the delivery of economic development activities.	LGAT	DSG LGD
		Establish an Sol between LGAT and State Government agencies in relation to key regulatory requirements which would provide for: a) clear role delineation, guidance and assistance to councils in undertaking their roles; b) a dedicated and ongoing forum for strategic consultation with councils and other stakeholders; and c) joint development of tools and systematic review. The high priority agencies are Public Health, Environment, and Land Use Planning	LGD	LGAT DHHS DPIPWE TPC
2	Audit of shared services	a) Conduct an audit of shared services, to identify and analyse existing collaborative efforts across councils and their relative success. b) Using the audit as a basis; prepare a report on shared services to promote successes and identify opportunities/barriers for increased shared services.	LGD	
3	Increase statewide collaboration	a) Maximise existing opportunities for collaboration via State Government and LGAT aggregated procurement processes. b) Explore options and opportunities for procurement arrangements of high value/high quantity items. c) Hold a forum to build awareness and capability related to procurement. d) Continue to identify aggregated purchasing opportunities in key infrastructure areas such as energy and street lighting. e) Develop a system to facilitate collaboration on major procurement projects. For example, councils embarking on major road projects might alert LGAT, and LGAT notifies councils where it identifies opportunities for potential savings through collaboration.	LGAT	

4	Reduce red tape	<ul style="list-style-type: none"> a) Establish a formal link with the Coordinator-General and Regulation Reduction Coordinator (RRC). b) Refer Regulation Reduction Report for whole-of-government issues to the RRC. c) Advocate for a Regulator's Compliance Code (such as used in the UK). 	LGAT	LGD Coordinator-General RRC
5	Identify significant regulatory issues	<ul style="list-style-type: none"> a) Survey councils regarding the most significant compliance burden and analyse the results of the survey to reduce regulation that is high benefit and low risk and produce a basic report. b) Ask councils to identify top three compliance burdens across State Government legislation. c) Map, refer and advocate for regulatory changes identified as having potential to reduce costs for councils, reduce costs for customers or be more efficient or easier to apply with little resultant risk d) Compile the Regulation Reduction Report which identifies whole-of-government regulation reduction opportunities as well as opportunities relating to the <i>Local Government Act 1993</i>. 	LGAT	

Projects to build council capacity

6	Economic development collaboration	<ul style="list-style-type: none"> a) Develop a cost effective statewide platform to collate and disseminate key economic and competitiveness data that can be aggregated at various scales. The integrated platform will help in the understanding of competitive opportunities and risks and monitor and manage change. b) Support and evaluate the piloting of collaborative models and projects that improve the competitiveness, productivity and resilience of local and regional economies. c) Support the implementation of suitable models throughout the local government sector. 	DSG	Regional authorities Councils
		Identify related competencies/skills gaps in economic development at local and regional levels and develop mechanisms to address gaps, including training where appropriate.	LGAT	
7	Increase shared services/resources activity	<ul style="list-style-type: none"> a) Develop a framework to assist councils to assess and evaluate the benefits of entering into shared service arrangements. This could include business case models, legal frameworks, and contractual templates. The framework should encourage councils to approach shared service arrangements asking 'why not?' rather than 'why?'. b) Discuss with councils the proposition of a vacancy control process whereby all future vacancies are assessed in the context of whether collaboration opportunities exists. 	LGAT	

8	Good Governance Guide	<p>a) Develop a 'Good Governance Guide' to establish a sector-wide understanding of what good governance is.</p> <p>b) Audit existing governance training and resources available to councils to identify gaps and overlaps.</p> <p>c) Develop leading practice tools and templates for councils to adopt. Specific areas to consider include:</p> <ul style="list-style-type: none"> • decision making; • financial planning; • strategic and corporate planning; • community engagement and participation; • delegations; • compliance; • risk management; • effective council meetings. 	LGD	
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Medium priority projects

PROJECTS TO IMPROVE EXTERNAL ENVIRONMENT

	Project	Details	Project leader	Project support
9	Coordinate export and overseas investment attraction activities	Develop a coordinated State Government and local government regional approach to export and overseas investment attraction activities which utilises state government expertise and aligns with state government strategies and activities.	Coordinator -General	Regional authorities Councils
10	Performance management	Develop a new local government performance management and benchmarking framework that promotes continuous improvement commencing with a review of the Sustainability Objectives and Indicators Report.	LGD	LGAT
11	Legislation audit	<ul style="list-style-type: none"> a) Leveraging off LGAT's legislative audit, undertake research with councils to assess the scale of statutory non-compliance within local government and identify key areas of concern. b) Develop action plans to address those key areas of concern. c) Ensure appropriate mechanisms and funding are in place to maintain the LGAT legislative audit; and d) Identify opportunities to build upon the audit, (eg multi-council procurement of software to report, analyse and trigger actions). 	LGAT	
12	Increase sectoral and regional collaboration	<ul style="list-style-type: none"> a) Explore options for sector-wide and regional collaboration, resource sharing and shared services. b) Examine existing collaboration and the joint-venture models including interstate sectoral shared service arrangements (e.g. LGAQ) 	LGAT	Councils Regional authorities
13	Reduce red tape in the Local Government Act 1993	Using the Regulation Reduction Report as guide, commence a review of the Act to identify further regulation reduction opportunities.	LGD	LGAT
14	Consolidated enforcement and penalties Act	Investigate the potential to establish a separate Act of consolidated enforcement and penalties. This would ensure a consistent approach could be applied across all legislation with supporting standard templates.	LGAT	LGD Coordinator -General

