

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

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

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

COUNCIL MEETING
MONDAY 29 JUNE 2020

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

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

1. *APOLOGIES**

Nil.

2. CONFIRMATION OF MINUTES**RECOMMENDATION:**

That the Minutes of the Council Meeting held on 9 June 2020, 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
Presentation on Kangaroo Bay Boulevard Site	
Finalisation of Budget Consideration	
City Heart Consultation Revised Timeline	15 June
Rates Resolution Update	
Victoria Esplanade Concept Plan	
Bayview Secondary College Draft Masterplan	
Geilston Bay Sport Precinct Masterplan	22 June

RECOMMENDATION:

That Council notes the workshops conducted.

5. DECLARATIONS OF INTERESTS OF ALDERMAN OR CLOSE ASSOCIATE

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

6. ***TABLING OF PETITIONS
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(Note: Petitions received by Aldermen are to be forwarded to the General Manager within seven 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.

Mrs Josephine Castillo has given notice of the following questions:

KANGAROO BAY DEVELOPMENT

1. What communication has Council had since 1 April 2020 with the Kangaroo Bay proponents and University of Tasmania on the likely commencement date for the development or the necessity for an extension from November 2020?
2. When will Council have advice on the process to follow in activating the contract's buy-back clause?

7.2 ANSWERS TO QUESTIONS ON NOTICE

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

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.

Nil.

7.4 QUESTIONS WITHOUT NOTICE

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

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

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

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

8. DEPUTATIONS BY MEMBERS OF THE PUBLIC

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

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - ALD EDMUNDS
COUNCIL MEETING ARRANGEMENTS POST COVID**

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

“That Council:

1. determines, in-principle, to continue live streaming of Council Meetings on an ongoing basis;
2. requests that the General Manager investigates options to allow for deputations and questions from the public to be submitted audio-visually;
3. requests that the General Manager investigates what will be required to live-stream meetings from the Council Chamber, including the cost of such arrangements, and report back to Council via a workshop as soon as practical; and
4. submits the following motion to the next Local Government Association of Tasmania General Meeting for decision:

“That the Local Government Association of Tasmania, on behalf of Tasmanian Councils request the Tasmanian Government urgently amend the Local Government Act 1993 to make legislative provision for Elected Members to attend Council Meetings via electronic means, subject to any specified limitations, post the COVID crisis”.

EXPLANATORY NOTES

1. The COVID-19 crisis has established that live streaming of Council Meetings is an efficient and practical way to allow our community to participate in Council Meetings.
2. The live streaming of meetings has meant that residents who cannot physically attend Council Meetings can still be made aware of decisions in real-time. It is reasonable for Council to assume that ratepayers would appreciate the continuation of live streaming.
3. Since its introduction, the practice of video conferencing Council Meetings has, while not always ideal, established that this is a practical method for attendance at Council Meetings in some circumstances.

4. Social distancing is here to stay in the medium term, which will make it impossible to hold Council Meetings in the chamber with 12 Aldermen, staff and members of the public in attendance. Hiring of external spaces is likely to come at an increased, unbudgeted cost.
5. With these costs in mind, legislative support from the Tasmanian Government to allow for alternative ways of Elected Members, staff and the public to attending meetings will save ratepayers money. To this end, a request to the next Local Government Association of Tasmania General Meeting to support a motion to address this issue with the Tasmanian Government is proposed.
6. While there will be some potential costs and technical issues associated with adapting or replacing Council's current systems to allow for live streaming and video conference attendance at meetings, it will be cheaper than potentially hiring larger spaces for meetings. While provision for live streaming has not been budgeted, it should be investigated, and a report provided to Aldermen at a workshop.

L Edmunds
ALDERMAN

GENERAL MANAGER'S COMMENTS

There is currently no budget allocation for additional IT infrastructure in the Chambers. Any approval by Council to upgrade the system may require an additional funding allocation.

A matter for Council.

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.

