

COUNCIL MEETING
MONDAY 23 FEBRUARY 2015

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE
1.	APOLOGIES	3
2.	CONFIRMATION OF MINUTES	3
3.	MAYOR’S COMMUNICATION.....	3
4.	COUNCIL WORKSHOPS.....	4
5.	DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE	5
6.	TABLING OF PETITIONS	6
7.	PUBLIC QUESTION TIME	7
7.1	PUBLIC QUESTIONS ON NOTICE	7
7.2	ANSWERS TO QUESTIONS ON NOTICE.....	7
7.3	ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE.....	7
7.4	QUESTIONS WITHOUT NOTICE	13
8.	DEPUTATIONS BY MEMBERS OF THE PUBLIC.....	14
9.	MOTIONS ON NOTICE – NIL ITEMS	15
10.	REPORTS FROM OUTSIDE BODIES	16
10.1	REPORTS FROM SINGLE AND JOINT AUTHORITIES.....	16
	• SOUTHERN TASMANIAN COUNCILS AUTHORITY	
	• COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY	
	• SOUTHERN WASTE STRATEGY AUTHORITY	
	• TASMANIAN WATER CORPORATION	
10.2	REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES ..	62
11.	REPORTS OF OFFICERS	63
11.1	WEEKLY BRIEFING REPORTS	63
11.2	DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS	64

11.3 PLANNING AUTHORITY MATTERS

- 11.3.1 DEVELOPMENT APPLICATION D-2014/430 - 25 WENTWORTH STREET, BELLERIVE
(CLARENCE HIGH SCHOOL) – CONSTRUCTION OF A CAGE STRUCTURE OVER THE LONG
JUMP PIT (ACTIVE RECREATION)66
- 11.3.2 DEVELOPMENT APPLICATION D-2014/429 - 67 LINDHILL AVENUE, GEILSTON BAY -
ADDITIONS TO DWELLING REQUIRING DISCRETION UNDER PD487

11.4 CUSTOMER SERVICE - NIL ITEMS

11.5 ASSET MANAGEMENT

- 11.5.1 SIMMONS PARK MOTION ON NOTICE – ADDITIONAL PLAYGROUND EQUIPMENT105

11.6 FINANCIAL MANAGEMENT - NIL ITEMS

11.7 GOVERNANCE

- 11.7.1 UPDATE OF THE 2014-2015 CLARENCE CITY COUNCIL LIST OF FEES116
12. ALDERMEN’S QUESTION TIME122
- 12.1 QUESTIONS ON NOTICE122
- 12.2 ANSWERS TO QUESTIONS ON NOTICE122
- 12.3 ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE122
- 12.4 QUESTIONS WITHOUT NOTICE122
13. CLOSED MEETING123
- 13.1 APPLICATIONS FOR LEAVE OF ABSENCE
- 13.2 TENDER T1027-15 - ROAD REHABILITATION 2014-2015 STAGE 1
- 13.3 TENDER T1021-14 – LOWER RIVER STREET BELLERIVE STORMWATER OUTFALL -
INSTALLATION
- 13.4 PROPERTY MATTER - BELLERIVE
- 13.5 PROPERTY MATTER - ROSNY

**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
Ald Peers (Leave of Absence)

2. CONFIRMATION OF MINUTES

(File No. 10/03/01)

RECOMMENDATION:

That the Minutes of the Council Meeting held on 2 February 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
Traffic Management for Bellerive Oval Events Tasmanian Canine Defence League Parking Enforcement Bellerive Long Jump Cage – Clarence High School	10 February
Presentation by Clarence City Band Public Open Space Proposal Bellerive Kangaroo Bay Land Packaging Local Government Reform Strategic Plan	16 February

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

The General Manager provides the following answers to Questions taken on Notice from members of the public at previous Council Meetings.

PUBLIC QUESTION TIME

At Council's Meeting of 2 February 2015 Mr Michael Figg of Lauderdale asked a question which sought an explanation on why the Council does not allow ratepayers time to ask questions on the running of the Council or to question staff of the Council regarding their actions.

/ contd on Page 8

ANSWERS TO PREVIOUS QUESTIONS TAKEN ON NOTICE /contd...**ANSWER DETAILS**

Rules associated with the conduct of the “Public Question Time” segment of the Council meeting agenda are governed by the Local Government (Meeting Procedures) Regulations 2005 and the Council adopted Council Meetings Procedures Policy. The relevant details of these sources are attached.

Specifically, in response to the question taken on notice, the Council does provide an opportunity for the public and ratepayers to ask the Council questions regarding the running (or as stated in the Rules “the activities”) of the Council and in doing so the question must be put in a manner which complies with the requirements of the Rules and Council policy.

The “Public Question Time” segment of the Council meeting agenda can be accessed by the formal submission of questions in writing in advance of the meeting agenda close or informally at the discretion of the Mayor, at the Council meeting. Only those questions formally submitted in writing or taken on notice and the subsequent answers to those questions will be recorded in the Council’s meeting agenda and minutes.

In the interest of ensuring accuracy and completion of the answers provided, the Council’s policy encourages the public to take advantage of the formalised question time process.

Statements from the Public are provided for in a separate segment of the Council’s meeting agenda. The Council’s Meeting Procedures Policy expressly precludes the making of statements by a member of the public during the “Public Question Time” segment of the Council meeting agenda. As intended in the Rules the Council’s policy further provides the Mayor with the scope and discretion to conduct the proceedings associated with the conduct of informal “Public Question Time”.

It is intended that the “Public Question Time” segment of the Council meeting agenda is for questions to be directed to the Council as a whole – where because of the nature of information sought and knowledge of relevant background details staff are best placed to provide answers; the Mayor may ask that a response be provided from a staff member.

ATTACHMENT 1

Extract from Local Government (Meeting Procedures) Regulation 2005

31. Public question time

- (1) A member of the public may give written notice to the general manager at least 7 days before an ordinary meeting of a council of a question to be asked at that meeting.
- (2) The chairperson may:

 - (a) address questions on notice submitted by members of the public; and
 - (b) invite any member of the public present at an ordinary meeting to ask questions relating to the activities of the council.
- (3) The chairperson at an ordinary meeting of a council must ensure that, if required, at least 15 minutes of that meeting is made available for questions by members of the public.
- (4) A question by any member of the public under this regulation and an answer to that question are not to be debated.
- (5) The chairperson may:

 - (a) refuse to accept a question; or
 - (b) require a question to be put on notice and in writing to be answered at a later meeting.
- (6) If the chairperson refuses to accept a question, the chairperson is to give reasons for doing so.
- (7) A council is to determine any other procedures to be followed in respect of question time.
- (8) The period referred to in subregulation (1) includes Saturdays, Sundays and public holidays but does not include –

 - (a) the day on which notice is given under that subregulation; and
 - (b) the day of the meeting.

ATTACHMENT 2

Extract from Clarence Council Meeting Procedures Policy

Public Question Time

In accordance with the Local Government (Meeting Procedures) Regulations 2005, a period of fifteen minutes for “public question time” will be set aside at ordinary Council Meetings for members of the community to ask questions relating to Council activities.

Public question time provides an opportunity for people to ask questions about Council’s activities, not make statements. Anyone wishing to address Council and make a statement may do so under the Deputation section of the Council Meeting Agenda.

The procedures for the conduct of public question time at meetings of the Clarence City Council are set out below.

1. Asking a Question

Anyone may ask a question. A person may ask a maximum of three questions per meeting.

Questions may be submitted in two ways:

- a. Two questions can be submitted in writing and be “put on notice” before the Council Meeting.
- b. One question may be raised from the public gallery “without notice” during public question time.

2. Putting a Question on Notice

- 2.1 Members of the public are encouraged to submit a question in writing and be put on notice to address the Council in the public question time. Council recommends this option, as it will enable Council to provide a more “well-researched” and complete response.
- 2.2 A maximum of two questions may be submitted in writing before the meeting.
- 2.3 To submit a question in writing, members of the public will need to fill out a question registration form. These are available at Council offices and on the Council website.
- 2.4 Forms will need to be lodged at the Council Offices no later than 5 p.m. on the Friday 10 days before the scheduled meeting.
- 2.5 Question registration forms can be lodged by:
Mail: PO Box 96, Rosny Park 7018
In person: 38 Bligh Street, Rosny Park
Fax: (03) 6245 8700
Email: jellis@ccc.tas.gov.au
- 2.6 The registered questions to be answered at the Council Meeting will be listed on the agenda for the scheduled meeting.

- 2.7 Each person whose registration form has been accepted or declined will be advised by no later than the Friday of the week before the scheduled meeting.
- 2.8 When contacted, a person who has submitted a question registration form will need to confirm their presence at the meeting for their question to be read.
- 2.9 The name of the person asking a question on notice and the question will be included in the meeting agenda and minutes. If members of the public do not want these details recorded, they may choose to ask a question without notice from the public gallery at the meeting, as these questions are not formally recorded.

3. Questions Without Notice

- 3.1 Priority will be given to questions on notice over questions without notice asked from the public gallery.
- 3.2 Questions without notice will be dependent on available time at the meeting (maximum 15 minutes).
- 3.3 Questions without notice are permitted at the discretion of the Chairperson.
- 3.4 Provided time is available, each person in the public gallery will be given an opportunity to ask one question without notice.
- 3.5 Subject to available time and in the event that no other persons seek to ask questions without notice at the meeting the Chairperson may allow further questions from persons in the public gallery. (Note: this is in recognition of the discretion of the Chairperson provided for under Regulation 31 (2) (b) in respect to questions without notice.)
- 3.6 If members of the public wish to ask a question but would prefer that their name or question were not recorded in the minutes, they may choose to ask a question without notice from the public gallery, as names and details of questions without notice will not be recorded.

4. Questions May be Refused in Certain Circumstances

- 4.1 The Chairperson may refuse to allow a question on notice to be listed or refuse to respond to a question put at a meeting without notice that:
 - a. relates to any item listed on the agenda for the Council meeting (note: this ground for refusal is in order to avoid any procedural fairness concerns arising in respect to any matter to be determined on the Council Meeting Agenda);
 - b. is unlawful in any way;
 - c. contains defamatory remarks, offensive or improper language;
 - d. questions the competency of Council staff or Aldermen;
 - e. relates to the personal affairs or actions of Council staff or Aldermen;
 - f. relates to confidential matters, legal advice or actual or possible legal proceedings;

- g. relates to any matter which would normally be discussed in the closed section of the Council Meeting pursuant to Regulation 15 of the Local Government (Meeting Procedures) Regulations 2005;
- h. is, in the reasonable opinion of the Chairperson, proffered to advance a particular point of view rather than to make a genuine enquiry;
- i. is vague in nature or irrelevant to Council;
- j. is not related to Council activities; or
- k. is a question that has been substantively asked at the previous Council Meeting.

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

Nil.

10. REPORTS FROM OUTSIDE BODIES

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

10.1 REPORTS FROM SINGLE AND JOINT AUTHORITIES

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

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

- **SOUTHERN TASMANIAN COUNCILS AUTHORITY**

Representative: Ald Doug Chipman, Mayor or nominee

Quarterly Reports

The Southern Tasmanian Councils Authority has distributed its Quarterly Reports for the period 1 July to 30 September 2014 and 1 October to 31 December 2014 (Attachments 1 and 2).

RECOMMENDATION:

That the Quarterly Reports of the Southern Tasmanian Councils Authority for the Quarters ending 30 September 2014 and 31 December 2014 be received.

Representative Reporting

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

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

Quarterly Reports

September and December Quarterly Reports pending

Representative Reporting

- **SOUTHERN WASTE STRATEGY AUTHORITY**

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

Quarterly Reports**Representative Reporting**

- **TAS WATER CORPORATION**

Southern Tasmanian Councils Authority

Quarterly Report to Members

September 2014



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

This report covers the three-month period ending 30th September 2014. This report with all previous quarterly reports is published on the Authority's website: www.stca.tas.gov.au

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

Photo credit: Brenton West

Contents

Report Summary	3
Report	5
1 Mary Massina, Planning Reform Taskforce	5
2 SWSA Update	5
3 Taswater Data Sharing Proposal	6
4 STCA Portfolio Positions	7
5 Australian Retailers Association Presentation	10
6 AGM Arrangements	12
7 Destination Southern Tasmania Board Position	13
8 Governance and Audit Committee Report	14
9 2013/14 Financial Statements	15
10 Economic Development Committee	15
11 Infrastructure Committee	16
12 Sorell STCA Meeting Media	17
13 Employees	17
14 Financials	18

QUARTERLY REPORT TO MEMBER COUNCILS MARCH 2014

REPORT SUMMARY

The Authority held an Ordinary Meeting on 11th August 2014 in Sorell.

1. Mary Massina, Planning Reform Taskforce

The Board had a presentation from Mary Massina from the Planning Reform Taskforce

2. Southern Waste Strategy Authority (SWSA)

The Board endorsed a process to move forward regarding a regional waste organisation

3. Taswater Data Sharing Proposal

The Board endorsed to development of a data sharing proposal with Taswater

4. STCA Portfolio Positions

The Board endorsed three portfolio positions, on business migration, medicinal cannabis and defence manufacturing precinct

5. Australian Retailers Association Presentation

The Board received a presentation from the Australian Retailers Association

6. AGM Arrangements

Arrangements for the STCA AGM were endorsed by the Board

7. Destination Southern Tasmania Board Position

The Board resolved to appoint the DST Board nominee following the local government elections

8. Governance and Audit Committee

The Board endorsed recommendations from the Governance and Audit Committee

9. 2013/14 Financial Statements

The Board endorsed the 2013/14 financial statements

10. Economic Development Committee

A report from the Economic Development Committee was received

11. Infrastructure Committee

A report from the Infrastructure Committee was received

12. Sorell Meeting Media

The Board conducted a media event prior to the board meeting at Sorell.

13. Employees

14. Finances

THE REPORT

1. Mary Massina, Planning Reform Taskforce

Mary Massina, Executive Commissioner of the Planning Reform Taskforce attended the August Board meeting. Ms Massina spoke about her appointment to the role and the current work being undertaken by the Taskforce, she highlighted that they meet monthly and local government has a number of representatives on the Taskforce. Some of the first work of the Taskforce was providing advice to the Minister on the way forward the current set of interim planning schemes being developed around the state. The Taskforce also recommended legislative changes to help facilitate a quicker process for the declaration of the schemes. Ms Massina said there would be further opportunities in the coming months for local government to engage with the Taskforce and provide feedback on the development of the single statewide planning scheme. Ms Massina said at this stage they were hoping to have 80 per cent commonality across the state with 20 per cent being made up of local content. The Board also raised other issues outside the single statewide planning scheme regarding the future of regional land use strategies, making it easier to make modifications to planning schemes and whether the government was looking at some type of Ministerial call in powers. The Board thanks Ms Massina for attending the meeting and said they looked forward to continuing to engage with the Planning Reform Taskforce.

2. Southern Waste Strategy Update

The Board received an update on the issue of the Southern Waste Strategy Authority (SWSA). This issue was examined by the Governance and Audit Committee and recommendations to the accompanying report were provided to the Board.

Following the passage of a motion at the June STCA Board meeting, inviting the CEO's of SWSA and the STCA to work together on a joint options paper on a regional waste group.

The Chair of the Governance and Audit Committee, Alderman Chipman and the CEO met with SWSA's Chairman, Councillor Alex Green and CEO David Sales. The STCA stressed the importance of trying to work together on this issue to ensure that there was a strong regional waste body in southern Tasmania beyond 1/7/2015.

Following the meeting between Ald. Chipman, Brenton West, Cr. Green and David Sales a process was agreed as potential way forward.

1. The CEO's of STCA and SWSA, Brenton and David, work collaboratively to prepare a joint paper exploring the options for the roles and functions of a regional waste group (SWSA) being undertaken by the STCA (Noting that David

is likely to be asked by the SWSA Board to explore other options for a regional waste group structure, this process may or may not include Brenton)

2. This paper then be subject to presentation to the STCA and SWSA Board's for endorsement

3. Subject to agreement from both Board's this paper is then put to member councils for determination

However, following this meeting, SWSA held a Board meeting and responded formally to the STCA.

The Governance Committee held a lengthy discussion on this issue at its recent meeting on 5 August and provided a number of recommendations as a way forward. These were endorsed by the STCA Board.

- 1. That the STCA Board note the correspondence from Southern Waste Strategy Authority (SWSA)**
- 2. That the STCA CEO prepare a paper on a regional waste body being contained in the STCA from 1/7/2015, including draft terms of reference, objects, functions, tasks and governance arrangements**
- 3. Note that the Lord Mayor would personally support and advocate for Hobart City Council to contribute to regional waste activities through subscriptions if the roles and functions of a regional waste group were conducted by the STCA**

3. TasWater Data Sharing Proposal

The Board endorsed looking at a proposal to develop a voluntary data sharing arrangement with Taswater

The STCA CEO had been approached by the Department Manager, Asset Information Management at Taswater to discuss the idea of a voluntary data sharing arrangement with southern councils.

This data sharing arrangement would be facilitated through the STCA with a voluntary Memorandum of Understanding for the southern region. Taswater is also pursuing similar agreements with the other two regions, the North and North West.

TasWater suggested as a starting point, that they could share the following data sets with Councils:

- Water (and re-use)
 - o Water pressure mains
 - o Service mains (property connections)
 - o Valves (including hydrants)
 - o Structures (water storages, treatment plants, pump stations)

- Sewer
 - o Sewer gravity mains
 - o Sewer pressure mains
 - o Maintenance holes
 - o Service mains (property connections)
 - o Structures (treatment plants, pump stations)

In return TasWater would be interested in receiving from Councils:

- Stormwater
 - o Gravity mains
 - o Maintenance holes

It was not proposed that any arrangement replace existing service level agreement or impact upon any statutory obligations. Any potential data sharing opportunity would be designed to foster a stronger working relationship through the sharing of data between local government and Taswater.

The Board endorsed in principle the idea of a voluntary data sharing arrangement with Taswater and charged the CEO with developing a full report on the issue, including how it could work and a potential draft MoU and present this report at the next STCA Board meeting.

4. STCA Portfolio Positions

The Board examined a report presenting three portfolio positions for endorsement. In February 2014 the STCA Board endorsed a portfolio proposition that enabled Board members to bring projects or policy areas of interest to the Board for endorsement at a regional level.

That person can then act as a spokesperson for the issue in the public domain.

Portfolio positions on industrial hemp/medicinal marijuana, defence manufacturing precinct and business migration were presented and endorsed by the board.