PROJECTS TO BUILD COUNCIL CAPABILITY

	Project	Details	Project leader	Project support
15	Access to investment attraction information	Work with the Coordinator-General to develop a mechanism to increase council access to investment attraction information and to enable the sharing of council/regional sourced local knowledge/data.	LGAT	LGD Coordinator-General
16	Governance for collaboration	Develop governance guidelines to assist inter-council collaboration in the preparation of submissions for regional funding.	LGD	LGAT
17	Improve compliance	<p>Develop tools and incentives including collaborative arrangements to better meet regulatory responsibilities and statutory compliance requirements.</p> <ul style="list-style-type: none"> a) Develop tools to improve outcomes and consistency across councils including training, guidance, promotion of leading practice, template contracts/MOUs and a small repayable fund to assist set up and mapping of appropriate cost recovery models. b) Identify mechanisms to ensure greater use of cross-regional or sub-regional regulatory services (with standardised processes and procedures). c) Identify whole-of-sector opportunities in relation to procuring hardware (eg portable technology) or software (eg applications) to deliver significant time savings and greater consistency and work with councils to deliver on those opportunities. d) Develop or procure a whole-of-sector self-assessment tool (like that used by Hunter Council) to enable councils to have a current picture of the effectiveness of their compliance system in meeting the objectives of council and various legislative regimes. e) Develop guidance for by-laws eg best practice templates, tools and process within local government 	LGAT	

Low priority projects

PROJECTS TO IMPROVE EXTERNAL ENVIRONMENT

	Project	Details	Project leader	Project support
18	Delivery of programs and services	<ul style="list-style-type: none"> a) Facilitate shared access to community infrastructure – eg. Councils securing agreement to access facilities at their local schools. b) Engage with the Office of the Valuer-General with the aim of improving the response rate for valuations of new properties. c) Evaluate opportunities for improved service delivery of State Government services to the community via local councils 	LGAT	
19	Complaints process	Clarify the process for lodging behavioural complaints (such as bullying and harassment) to ensure that allegations of misconduct are investigated appropriately.	LGD	
20	Major infrastructure planning and delivery	Identify opportunities to share planning for the implementation of major infrastructure (such as energy, water, NBN etc)	DSG	LGAT
21	Register of government land holdings	<ul style="list-style-type: none"> a) State and local government to collaborate to develop a register of Government land holdings which are suitable for potential development. b) Working with the single planning scheme, identify strategic sites (ie pick winners) and work across State/regions to focus on these. c) Determine mechanisms to maintain and audit information the register. 	DPIPWE	LGAT Councils
22	Support small business	Encourage all councils to provide links to relevant business support websites.	Business Tasmania	LGAT Councils
23	Consistent terms in legislation	Work with the Office of Parliamentary Council to apply consistent use of key terms across legislation. Eg. the term 'road' has multiple definitions.	LGD	
24	Measure economic development performance	Determine key performance criteria related to the role of the State Government and local government in economic development to assist councils self-assess their effectiveness. This would include working to ensure alignment and consistency between State Government and local government KPIs.	LGAT	DSG LGD
25	Jurisdictional sharing of data	Improve the coordination and sharing of data between councils, the State Government and utilities including continuing to participate with the Tasmanian Imagery Program to achieve aggregated tenders and negotiated pricing.	LGD	LGAT DPIPWE

PROJECTS TO BUILD COUNCIL CAPABILITY

	Project	Details	Project leader	Project support
26	Governance self-assessment	a) Develop a governance self-assessment tool to assist councils identify their strengths and areas where, as a council, they may require additional support or training. b) Use the aggregated information to identify where resources should be allocated for training needs.	LGD	LGAT

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MEMBERSHIP OF THE PLGC WORKING GROUPS

ECONOMIC DEVELOPMENT WORKING GROUP

Members

- Jonathan Wood, Deputy Secretary, State Growth (Chair)
- Bettina Cruise, Assistant Director, Local Government Division
- Lara Hendriks, Regional Manager, State Growth
- Katrena Stephenson, Policy Director, LGAT
- Robert Dobrzynski, General Manager, Launceston City Council
- Tony Ferrier, Deputy General Manager, Kingborough Council
- Sandra Ayton, General Manager, Central Coast Council
- Peter Murden, Economic Development and Marketing Manager, Central Coast Council