- **COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY**

Representatives: Ald James Walker
(Ald Luke Edmunds, Deputy Representative)

Quarterly Reports

None pending.

Representative Reporting

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

The Mayor has provided draft notes from the meeting of the Greater Hobart Committee Forum held on 16 June 2020 (refer Attachment 1).

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

ATTACHMENT 1

Greater Hobart Mayors Forum ACTIONS -Tuesday 16 June 2020 12pm-1.30pm Video conference via Teams

Attendees: Mayor Kristie Johnston, Tony McMullen, Mayor Doug Chipman, Ian Nelson, Mayor Dean Winter, Gary Arnold, Lord Mayor Anna Reynolds, Nick Heath, Kat Panjari

Apologies: nil.

Nick Heath left meeting at 12.25, Mayor Dean Winter left meeting at approx. 12.40.

Agenda Item	Action	To be actioned by
1. Review actions from previous meeting (20 May 2020)	<p>All actions completed:</p> <ul style="list-style-type: none"> • Advocacy letters written to Andrew Wilkie, Julie Collins, Claire Chandler and all Federal elected representatives on behalf of Greater Hobart Strategic Partnership (with Deputy PM roads/land infrastructure list). • PESRAC submission drafted • Letter to STCA has been sent from Minister Ferguson • Greater Hobart Committee meeting actions completed 	
2. Debrief Greater Hobart Committee meeting (held on 28 May 2020)	<ul style="list-style-type: none"> • Protocols are needed for agenda items, distribution of agenda papers, tabling of documents • Protocols are needed for out of session decision making and Committee sign off/approval process • Need to build trust and transparency into Committee meetings to work as a partnership between State and Greater Hobart Strategic Partnership. E.g. we need a model where “Matters in Confidence” can be raised at Committee meetings (so State can give heads up on funding announcements) • We also need a mechanism for Councils to inform development of State Budget and future infrastructure planning in region (e.g. joint infrastructure planning workshops prior to budget). 	<p>Kat and Anne Beach (DSG)</p> <p>Discuss at GM meeting</p> <p>Kat to research other partnership models</p>
3. Premiers Economic and Social Recovery Advisory Council –	<p>Draft submission changes:</p> <ul style="list-style-type: none"> • Add Rebuilding Tertiary Education Sector / University Town model as an economic development opportunity • Enhance Tourism opportunity with projects/ideas featured <i>Destination Southern Tasmania (DST) Destination Action Plan</i> for Hobart. Develop Caravan Park concept across region 	<p>Kat to liaise with UTAS and DST</p> <p>Kat to circulate final draft prior to submission to PESRAC in July 2020</p>
4. COVID-19 Recovery & Other Business	Develop State budget submission – revise Public Transport / Bus State Budget Submission (Nov 2019) with inclusion of expanded network of active transport and cycle-ways across region	Kat to bring draft submission to August meeting
5. Next Meeting: 21 July 2020 12pm-1.30pm		

11. REPORTS OF OFFICERS

11.1 *WEEKLY BRIEFING REPORTS**

The Weekly Briefing Reports of 8, 15 and 22 June 2020 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 8, 15 and 22 June 2020 be noted.

11.2 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

11.3 PLANNING AUTHORITY MATTERS

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

**11.3.1 DEVELOPMENT APPLICATION PDPLANPMTD-2020/008380 – 28
FRANKLIN STREET, RICHMOND – AWNING AND CARPORT ADDITIONS****EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a carport and awning addition at 28 Franklin Street, Richmond.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Historic Heritage Code and the non-spatial Codes Parking & Access and Stormwater Management under the Clarence Interim Planning Scheme 2015 (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Note: References to provisions of the Land Use Planning and Approvals Act 1993 (the Act) are references to the former provisions of the Act as defined in Schedule 6 – Savings and Transitional Provisions of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The former provisions apply to an interim planning scheme that was in force prior to the commencement day of the Land Use Planning and Approvals Amendment (Tasmanian Planning Scheme Act) 2015. The commencement day was 17 December 2015.