Portfolio position: Business Migration Program

Background:

In recent years the Tasmanian economy has experienced a significant downturn. This has resulted in increased unemployment and a deterioration of the State's finances.

To help promote economic growth and increase jobs the Federal Government have a business migration program called the Business Innovation and Investment (Permanent visa).

The permanent business innovation and investment visa is designed to attract business people to assist in the economic development of Australia. Under the

visa, migrants are allowed to stay in Australia on a permanent basis for the purpose of owning a new or existing business or investing in Australia.

The program requires participants to invest \$5 million in a local business.

Since the inception of the program, it is understood that only a handful of users have accessed this scheme and migrated to Tasmania.

The Chair of the Economic Development Committee, Mayor Evans has proposed that given the current state of the Tasmanian economy that the STCA could work with the State and Federal Government's to see if the investment threshold could be lowered to \$1 million.

This lowered threshold would only apply to Tasmania and would help to encourage more migrants to move to Tasmania to invest in local businesses.

Position and Actions:

- The STCA supports the Business Innovation and Investment program
- The STCA supports a lowering of the threshold to \$1 million for investment into Tasmania to access the scheme
- Works with the State and Federal Government's to try and modify the scheme to generate greater economic investment into Tasmania
- Appoints the Chair of the Economic Development Committee, Mayor Evans to act as the spokesperson on the issue

Portfolio position: Defence Manufacturing Precinct

Background:

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

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

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

Over the coming decades there will be billions of dollars worth of maritime defence procurement opportunities as the Federal Government continues to

renew and expand Australia's maritime fleet. This could include opportunities in defence, customs and border protection procurement.

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

If the Prince of Wales Bay Maritime precinct was to be recognised as a Defence Precinct it would open up far greater opportunities for Tasmanian businesses to win defence contracts.

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

Position and Actions:

- The STCA support the efforts by the Tasmanian Maritime Network (TMN) to have the Prince of Wales Bay Maritime precinct recognised as a Defence Precinct
- The STCA write to the TMN offering support for the Tasmanian defence manufacturing precinct
- Appoint Mayor Stuart Slade as spokesperson on the issue

Portfolio position: Medicinal Cannabis/Industrial

Background:

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

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

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

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

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

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

There is currently a Parliamentary Inquiry looking into the issue of medicinal cannabis and industrial hemp.

Position and Actions:

- The STCA supports a trial of growing medicinal cannabis in Tasmania
- The Board supports the industrial hemp industry
- Endorses the plan by the State Government to make industrial hemp a priority industry in Tasmania
- Appoints the Chair of the Economic Development Committee, Mayor Evans to act as the STCA spokesperson on the issue

5. Australian Retailers Association - Presentation

The Board received a brief presentation from Ashley Payne, Employment Development Manager from the Australian Retailers Association (ARA). The Australian Retailers Association had received funding from the Federal Government to deliver targeted retail training. Mr Payne highlight that there were a range of retail diploma courses available that can be undertaken. The ARA asked councils to help promote the training courses in the local community.

Tasmanian Retailer Support Project – 2014

Responding to the workforce need for core skills in the Retail Sector

The Australian Retailers Association (ARA) has been granted funding to deliver targeted retail training by the Department of Education Skills Tasmania in May (2014).

The submission by the Retail Institute, a division of the ARA, strongly focussed on the professional development and potential growth opportunities for retailers through targeted retail education.

The application responded to the Tasmanian Skills Strategy 2008 – 15 and its core cycle of themes and actions by:

- offering targeted retail skills education to prepare the future workforce to meet the demands of a continuously changing sector,
- optimise business performance with practical tools and techniques to implement into the everyday operations of their business, and
- accelerating business opportunities with an improvement to core retail skills concerns and issues

About funding and target audiences

Funding received provided the ARA Retail Institute the opportunity to deliver training programs with our core products being:

SIR50112::Diploma of Retail Management (DRM)	Providing support to senior management in larger retail or wholesale outlets. This program will benefit individuals looking to advance their professional development in retail.
SIR40121:: Certificate IV in Retail Management (C4)	Supporting retailers generally employed in the industry. This program will benefit individuals looking to move from managing within small retail outlet to larger retail or whole sale outlets.
SIR30212:: Certificate III in Retail Operations (C3)	Providing support for retail employee with a desire to commence their professional development increase their capabilities. This program is ideal for individual currently employed in a retail supervisory role.
SIR20212:: Certificate III in Retail Operations (C2)	Increasing opportunities for job seekers with a retail job goal but no transferable experience. This program will benefit individuals seeking a potential retail career.
RAPID Retailing Program (RP)	The challenge for many small to medium retailers today is time. This program offers course units form the Diploma of Retail Management for retailers that will benefit from core retail skill training that provides them with strategies for business growth.

Tasmanian Retailer Support Project – 2014

Responding to the workforce need for core skills in the Retail Sector



About delivery and timeframes

The Tasmanian Retail Support Project will be delivered in various phases from July thru November 2014.

- This integrated 'Delivery Model' below estimates the demand for programs by 'Region'
- Business Development will commence in July 2014
- Recruitment and program commencements will be coordinated progressively throughout August thru November 2014.

	2014					
	July	Aug	Sept	Oct	Nov	Dec
Initiate Project	Business Development	Recruiting Commencement	Steady State (Monitor and Evaluate Progress)			
Hobart		DRM (1 Workshop)				

Launceston		DRM (5 Workplace)			
Western *Burnie	C4 (5 Workplace) & C3 (5 Workplace)				
Central North West *Devonport	C4 (5 Workplace) & C3 (5 Workplace)				
Northern *Launceston	C4 (5 Workplace) & C3 (5 Workplace)				
Central and Southern *Hobart, Kingborough, Brighton, Glenorchy, Clarence	C4 (15 Workplace) & C3 (15 Workplace)				
Southern		C3 (3 Retail Employment Pathways Programs)			
Northern		C3 (3 Retail Employment Pathways Programs)			
Southern		RP- Skill Set Program			
Northern		RP- Skill Set Program			
Central North West		RP- Skill Set Program			

Stakeholders

The ARA Retail Institute is seeking to engage with stakeholders that value the economic dimension and public investment of retail skills and training to assist businesses meet the challenges of investing dynamic sector. Stakeholders will contribute to the outcomes by delivering positive messages about the retail training and the key objectives of retail education as seen in the ARA Retail Institute's response to the Tasmanian Skills Strategy 2008-15.

Stakeholders including: National Chains; Business Economic Centres; Chambers of Commerce; Local Government and Councils; Trader and Business Groups; Shopping Centres and State Government.

People and resources

The ARA Retail Institute training and education programs are facilitated by industry retail experts and supported by a project management team to assure the quality of the products and services delivered achieve the best outcomes for its clients and value benefit for stakeholders supporting ARA Retail Institute projects.

*For more information please contact: Ashley Payne Project Manager Tasmanian Region –
E: ashley.payne@retail.org.au ; Mb: 0411 478 071, or Ph: 03 8660 3342.
Visit the www.retailinstitute.org.au>For Government>State Projects*

6. AGM Arrangements

The Board received a report on proposed arrangements for the Authority's AGM.

This item was discussed at the Governance and Audit Committee meeting and endorsed by the Committee.

As part of the CEO's engagement process some councils have raised the issue of engaging with the Authority to a greater level.

To help facilitate this the Governance and Audit Committee have proposed that all Alderman/Councillors be invited to the Authority's AGM. This would allow them to hear the report from the Authority on its activities for the year.

This could be a good networking tool and important engagement exercise, in particular this year it could serve as a wrap-up of the past three years in local government.

It is proposed to have the Minister for Local Government, Peter Gutwein MP along as a guest speaker. As well as inviting the President and CEO of LGAT.

The AGM could be held in the Lord Mayor's Courtroom at the Hobart City Council and a social function could take place at the conclusion of the formal proceedings.

The AGM could also act as another media opportunity for the Authority as part of the profile building exercise. An open AGM to receive the annual report from the Authority for the financial year is common practice amongst member organisations and similarly amongst councils.

It is also worth noting that there doesn't appear to be anything in the Authority's constitution to prevent this from occurring.

The Governance and Audit Committee proposed Friday 24 October as a suggested date for the AGM.

These arrangements and date were endorsed by the Board.

7. Destination Southern Tasmania Board Position

The considered the issue of providing their board member nominee to Destination Southern Tasmania (DST)

Currently, the STCA provides two members to the Destination Southern Tasmania (DST) Board, these are comprised of an elected level representative and an officer level representative from across the region.

Presently, Mayor Slade serves as the elected level representative on the DST Board and the STCA CEO serves as the officer level appointment.

Councilor Alex Green is also on the DST Board through his capacity and involvement in his Local Tourism Association.

The Chairman of DST, Mr Vin Barron has written to the STCA to advise that Mayor Stuart Slade's term as a Director of DST will expire at the end of August, however he is eligible to serve another term.

Due to the timing of the upcoming local government elections scheduled for October, it would appear to make sense to extend Mayor Slade's current term for an extra month until the local government elections.

The new STCA Board could then deal with this item and provide a nomination to the DST Board at the Authority's first meeting after the elections in early November.

DST have indicated that they are more than happy with this approach.

The Board resolved to extend Mayor Slade's term as the STCA nominee to the DST Board until after the local government elections and that the Authority will determine its nominee at its next meeting in early November.

8. Governance and Audit Committee

The Board considered a report from the Governance and Audit Committee. Given the significance of much of the work undertaken by the Governance and Audit Committee many of the items were examined individually by the Board as separate agenda items.

The Committee examined a report and correspondence from SWSA regarding the issue of a regional waste body. The Committee had recommended to the Board that it seemed the most appropriate way to move forward by undertaking the development of a waste governance paper and proposed terms of reference for consideration by the STCA Board. It was also noted that the Lord Mayor of Hobart was personally supportive of Hobart rejoining the regional waste group if the roles and functions were performed by the STCA.

The Committee also discussed proposed AGM arrangements as part of ongoing efforts to improve engagement between councils and the STCA. The Committee felt that the AGM would present an excellent opportunity for all Councilors and Alderman from across southern Tasmania to be invited to along to hear about the activities of the STCA. It was also noted that there was nothing in the Authority's rules precluding this from occurring.

The 2013/14 financial statements were examined by the Committee and approved. The Committee discussed these at considerable length and were satisfied that the financial contributions from member councils was sufficient to operate the Authority. It was noted at the June Board meeting the STCA Board had endorsed the 2014/15 budget for the operation of the Authority from council subscriptions to make a small surplus. It was noted that the deficit incurred by the Authority was attributable to the expenditure of grant funding that was received in a different period. The Committee also noted that the balance sheet of the Authority remained strong and that the STCA was more than able to meet its debts as and when they fell due.

9. 2013/14 Financial Statements

The Board endorsed the 2013/14 Financial Statements of the Authority.

As per the *Local Government Act 1993* the Authority has prepared its financial statements for consideration by the STCA Board.

These financial statements were examined and endorsed by the Governance and Audit Committee at its August meeting.

After approval that the financial statements accurately represent the Authority's activities for the year, they need to be submitted to the Tasmanian Audit Office by 14 August 2014, to allow for an onsite audit to be conducted by the Auditor General.

The financial statements for the 2013/14 financial year showed that the Authority remained in a strong financial position. This financial statements showed a deficit for the 2013/14 financial year of \$132,959. This was attributed to a number of grant monies that were received in previous financial periods and then expended in 2013/14, these included around \$50,000 for the capture of LiDAR imagery around the coastlines of southern Tasmania, \$32,000 for an online planning program to track online development applications and funding for the completion of the regional planning project. It was noted that this is an issue often faced by the Authority and other organisations that receive grant funding in a particular period and then expend it in the next financial period.

The STCA continues to remain in a strong financial position, with the Authority maintaining \$222,790 cash on hand, including \$105,927 allocated for specific grant activities and around \$115,000 of cash reserves (accumulated surpluses).

It should also be noted that at the June 2014 Board meeting, the STCA Board endorsed the 2014/15 Budget for the operations of the activity from the council subscriptions, which predicted a small surplus.

Importantly, the Authority well and truly remains solvent easily being able to meet its debts when they fall due.

Following this process, the financial statements were audited by the Auditor General and it was found that there were no issues. They were also endorsed at the STCA AGM.

10. Economic Development Committee

The Economic Development Committee met and discussed the regional economic development prospectus that was currently being completed by the Authority. It was highlight that in the coming years with the Free Trade Agreements that had been recently signed by the Federal Government there would be a number of investors looking for projects in southern Tasmania.

The Committee also spoke about the impending visit of the President of China as part of the G20 Summit and how this was an incredible opportunity for Tasmania to showcase its produce and investment opportunities.

It was also felt that the region needed to be ready to capitalise on these opportunities.

The Committee also started to discuss key issues and activities that could be included as part of the new five year strategic plan 2015 - 19 that was being developed by the Authority. It was agreed that economic development should be a key component of the plan given the importance of the issue to local councils across the region.

11. Infrastructure Committee

The Infrastructure Committee met and the main part of the meeting was consumed with a briefing from Fiona McCleod from the new Department of State Growth.

Ms McCleod touched on the infrastructure announcements made by the State Government in the recent budget, in particular those across southern Tasmania.

In particular those projects where that State Government was co-contributing its 20 per cent funding to already announced federally funded projects such as the Brooker Highway at Elwick Road/Goodwood Roundabout, Tasman Highway on/off ramps and Summerleas Road/Huon Highway intersection.

There were also a number of smaller road projects entirely funded by the State Government such as further improvements for the Rokeby main road, sealing for the Highland Lakes road and more passing lanes for the Huon Highway.

Ms McCleod also spoke about the new government's focus on roads and buses as well as ensuring we continue to update the Southern Integrated Transport Plan.

12. Sorell Meeting – Population Media

The Board held its August meeting in Sorell. Before the meeting the Board took the opportunity to meet as a group on the causeway connecting Midway Point to Sorell. The focus of the media event was the increasing population of southern Tasmania and that the government had provided a headline figure but no more specific modeling on the growth expected in each local municipality. This makes it very difficult for local councils to plan appropriately with infrastructure, health and education services for the local community. The media event was highly successful with coverage on all three television news stations as well as a good article in the Mercury newspaper the next day.



Mayors at the Midway Point causeway highlighting the issue of population growth and the need for appropriate modelling so councils can provide appropriate infrastructure to support local communities.

13. Employees

Mr Brenton West, took up the role of full time Chief Executive Officer of the Authority on 1 July 2013. The Authority has previously employed other staff as government grant funding is obtained. It is intended that this process will continue.

14. Finance

A summary of financial performance for the fourth quarter of the 2013/14 financial year follows:

SOUTHERN TASMANIAN COUNCILS AUTHORITY

Financial Report as at 30th September 2014

	Actual at 30/9/14	Budget Year to Date	Budget 2014/15
	\$	\$	\$
Revenue plus opening balances			
STCA Consolidated Account	283,428	70,857	283,428
Regional GIS Project	24,664	6,166	24,664
Regional Planning	2,363	590.75	2,363
Water and Sewerage Owners Representatives	1,231	307.75	1,231
Climate Change adaptation project	36,145	9,036.25	36,145
Climate Change communication project	43,490	10,872.5	43,490
Regional Visioning	2,505	626.25	2,505
Local Government Structures Project	5,587	1,396.75	5,587
Tourism	10,460	2,615	10,460
Industrial Land use Study	4,972	1,243	4,972
SMART form	2,909	727.25	2,909
TOTAL REVENUE	417,756	104,439	417,756
Expenditure			
STCA Consolidated Account	(25,125)	(46,737.5)	(186,950)
Regional GIS Project	(0)	(0)	(0)
Regional Planning	(505)	(500)	(2,000)
Water and Sewerage Owners Representatives	0	0	0
Climate Change adaptation project	(1,211)	(9,025)	(36,100)
Climate Change communication project	(0)	(10,800)	(43,200)
Regional Visioning	0	0	0
Local Government Structures Project	0	0	0
Tourism	0	(0)	(0)
Industrial Land use Study	(3,126)	(1,000)	(4,000)
SMART form	0	(0)	(0)
TOTAL EXPENDITURE	(29,967)	(68,062.5)	(272,250)
Closing Balances			
STCA Consolidated Account	258,304	24,119.5	96,478
Regional GIS Project	24,664	6,166	24,664
Regional Planning	1,859	90.75	363
Water and Sewerage Owners Representatives	1,231	307.75	1,231
Climate Change adaptation project	34,953	11.25	45
Climate Change communication project	43,490	72.5	290
Regional Visioning	2,505	626.25	2,505
Local Government Structures Project	5,587	1,396	5,587
Tourism	10,460	2,615	10,460
Industrial Land use Study	1,846	243	972
SMART form	2,909	727.25	2,909
	387,789	36,376	145,504

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

1. STCA consolidated account.

The operating account of the Authority currently the account has a balance of \$258,304.

2. Regional GIS Project.

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

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

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

3. Regional Planning.

The Regional Planning Project is continuing, the State Government provided \$30,000 of funding for 2013/14. Currently the balance is \$1,859.

4. Water and Sewerage Owners Representatives.

An allocation of \$1,231 was brought forward for the 2014/15

5. Climate Change Adaptation Project.

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

6. Climate Change Communication Project.

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

7. Regional visioning.

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

8. Local Government Structures Project.

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

9. Tourism.

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

10. Industrial Land Use Study.

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

11. SMART Forms

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

The STCA Governance and Audit Committee is currently examining whether some of these completed project funds could be rolled into an STCA project account. This work is ongoing.

Southern Tasmanian Councils Authority

Quarterly Report to Members

December 2014



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

This report covers the three-month period ending 31st December 2014. This report with all previous quarterly reports is published on the Authority's website: www.stca.tas.gov.au

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

Photo credit: Brenton West

Contents

Report Summary	3
Report	5
1 Election of STCA Board Positions	5
2 Destination Southern Tasmania Board Position	5
3 STCA Committee Membership	6
4 Taswater Data Sharing Proposal	7
5 STCA 2015 – 19 Strategic Plan	7
6 Portfolio Position	8
7 Southern Waste Strategy Authority	9
8 Kim Evans, Secretary Department of State Growth	15
9 Munro Report	16
10 STCA Special Projects Fund	19
11 Meeting Guests	20
12 2015 Meeting Dates	21
13 Governance and Audit Committee	22
14 Employees	22
15 Finances	23

QUARTERLY REPORT TO MEMBER COUNCILS DECEMBER 2014

REPORT SUMMARY

The Authority held an Ordinary Meetings on 17th November 2014 and 15th December 2014.