COLLABORATION WORKING GROUP

Members

- Allan García, Chief Executive Officer, LGAT (Chair)
- Greg Brown, Deputy Director, Local Government Division
- Gary Swain, Deputy Secretary, State Growth
- Ron Sanderson, General Manager, Brighton Council
- Gary Arnold, General Manager, Kingborough Council
- Greg Preece, General Manager, Meander Valley Council

GOVERNANCE WORKING GROUP

Members

- Michael Stevens, Deputy Secretary, DPAC (Chair)
- Greg Brown, Deputy Director, Local Government Division
- Harriet Close, Senior Policy Analyst, Local Government Division
- Allan Garcia, Chief Executive Officer, LGAT
- Peter Brooks, General Manager, Glenorchy City Council
- Andrew Wardlaw, General Manager, Burnie City Council
- Simone Watson, General Manager, Huon Valley Council

LEGISLATION WORKING GROUP

Members

- Katrena Stephenson, Policy Director LGAT (Chair)
- Phillip Hoysted, Director, Local Government Division
- Carmen Kelly, Assistant Director, Local Government Division
- Mathew Grimsey, Executive Manager, Huon Valley Council
- Stephen Mackey, General Manager, Derwent Valley Council

11.7.6 RESPONSE TO SOUTHERN WASTE STRATEGY AUTHORITY – FUTURE OF A SOUTHERN REGIONAL WASTE GROUP

(File No 30-08-00)

EXECUTIVE SUMMARY**PURPOSE**

To consider a request received from the Board of the Southern Waste Strategy Authority (SWSA) for Council to determine its preferred future option for a Southern Regional Waste Group.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

No consultation has been undertaken by Council on this proposal.

FINANCIAL IMPLICATIONS

There are no immediate financial implications arising out of the report's recommendations. However, once a regional approach is adopted there may be direct impact on future Annual Plans and the Waste Rate charged to the community.

RECOMMENDATION:

That in response to the request received from the Board of the Southern Waste Strategy Authority for Council to determine its preferred future option for a Southern Regional Waste Group, Council authorises the General Manager to advise the Board of the Southern Waste Strategy Authority that Council's preferred option is:

- Transfer the operations of the Southern Waste Strategy Authority to the Southern Tasmanian Councils Authority and wind the Southern Waste Strategy Authority up and transfer remaining moneys to either the Southern Tasmanian Councils Authority or current members of the Southern Waste Strategy Authority.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** On 13 March 2015, Council received a letter from the Chair of the Board of the Southern Waste Strategy Authority (SWSA) which canvasses a number of options for the future of a Southern Regional Waste Group.

- 1.2.** The SWSA Board will be meeting in the last week of April and it is therefore requesting that Council's representative be advised of Council's preferred approach.

2. REPORT IN DETAIL

- 2.1.** A copy of the options discussion paper is Attachment 1. In summary, the options presented by SWSA are:

- Wind SWSA up and return any remaining moneys to the current members.
- Transfer the operations of SWSA to the Southern Tasmanian Councils Authority (STCA) and wind SWSA up and transfer remaining moneys to either STCA or current members.
- Maintain SWSA as a separate legal entity and adopt a different method of operation and funding for 2015-2016.

- 2.2.** The STCA has also provided a discussion paper on the governance aspects of a Regional Waste Management Authority, which is Attachment 2.

- 2.3.** The SWSA Board is of a view that at this time Option 3 is preferred because:

1. It will enable local government in Southern Tasmania to continue to honour the undertaking that has been given to the State Government regarding the establishment and maintenance of a Southern Regional Waste Group.
2. No contribution would be required from Member Councils in 2015-2016.
3. It will enable continued representations to be made to the State Government regarding the waste levy. If the levy becomes a reality, then the legal framework of SWSA will remain and if the Government rules out a levy then a more informed decision can be made as to whether a Southern Regional Waste Group is even required.

4. SWSA nominates the Southern local government delegate to the Waste Advisory Committee. SWSA's current nominee's term finishes in August 2015 and this will enable a replacement member to be nominated.
5. It will enable STCA to prepare a detailed proposal addressing the items which are considered deficient in the current proposal and to obtain agreement of all Members of STCA to the proposal.
6. It will enable Member Councils to assess whether the model proposed is satisfactory if during the year Members determine that SWSA should remain as a legal entity.

2.4. The Chair of the Board of SWSA, Mr Alex Green, made a presentation at Council's Workshop on 13 April 2015. Council indicated that its preferred option was Option 2 as it most closely reflected Council's adopted position from Council's Meeting of 26 May 2014, at which Council resolved:

"That Clarence Council:

- 1. notes Hobart City Council has advised the Southern Waste Strategy Authority (SWSA) that it is withdrawing from the Joint Authority with effect 30 June 2014 and that a special meeting of the SWSA Board will be considering the ramifications of Hobart's withdrawal on 27 May 2014;*
- 2. advises the remaining members of SWSA that Clarence Council's preferred position is that the SWSA be wound up in accordance with its Rules; and*
- 3. recommends that subsequent to any such decision to wind up SWSA, its roles and functions be transferred to the Southern Tasmanian Councils Authority".*

2.5. Given Council has considered this matter previously it is recommended that Council advise the Board of SWSA that Council's preferred option is Option 2.