Council is required to exercise a discretion within the statutory 42 day period which has been extended with the applicant's consent until 1 July 2020.

CONSULTATION

The proposal was advertised in accordance with statutory requirements and no representations were received.

RECOMMENDATION:

- A. That the Development Application for a carport and awning addition at 28 Franklin Street, Richmond (CI Ref PDPLANPMTD-2020/008380) be refused for the following reasons.
 - 1. The proposal does not comply with Clause 10.4.2 P2 as the proposed carport is not compatible with the existing front setbacks of carports and garages within Franklin Street.

2. The proposal does not comply with the Performance Criteria of E13.8.2 P1 of the Scheme as the siting of the carport does not make a positive contribution to the streetscape and results in a detriment to the historic cultural heritage significance of Richmond.
- B. That the details and conclusion included in the Associated Report be recorded as the reasons for Council’s decision in respect of this matter.

ASSOCIATED REPORT

1. BACKGROUND

The Richmond Cultural Resource Management Plan 2000 provides the background to the planning controls covering this site. This major plan was undertaken with funding from the then Australian Heritage Commission and comprised 3 volumes: *Key Issues and Recommendations*, which provided a detailed analysis of the township; *Heritage Inventory & Planning Guidelines*, which provided detailed information about individual heritage places and buildings; and *Thematic History of Richmond*, which provided a contextual review of the township, using document and photographic research and extensive oral history.

The site lies within a “Heritage Residential” precinct in the Plan, which in turn was the basis for the application of the current Heritage Code. While the Plan recognises the potential for infill development within the precinct, it noted that infill should respect existing patterns of development, streetscape elements, and individual listed characteristics, as these form the core of the cultural resources of the township.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned General Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme relating to building and works within the General Residential Zone and the Historic Heritage Code.

2.3. The relevant parts of the Planning Scheme are:

- Section 8.10 – Determining Applications;
- Section 10 – General Residential Zone;
- Section E6.0 – Parking and Access Code;
- Section E7.0 – Stormwater Management Code; and
- Section E13.0 – Historic Heritage Code.

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

3. PROPOSAL IN DETAIL

3.1. The Site

The site is a large 1927m² lot that supports an existing weatherboard dwelling dating from the Victorian period. The lot is generally level with a gravel driveway that runs along the north side of the dwelling to the rear of the property. There is also a gravel parking area for two cars on the street frontage to the south of the dwelling. This has been created by an indentation of the front fence line, with no crossover in place from the street.

The property is located within the historic township of Richmond and is surrounded by a mix of dwellings from different architectural eras, from heritage listed Georgian cottages right through to modern dwellings. Heritage listed buildings close by include 30, 22, 25 and 23A Franklin Street.

Franklin Street has a spacious feel created by the larger lot sizes, lot frontages (typically 20m or greater), predominantly moderate to large front setbacks (7m to 10m+) with the more modern buildings and 2m - 3m for the older historic buildings, and all with generous rear gardens.

The location of the site is shown in Attachment 1.

3.2. The Proposal

The proposal is for the development of a carport and an awning addition on the site. The proposed double carport will be located 0.45m from the front boundary and built in a modern style, constructed of steel and be of matching colours to the existing weatherboard dwelling. The carport will be 32m² with a gable roof facing the street that stands at a maximum height of 4m above natural ground level.

The proposed awning addition will be located behind the existing dwelling and will not be visible from the street. The awning will be 29m² with a gable roof that matches the existing pitch of the dwelling. The maximum height will be 4.4m above natural ground level. The awning will be made of steel and be of matching colours to the existing dwelling.

4. PLANNING ASSESSMENT

4.1. Determining Applications [Section 8.10]

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

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act,*

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised”.

References to these principles are contained in the discussion below.

4.2. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone, Historic Heritage Code, Stormwater Management and Parking and Access Code with the exception of the following.