1. Election of STCA Board Positions

The Board elected members to fill different positions on the board including Chair, Deputy Chair and Committee Chairs

2. Destination Southern Tasmania Board Position

The Board selected its elected level nominee to represent the STCA on the DST Board

3. STCA Committee Membership

The Board appointed members to each of the three committees, Governance and Audit, Infrastructure and Economic Development

4. Taswater Data Sharing Proposal

The Board endorsed the first stage of the Taswater data sharing proposal

5. STCA 2015 – 19 Strategic Plan

The Board began initial discussions about the 2015 – 2019 Strategic Plan

6. Portfolio Position

The Board endorsed the portfolio position on Aldi Supermarkets

7. Southern Waste Strategy Authority

The Board endorsed the Governance Paper and draft Terms of Reference for a regional waste organisation to be contained in the STCA

8. Kim Evans, Secretary of the Department of State Growth

Kim Evans, Secretary of the Department of State Growth came and spoke to the Board about the activities of the new Department

9. Munro Report

The Board re-examined the Munro report into local government reform

10. STCA Special Projects Fund

The STCA Board endorsed a process to establish a special projects fund

11. Meeting Guest

The Board examined a list of meeting guests for 2015

12. 2015 Meeting Dates

The Board endorsed meeting dates for 2015

13. Governance and Audit Committee

The Board received a report from the Governance and Audit Committee

14. Employees

15. Finances

THE REPORT

1. Election of STCA Board Positions

When meeting for the first time since the October 2014 local government elections, the STCA Board was required to elect a range of Board positions, these included the Chairman, Deputy Chairman, Chair of the Governance and Audit Committee, Chair of the Economic Development Committee and Chair of the Infrastructure Committee.

Lord Mayor, Alderman Sue Hickey was nominated for the position of Chairman of the Authority. There were no other nominations so it was declared that Alderman Hickey be elected as the Chair of the STCA.

Mayor Tony Bisdee was nominated for the position of Deputy Chairman of the Authority. There were no other nominations so it was declared that Councillor Bisdee be elected as Deputy Chair of the STCA.

Mayor Doug Chipman was nominated for the position of Chair of the Governance and Audit Committee of the Authority. There were no other nominations so it was declared that Alderman Chipman be elected as Chair of the Governance and Audit Committee of the STCA.

Mayor Martyn Evans was nominated for the position of Chair of the Economic Development Committee of the Authority. There were no other nominations so it was declared that Councillor Evans be elected as Chair of the Economic Development Committee of the STCA.

Mayor Deirdre Flint was nominated for the position of Chair of the Infrastructure Committee of the Authority. There were no other nominations so it was declared that Councilor Flint be elected as Chair of the Infrastructure Committee of the STCA.

2. Destination Southern Tasmania Board Position

The Board considered a report regarding its nominee for the Board position of Destination Southern Tasmania.

Destination Southern Tasmania (DST) is the regional tourism organisation that covers all of the local government area in southern Tasmania except for the east coast. The east coast is covered by its own regional tourism organisation.

Under the DST Constitution the STCA is required to provide two board members, traditionally this has been an officer level appointment and an elected member representative, from the STCA Board.

Currently, Brenton West, the STCA CEO, is appointed as the officer representative, with his term due to expire in September 2015.

Councilor Alex Green, from Southern Midlands and now Councilor Frank Pearce from the Derwent Valley are both coincidentally on the DST Board through their involvement in the Local Tourism Associations in their areas.

Previously, Stuart Slade, had served as the elected member representative on the DST Board, his term had expired in September 2014, however the STCA Board had previously resolved to extend this by six weeks until after the local government elections.

With the elections completed, the STCA was required to provide a new elected level representative to the DST Board. The Board resolved to nominate Mayor Kristie Johnston from the Glenorchy City Council to the DST Board.

3. STCA Committee Membership

The STCA Board operates three Committees, Governance and Audit, Infrastructure and Economic Development.

These usually have member of around four to five including the Committee Chair and the Chair of the STCA who is ex-officio on all.

The Board resolved to appoint the following members to each Committee.

Governance and Audit

Mayor Chipman (Committee Chair)
Lord Mayor Hickey (STCA Chair)
Mayor Bisdee (STCA Deputy Chair)
Mayor Coad
Mayor Vincent

Economic Development

Mayor Evans (Committee Chair)
Lord Mayor Hickey (STCA Chair)
Mayor Heyward
Mayor Coad
Mayor Wass

Infrastructure

Mayor Flint (Committee Chair)
Lord Mayor Hickey (STCA Chair)
Mayor Johnston
Mayor Vincent

4. Taswater Data Sharing Proposal

The Board examined a report on the first stage of a data sharing arrangement with Taswater.

At the STCA Board meeting held in August, the Board endorsed an in principle agreement to explore a data sharing arrangement with TasWater.

Over those two months the STCA CEO worked with the Asset Manager of TasWater to develop a draft Memorandum of Understanding for a voluntary data sharing arrangement between TasWater and the STCA on behalf of member councils.

Initially, as part of stage one, to build goodwill within member councils, TasWater proposed to make available a range of water and sewer data available to STCA member councils. It was noted that this data sharing arrangement doesn't replace any existing service level agreements.

After building a strong working relationship with the STCA and member councils, it is proposed that the data sharing arrangement could move to stage 2, which would see the development of a voluntary data sharing agreement in which councils may like to in return share some data with TasWater.

If the implementation of the first stage of the data sharing arrangement works wells and fosters a good relationship between the two parties it is proposed that the STCA CEO and the TasWater Asset Manager may look at developing stage two in 2015.

The Board endorsed stage one of the data sharing arrangement with Taswater.

5. STCA 2015 – 19 Strategic Plan

The Board began initial discussions on the new STCA 2015 – 19 Strategic Plan.

As per requirements under the *Local Government Act 1993*, and as part of good governance the Authority is required to develop a five year strategic plan.

The STCA is due to develop a new strategic plan in the coming months, to guide the Authority's direction over the next five years.

The STCA Board previously determined earlier in the year to hold this process over until after the local government elections to allow the new Board to have maximum input into the strategic direction of the Authority over the next five years.

Initial feedback was provided by the Board, and in coming months further feedback will be sought from the board as well as input from the STCA Committees, individual board members and member councils.

Under the current STCA Strategic Plan the Board endorsed a number of areas that help build regional development, these fall into the following seven strategic themes.

These areas fall broadly into seven strategic themes:

- Improved Physical Infrastructure
- Enhanced Economic Development
- Improved Environmental Performance
- Enhanced Social well-being
- Improved Inter-regional Cooperation
- Improved Local Government sustainability
- Good Organisational Governance

It was agreed these again should form the building blocks for the new strategic plan.

6. Portfolio Position

The Board received a portfolio position for trying to bring Aldi Supermarkets to southern Tasmania.

In February 2014 the STCA Board endorsed a portfolio proposition that enabled Board members to bring projects or policy areas of interest to the Board for endorsement at a regional level.

That person can then act as a spokesperson for the issue in the public domain.

The portfolio position on Aldi Supermarkets was endorsed by the board.

Portfolio position: Aldi Supermarkets in Tasmania

Background:

ALDI is a discount supermarket that offers Smarter Shopping, providing customers with incredibly high quality items at the lowest possible prices.

They are increasingly popular on the mainland and are gradually taking market share away from the supermarket duopoly of Coles and Woolworths.

Aldi first opened in Australia in January 2001 and now has more than 350 stores across Victoria, NSW, and Queensland.

In the growth of Aldi across Australia consumers have been the major winners,

with a no frills service provided to ensure lower costs for products.

Based on Roy Morgan research from February this year, the market share of Australian supermarkets is as follows. Woolworths 39%, Coles 33.5%, Aldi 10.3%, IGA 9.5% and other supermarkets 7.7%.

Last month Aldi announced plans for a major expansion into South Australia and Western Australia. This will be a \$700 million investment to build two distribution centres and as many as 120 stores.

In the past couple of months, the Kingborough GM and the STCA CEO have been speaking about working on a proposal to start a conversation with Aldi about looking at expansion opportunities in Tasmania.

Any move from Aldi to expand into Tasmania would not only bring benefits to consumers but also employment opportunities through ongoing jobs and jobs during the store construction phase.

Position and Actions:

- The STCA supports an expansion of Aldi into southern Tasmania
- The CEO works with the GM of Kingborough and other relevant stakeholders to build a proposal to bring Aldi to southern Tasmania
- The STCA identify a range of potential sites for stores and a distribution centre for Aldi in southern Tasmania
- Aldi seem to have a policy of not making media comment, so any potential early media opportunities may be limited. A spokesperson for this issue could be appointed after further work is undertaken

7. Southern Waste Strategy Authority (SWSA)

The board examined a governance paper and draft terms of reference for a regional waste group to be contained within the STCA. The governance paper and ToR were developed by the Governance and Audit Committee for the Board's consideration. The Board endorsed the governance paper and ToR and as per SWSA's previous correspondence they were sent to them for consideration.

Over the past few months the Governance and Audit Committee have been looking at the situation regarding the Southern Waste Strategy Authority (SWSA). The Committee met again on Wednesday 10 December 2014 to examine SWSA and the future of a regional waste body contained within the

STCA. This issue has arisen following the withdrawal from the Hobart City Council from SWSA and the subsequent motion from the Clarence City Council that the roles and functions of a regional waste group should be undertaken by the STCA. SWSA have identified that unless Hobart were to rejoin the Authority or the State Government introduce a compulsory waste levy, with a portion of the levy being directed to regional waste groups, then they would be unable to continue to operate beyond 1 July 2015. The STCA Board then resolved to try and work with SWSA to facilitate the continuation of a regional waste group beyond 1 July 2015 with the roles and responsibilities assumed by the STCA.

The STCA Governance and Audit Chair, Mayor Doug Chipman and the STCA CEO Brenton West met with the SWSA Chair, Councillor Alex Green and the SWSA CEO David Sales to discuss the importance of the continuation of a regional waste group in southern Tasmania beyond 1 July 2015. Initial discussions focussed on whether SWSA and the STCA could work together on a joint paper, however subsequent to this meeting the SWSA Board provided correspondence to the STCA indicating that the STCA could perhaps work on a proposal on how it might host a regional waste group. SWSA have indicated that they are happy to provide any information to the STCA to help facilitate this report. The STCA Board have endorsed this approach and a governance paper and draft terms of reference, which has been provided from the STCA Governance and Audit Committee, are contained as part of this report.

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.

8. Kim Evans – Secretary Department of State Growth

Kim Evans, Secretary of the new Department of State Growth attended the meeting and addressed the Board.

Mr Evans spoke about how he had been asked to come over from DPIPW to serve in an acting capacity of the new department before being appointed permanently to the role. He highlighted that the Department reports to eight ministers and has combined the old DIER, Economic Development and Skills Tasmania.

Mr Evans said the new Coordinator General, John Perry, who will start in January, will have an office that will sit inside State Growth. It will be his job to attract investment, facilitate major projects and develop business growth.

Infrastructure Tasmania will also be contained within the Department of State Growth, the new CEO of Infrastructure Tasmania should be announced soon. The office will contain an engineer and an cost-benefit analysis expert and will provide crucial advice to the State Government on infrastructure projects.

Mr Evans said that the whole Department's focus would be great industry and business development and trying to ensure there was a closer engagement with business and industry. They have been dealing with the challenges of building the organisation from the ground up, including absorbing some significant job cuts.

Mr Evans pointed to the Chinese President's visit and TasInvest, Qantas call centre and the Myer development as some early achievements. As well as ongoing work on the illegal forest protesters legislation, repeal of the TFA, development of energy policy and the Parks EOI process for tourism developments.

Mr Evans was asked about the Tasman and Bridgewater Brides and said that he would have to take the question on notice and come back to the group. He also suggested that himself, Shane Gregory, General Manager of Roads and the new Infrastructure Tasmania CEO should come back to the STCA for more detailed session on infrastructure.

The Board thanked Kim Evans for his time and said they looked forward to see him again.

9. Munro Report

The Board agreed that given the meetings called by Minister Gutwein regarding local government reform that it might be a good idea to bring the Munro Report out for another look. A briefing on the report was provided to the Board.

The Governance and Audit Committee looked at this issue at its meeting, however it was difficult for the Committee to make any recommendations and pre-empt the meeting with Minister Gutwein in February.

The Committee did note that the Munro Report was now nearly five years old and things locally, nationally and internationally had changed quite significantly. The Committee also highlight that in other jurisdictions going through a similar process of voluntary amalgamations, far greater support from State Government's has been provided. For instance, in NSW the following package of around \$300 million is on the table.

\$258 million to encourage councils to merge and provide infrastructure and community facilities.

\$13 million to support local transition committees and ensure that elected representatives are involved in the merger process

\$5.3 million to get new joint regional organisations up and running

\$4 million to help small councils develop innovative ways of working

As well as access to fully funded facilitators who can help councils begin the discussions about how to merge and the benefits for local communities.

Background to the Munro Report:

In December 2010, the Federal Government provided \$150,000 to the STCA to undertake a project examining options for local government reform in the southern Tasmanian region. An independent panel of experts was chosen to undertake the report for the STCA. This group was made up of:

- Jude Munro (Chair) – Former CEO City of Brisbane, Adelaide and St Kilda

- Saul Eslake – Program Director, Grattan Institute and former Chief Economist ANZ Banking Group
- Stephen Hains – Former CEO City of Salisbury and Unley, former SA Director of Planning and former CEO of the SA Department of Business Manufacturing and Trade

The report represents four months of research, investigation and consultation involving a wide range of stakeholders, most particularly the STCA member councils and the local communities they serve.

Four Options

The Panel developed four options for community consultation, with nearly 260 submissions being received.

Option 1 - Maintaining the status quo in relation to the number of local governments and their current boundaries, but seeking to improve performance through a concentration on the formation of stronger regional bodies and shared services.

Option 2 - Forming a single local council for the whole of the region.

Option 3 - Amalgamating all metropolitan councils into a single Greater Hobart Council, while leaving the rural councils largely untouched.

Option 4 - Creating Eastern Shore and Western Shore Councils in Hobart, and merging rural councils into three new local government areas.

Some general findings from the submissions were:

- Very few submissions (just 24 or 9.4%) expressed a preference for the maintenance of the status quo, or for the first option outlined in the options paper. Ten, or 9.7%, of submissions known to have been urban, and six, or 12%, of rural submissions preferred the status quo.

- 67.5% (173 by number) of submissions indicated a preference for either a single regional council (option 2), or for the Greater Hobart option (option 3), with many preferring to see some attempt at rural amalgamations as identified in option 4 as well. 73, or 70.9%, of submissions known to have been from urban areas expressed such preferences, compared with 29 or 58% of submissions from known rural areas preferring these options.

Recommendations:

The Panel when considering the objectives outlined for the review by the STCA and the extensive community and council comment that was received, made the following recommendations. The full report, presents far more detailed explanations and implementation strategies. It is worth noting that Recommendation 9 has been implemented by the State Government.

Recommendation 1 – Greater Hobart

That the present cities of Hobart, Glenorchy and urban Clarence (with Richmond

and surrounds moving into the Sorell Council area), the urban part Kingborough excluding the Channel and Bruny Island (which would be incorporated into Huon Valley) be merged with Brighton to form a single council, to be named the City of Greater Hobart.

That wards be introduced at least for the first term of the Greater Hobart Council. Further, that the STCA should call a meeting of two representatives of each council in metropolitan Hobart to discuss the core recommendations of this report and the transition towards a Greater Hobart Council.

Recommendation 2 – City of Greater Hobart Act

That a City of Greater Hobart Act be developed that recognises the city as a capital city, identifies the powers of the mayor and council, and the obligations the city has to support rural councils through its resources and contracts.

Recommendation 3 – Non-metropolitan councils

That, apart from consequential boundary adjustments as a result of the formation of a Greater Hobart Council, no further boundary adjustments or amalgamations are promoted in the non-metropolitan area at this stage, but that a review of the special needs of these councils and appropriate reform options be undertaken.

The panel further recommends that the distribution of Financial Assistance Grants (FAGs) within the region be considered to assist these councils towards long-term reform and greater sustainability (see recommendation 12).

Recommendation 4 – Timing of amalgamations and boundary changes

That, if adopted, the structural changes proposed in this report are implemented as from the commencement of the new council terms following the next local government elections in October 2013, with those elections to be based on the newly structured councils.

Recommendation 5 – Transition committee

That a transition committee, comprising two councillors from each of Brighton, Clarence, Glenorchy, Hobart and Kingborough Councils, be established to oversee the transition to the new Greater Hobart Council.

Recommendation 6 – Committee for Hobart

That a Committee for Hobart be established from the business, environment, social, arts, tourism sectors to build a vision for the Greater Hobart area.

Recommendation 7 – Three year reform program

That Southern Tasmanian councils work with the State Government on implementing a three-year reform program. The reform program would include reform in:

- governance,
- community and customer engagement,
- planning,

- asset management and capital works,
- strategic procurement and
- service delivery

Recommendation 8 – Financial management and sustainability

That a review of the distribution of Financial Assistance Grants and roads funding be undertaken in the light of the special needs of non-metropolitan councils.

Further, that a review of financial management policies of Southern Tasmanian councils be undertaken with a view to appropriate financial management principles and practices being adopted.

Recommendation 9 – Period of office for mayors and councillors

That the Local Government Act be changed to provide for the popular election of mayors for a four- year term, for full council elections every four years, and a removal of the requirement for mayors to have previously served in local government.

Recommendation 10 – Compulsory voting

That the State Government introduce compulsory voting for local government elections.

Recommendation 11 – Local government skills

That the STCA develop a skills development strategy for staff and elected members of Southern Tasmanian councils.

Recommendation 12 – Community engagement

That the STCA take steps to introduce a training program for elected officials and council staff in community engagement strategies as a basis for continued improvement in this regard in the newly structured councils.

Recommendation 13 – STCA responsibilities

That the STCA take on the responsibility for formulating and coordinating strategies for the region as a whole, that focus on the Greater Hobart and rural hinterland relationships in areas such as economic development, tourism, niche production and marketing.

10. STCA Special Projects Fund

At the Governance and Audit Committee meeting it was noted that the Authority possessed a number of project accounts that had small amounts of funds remaining in them.

These are accounts where a project has been completed, in some cases a number of years ago, and all of the funding appropriately acquitted, leaving a small amount of funds.