3. CONSULTATION**3.1. Community Consultation**

Nil.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan has as 1 of its Governance Objectives: *"To provide leadership in representing the interests of the City"*.

And within this Objective the Strategies:

"Actively engage Government and other organisations in the pursuit of community priorities.

Develop strategic alliances and partnerships to best represent Clarence.

Participate in regional, local and State representative bodies".

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

No matter which option is adopted there is no immediate financial impact on the current or the 2015-2016 Annual Plan. Depending on the finalisation of the future of SWSA there may be a refund of proportional contributions if SWSA is wound up, however, that will be the subject of a further Council report on the future of SWSA.

8. ANY OTHER UNIQUE ISSUES

Not applicable.

9. CONCLUSION

9.1. SWSA has asked Council to consider a discussion paper outlining 3 options for the future of a Southern Regional Waste Group with SWSA's preferred option being: *"Maintain SWSA as a separate legal entity and adopt a different method of operation and funding for 2015-2016"*.

9.2. Given Council has considered this matter previously it is recommended that Council advise the Board of SWSA that Council's preferred option is Option 2: *"Transfer the operations of SWSA to the Southern Tasmanian Councils Authority (STCA) and wind SWSA up and transfer remaining moneys to either STCA or current members"*.

Attachments: 1. Future of a Southern Regional Waste Group (10)
2. STCA Regional Waste Group Governance Paper (6)

John Stevens

GROUP MANAGER ASSET MANAGEMENT



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12th March 2015

The General Manager

Dear Sir/Madam

Future of a Southern Regional Waste Group

You will recall last year, following the withdrawal of Hobart City Council from Southern Waste Strategy Authority (SWSA), remaining Member Councils were polled regarding the future of SWSA and the great majority agreed to maintain SWSA in its then current format (excluding Hobart City Council) until 30th June 2015 and that a decision regarding the future of SWSA would be made prior to that date.

For the benefit of Councillors/Aldermen who have been elected more recently, it is probably necessary to provide a short historical background of SWSA.

The Southern Waste Strategy Joint Authority (SWSA) was established by the 12 Councils in Southern Tasmania in October 2001. It replaced the Southern Waste Strategy Board which was not a legally constituted body. SWSA came into existence with the primary objectives of: -

- making a substantial contribution to the Commonwealth and State Governments' target of a 50% reduction in the quantity of waste going to landfill by the year 2005; and
- avoiding or minimizing adverse impacts on the environment and the community arising from waste management activities.

In return for the establishment of SWSA and the introduction of a voluntary levy on waste going to landfill to be paid by the Councils to SWSA, the State agreed not to introduce a compulsory State Waste levy as existed at that time in several other states. No Groups were established in the North or North-West of the State.

It was agreed that a voluntary levy equivalent to \$2 per tonne of waste to land fill would be paid. The word equivalent here has significance in that the \$2 levy was to be reduced by any funds SWSA could generate from outside sources such as the National Packaging Covenant. SWSA obtained significant funds from the NPC in its first 5 years of operation (almost \$M1) but when the guidelines for funding were revised, the type of project being undertaken by SWSA did not qualify for funding.

In 2006, following a proposal by the Government to introduce a waste levy, a Working Party of State and Local Representatives was established to determine a regional approach to waste as the alternative to the introduction of a State Levy.

In August of that year, a letter was sent to all Councils signed jointly by the Dept. of Environment and LGAT.

The letter sought a commitment that a Waste Group would be established in each region which would have the capacity to deliver as a minimum :

- 1 A regional strategy that addresses both statewide and regional waste management objectives. Statewide waste management objectives will be established through a consultative process that is currently being put in place but are considered likely to include:
 - a. Improved resource recovery
 - b. Identification of infrastructure needs
 - c. Collaboration on statewide initiatives
 - d. Process of engagement with stakeholders
- 2 Regular meetings of member Councils, at decision maker level (preferably General Manager or Senior Manager)
- 3 Adoption of an appropriate and transparent funding formula by which member Councils contribute funds to agreed state and regional waste management initiatives and a process for setting and reviewing an annual budget for waste management as agreed by member Councils.
- 4 A process for measuring and regularly reporting progress towards achieving regional waste management objectives and providing data for reporting against statewide objectives.

All Councils committed to the Regional approach to waste management and new regional waste bodies were established in the north and north- west of the State and SWSA which was already in existence was recognized as the Southern Regional Waste Group.