General Residential Zone

- **Clause 10.4.2 A2** – it is proposed that the development would have a front setback of 0.45m, which does not comply with the front setback prescribed by the acceptable solution of 5.5m for carports.

Performance Criteria	Proposal
<p><i>“P2 – a garage or carport must have a setback from a primary frontage that is compatible with the existing garages or carports in the street, taking into account any topographical constraints”.</i></p>	<p>Does not comply.</p> <p>Franklin Street is approximately 750m long interspersed by a mix of buildings dating from various periods including Georgian, Victorian, 1950s to more modern dwellings. While many of the properties contain garages and carports, none of them are located near the front boundary. Many of the garages and carports are either located in line with the dwelling or behind towards the rear of the property. The second scenario is particularly prominent with the older dwellings along the street.</p> <p>The closest garage to the front boundary is at 27 Franklin Street where the garage is attached to the dwelling and is setback 7m from the frontage. A setback of this extent is consistent with other properties in the street, namely:</p> <ul style="list-style-type: none"> • 5 Franklin Street has a carport setback 9.7m from the frontage; • 11 Franklin Street where the carport is located 9m from the front boundary; • 21 Franklin Street has a carport and garage that are attached to the dwelling and setback 10m from the frontage; • 24 Franklin Street has an attached garage setback 8m from the frontage; and • 33 Franklin Street has a garage that is attached to the dwelling and setback 8.4m from the frontage. <p>As can be seen from the above properties, the prevailing setbacks within the street for carports and garages is at least 7m or more from a frontage.</p>

	<p>Therefore, a setback of 0.45m as proposed under this application is not compatible with any other carport or garage within Franklin Street.</p> <p>The planning scheme only provides for a variation to this performance criteria if there are some kind of topographical constraints on the site that would require the carport to be built on the front boundary. The subject lot is a large relatively flat site without any natural constraints that would limit the construction of the carport to be built on the front boundary.</p>
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Historic Heritage Code

- **Clause E13.8.2 A1** – Given there is no Acceptable Solution in which to satisfy, the proposal must be considered against the corresponding Performance Criteria.

Performance Criteria	Comment
<i>“P1 - Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2”.</i>	<p>Richmond prides itself on being a Georgian village, and a feature of Georgian architecture is that buildings are often built within close proximity of a front boundary, however, carports and garages were never part of this architectural feature, primarily due to the period being prior to the invention of the car. As such, many guidelines for heritage places and precincts, including Heritage Tasmania’s Works Guidelines November 2015 and the Richmond Cultural Resources Management Plan 2001, recommend garages and carports should be set back behind the facade of buildings and not located in front gardens within the front setback.</p> <p>Given the siting of the proposed carport is 0.45m from the front boundary, the surrounding historic cultural heritage of Richmond has not been taken into account. The proposed development has been considered by Council’s Heritage Advisor who has concerns about the proposed carport due to the location on the front boundary, and that the carport has not had sufficient consideration of heritage forms, setbacks, etc.</p>

	<p>As such the carport would have a detrimental effect on the values listed in Table E13.2.</p> <p>The awning, however, would be in keeping with the current design of the Victorian dwelling, and would not be seen from the street, therefore would not have a detrimental impact on the cultural significance of Richmond.</p>
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- **Clause E13.8.2 A2** – Given there is no Acceptable Solution in which to satisfy, the proposal must be considered against the corresponding Performance Criteria.