The Governance and Audit Committee proposed the establishment of a STCA Special Projects Fund, where, subject to any grant guidelines or other requirements for the funds, they be transferred to a new account for use on future STCA projects.

The Board agreed to this process and the Governance and Audit Committee is charged with examining specifically which accounts would be eligible to be included in the special projects fund and then seek board approval to establish this fund.

The Special Projects Fund could be utilised in the Authority ever needed small amounts of consulting work undertaken or provide a small contribution to a specific project of regional significance.

The Board endorsed this proposal.

11. Meeting Guests 2015

In the past twelve months the STCA Board has been inviting a guest speaker along to each board meeting, a list of proposed guest speakers for 2015 was circulated for feedback from board members.

The invitation of guest speakers has been working effectively, with the following attending STCA Board meetings.

- The former Minister for Infrastructure, David O'Byrne
- The then Leader of the Opposition, Will Hodgman
- The then Shadow Minister for Infrastructure, Rene Hidding
- The Minister for Planning and Local Government, Peter Gutwein
- Mary Massina, Executive Chair of the Planning Reform Taskforce

The STCA CEO would like to seek feedback on whether the Board finds these guests attending a board meeting valuable and if so, get feedback on a suggested guest list for 2015.

Proposed STCA Board attendees for 2015

- Mary Massina – Planning Reform Taskforce (Requested to come)
- Senator Eric Abetz – Leader of Government in Senate
- Rod Parry/Mel Percival – Hobart Airport
- Premier Will Hodgman
- John Berry, Coordinator General
- CEO Infrastructure Tasmania

It was suggested that UTAS and the Antarctic Division should be added to the list.

12. 2015 Meeting Dates

The Board endorsed the following meeting dates for 2015.

Month	STCA Board Meeting	STCA AGM	STCA Governance and Audit Committee	STCA Infrastructure Committee	STCA Economic Development Committee
January					
February	11.00 am Monday 16, 2015		11.00 am Friday 6, 2015	2.00 pm Tuesday 10, 2015	2.00 pm Wednesday 4, 2015
March					
April	11.00 am Monday 13, 2014				
May			11.00 am, Friday 22, 2015	2.00 pm Tuesday 12, 2015	2.00 pm Wednesday 13, 2014
June	11.00 am, Monday 22, 2015				
July				2.00 pm Tuesday 28, 2015	2.00 pm Wednesday 29, 2015
August	11.00 am, Monday 10, 2015		11.00 am Tuesday 4, 2015		
September					
October	11.00 am, Monday 19, 2015			2.00 pm Tuesday 27, 2015	2.00 pm Wednesday 28, 2015
November		5 pm, Friday 6, 2015	11 am, Friday 20, 2015		
December	11 am, Monday 7, 2015				

13. Governance and Audit Committee

The Governance and Audit Committee examined a number of crucial issues at its meeting and given the significance of some of these they were dealt with separately by the Board.

These included the SWSA governance paper and draft terms of reference and the special projects funds.

The Committee had also been charged with examining opportunities for greater joint procurement between councils. It was highlighted that LGAT is part of the National Procurement Network (NPN) and that through their membership councils can access the NPN to source a range of products including machinery, trucks, earth moving equipment, road and bridge making equipment, fuel card services, motor vehicles and a whole range of other areas. The report also highlighted that LGAT are always looking at ways to expand the items available through the NPN, particularly in the service industry such as engineering services, employee recruitment and information technology services. The Committee noted that joint procurement can be a very resource intensive exercise, with LGAT having a dedicated part-time project working in this area. The CEO reported that LGAT were currently in the process of updating their NPN material and were always looking for opportunities to expand the NPN based on the needs of councils.

The Committee examined a report regarding putting appropriate governance arrangements around the accounting and HR services provided by the Hobart City Council (HCC) to the STCA. It was agreed by the Committee that for good governance a written agreement between the STCA and the HCC should be established. The Committee reviewed the draft agreement and a number of minor amendments were discussed. The Committee also noted that the Common Seal of the STCA and HCC contained the Lord Mayor so it was agreed that the Deputy Chair from the STCA, who can also co-sign for the Common Seal, should sign the agreement to avoid a conflict.

The Committee also discussed issues surrounding the draft report from the TPC into the interim planning schemes. It was agreed that there was significant concern from a number of councils and that a letter should be written to Minister Gutwein from the STCA outlining our concern and seeking further engagement.

14. Employees

Mr Brenton West, took up the role of full time Chief Executive Officer of the Authority on 1 July 2013. The Authority has previously employed other staff as government grant funding is obtained. It is intended that this process will continue.

15. Finance

A summary of financial performance for the second quarter of the 2014/15 financial year follows:

SOUTHERN TASMANIAN COUNCILS AUTHORITY

Financial Report as at 30th September 2014

	Actual at 31/12/14	Budget Year to Date	Budget 2014/15
	\$	\$	\$
Revenue plus opening balances			
STCA Consolidated Account	283,428	141,714	283,428
Regional GIS Project	24,664	12,332	24,664
Regional Planning	2,363	1,181.5	2,363
Water and Sewerage Owners Representatives	1,231	615.5	1,231
Climate Change adaptation project	44,365	22,182.5	44,365
Climate Change communication project	43,490	21,745	43,490
Regional Visioning	2,505	1,252.5	2,505
Local Government Structures Project	5,587	2,793.5	5,587
Tourism	10,460	5,230	10,460
Industrial Land use Study	4,972	2,486	4,972
SMART form	2,909	1,454.5	2,909
TOTAL REVENUE	427,746	213,873	427,746
Expenditure			
STCA Consolidated Account	(75,259)	(93,475)	(186,950)
Regional GIS Project	(0)	(0)	(0)
Regional Planning	(505)	(500)	(2,000)
Water and Sewerage Owners Representatives	0	0	0
Climate Change adaptation project	(1,770)	(18,050)	(36,100)
Climate Change communication project	(0)	(10,800)	(43,200)
Regional Visioning	0	0	0
Local Government Structures Project	0	0	0
Tourism	0	(0)	(0)
Industrial Land use Study	(3,126)	(2,000)	(4,000)
SMART form	0	(0)	(0)
TOTAL EXPENDITURE	(80,660)	(136,125)	(272,250)
Closing Balances			
STCA Consolidated Account	208,170	48,239	96,478
Regional GIS Project	24,664	12,332	24,664
Regional Planning	1,859	181.5	363
Water and Sewerage Owners Representatives	1,231	615.5	1,231
Climate Change adaptation project	44,365	22.5	45
Climate Change communication project	43,490	145	290
Regional Visioning	2,505	1,252.5	2,505
Local Government Structures Project	5,587	2,792	5,587
Tourism	10,460	5,230	10,460
Industrial Land use Study	1,846	486	972
SMART form	2,909	1,454.5	2,909
	347,086	72,752	145,504

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

1. STCA consolidated account.

The operating account of the Authority currently the account has a balance of \$208,170.

2. Regional GIS Project.

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

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

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

3. Regional Planning.

The Regional Planning Project is continuing, the State Government provided \$30,000 of funding for 2013/14. Currently the balance is \$1,859.

4. Water and Sewerage Owners Representatives.

An allocation of \$1,231 was brought forward for the 2014/15

5. Climate Change Adaptation Project.

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

6. Climate Change Communication Project.

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

7. Regional visioning.

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

8. Local Government Structures Project.

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

9. Tourism.

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

10. Industrial Land Use Study.

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

11. SMART Forms

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

The STCA Governance and Audit Committee is currently examining whether some of these completed project funds could be rolled into an STCA project account. This work is ongoing.

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

11. REPORTS OF OFFICERS

11.1 WEEKLY BRIEFING REPORTS

(File No. 10/02/02)

The Weekly Briefing Reports of 2, 9 and 16 February 2015 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 2, 9 and 16 February 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-2014/430 - 25 WENTWORTH STREET, BELLERIVE (CLARENCE HIGH SCHOOL) – CONSTRUCTION OF A CAGE STRUCTURE OVER THE LONG JUMP PIT (ACTIVE RECREATION)

(File No D-2014/430)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for the construction of a cage structure over a previously approved long jump pit (Active Recreation) associated with the development of the athletics facilities at the Clarence High School.

RELATION TO PLANNING PROVISIONS

The land is zoned Special Use (SU7 – Educational or Cultural Centre) under the Clarence Planning Scheme 2007 (the Scheme). In accordance with the Scheme, the proposal is a Discretionary development as the use is classified as Active Recreation and it involves the construction of a new building.

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 until 25 February 2015 with the written consent of the applicant.

CONSULTATION

The proposal was advertised in accordance with the statutory requirements and 4 representations were received (2 of which were from the same representor). Additionally, 1 late submission was received. The following issues were raised by the representors:

- background leading up to this application;
- solid cladding;
- bulk, scale and impact on views;
- location of long jump facility, noise generation and impact on privacy;
- windblown sand;
- drainage;
- functionality of long jump facility; and
- potential conditions of approval (hours of use and landscaping).

RECOMMENDATION:

A. That the Development Application for the construction of a cage structure over the long jump pit at 25 Wentworth Street, Bellerive (C1 Ref D-2014/430) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.

2. GEN AP – AMENDED PLANS [remove the gable roof on the long jump cage and replace with a flat roof structure in the horizontal plane at the top of the walls of the cage and decrease the height of the walls by 0.5m to 3.5m].
3. The structure cannot be clad in alternative materials without further approval.
4. A landscape plan must be submitted to and approved by Council's Manager City Planning prior to the completion of the structure. The landscaping must assist in the amelioration of building bulk and reduce potential overlooking from the long jump area into the surrounding properties. The plan must be to scale and show:
 - the location of the long jump facilities, the fencing associated with the adjoining tennis/netball courts, the eastern property boundary and the rear of each of the immediately adjoining residential properties; and
 - location and details of proposed plantings including botanical names and the height and spread of canopy at maturity.

The landscaping works must be completed within 3 months of the approval of the plan and appropriately maintained thereafter.

- 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

- 1.1. At its Meeting of 11 November 2013, Council approved an application (D-2013/297) for the development of athletics facilities on the Clarence High School northern oval abutting Clarence Street. The approval provided for the construction of a pavilion building, barrier fence and development of areas for track and field events.
- 1.2. On 2 April 2014, Council approved an application for a minor amendment to the D-2013/297 Permit pursuant to Section 56 of LUPAA. The minor amendment provided for the relocation of the pavilion building approximately 14m south-west of the previously approved location. The rationale behind the amendment was to reduce the amount of earthmoving works required to facilitate the construction of the building.

While this resulted in the shortening of the access road to the building and the associated turning circle, the design of the building remained the same and did not alter the locations of the previously approved track and field areas.

- 1.3.** At the time of this report, the works associated with the pavilion building and track and field areas are nearing completion but not finalised. During the construction of the pavilion building, it was evident that the location of several of the field areas required modification (notably the shot put and long jump areas). Although approvals were not in place, works on the field areas commenced including the construction of a structure over the long jump landing pit.
- 1.4.** Following representations from neighbouring properties relating to the works, a “Permitted” application (D-2014/395) was submitted seeking approval for the relocation of the eastern field areas, including the long jump area. The application was approved on 2 December 2014. The approval of D-2014/395 enabled the Clarence Little Athletics Club to use the long jump area upon their relocation from Kangaroo Bay in January 2015.
- 1.5.** A second “Discretionary” application (D-2014/430) was submitted seeking retrospective approval to complete the partially constructed structure over the approved long jump pit. This application is the subject of this report.
- 1.6.** At its Meeting on 2 February 2015, Council considered this application and resolved “*That consideration of the matter be deferred to the next Council Meeting*”. Accordingly, this report reflects the previous report presented to Council at its last Meeting and now requires determination.
- 1.7.** Following Council’s decision to defer the determination of this proposal, at its Workshop on Tuesday, 10 February Council’s Group Manager Asset Management outlined potential modifications that could be considered to reduce the impact of the structure.

At the Workshop there was support from Council (as developer rather than as a Planning Authority) to reduce the overall height of the structure through the removal of the gable roof and decrease the height of the walls by 0.5m to 3.5m. Accordingly, this modification could be enforced through an appropriate condition of any approval and would assist to alleviate some of the representor's concerns.

2. STATUTORY IMPLICATIONS

2.1. The land is zoned Special Use (SU7 - Educational or Cultural Centre) and Development associated with the existing school is a Permitted development under the Scheme. However, the development of the athletics facilities are not directly associated with the school and therefore classified as Active Recreation. Active Recreation is a Permitted use in the Special Use zone provided that it does not involve the construction of new buildings. Active Recreation that does involve the construction of new buildings is a Discretionary use in the Special Use zone. Accordingly, the proposal the subject of this report is a Discretionary Development.

2.2. The relevant parts of the Planning Scheme are:

- Section 2 – Planning Policy Framework;
- Section 3 – General Provisions;
- Section 6.12 – Special Use (SU7) zone.

2.3. 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 comprises of several titles with an aggregate area of approximately 8.9ha. The site is relatively flat and has road frontages to Clarence Street (to the north), Wentworth Street (to the west) and Silwood Avenue (to the South) as shown in the attachments. The land has been developed with the Clarence High School and the recently approved little athletics facilities are currently being constructed and nearing completion.

The portion of the site subject to this application is limited to the area surrounding the recently approved long jump pit located approximately 8.5m from the eastern boundary, just north of the existing Clarence High School tennis and netball courts as shown in the attachments.

3.2. The Proposal

The proposal is for the approval and completion of the partially constructed structure over the long jump pit as shown in the attachments.

The proposal consists of an open framed steel structure clad with black cyclone chain wire mesh enclosing the long jump sand pit. The structure is oriented east-west across the long jump pit, has 2 sets of bi-fold doors on the northern elevation, is 10.5m wide by 14.9m long and has a maximum overall height of 4.9m.

The applicant advises that the structure is necessary to keep cats and dogs out of the sand pit and to prevent unauthorised access.

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 (d) (iv) – Recreational and Community Facilities. In particular, the Key Issue include:

- “• *The need to integrate recreational and community facilities into residential neighbourhoods*”.

In this context the proposal is consistent with the Planning Policy Framework and represents a relatively minor addition to the previously approved athletics facilities.

4.2. General Decision Requirements - Section 3.3.1

The relevant General Decision Requirements of this part are:

- “(a) General Requirements:*
 - (iii) The Planning Policy Framework. (addressed at Section 4.1 above).*
 - (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”.*

Further reference to these assessment considerations are contained in the discussion below.

4.3. Special Use Zone

The purpose of the Special Use zone is to provide for the use and development of land for specific purposes.

There are no Use and Development Standards relevant to the proposed Active Recreation use or specifically for the proposed structure. On this basis, the assessment of the proposal can only be considered against the relevant Specific Decision Requirements outlined 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”.*

While clearly visible (as evidenced in the site photographs attached), the proposal is for a transparent steel framed structure that presents similarly in terms of bulk, scale and materials to the adjoining fence surrounding the school's tennis and netball courts.

It is considered that the design of the structure is appropriate within its setting. Further, its massing will be reduced by the incorporation of a black powder coated and black PVC coated finishes.

“(b) Development should be compatible with the existing uses on-site and not cause unreasonable impacts on the adjacent land uses”.

The proposal is compatible with the existing and recently approved uses and is necessary to ensure that the long jump sand pit will remain fit for purpose, safe and hygienic.

The proposal represents a relatively minor addition to the previously approved athletics facilities. Importantly, the location of long jump run-up and associated sand pit has been established through the approval of Development Application D-2014/395. Given the open nature of the structure, use of largely transparent materials and recessive coloured finishes, the structure is unlikely to result in an unreasonable impact on the adjacent residential properties.

4.4. Off Street Car Parking and Loading

The proposed structure over the previously approved long jump pit does not generate the need for additional car parking considerations under the scheme.

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 4 representations were received (2 of which were from the same representor). The following issues were raised by the representors. Additionally, 1 late submission was received.

5.1. Background

One of the representations included a detailed background of the events/applications leading up to the submission of this proposal.

- **Comment**

The background outlined in the representation is generally accepted and reflects the background previously outlined in this report. However, it is not accepted that previous approvals showed a single runway to the long jump pit as submitted. The previous approvals have all shown multiple runways to the long jump.

5.2. Solid Cladding

One of the representations states: *“I am advised by Clarence City Council officers that should the cladding of the walls be changed to solid cladding at a future date there would be no requirement to seek further permits. This application should therefore be considered as essentially approving a solid structure, not a wire mesh clad, steel shed”*.

- **Comment**

The representor’s statement is incorrect. The proposal is for an open framed structure clad in wire mesh as previously described. The application must be assessed and determined as submitted.

Under the Scheme, to clad the structure in a solid material would require further approval (as it would differ from the approved plan). Notwithstanding this, the project manager advises that he sees no reason to install solid cladding and is happy for a condition of approval to explicitly require any future cladding to be the subject of further approvals. Accordingly, it is recommended that an appropriate condition to this effect form part of any approval.

5.3. Bulk and Scale

Representors were concerned with the proposal's height/bulk and scale in proximity to their rear (residential) boundaries. Specifically, the concerns related to the impact on views to Mt Wellington and the "imposing" nature of the structure.

Additionally, 1 of the representors was particularly concerned that the impact would be exacerbated if the structure were clad in a solid material.

- **Comment**

The concern relating to solid cladding is addressed above. Unlike most applications, the true impact of this proposal can readily be assessed given the structure has already been substantially constructed (albeit without approval). Included in the attachments are several photographs of the structure, taken from the site and from adjoining residential properties (the latter of which are courtesy of 1 of the representors).

It is considered that, while clearly visible, the transparent nature of the structure presents similarly in terms of bulk, scale and materials to the adjoining fence surrounding the school's tennis and netball courts and is appropriate within its setting.

Notwithstanding this, the applicant's agreed modifications will further reduce its impact as will the requirement to provide landscaping as discussed below.

5.4. Location of Long Jump Facility

One of the representor's concerns is that the long jump facility is too close to the adjoining residential neighbours given the size of the site. Other representors submitted that the location will adversely impact adjoining residential amenity through noise generation and impact on privacy.

- **Comment**

This proposal is limited to the construction of the structure over and surrounding the long jump sand pit. The location of the long jump landing pit and associated run-up was previously approved (under D-2014/395) and not relevant to the determination of this proposal. The determination of this proposal will have no impact on noise generation or privacy, as it is the use of the long jump area rather than the structure itself that would be responsible for any noise/privacy impacts.