In 2008 an effort was made by Hobart City Council to combine SWSA and STCA, however for a range of reasons the great majority of Councils determined that a separate Regional Waste Group (RWG) was necessary.

In 2009, SWSA commissioned Blue Environment to prepare a future strategy document for SWSA. This document set out in detail, steps that SWSA should adopt to improve solid waste Management Practices in Southern Tasmania.

Co-incidentally at the same, the two other RWGs had jointly commissioned a different firm of Consultants to prepare a waste management strategy for their areas. The prime recommendation in both cases was the implementation of a fully hypothecated State Waste Levy to fund the necessary improvements in solid waste management in Tasmania. At that time, this was contrary to the policy of the Local Government Association of Tasmania.

Following consideration of these reports by the 3 RWGs and their member Councils, negotiations commenced with the Department of Environment to determine whether a proposal could be prepared for consideration of a General Meeting of LGAT whereby all proceeds of a State Waste Levy could be fully hypothecated to waste management and not be appropriated to Consolidated Revenue by the State.

Such a proposal was agreed to by those negotiating for the RWGs and the Department of Environment and this proposal was submitted to the General Meeting of LGAT in July 2012 at which meeting LGAT changed its policy to support a State mandated levy based on the agreement which had been reached with Department of Environment. This agreement is incorporated in the motion which was passed and is reproduced below:

1. "That councils endorse the proposal to introduce a statutory waste levy of \$10 per tonne to be collected via public and private landfills;
2. That the funding be allocated on the basis of 20% to regional waste bodies; 10% to the EPA and 70% to the Waste to Resources Funding Pool;
3. That these arrangements be on the basis that the funding is directly hypothecated to activities that reduce the volume of waste going to landfill and is not absorbed into the State Government Consolidated Fund;
4. That the WAC be formally acknowledged within the legislation as having an integral role in the disbursement of funds from the Waste to Resources Funding Pool, providing recommendations to the EPA Board in accordance with relative priorities in the Waste to Resources Strategy"

Since that time this proposal has received the support of the Environment Protection Agency (ERA), the Division of Environment, the Waste Advisory Committee (WAC) and the Waste Management Association of Australia (WMAA) which represents industry participants.

All of those groups have been since then been continually making representations to the Government for the introduction of the levy. The matter had been progressed to the stage where the previous Minister had a discussion paper prepared but this was never released. Since the change in Government again numerous representations have been made but to date no decision either for or against a levy has been made.

As recently as February 2015, the Minister met with WAC where the advantages of the levy were canvassed. Again without giving any commitment, the Minister requested that a list of projects on which the levy funds might be spent, be provided. This matter is clearly still not resolved and until it is, it seems clear that a RWG regardless of its format is still required.

The Board of SWSA met on 27th February and canvassed a number of options for the future.

It should be noted that there have been significant changes in SWSA's operational structure. The Project Officer ceased duty with SWSA on 31st January 2015 and at the February Board Meeting the Board gave the CEO the necessary notice that the position of CEO would be abolished from 30th June 2015 and that his services would not be required beyond that date. This means that from 1st July 2015, should SWSA continue to exist, it would have no employees and consequently no salary or entitlement commitments.

The Board considered that this situation might lead to other opportunities for a RWG after 30th June 2015.

In addition, the Board received a submission from the Southern Tasmanian Councils Authority which is attached as Appendix 1.

The Board feels that there are three possible alternatives and they are:

- i. Wind SWSA up and return any remaining moneys to the current members.
- ii. Transfer the operations of SWSA to STCA and wind SWSA up and transfer remaining moneys to either STCA or current members.
- iii. Maintain SWSA as a separate legal entity and adopt a different method of operation and funding for 2015/16.

A review of these alternatives follows:

Wind Up SWSA

This option clearly repudiates the undertaking given to the State and returns Waste Management Strategy to individual Councils. It would send a clear

message to the State that Local Government is not united on Waste Management Strategy and would effectively repudiate the current agreement that LG has with the EPA, that a State Levy would be 100% hypothecated to waste management practices.

Sooner or later a waste levy will be introduced into Tasmania and if LG is split, the levy most likely would go straight into consolidated revenue and only a very small amount would be used to address waste management issues.

Strategically, it is considered that this would be a very risky option but certainly in the short term would return some funds to individual councils and eliminate the need for a contribution to a RWG in the future.

The Board is of the opinion that it would be shortsighted and premature to fold up a regional waste management group function in Southern Tasmania.

Waste Strategy to be administered within STCA

The proposal from STCA is attached is attached as Appendix 1.

Firstly it needs to said, that that the Board is not against this arrangement per se.

The Board however is concerned that this proposal appears still to be in the conceptual stage.

This proposal is deficient in that it does not:

- i. Identify the basis on which contributions would be determined
- ii. Identify the quantum of contribution of funds by member Councils
- iii. Identify the activities that would be undertaken
- iv. Provide the opportunity for decision makers to meet regularly
- v. Specifically identify any savings which might be made
- vi. Indicate whether all 12 members of STCA support and are willing to fund the proposal

In addition it appears that "waste" would be subsumed within a "sustainability" portfolio and administered by a Committee of the Board which would make recommendations to the Board. Not all Councils would be necessarily

represented on the Committee. All decisions of the Committee would have to be ratified by the Board

It seems difficult to understand how the proposal as currently presented could fulfil the commitment that has been given to the State regarding a regional waste group's capacity.

It has been mentioned that this is the model that operates in the north west of the State. This is not the case. The major differences are:

- i. The North-West RWG although housed within the Cradle Coast Authority, uses the CCA only as a postal address and to manage accounting.
- ii. The NWRWG is entirely autonomous and manages the dispersal of the voluntary levy collected from the landfills.
- iii. Dulverton Landfill Authority is contracted to provide all other services, manage contracts etc. for the NWRWG.
- iv. The Board of CCA is not involved in the running of the NWRWG.

At this stage the Board considers that the STCA proposal has not been developed sufficiently to enable the Board or Member Councils to assess whether they could or would support this proposal.

The Board is further concerned that there is no clear indication that this proposal is supported by all Members of STCA and it is possible that some Members may not be prepared to contribute to the cost of a waste function and could in fact withdraw from STCA thus fracturing the political unity in the South.

The Board feels that STCA would need to place a fully costed proposal before its Members and obtain their agreement to this proposal before it could recommend that STCA and SWSA be combined.

Maintain SWSA as a legal entity

Although through unfortunate circumstances, the staffing situation which now exists, gives SWSA the opportunity to consider if there are other governance options which might fit the criteria.

It was quite clear given the declining volumes of waste going to Hobart and Glenorchy landfills and the likelihood of Copping being the only landfill in the south in the reasonably near future, that the funding basis of SWSA in the past was not sustainable into the future.

It would now seem that SWSA will have no employees after the 30th June 2015 and could look at other models of operation for 2015/16.

One model which could be considered, is the NRWG model where the Group is hosted within Launceston City Council. The NRWG has no employees and has an agreement with LCC which provides the services for a fixed charge.

Discussions have taken place and there is at least one Council which would be interested in participating in such an arrangement in Southern Tasmania for 2015/16. There may be others. It was however considered prudent to ensure there was at least one Council interested before suggesting this as an option.

In the past when Hobart City was a member, the annual contributions were about \$K300 p.a. This year the figure is about \$K223.

The CEO has prepared a budget for 2015/16 which would enable SWSA to operate at a reasonable level if hosted by a member Council without calling on Members for further contributions. It is assumed that hosting will involve, all accounting functions, all administrative functions such as agendas, minutes, telephone enquiries, correspondence and maintaining website and other similar activities. This budget is detailed below.

Hosting (Estimated at .2 FTE)	25,000
Accounting (finalize 2014/15)	5,000
Insurance	2,500
Garage Sale Trail	10,000
General Expenses	5,000
Available for activities	70,000
(Media, schools and other projects)	
Total	\$117,500

It is anticipated that SWSA will have about \$200,000 on hand at the end of 2014/15.

The Board considers that it could operate quite successfully in 2015/16 without any call on contributions from Member Council in 2015/16.

The Board is of a view that at this time option 3 is preferred because

1. It will enable LG in Southern Tasmania to continue to honour the undertaking that has been given to the State Government regarding the establishment and maintenance of a Regional Waste Group;
2. No contribution would be required from Member Councils in 2015/16;
3. It will enable continued representations to be made to the State Government regarding the waste levy. If the levy becomes a reality, then the legal framework of SWSA will remain and if the Government rules out a levy then a more informed decision can be made as to whether a RWG is even required;
4. SWSA nominates the Southern LG delegate to the Waste Advisory Committee. Our current nominee's term finishes in August 2015 and this will enable a replacement member to be nominated;
5. It will enable STCA to prepare a detailed proposal addressing the items which are considered deficient in the current proposal and to obtain agreement of all Members of STCA to the proposal; and
6. It will enable Member Councils to assess whether the model proposed is satisfactory if during the year Members determine that SWSA should remain as a legal entity.

The Board of SWSA will be meeting in the last week of April and it is therefore requesting that your Council's representative be advised on the order in which these options are preferred by your Council. Of course you are welcome to put forward any other alternatives that you may have.

The Board has selected this time frame as it will still enable a Member to have sufficient time to withdraw from SWSA prior to the end of the financial year if it is dissatisfied with the outcome of this process.

If in fact Option 3 is the preferred option, the Board will have to act quickly to put the necessary agreements in place and the Board does not wish to preclude any of the Member Councils from acting as the host Council. If Option 3 is the preferred option and your Council is interested in acting as the host Council, the Board would be most interested in receiving your expression of interest before its next meeting.