In this context, it is noted that the new long jump sand pit is in the same location as the previous Clarence High School long jump sand pit.

Notwithstanding this, each application must be assessed and determined on its merits. The size of the site and its capacity to offer alternative, potentially more suitable locations is not relevant to the determination of this proposal.

5.5. Windblown Sand

The representor's concern is that there was no attempt to contain/maintain the sand in the previous Clarence High School long jump pit (in the same location) and that windblown sand was dispersed into adjoining properties and blocked up the stormwater drains.

- **Comment**

This proposal is limited to the construction of the structure over and surrounding the long jump sand pit. Notwithstanding this, the project manager advises that the sand used is a coarse grained sand and not as susceptible to wind dispersal.

Additionally, Council has engaged a contractor to maintain the new facility, which includes maintenance of the stormwater drains.

5.6. Drainage

The representor's concern is that: *“any building constructed must have adequate drainage of roof catchment otherwise the existing drain will not handle run-off”*.

- **Comment**

The proposal is for an open framed structure with no roof and on this basis will have no impact on predevelopment stormwater discharge rates.

5.7. Functionality of Long Jump Facility

The representor's concern is that irrespective of what type of cover is used the design of the long jump pit and run-up needs to be re-assessed. According to one representor *“the construction does not comply with any code or standard. Each run-up track should have a separate sand pit area with a workable solid area around it for officials to be able to use for measuring and raking.*

Given that there are four tracks side by side with one sandpit and no provision for a solid area between them, it is most obvious that the two inside lanes cannot be used”.

Additionally, the representor submits: *“Also the proposed cage with wire mesh leaves the sandpit exposed to glass and syringes to be thrown into it and will no doubt be an attraction to males for urinating competitions. Other more suitable covers are available”*.

- **Comment**

As previously stated this proposal is limited to the construction of the structure over and surrounding the long jump sand pit. The design of the long jump landing pit and associated run-up was previously approved (under D-2014/395) and not relevant to the determination of this proposal.

With respect to the proposed structure, each application must be assessed and determined on its merits. While other types of cover may be available they are not relevant to the determination of this proposal.

Notwithstanding this, the project manager advises that the Clarence Little Athletics Club has had substantial input in the design and development of the entire athletics facility, including the long jump area.

In this instance, the project manager advises that it is not possible to accommodate a low movable cover in the available space.

5.8. Potential Conditions of Approval (Hours of Use and Landscaping)

While the representor submits that the proposal ought to be refused, they also submit that should Council resolve to approve the proposal, it should be subject to the following conditions:

- “1. Restricting hours of use to after 9.00am – 6.00pm on weekends and public holidays to afford privacy and quiet enjoyment to neighbours. The information supplied in the original application gave Little Athletics activities commencing ‘around 9.00am’. I have observed Little Athletics setting up shortly after 7.00am. Their newsletter advises that track events commence at 8.30am on Saturday.*
- 2. Landscaping through planting of suitable screening trees, in consultation with adjoining properties. This is a solution of last resort as it will severely impinge upon light to the main and only living area of 14 Silwood Avenue”.*

- **Comment**

The approval of the Little Athletics redevelopment and specially the use of the land for this purpose was granted through D-2013/297 and D-2014/395. Neither of these permits conditioned the hours of use and it is not appropriate to condition this permit which is limited only to the construction of a structure. The use has been approved and can operate in accordance with the relevant permits irrespectively of the determination of this proposal.

It is agreed that suitable landscaping would assist to soften the visual impact of the structure and to reduce any overlooking into the adjoining residential properties. For this reason, it is recommended that an appropriate landscaping condition form part of any approval.

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.

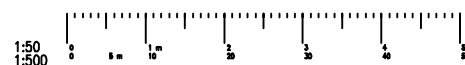
8. CONCLUSION

The proposal is for the construction of an open framed structure over the previously approved long jump sand pit. The structure has been partially constructed without any approvals and on this basis requires approval prior to completion. For the reasons outlined in this report the proposal is recommended for conditional approval. However, should Council resolve to refuse the proposal, it follows that the structure as it is should be removed.

Attachments: 1. Proposal Plan (3)
2. Site Photo (3)
3. Photos from 14 Silwood Avenue, Howrah (2)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1



Note.
EXISTING SPRINKLERS

This plan is copyright. Other than for the purposes of and subject to the conditions prescribed under the Copyright Act, no part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying or otherwise) be reproduced, stored in a retrieval system or transmitted without the prior written permission of the Clarence City Council.

SCALES — PLAN <i>As Shown</i> HORIZONTALLY <i>As Shown</i> VERTICALLY <i>As Shown</i>					DATE <i>GDA94/AHD</i>		DATE	
POINT OF INTEREST — EAST NORTH ROTATION —					REC. REF.		SCANNED	
COMPUTER FILE REFERENCE					DRAWN			
					DETAILED			
					DESIGNED		<i>JMN</i>	
					CHECKED			
2.	FOR DESIGN APPROVAL			<i>JMN</i>	03:12:14	EXAMINED		
1.	TENDER ISSUE.			<i>JMN</i>	27:6:14	APPROVED		
No.	REVISONS			INITIAL	DATE	SCANNED		ENGINEER

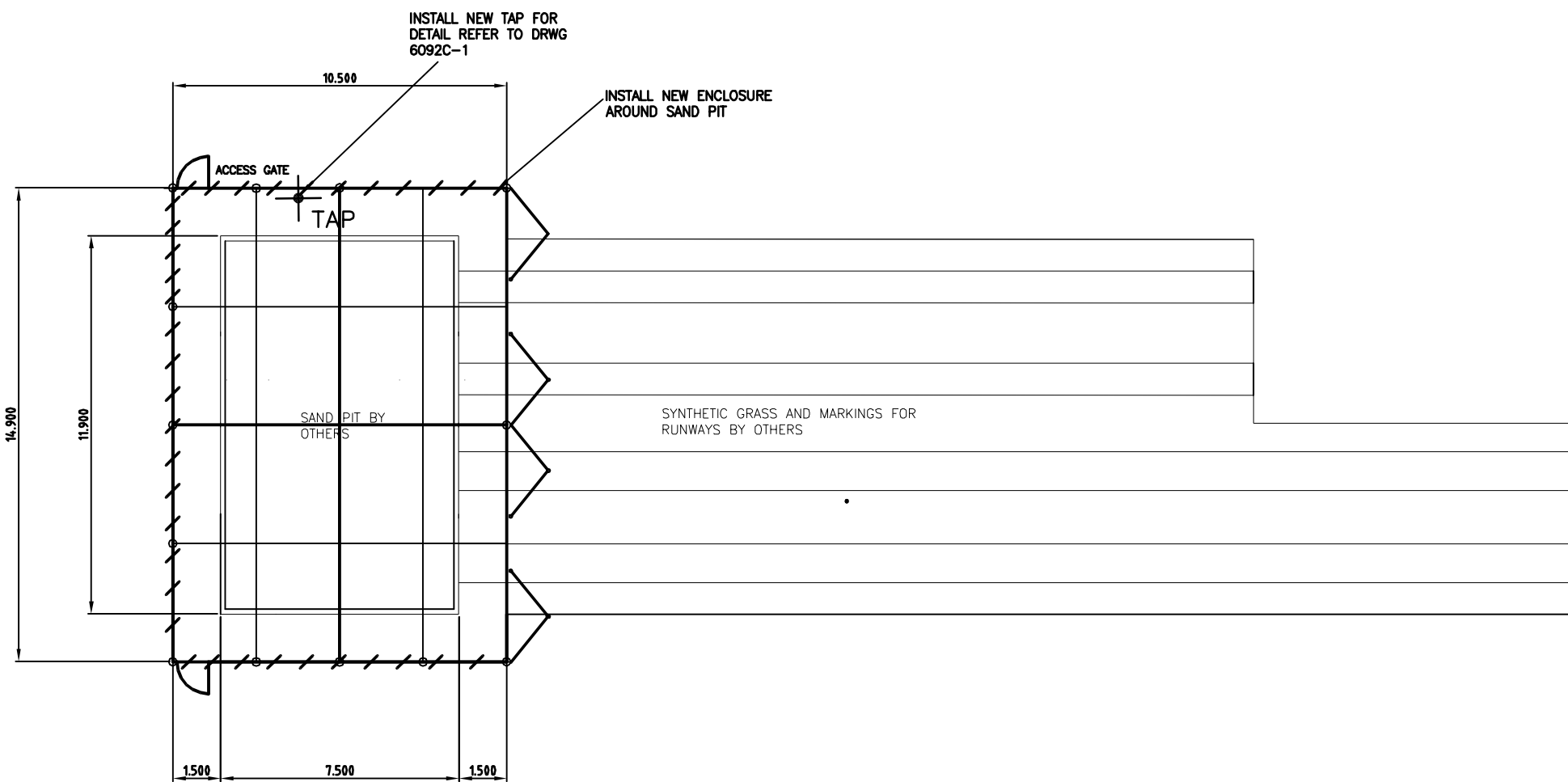
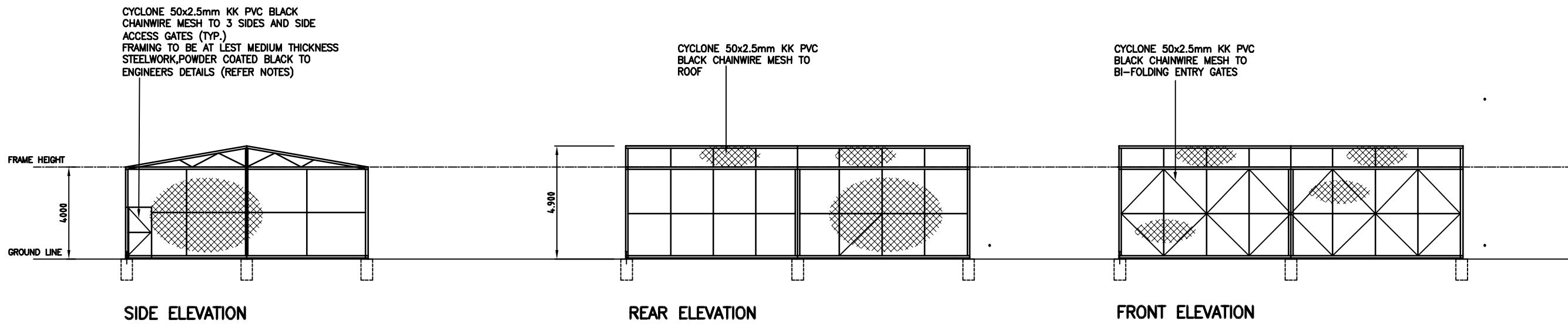


P.O. BOX 96, ROSNY PARK, 7018.
TELEPHONE: (03) 62 458 600
FACSIMILE: (03) 62 458 700

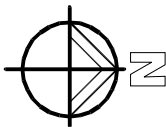
CLARENCE HIGH SCHOOL OVAL ATHLETIC FIELD FACILITIES
Clarence Street, Bellerive
LAYOUT PLAN

REFERENCE DRAWINGS	CONTRACT NUMBER
Attachments - 25 Wentworth Street	Page 1 of 8
PLAN No. 6092C-1	PROJECT No. 2582-14.0

PLAN No. 6092C-2



PLAN OF LONG JUMP PIT
Scale 1:100



NOTES

1. LONG JUMP ENCLOSURE SHALL BE DESIGNED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS CODE AS1170 AND AS4100. DESIGN SHALL INCLUDE STRUCTURAL CERTIFICATE BY SUITABLY QUALIFIED PROFESSIONAL ENGINEER WITH THE REQUIRED BUILDING LEGISLATION ACCREDITATION.
2. ENCLOSURE DETAILS OF THE LONG JUMP ENCLOSURE SHOWN ON DRWG 6092C-02 ARE DIAGRAMATIC ONLY. FINAL DESIGN SHALL COMPLY WITH NOTE 1.
3. SITE CLASSIFICATION FOR FOOTING ADOPT CLASS M.

© COPYRIGHT, 2004, BY THE CLARENCE CITY COUNCIL

This plan is copyright. Other than for the purposes of and subject to the conditions prescribed under the Copyright Act, no part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying or otherwise) be reproduced, stored in a retrieval system or transmitted without the prior written permission of the Clarence City Council.

SCALES - PLAN										As Shown				HORIZONTALLY				As Shown				VERTICALLY				As Shown				DATUM		GDA94/AHD		DATE	
POINT OF INTEREST - EAST										NORTH				ROTATION				-				REC. REF.		SCANNED											
COMPUTER FILE REFERENCE																						DRAWN													
																						DETAILED													
																						DESIGNED		JMN				2013							
																						CHECKED													
2.										FOR DESIGN APPROVAL				JMN				03:12:14				EXAMINED													
1.										TENDER ISSUE.				JMN				27:6:14				APPROVED													
No.		REVISIONS								INITIAL		DATE		SCANNED		ENGINEER																			



CLARENCE HIGH SCHOOL OVAL ATHLETIC FIELD FACILITIES
Clarence Street, Bellerive
FENCING DETAILS FOR LONG JUMP & DISCUS

REFERENCE DRAWINGS: 25 Wentworth Street
PLAN No. 6092C-2
PROJECT No. 2582-14.0
CONTRACT NUMBER: 2582-14.0
Page 2 of 8
A1

CLARENCE HIGH SCHOOL SITE PLAN



Attachment 2







Attachment 3

14 SILWOOD AVENUE, HOWRAH



PHOTOGRAPH No. 1

Photograph depicts imposing steel framed long jump pit cage erected at the rear of 14 Silwood Avenue, Howrah. As viewed from the main and only living area of house.

14 SILWOOD AVENUE, HOWRAH



PHOTOGRAPH No. 2

Photograph depicts male person working on elevated land to be used by Little Athletics Long Jump participants. Please note that a serious privacy issue exists as participants and spectators can look directly into the back yard and lounge-room of 14 Silwood Avenue, Howrah.

11.3.2 DEVELOPMENT APPLICATION D-2014/429 - 67 LINDHILL AVENUE, GEILSTON BAY - ADDITIONS TO DWELLING REQUIRING DISCRETION UNDER PD4

(File No D-2014/429)

EXECUTIVE SUMMARY**PURPOSE**

The purpose of this report is to consider the application made for additions and alterations to a dwelling at 67 Lindhill Avenue, Geilston Bay.

RELATION TO PLANNING PROVISIONS

The land is zoned Residential under the Clarence Planning Scheme 2007 (the Scheme). In accordance with the Scheme and Planning Directive 4, 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 expires on 26 February 2015.

CONSULTATION

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

- loss of view;
- privacy; and
- location of dangerous tree.

RECOMMENDATION:

- A. That the Development Application for additions to dwelling requiring discretion under PD4 at 67 Lindhill Avenue, Geilston Bay (Cl Ref D-2014/429) be approved subject to the following condition and advice.
1. GEN AP1 – ENDORSED PLANS.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION D-2014/429 - 67 LINDHILL AVENUE, GEILSTON BAY - ADDITIONS TO DWELLING REQUIRING DISCRETION UNDER PD4 /contd...

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 a Discretionary development because it does not meet the Acceptable Solutions prescribed under Planning Directive 4 relating to the rear boundary setback and building envelope and privacy.

2.3. The relevant parts of the Planning Scheme are:

- Section 2 – Planning Policy Framework;
- Section 3 – General Provisions; and
- Section 6.1 – Residential zone (Planning Directive 4).

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

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

The site is a 1179m² lot with frontage to a small cul de sac forming part of Lindhill Avenue. The property is triangular in shape, slopes gradually down to the north and supports an existing dwelling and associated landscaped garden.

The site is located at the eastern fringe of land within the Residential zone at Geilston Bay, adjoining Low Density Residential land to the east. The surrounding properties are developed with Single Dwellings. A parcel of land of approximately 17m in width owned by TasWater and containing its infrastructure, is located to the rear of the site.

3.2. The Proposal

The proposal is for alterations and additions to an existing Single Dwelling. The additions would involve an additional footprint in the order of 60m² and would provide on the ground floor an extension to the existing garage and on the upper level a deck/outdoor spa area and extension to the living space of the dwelling.

The internal reconfiguration of the dwelling is also proposed to alter the location of the living areas/bedrooms. The existing external cladding of the dwelling would be a render finish and timber privacy screening to a height of 2.1m is proposed for the southern part of the proposed deck.

The dwelling addition would be to the south-west of the existing building, with a setback distance of 8.7m from the south-western property boundary and 2.9m from the rear boundary.

4. PLANNING ASSESSMENT

4.1. Planning Policy Framework [Section 2]

The elements of the Planning Policy Framework relevant to Single Dwellings are replaced by Planning Directive 4.

4.2. General Decision Requirements [Section 3.3.1]

The General Decision Requirements relevant to Single Dwellings are replaced by Planning Directive 4.

4.3. Residential Zone (Planning Directive 4)

Planning Directive 4 (PD4) became effective on 29 August 2011 and establishes 6 Standards by which Single Dwelling development in the Residential zone must be considered. These 6 standards replace the relevant clauses within the Scheme.

Compliance with the requirements of the 6 standards of PD4 is summarised in the following table.

Table 1: Assessment against Planning Directive 4 – Acceptable Solutions (variation to Acceptable Solutions requires Exercise of Discretion).

PD4 Standards	Acceptable Solution	Proposed	Meets Acceptable Solution?
(1) Setbacks from a frontage	a minimum 4.5m from primary frontage and minimum 3m to a frontage other than a primary frontage	in excess of 25m (existing)	complies
(2) Site Coverage; and Rear Setback	maximum of 50% of the site (589.5m ²) to be covered	16% (190m ²)	complies
	4m rear setback	2.9m	does not comply
(3) Building Envelope	all Single Dwellings must be contained within 1 of the following building envelopes: b) determined by projecting an angle of 45° from horizontal at a height of 3m above NGL at the side boundaries and 4m from the rear boundary to a maximum height of 8.5m where walls are either: i) 1.5m from a side boundary; or ii) closer, provided the wall is a maximum length of 1/3 the length of the boundary or 9m, whichever is the lesser	setbacks of 7.98m and 8.71m.	complies
		rear setback of 2.9m.	does not comply

(4) Frontage setback and width of garages and carports	maximum opening width of 6m or half the width of the frontage and front setback of 4.5m	existing dwelling setback in excess of 25m from the frontage	complies
(5) Privacy	balconies, decks, roof gardens, parking spaces and carports with an FFL >1m above NGL require a 3m side setback and 4m rear setback windows of habitable rooms with an FFL >1m above NGL must be off-set 1.5m from windows of habitable rooms of neighbouring properties	proposed deck setback 2.9m from rear boundary existing habitable rooms of dwelling to retain existing setback, compliant with this acceptable solution	does not comply complies
(6) Frontage Fences	maximum height of 1.2m if solid, or 1.8m if the part of the fence above 1.2m is a minimum 50% transparency	no frontage fencing proposed	complies

As outlined above, the proposal does not comply with the acceptable solutions of Standard 2 (rear setback), Standard 3 (building envelope) and Standard 5 (privacy).