If your Council is interested, the Chair and/or the CEO would be happy to attend a Council Meeting or Workshop to expand on the proposal or to answer any questions.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. Green' with a stylized flourish at the end.

Alex Green
Chairman

Regional Waste Group Governance Paper

SWSA Background

SWSA was formed in 2001 for a range of reasons and at the time there were no corresponding regional waste groups established in the north or the north west. However, by 2006 after a number of reports, a letter co-signed by the Director of the Environment and the CEO of LGAT was issued to all regional authorities and councils inviting them to look at the formation of joint authorities to tackle the issue of regional waste management.

It was intended that these groups would develop a regional waste strategy to address both statewide and regional waste management objectives, adopt a transparent funding formula by which member councils contribute and funds are used for regional waste management initiatives and a process for measuring and regularly reporting progress towards achieving regional waste management objectives.

SWSA undertakes a range of activities to help meet these objectives, an examination of a recent quarterly and annual reports better highlights some of the key activities of the Authority.

- Engaging in school visits as part of the education program as well as hosting classes at the Mount Nelson Sustainability Centre
- Donating to schools mobile garbage bins from the SWSA stock for the purpose of the development of worm farms
- Assisting in the organisation of the National Australian Education Sustainability Conference to be held in Hobart in November 2014
- Meeting regularly with the officers from the other regional waste groups as part of the statewide coordination
- Involved in the development and launch of the new statewide rethink waste website
- Operate the E-Waste collection system
- Run media advertising campaigns
- Helped fund and participate in the Garage Sail Trail Day
- Looking into the State Waste Levy and the Container Deposit Scheme

Governance of a Regional Waste Group within the STCA

The governance arrangements of a regional waste group within the STCA are a major issue that need to be addressed. Whilst, the STCA Board is made up of Mayors from across southern Tasmania, there are a number of elected representatives who have been serving on the SWSA Board and possess passion and expertise in the area of waste management. It would be beneficial for the regional waste body to have the best possible elected representatives and utilise those who have a passion and knowledge in this area.

It is therefore proposed that a Waste Management Strategy Group be established as a committee of the STCA. As the Waste Management Strategy Group would sit inside the STCA, the Group would be chaired by a

Mayor from the STCA Board. The STCA Waste Management Strategy Group would comprise a representative from each of the three-landfill site authorities, Hobart City Council, Glenorchy City Council and Copping with other councils being invited to also provide a representative. This representative could be any Alderman/Councillor from the council and would not have to be a Mayor. Each council could also appoint an officer to attend the Waste Management Strategy Group meetings with the elected representative and to work with the STCA CEO on waste management issues.

Purpose and Functions

The current purpose of SWSA is to facilitate integrated regional strategic planning in southern Tasmania, and to implement the Southern Waste Management Strategy.

The functions of SWSA are to provide the most cost effective management and facilitation of:

- municipal waste minimisation programs
- waste stream control and performance monitoring
- establishment of a non-municipal waste minimisation program
- monitoring of residual waste treatment technologies
- infrastructure developments
- landfill development strategy
- education and marketing programs
- represent the southern councils' views in the implementation of waste management processes at both a state and local level

The first task of the Waste Management Strategy Group would be to review its purpose and functions and make recommendations to the STCA Board. However, it is anticipated that they would be fairly similar, with the review allowing for the group to ensure that the purpose and functions are contemporary and match the needs of member councils. It would also be essential that the Waste Management Strategy Group conduct an audit of the activities of SWSA to determine the most appropriate functions for the new regional waste group.

The SWSA Legal Entity

It was noted that once the transfer of roles and responsibilities of a regional waste group to the STCA had occurred, a decision on the future of the SWSA legal entity would be a decision for participating member councils.

Administrative Support

Currently, SWSA is supported by a part-time Chief Executive Officer and a full-time Project Officer. The issues relating to employees of SWSA are a matter that would need to be dealt with by the SWSA Board. However, the STCA CEO, is a full-time employee and has the scope to undertake the increased workload, to support the Waste Management Strategy Group. With the roles and responsibilities of a regional waste group coming into the STCA the need to produce separate quarterly and annual reports would no longer

apply. The achievements and activities of the Waste Management Strategy Group would be contained within the STCA reports, much in the same way that occurs at the Cradle Coast Authority.

Regional Waste Group Funding

An issue with SWSA has always been how to establish an equitable funding model, particularly in southern Tasmania, which is a region that has a number of different landfills owned by different entities or groups of entities. This is an issue that doesn't occur in the north and north west of the state, it also allows those regions to raise more funds to dedicate to their regional waste group. For instance, in the 2013/14 financial year the Northern Waste Group had income of \$535,000 derived from a higher regional waste levy.

The Waste Management Strategy Group would be funded through the STCA. As part of the annual STCA budget process the Waste Management Strategy Group would highlight projects it required funding support for and these would be incorporated into the annual STCA budget approved by the Board. It could be expected that councils' would gain some financial savings through the consolidation of the two organisations or allow greater funding for waste minimisation activities. It should also be noted that if the transfer of SWSA funds was authorised by member councils, this could be used as seed funding for the Waste Management Strategy Group.