Variations to the rear setback (Standard 2) requirement must satisfy Performance Criteria P2.

“P2. The location of buildings in relation to the rear boundary must:

- (a) allow for adequate visual separation between neighbouring dwellings; and*
- (b) maximize solar access to habitable rooms; and*
- (c) facilitate provision of private open space”.*

The applicant proposes a rear setback of 2.9 m, which is less than the 4m rear setback requirement but aligns with the existing dwelling. It is considered that the proposal is consistent with Performance Criteria P2 of Standard 2 for the following reasons.

- The rear boundary is located alongside a parcel owned by TasWater and containing its infrastructure, which separates the dwelling and addition from the dwellings to the south. This property has a width of approximately 17m. Separation would be a minimum of 20m between the buildings. It is therefore considered that there would be adequate visual separation between neighbouring dwellings, while solar access to the adjacent dwellings would be unaffected.

Variations to the building envelope requirement at Standard 3 must satisfy Performance Criteria P1.

- “P1. The siting and scale of single dwellings must be designed to:*
- (a) ensure there is no unreasonable loss of amenity on adjoining lots by:*
 - (i) overshadowing and reduction of sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or by increasing existing overshadowing where greater than above; and*
 - (ii) overlooking and loss of privacy; and*
 - (iii) visual impacts when viewed from adjoining lots; and*
 - (b) take into account steep slopes and other topographical constraints; and*
 - (c) have regard to streetscape qualities or be consistent with the statements of desired future character”.*

It is considered that the proposal is consistent with Performance Criteria P1 of Standard 3 for the following reasons.

- Overshadowing of the adjacent properties is unlikely to occur as a result of the proposal, in that the proposed addition would be located in excess of 30m from any neighbouring buildings to the east, south and west.
- There would be no unreasonable loss of amenity by way of overshadowing as the windows of adjacent habitable rooms would easily have in excess of 3 hours of direct sunlight on 21 June.

- It is therefore considered that because of the orientation of the adjacent dwellings and the separation distances provided by the TasWater land to the rear of the site, the addition would not compromise solar access to an unacceptable point in terms of this provision of PD4.
- The proposed additions would not have an impact on the existing streetscape qualities as the proposed building envelope variation relates to the rear boundary of the site.
- The proposed building would not cause unreasonable overlooking and loss of privacy on the adjoining lots on the basis that privacy screening for the proposed deck is proposed, which would ensure residential amenity is maintained for both residents and neighbours alike.

Variations to the privacy standard requirement must satisfy Performance Criteria P2.

“P2: The potential for direct overlooking from windows of habitable rooms with a finished surface or floor level more than 1m above natural ground level on one lot to the windows of habitable rooms, balconies, decks and roof gardens on adjacent lots must be avoided or minimised through their separation and off-set or by use of solid or translucent screening”.

It is considered that the proposal is consistent with Performance Criteria P2 of Standard 5 in that it recognises that the proposed deck would be located 2.9m from the rear boundary at its closest point and given that the additions incorporate an outdoor spa, privacy screening is proposed. The screening proposed is a 2.1m high timber slat screen to either side of the proposed spa.

It is considered that the setback distance from the side (south-western) property boundary is in excess of 8.5m from the shared boundary with 73 Lindhill Avenue, thus providing for privacy as required by this performance criterion. Similarly, the rear boundary adjoins land owned by TasWater for the purposes of infrastructure provision, meaning that residential amenity (and privacy) would not be compromised given the separation distances provided by this parcel to nearby dwellings to the south.

4.4. 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 1 representation was received. The following issues were raised by the representor.

5.1. Loss of View

The representor raised concerns that the whole view of the Tasman Bridge and Derwent River associated with their dwelling would be lost by the proposal and that this proposal would devalue their property as a result.

- **Comment**

Consideration is given by PD4 to the impact of development upon views. The proposal would have an impact on the view from the property to the rear. That view, however, is a narrow one.

The relevant performance criteria have been addressed above and it is considered that whilst there would be an impact upon views and therefore residential amenity, the impact is not unreasonable in comparison to the permitted (and therefore exempt) development possible on the subject property – which would have the same impact upon views from neighbouring land.

It is therefore considered that on this basis, the refusal of the proposal is not warranted.

5.2. Privacy

A second issue raised by the representor is the proposed outdoor spa bath area and the risk of people overlooking nearby both indoor and outdoor living areas.

- **Comment**

The setback of the part of the deck containing the outdoor spa does not require variation under PD4, meaning that there is no scope for Council to impose any conditions relating to the screen.

That said, the applicant has proposed the construction of a 2.1m high timber slat privacy screen, which would provide sufficient screening for both residents and neighbours alike.

5.3. Location of Dangerous Tree

The representor expressed significant concerns regarding the location of a large gumtree near to the front of the subject property and damage being caused by falling limbs. The representor submits that the tree should be removed, or if not removed, then substantially pruned.

- **Comment**

Tree removal is a civil matter between landowners and does not involve Council. That said, the applicant has advised that in addition to the gum tree earmarked for removal (as shown on the plans) to the south of the proposed addition, the owners intend to remove the gum tree in question, to the east of the property access thus addressing the concerns of the representor.

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 additions and alterations to a Single Dwelling at 67 Lindhill Avenue, Geilston Bay. The proposal is consistent with the performance criteria of Standard 2 (Rear Setback), Standard 3 (Building Envelope) and Standard 5 (Privacy) of PD4. The proposal meets all other acceptable solutions of PD4.

The proposal is therefore recommended for approval subject to conditions.

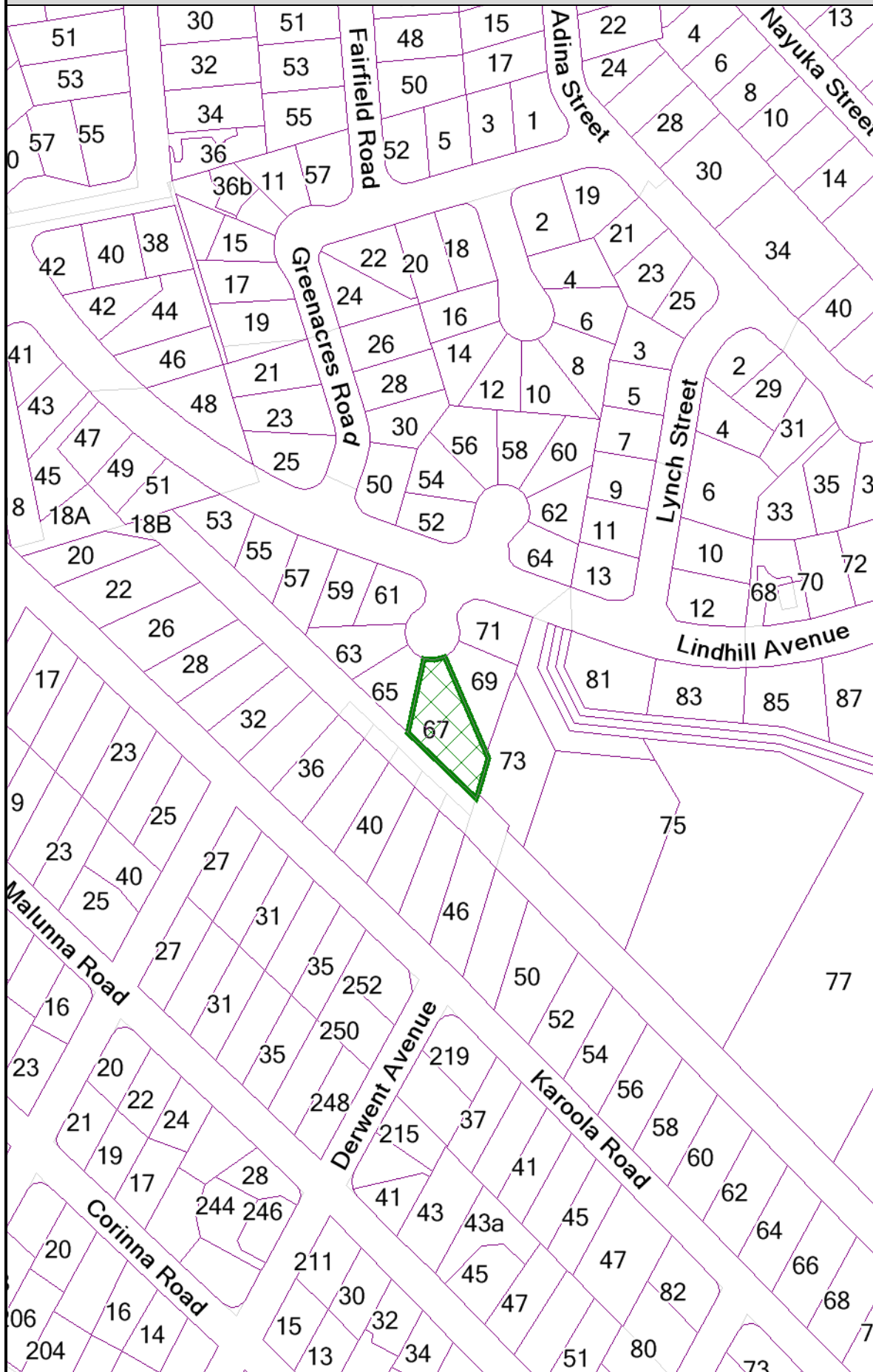
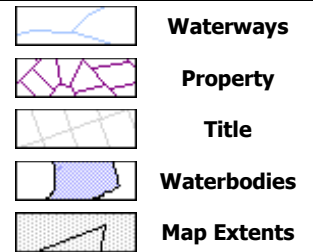
Attachments: 1. Location Plan (1)
2. Proposal Plan (5)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

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

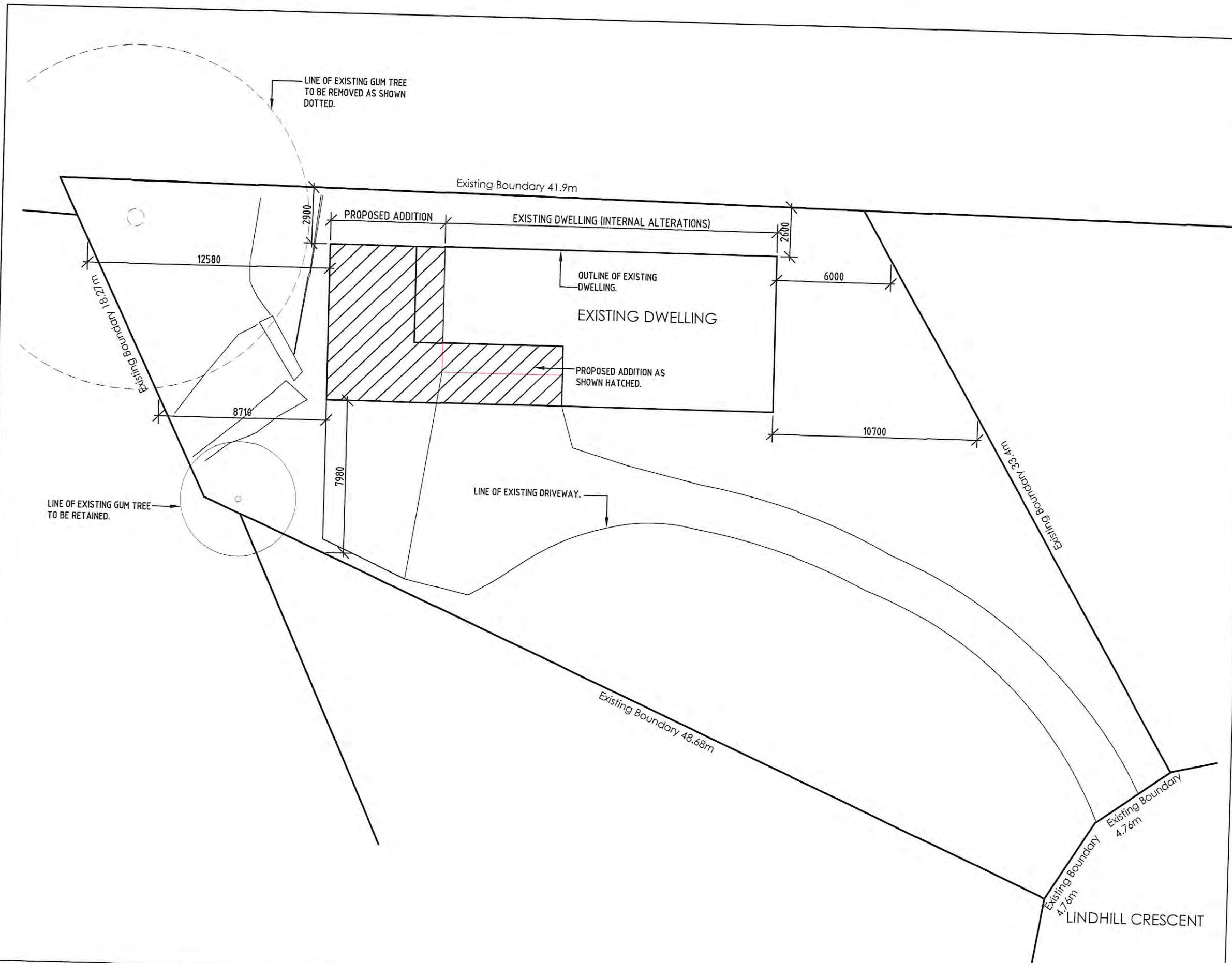
Clarence City Council – GDA Datum

Legend



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.



LEGEND

- D2.01/W2.01 DOOR/WINDOW CODE
- + 35.00 FINISHED LEVEL
 - STUD FRAMED PARTITION
 - INSULATED PARTITION
 - MASONARY WALL
 - BH BULKHEAD
 - FW FLOOR WASTE
 - GL GROUND LEVEL
 - FFL FINISHED FLOOR LEVEL
 - AFL ABOVE FLOOR LEVEL
 - RWP RAIN WATER PIPE
 - 2990 CEILING HEIGHT ABOVE FL
 - GS GRATED SUMP
 - GP GRATED PIT
 - RWH RAIN WATER HEAD
 - BD BIDET
 - BSN BASIN
 - SHWR SHOWER
 - WC WATER CLOSET
 - DS DOUBLE STUD
 - Col. COLUMN
 - BH BULKHEAD

FINISHES

- CONC MONOLITHIC CONCRETE
- CA CARPET
- TIM TIMBER
- FC FIBRE CEMENT
- PCONC POLISHED CONCRETE
- CT CERAMIC TILES
- PBD PLASTERBOARD
- PLY PLYWOOD
- PV PAVERS
- SPBD SUSPENDED PLASTERBOARD
- RPBD RAKING PLASTERBOARD
- EPS EXPANDED POLYSTYRENE
- SS STAINLESS STEEL

SERVICES LEGEND

- MECHANICAL EXHAUST FAN
- RH RANGE HOOD MECHANICAL EXHAUST FAN
- HARD WIRED FIRE DETECTOR

studi
ko
architectural design & drafting

7 Haber Street
Midway Point
Tasmania 7171
studiko@live.com.au
MOB: 0407 460 029
ACC No: CC5753 F

GENERAL NOTES
Confirm all dimensions on site prior to commencement of any work.
All dimensions noted are in millimetres unless stated otherwise.
Figured dimensions take preference to scaled dimensions.
Services shown on this drawing are based on available and above ground analysis. Exact location and extent of services to be verified on site.
Refer to relevant engineers drawings for Structural, Hydraulics and services details.

No:	Amendment:	Date:

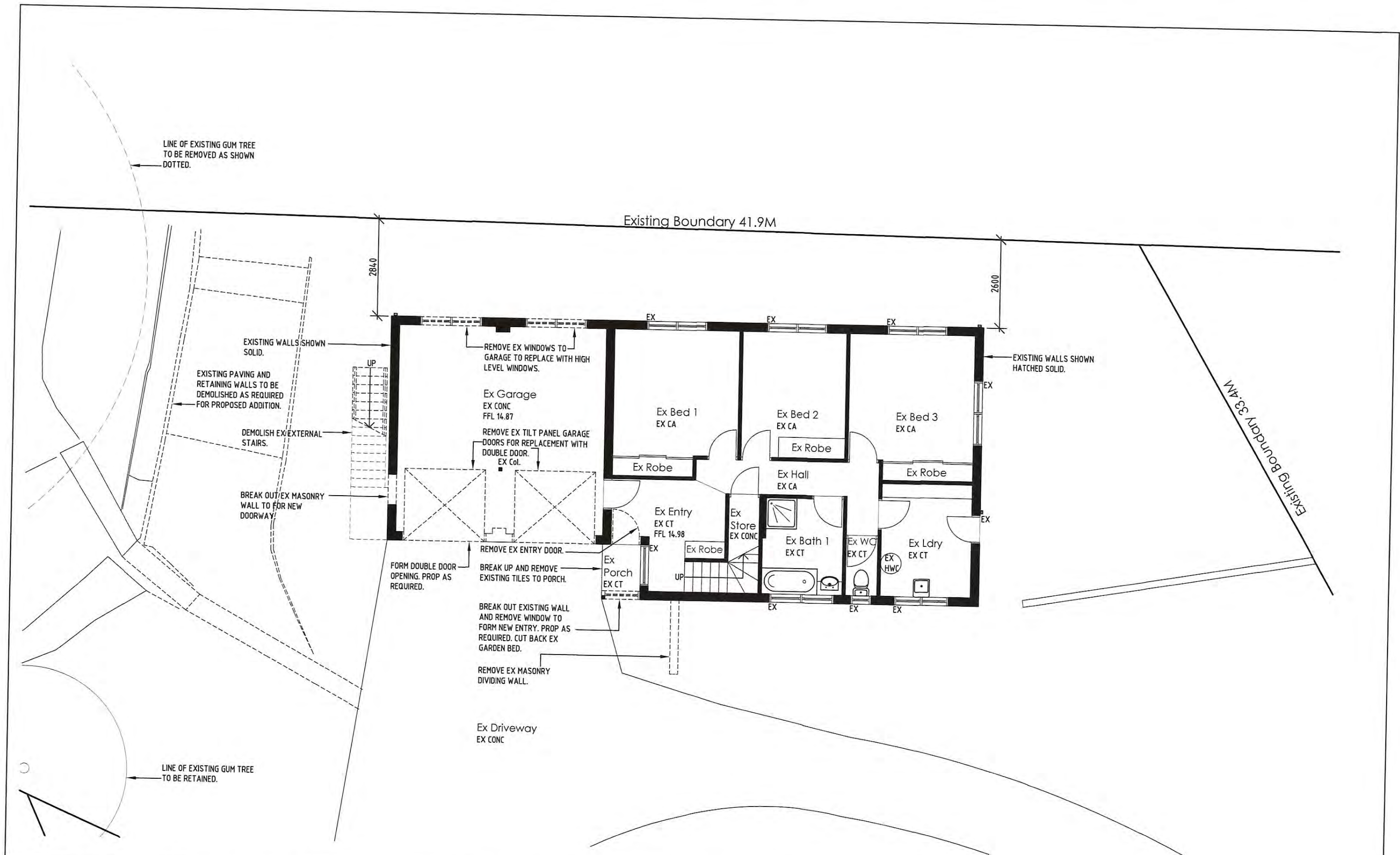
Rebecca Fullard & Mark Brown
67 Lindhill Avenue, Geilston Bay

PROPOSED ALTERATIONS AND ADDITIONS

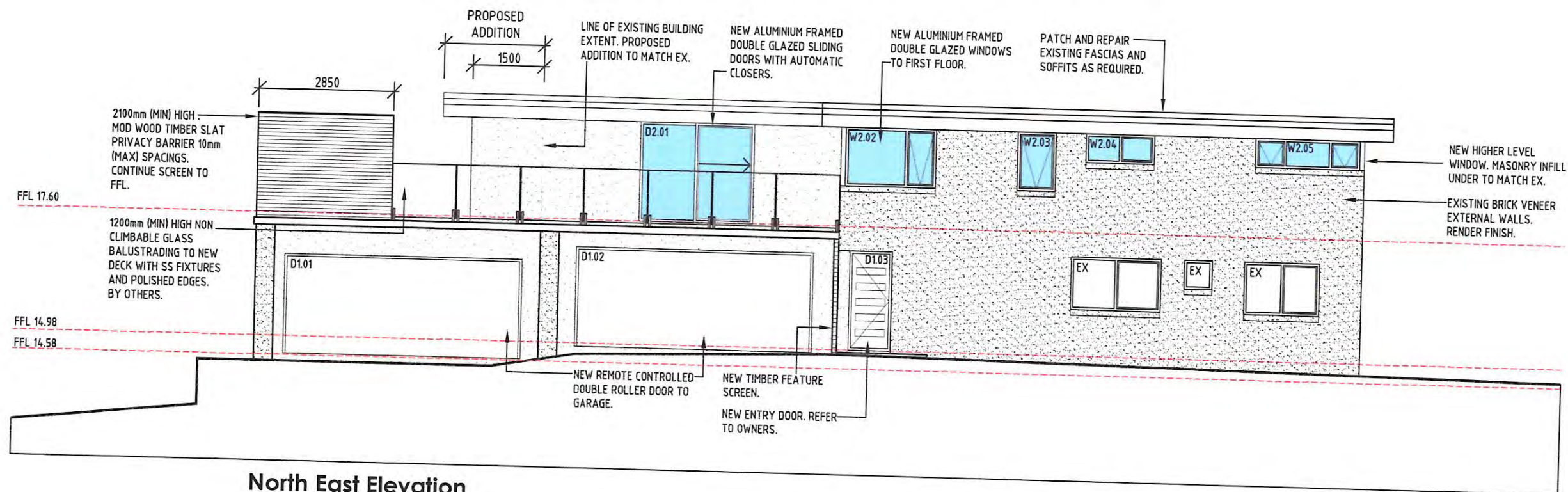
Site Plan & Legend



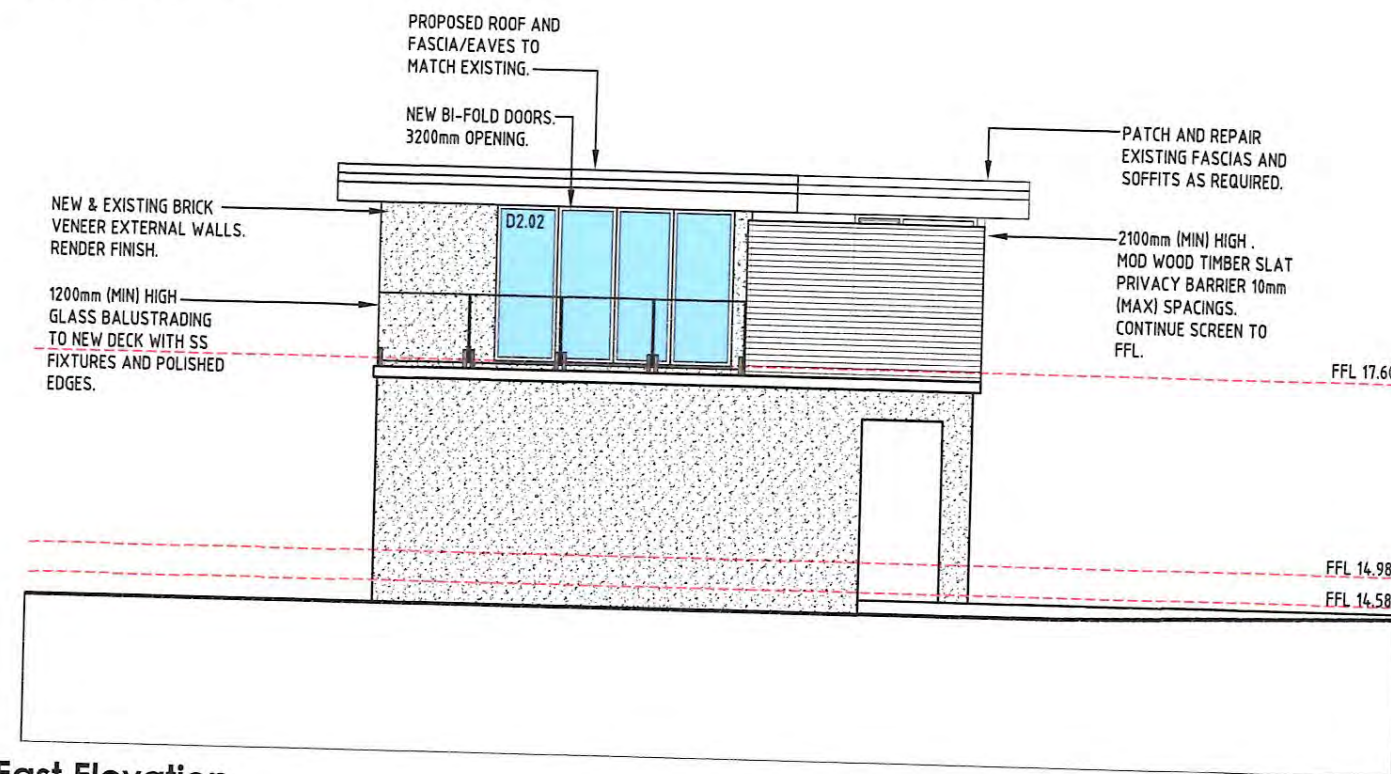
Scale 1:200 @ A3
December 2014
Attachments - 67 Lindhill Avenue, Geilston Bay - Page 2 of 7
A01







North East Elevation



South East Elevation

studiko
architectural design & drafting

7 Haber Street
Midway Point
Tasmania 7171
studiko@live.com.au
MOB: 0407 460 029
ACC No: CC5753 F

GENERAL NOTES

Confirm all dimensions on site prior to commencement of any work.
All dimensions noted are in millimetres unless stated otherwise.
Figured dimensions take preference to scaled dimensions.
Services shown on this drawing are based on available and above ground analysis. Exact location and extent of services to be verified on site.
Refer to relevant engineers drawings for Structural, Hydraulics and services details.

No:	Amendment:	Date:

Rebecca Fullard & Mark Brown
67 Lindhill Avenue, Geilston Bay

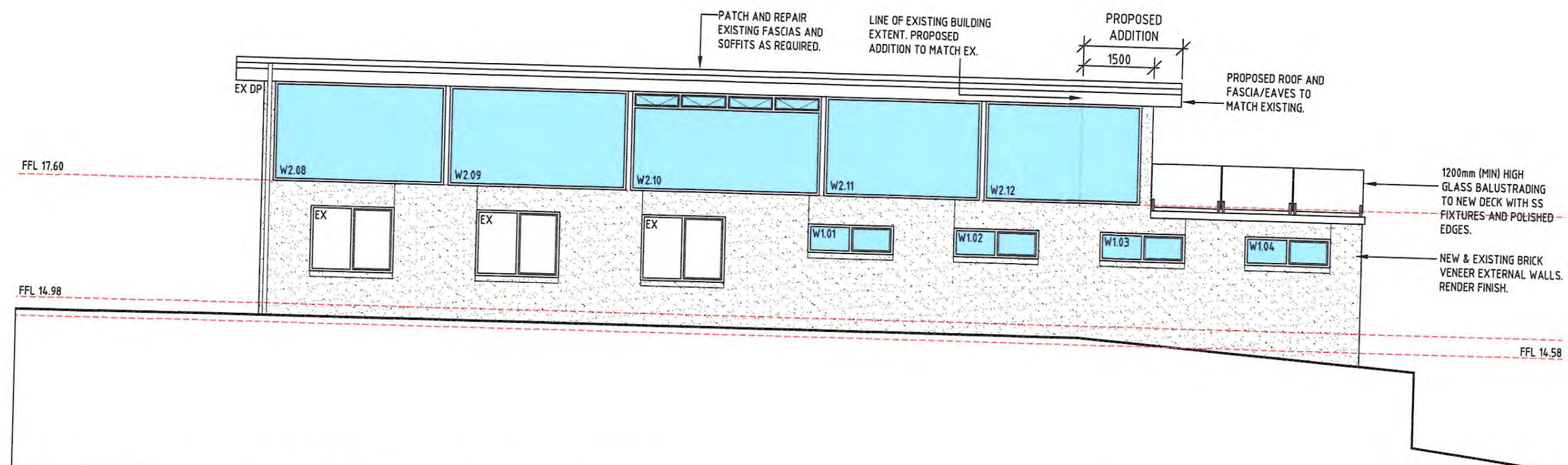
PROPOSED ALTERATIONS AND ADDITIONS

Elevations 1

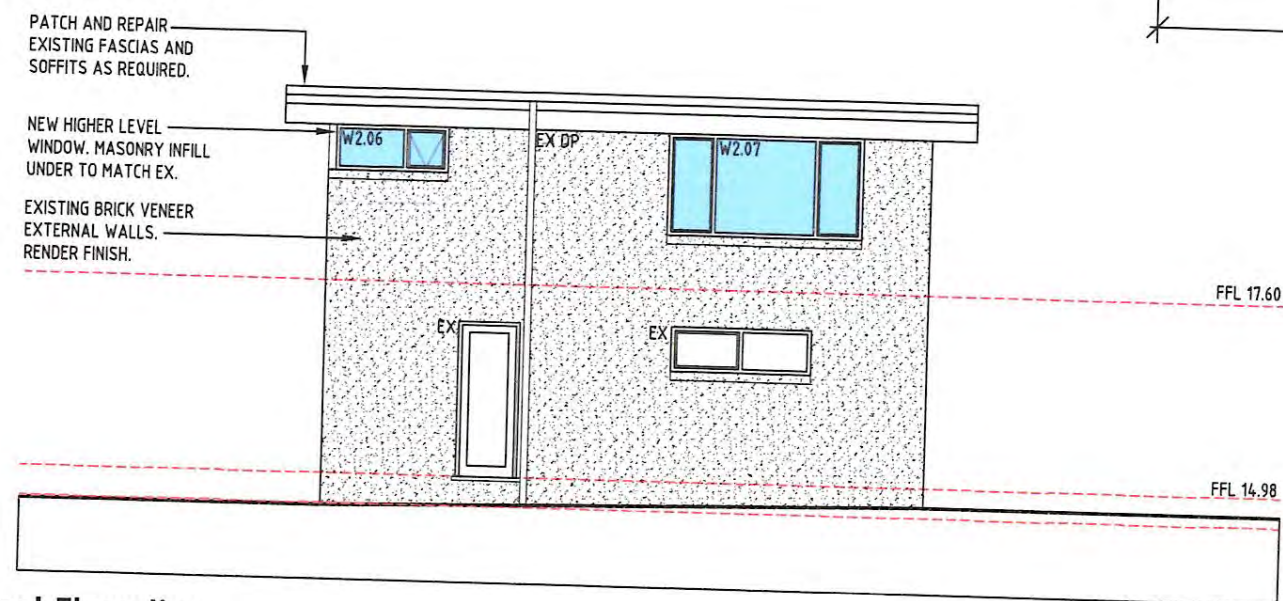


Scale 1:200 @ A3
December 2014

A06



South West Elevation



North West Elevation

studi
ko

architectural design & drafting

 7 Haber Street
 Midway Point
 Tasmania 7171
 studiiko@live.com.au
 MOB: 0407 460 029
 ACC No: CC5753 F
GENERAL NOTES

Confirm all dimensions on site prior to commencement of any work.
 All dimensions noted are in millimetres unless stated otherwise.
 Figured dimensions take preference to scaled dimensions.
 Services shown on this drawing are based on available and above ground analysis. Exact location and extent of services to be verified on site.
 Refer to relevant engineers drawings for Structural, Hydraulics and services details.

No: Amendment:

Date:

 Rebecca Fullard & Mark Brown
 67 Lindhill Avenue, Geilston Bay
PROPOSED ALTERATIONS AND ADDITIONS**Elevations 2**
 Scale 1:200 @ A3
 December 2014
A07

67 Lindhill Avenue, GEILSTON BAY



Site viewed from Lindhill Avenue, looking south



Site of proposed addition, looking southwest

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT**11.5.1 SIMMONS PARK MOTION ON NOTICE – ADDITIONAL PLAYGROUND EQUIPMENT**

(File No E011-26A)

EXECUTIVE SUMMARY**PURPOSE**

To consider the report back on a Motion on Notice adopted by Council at its Meeting on 1 December 2014, relating to the provision of additional play equipment at the Simmons Park playground.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2010-2015 is relevant.

LEGISLATIVE REQUIREMENTS

Nil.

CONSULTATION

No community consultation has occurred in relation to this report back to Council.

FINANCIAL IMPLICATIONS

The implementation of either the expansion of the existing Simmons Park Playground will require additional capital funds and be subject to Council approval of a future Annual Plan.

RECOMMENDATION:

- A. That Council resolves to expand the Simmons Park Playground to include the following equipment:
- 4 bay swing set;
 - 1 x basket swing;
 - toddler combination unit including slide;
 - 2 x baby swing (separate from other swing sets);
 - soft fall materials;
 - new fencing, footpath connections, landscaping, seating; and
 - shade sail over toddler unit.
- B. That Council authorises the General Manager to undertake a social media information program through Council's Facebook and Twitter platforms to inform the community of the proposed additional equipment.
- C. That funding of the Simmons Park Playground expansion be considered as part of Council's deliberations for the 2015-2016 Capital Works Program.

SIMMONS PARK MOTION ON NOTICE – ADDITIONAL PLAYGROUND EQUIPMENT /contd...

ASSOCIATED REPORT**1. BACKGROUND**

Council, at its Meeting held 1 December 2014 approved the following:

“That a report be presented to Council in relation to the provision of additional play equipment at the Simmons Park playground. Such report should include advice to Council on the suitability of providing additional equipment, the type of equipment recommended, if any, the estimated cost of providing and installing additional equipment and any other matters necessary for Council to consider in this regard”.

2. REPORT IN DETAIL

2.1. The development of the Simmons Park Master Plan was an extensive strategic and community based consultation process that developed a holistic plan to guide the overall development of the entire Simmons Park precinct, which defined the scale and scope of the development as determined by Council and its community. The Simmons Park Master Plan provides for:

- car parking;
- playground;
- public toilets;
- bbqs and shelter pavilions;
- amphitheatre for park events; and
- complementary open space lawn areas.

The full development of Simmons Park in accordance with Council’s adopted Master Plan is not yet complete.

- 2.2.** The request for expansion of the playground in terms of new swings and equipment is based on Aldermen and Council officers receiving some feedback from individuals that they want more toddler equipment but there are no overwhelming response/requests from the community for additional equipment or expansion of the facility.
- 2.3.** At this stage it is difficult to determine exactly what the functional requirements are for an expanded playground. This is driven partly by the fact the playground is so new and the community use patterns are yet to settle down and partly because the other functions of the park are yet to be fully developed, as envisaged by the completion of the implementation of the Simmons Park Master Plan.
- 2.4.** As part of Council's Workshop held on 19 January 2015, Council officers presented advice and costings back on the Motion on Notice. Council indicated that it wanted a further Workshop which would present advice on layout options and staging for development of an expanded playground. Based on the limited feedback available to date to expand the playground for additional toddler equipment, Council officers prepared basic layouts and associated cost estimates for 3 options ranging from a toddler only expansion to a more comprehensive toddler and younger child (2 years +) equipment.
- 2.5.** At its Workshop held on 27 January 2015, Council officers presented the upgraded advice on the 3 options requested by Council. Attachment 1 details the overall Context Plan and photomontage layouts of the options detailing the equipment proposed to be installed as part of each option. Council indicated that its preferred option was the more comprehensive expansion (Option 3) at an estimated cost of \$118,000 and consists of:
- additional 4 bay swing set;
 - 1 x basket swing;
 - toddler combination unit including slide;
 - 2 x baby swing (separate from other swing sets);
 - soft fall materials;

- new fencing, footpath connections, landscaping, seating; and
- shade sail over toddler unit.

Council also indicated that it would like to undertake a community information program on the proposed expansion but concentrating on a social media program aimed at sites for community members with interest in toddler and young children recreational issues. These special interest groups and community organisations can be engaged directly through Council's various social media platforms.