Project Staffing

SWSA's project work is currently supported by the employment of a full-time project officer. It is anticipated that the new Waste Management Strategy Group would undertake a sufficient program of work that would require the support of a project officer.

Draft Terms of Reference – Waste Management Strategy Group

Overview

The Waste Management Strategy Group is a committee of the STCA Board, responsible to the Board.

The Waste Management Strategy Group is an advisory committee to the STCA Board.

The Waste Management Strategy Group is established to facilitate strategic planning for waste management in southern Tasmania, and to implement the Southern Waste Management Strategy, the functions shall include:

- municipal waste minimisation programs
- waste stream control and performance monitoring
- establishment of a non-municipal waste minimisation program
- monitoring of residual waste treatment technologies
- infrastructure developments
- landfill development strategy
- education and marketing programs
- represent the southern councils' views in the implementation of waste management processes at both a state and local level

Membership

The Chairman of the Committee shall be appointed by the STCA Board, once every two years. The remaining members of the committee shall be appointed by the Board based upon the nominations received from member councils.

The membership of the Waste Management Strategy Group should reflect the diversity of the member councils of the STCA Board and be constituted as follows:

- Chair (Board member of the STCA)
- A representative from each of the three landfill operators across southern Tasmania, Hobart City Council, Glenorchy City Council and Copping Refuse Disposal Site Joint Authority, and;
- Remaining member councils be invited to provide a nominee each

Secretarial support

The STCA will provide secretariat support to the Waste Management Strategy Group.

Quorum

The quorum necessary for the transaction of business shall be [7] members. A duly convened meeting of the committee at which a quorum is present shall be competent to exercise all or any of the authorities, powers and discretions vested in or exercisable by the committee.

Frequency of meetings

The Waste Management Strategy Group shall meet at least 5 times a year at appropriate times in the reporting, planning and budget cycle.

Notice of meetings

Meetings of the Waste Management Strategy Group shall be called by the secretary

Unless otherwise agreed, notice of each meeting confirming the venue, time and date together with an agenda of items to be discussed, shall be forwarded to each member of the committee and any other person invited to attend no later than [5] working days before the date of the meeting. Supporting papers shall be sent to committee members and to other attendees with the Notice of Meeting or on another day before the day of meeting, as appropriate.

Minutes

The secretary shall minute the proceedings and resolutions of all meetings of the Waste Management Strategy Group.

The Chair shall ascertain, at the beginning of each meeting, the existence of any conflicts of interest and have them minuted accordingly.

Minutes of committee meetings shall be circulated promptly to all members of the committee and, tabled at the next STCA Board Meeting , unless a conflict of interest exists.

Conflict of Interest

If a member of the committee has declared a conflict of interest it is the responsibility of the Chair to ensure that appropriate actions are taken to ensure that the conflict of interest does not bring into question the propriety of decisions made by the committee.

Duties

The committee shall provide the most cost effective management and facilitation of:

- municipal waste minimisation programs
- waste stream control and performance monitoring
- establishment of a non-municipal waste minimisation program
- monitoring of residual waste treatment technologies
- infrastructure developments
- landfill development strategy
- education and marketing programs
- represent the southern councils' views in the implementation of waste management processes at both a state and local level

Reporting responsibilities

Following each meeting of the Committee, the Chairman shall report formally to the STCA Board on the proceedings of the Committee at the next available opportunity.

The Committee may make whatever recommendation to the STCA Board it deems appropriate on any matter within its remit where action or improvement is needed.

Public comment

While the Chair of the Southern Tasmanian Councils Authority (STCA) remains the spokesperson for the Authority, the Chair may delegate that responsibility to the Chair of the Waste Management Strategy Group for matters related to the duties of the Waste Management Strategy Group.

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 2005 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 2005.

- 13.1 APPLICATIONS FOR LEAVE OF ABSENCE
- 13.2 REPORTS FROM SINGLE AND JOINT AUTHORITIES
- 13.3 TENDER T1032-15 – CAR PARK CONSTRUCTION, VICTORIA ESPLANADE, BELLERIVE
- 13.4 TENDER T1031-15 – KANGAROO BAY ROADWORKS – STAGE 1, ALMA STREET INTERSECTION, ROSNY PARK
- 13.5 TENDER T1007-14 – INTERSECTION UPGRADE – ACTON ROAD/TARA DRIVE, ACTON PARK
- 13.6 PROPERTY MATTER - BELLERIVE

The grounds for listing these reports in Closed Meeting are that the detail covered in the reports relates to:

- contracts for the supply and purchase of goods and services;
- proposals for the acquisition of land or an interest in the land;
- information provided to the Council on the condition it is kept confidential;
- applications by Aldermen for Leave of Absence.

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”.