3. CONSULTATION

3.1. Community Consultation

The Original Simmons Park Master Plan concept involved consultation with residents. A community information program will be undertaken through Council's social media platforms including Facebook and Twitter to engage with the community and relevant community groups.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

- 4.1.** Council's Strategic Plan 2010-2015 under the Goal Area Social Inclusion has the following Access and Social Inclusion Strategies to:

"Facilitate the provision of needed public facilities".

"Provide a range of family, youth and age-friendly programs and facilities including child care services, playgrounds, youth services, senior citizens' centres and community volunteer program".

- 4.2.** Council's Strategic Plan 2010-2015 under the Goal Area Social Inclusion has the following Public Spaces and Amenity Strategy to:

“Develop plans to improve the amenity of public spaces, including:

- Future needs for public open space and recreational facilities”.*

- 4.3.** Council's Strategic Plan 2010-2015 within the Goal Area Social Inclusion contains the following Community Safety and Well-being Strategy to:

“Provide essential infrastructure to support, sustain and enhance community safety and social well-being”.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Nil.

7. FINANCIAL IMPLICATIONS

The estimated total cost for expansion of the playground at Simmons Park is \$118,000 and is subject to Council approval as part of a future Annual Plan.

8. ANY OTHER UNIQUE ISSUES

The full development of Simmons Park in accordance with Council's adopted Master Plan is not yet complete. The expansion of the playground potentially compromises the Simmons Park Master Plan, albeit to a minor extent and given the implementation is not yet complete some members of the community may think it is premature to consider expansion prior to full development. Council's community information program should deal with this issue as well as the other issues associated with the scale and scope of the proposed expansion.

9. CONCLUSION

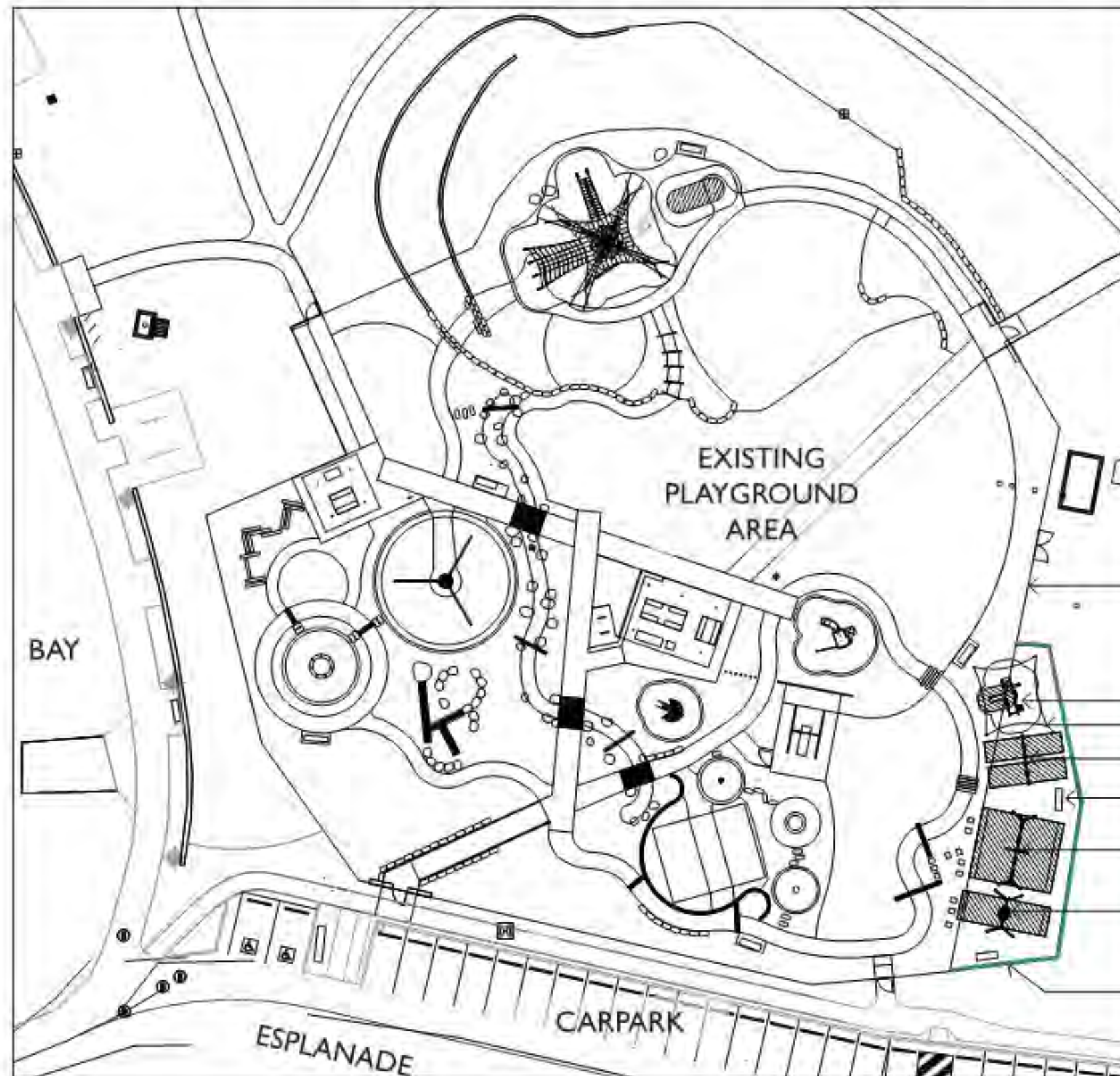
- 9.1.** The proposed expansion of the playground at Simmons Park represents about a 5% increase in the size of the playground, as such this is not a significant scale expansion. However, the provision of toddler and young child equipment within the proposed expansion is a significant expansion of scope and more broadly fits with family profiles, which are likely to make the Simmons Park Playground experience more enjoyable and complete for family groups.
- 9.2.** It is recommended that given the community consultation process undertaken to establish the scale and scope of the original Simmons Park Master Plan, a community information program be developed for the proposed expansion that informs the community of the proposed additional equipment.

Attachments: 1. Proposed Playground Equipment Options (4)

John Stevens

GROUP MANAGER ASSET MANAGEMENT

CONTEXT PLAN - Simmons Park Playground - Additional Equipment



COSTING

Toddlers Combination unit	\$25,000
Swing bays	\$25,000
Baby Swings	\$6,000
Fence realignment	\$7,000
Bench seat	\$4,000
Softfall, subsoil drainage, stormwater connections	\$12,000
Landscaping	\$9,000
Shade sail	\$30,000
TOTAL	\$118,000

Existing fenceline

NEW PLAYGROUND AREA

1 x toddler combination unit

1 x shade sail

2 x baby swings

2 x bench seats

4 x standard swings

1 x basket swing

New fenceline

Toddlers Equipment Area

Caters to 1 year olds +



Additional Swing Area

Caters to all ages 2 years +



Two bay swing set - with 4 x standard sling seats (existing swing bay to be altered to provide 2 x toddler swing seats along with disability swing)

Basket swing for small children

Fence realignment

Bench seating

Sandstone blocks for informal seating and play. Landscaping to match existing.

OPTION 3 - Toddlers and Additional Swing Area

Caters to all ages

TOTAL \$118,000



11.6 FINANCIAL MANAGEMENT

Nil Items.

11.7 GOVERNANCE**11.7.1 UPDATE OF THE 2014-2015 CLARENCE CITY COUNCIL LIST OF FEES**

(File No 10-02-04)

EXECUTIVE SUMMARY**PURPOSE**

To consider updating the 2014-2015 Clarence City Council List of Fees through the adoption of an additional Planning Application Fee (for Dispensations) and redrafting the fee for applications withdrawn prior to determination to address an anomaly.

RELATION TO EXISTING POLICY/PLANS

The 2014-2015 Clarence City Council List of Fees is a comprehensive fee schedule prescribing Council fees and charges from planning and building to dog licence fees and local hall hire. The current List of Fees was adopted by Council at its Special Meeting held on 2 June 2014 and became effective from 1 July 2014.

LEGISLATIVE REQUIREMENTS

The Local Government Act, 1993 specifies at Section 205(1)(e) - Fees and Charges, that a Council may impose fees and charges in respect of any application to Council.

Pursuant to Section 206 - List of Fees and Charges:

“A general manager of a council is to:

- (a) keep a list of all fees and charges fixed under this Division; and*
- (b) make the list available for public inspection during ordinary hours of business at the public office”.*

CONSULTATION

No public consultation has occurred in the preparation of the proposed update to the 2014-2015 Clarence City Council List of Fees. There has been discussion and professional input on an internal basis from Council officers.

FINANCIAL IMPLICATIONS

No significant implications.

RECOMMENDATION:

- A. That the 2014-2015 Clarence City Council List of Fees be endorsed and updated as outlined in this report.
- 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.

UPDATE OF THE 2014-2015 CLARENCE CITY COUNCIL LIST OF FEES /contd...

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** On 17 March 2014, Council endorsed the draft Clarence Interim Planning Scheme 2014 (CIPS2014) and subsequently submitted it to the Minister for Planning for declaration. At this time, the draft CIPS2014 has not yet been declared as an Interim Planning Scheme pursuant to Section 30F of the Land Use Planning and Approvals Act, 1993 (LUPAA), however, it is understood that the Minister's declaration is imminent.
- 1.2.** The current List of Fees was adopted by Council at its Special Meeting on 2 June 2014 and became effective from 1 July 2014.
- 1.3.** Upon the declaration of an Interim Planning Scheme, pursuant to Section 30Q of LUPAA an applicant may apply for a "Dispensation". A Dispensation is an application for a use or development that is contrary to the local provisions including zoning and regional provisions (similar to a Section 43A application but to an Interim Scheme). The process is prescribed in Subdivision 4 - Dispensations of LUPAA Sections 30Q-30ZB. A flow chart outlining the assessment process for Dispensation applications and related permits has been developed by the Tasmanian Planning Commission (TPC) and included in the attachments. Importantly, a Dispensation is a new type of application that has not previously been able to be applied for in Clarence and not reflected in the adopted List of Fees.

2. STATUTORY IMPLICATIONS

The Local Government Act, 1993 specifies at Section 205(1)(e) - Fees and Charges, that a Council may impose fees and charges in respect of any application to Council.

Pursuant to Section 206 - List of Fees and Charges:

“A general manager of a council is to:

- (a) keep a list of all fees and charges fixed under this Division; and*
- (b) make the list available for public inspection during ordinary hours of business at the public office”.*

3. REPORT IN DETAIL

3.1. Dispensation Fees

Following the Minister’s declaration of the CIPS2014, Council can expect to receive applications for dispensations. At this time, Council has not identified an appropriate fee to process an application for a Dispensation and it is considered that such fee ought to be established.

The process for assessing and determining dispensation applications is specified under Sections 30Q-30ZB of LUPAA and an overview is shown in the TPC flow chart included in the attachments. While provided for under different sections of LUPAA, the process required to determine a Dispensation will be very similar to that required to initiate, certify and determine an application made under Section 43A for a Planning Scheme Amendment and an associated development that would otherwise be prohibited.

For this reason it is recommended that the fee for an application for a Dispensation be set the same as those for an application for a planning scheme amendment. Accordingly, it is recommended that Council’s List of fees be updated as shown below (Changes shown in **bold and underlined** for clarity):

ITEM	Unit	2014-15 Fee*	GST Applied
<u>Planning Scheme Amendments & Dispensations</u>			
Advertising & Notification Fee (100% refunded if Council refuses to initiate and 30% refunded if amendment refused by TPC)	per amendment	\$1,140.00	N
Assessment Fee (excludes DA fees for S43 applications <u>& applications for dispensations under S.30Q</u>) - (\$500 refunded if amendment not certified if amendment for minor changes eg to a use and development standard)	per assessment	\$2280.00	N
Assessment Fee for other amendments <u>& dispensations</u> (excludes DA fees for S43 applications <u>& DA component of dispensations</u>) (\$2,000 refunded if amendment not certified <u>or dispensation rejected by Council</u>)	per assessment	\$15,440.00	N
TPC Costs (plus cost of any adjustments TPC make to the fee during financial year)	per amendment	\$292.00	N

3.2. Withdrawal Fees

The application withdrawal fee contained in Council's List of Fees contains an error. The fee schedule currently prescribes the following:

ITEM	Unit	2014-15 Fee*	GST Applied
Other Planning Fees			
Any application withdrawn prior to determination	per application	50% of the applicable fee up to a maximum of \$500 (balance of original fee to be refunded) if not advertised OR 30% of the applicable fee up to a maximum of \$500 (balance of original fee to be refunded) if has been advertised	N

As drafted, applications that have been advertised are cheaper than those that have not at the time of withdrawal. While clearly an anomaly, it is also noted that in the case of domestic applications withdrawn (at the applicants request) post advertising, the prescribed fee would not cover the advertising costs.

Accordingly, it is recommended that Council's List of fees be updated as shown below (Changes shown in **bold and underlined** for clarity):

ITEM	Unit	2014-15 Fee*	GST Applied
Other Planning Fees			
Any application withdrawn prior to determination	per application	<u>Withdrawal Post Advertising:</u> 50% of the <u>applicable assessment</u> fee up to a maximum of \$500 <u>plus advertising costs</u> (balance of original fee to be refunded) if not advertised OR <u>Withdrawal Prior To Advertising:</u> 30% of the applicable <u>assessment</u> fee up to a maximum of \$500 [balance of original <u>assessment</u> fee <u>and 100% of advertising fee (if applicable)</u> to be refunded] if has been advertised	N

4. CONSULTATION

4.1. Community Consultation

Not applicable.

4.2. State/Local Government Protocol

Not applicable.

5. STRATEGIC PLAN/POLICY IMPLICATIONS

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

6. EXTERNAL IMPACTS

No significant impacts.

7. FINANCIAL IMPLICATIONS

No significant implications.

8. ANY OTHER UNIQUE ISSUES

No other relevant issues.

9. CONCLUSION

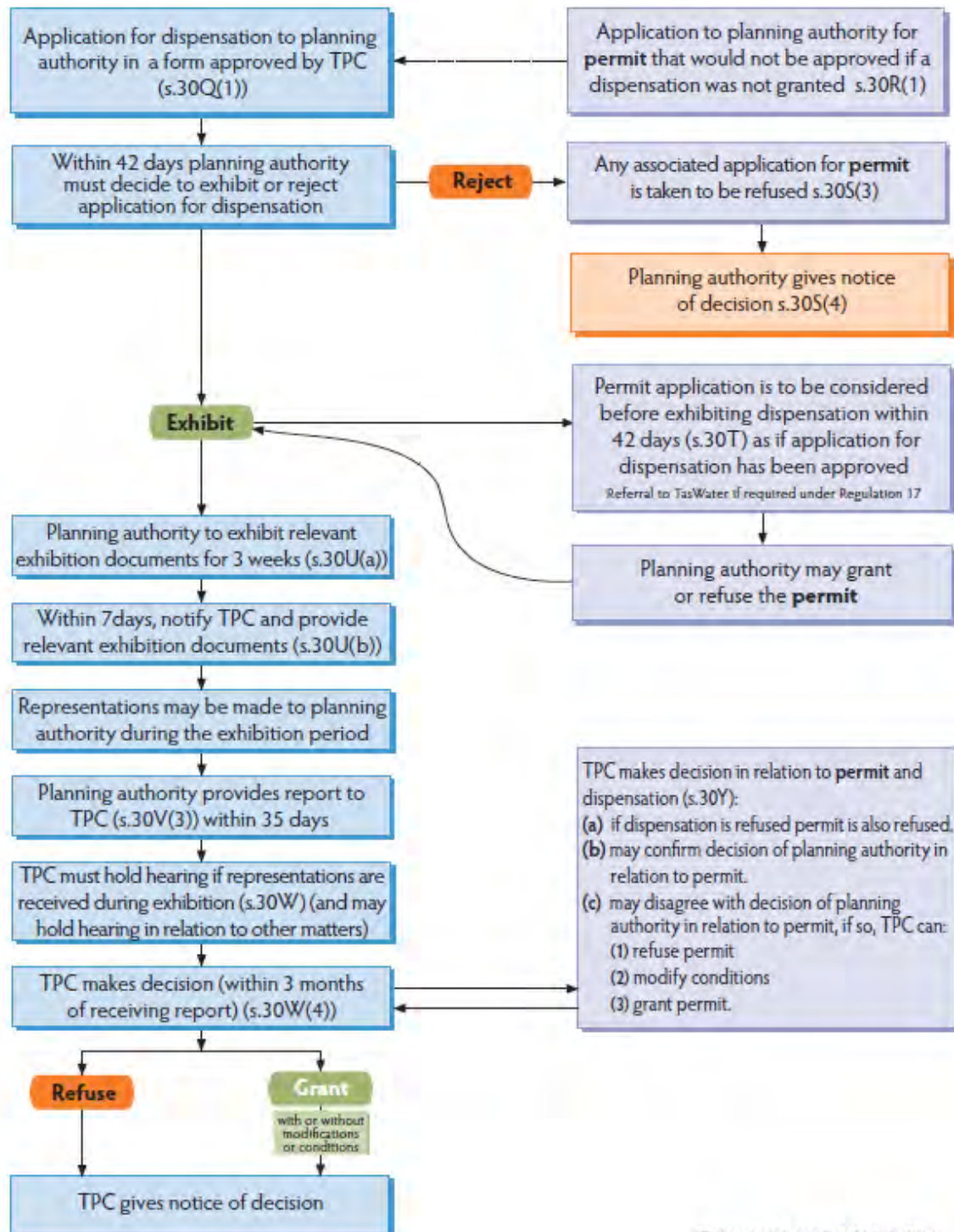
The purpose of this report is to consider updating the 2014-2015 Clarence City Council List of Fees through the adoption of an additional Planning Application Fee for Dispensations and redrafting the withdrawal fee for applications withdrawn (at the applicant's request) prior to determination as detailed above.

Attachments: 1. Flow Chart for Assessment of Applications for Dispensations [TPC] (1)

Ross Lovell
MANAGER CITY PLANNING

Assessment process for dispensation applications and related permit

s30P - ZB of the Land Use Planning and Approvals Act 1993 & Land Use Planning and Approvals Regulations 2004
TPC: Tasmanian Planning Commission



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 TENDER T1027-15 – ROAD REHABILITATION 2014-2015 STAGE 1

13.3 TENDER T1021-14 – LOWER RIVER STREET BELLERIVE STORMWATER OUTFALL - INSTALLATION

13.4 PROPERTY MATTER - BELLERIVE

13.5 PROPERTY MATTER - ROSNY

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 or for the disposal of land;
- 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”.