Performance Criteria	Comment
<i>“P2 - Design and siting of buildings and works must comply with any relevant design criteria/ conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct”.</i>	<p>The design and siting of the carport does not comply with the design Criteria (a) and (b) listed in Table E13.2 as set out below.</p> <p>(a) The proposed carport has not been designed or sited to enhance the historic integrity of the Richmond precinct and streetscape, particularly in relation to the proposed 0.45m front setback, which is not in keeping with the character consistent with the surrounding area.</p> <p>(b) The proposed carport has not been designed or sited to reduce the visual impact on the surrounding distinctive character of Richmond and heritage listed properties.</p> <p>The siting of the carport will meet Criteria (c) listed in Table E13.2 as follows.</p> <p>(c) The proposed development will not have an impact on the views to and from town landmarks and the surrounding rural countryside.</p>

- **Clause E13.8.2 A5** – Given there is no Acceptable Solution in which to satisfy, the proposal must be considered against the corresponding Performance Criteria.

Performance Criteria	Comment
<p><i>“The design of new development must be sympathetic to the heritage locality in terms of bulk, setbacks, materials, colour scheme, form, and character of the place, streetscape and surrounding area. It therefore must:</i></p> <p><i>(a) not be confused with the original historic fabric associated with nearby historic places in the locality;</i></p>	<p>The appearance of the proposed structures would be distinctly modern, and the choice of using steel will further ensure the buildings will not be confused as replicas.</p>
<p><i>(b) be compatible with the architectural design, colour and aesthetic characteristics of the historic places in the area;</i></p>	<p>The proposed carport contains a gable roof that would face the street. A common feature of Georgian architecture, which can be seen throughout Richmond on the buildings that are set close to the street frontage, is the hipped roof. This design feature can also be seen throughout Franklin Street in the nearby heritage listed buildings at 22 and 30 Franklin Street, in the new build across the road at number 33, and on part of the existing historic dwelling on the subject lot which fronts the street.</p> <p>The design of the carport has not been considered against the characteristics of the surrounding Georgian buildings that are built along street frontages and therefore is not compatible with the existing historic places in the area.</p>
<p><i>(c) not visually dominate an existing heritage place or street in terms of size, height and bulk when viewed from the street frontage or frontages;</i></p>	<p>Although Richmond contains many historic Georgian buildings that are set close to the front boundary, carports and garages were never a part of this historic fabric. This can be seen from the two nearby heritage listed properties at 22 and 30 Franklin Street, both are set close to the frontage and as such are visually dominant. Of these properties only 30 Franklin Street contains a garage, which is located behind the dwelling and barely visible from the street.</p> <p>The siting of the proposed carport being setback 0.45m from the front boundary, will compete for dominance with the existing heritage elements in the street and therefore distract from these protected buildings.</p>

	<p>Furthermore, the scale and height of the proposed carport, being 5.6m across the width facing the frontage and 4m in height, is inappropriate in the proposed location as the structure will compete with the surrounding Georgian cottages that are only slightly larger in scale.</p> <p>Therefore, the proposed carport will not compliment the surrounding historic precinct and will visually obscure the heritage character of Richmond township.</p> <p>The awning addition, however, will not be visually dominant due to the location being behind the existing dwelling and also not being visible from the street.</p>
<p><i>(d) adopt a contemporary architectural character of an understated appearance to minimise the visual dominance over adjacent contributory buildings, the heritage place or historic places in the locality, in terms of size, height or bulk;</i></p>	<p>The proposed carport and awning being modern open structures do adopt a contemporary architectural character. However, the carport being a size and height that is not compatible with the nearby contributory buildings, the structure would be making a new architectural statement rather than responding to the site's setting.</p> <p>Furthermore, due to the carport being set so close to the front boundary, the structure will maintain a visual dominance over the significant elements of the heritage precinct.</p>
<p><i>(e) repeats the particular rhythm, spatial characteristics and character of historic places and other contributory buildings in the area;</i></p>	<p>The built form of the street consists of several Georgian dwellings set close to their front boundary, while dwellings of other eras are setback at least 7m or more from the front boundary. As discussed above, there are no carports or garages set close to the front boundary, therefore the proposed carport being setback only 0.45m from the front boundary would disrupt the above rhythm of the street.</p> <p>The rhythm that the performance criteria refers to is essentially the established pattern of development in the streetscape. In this case it is considered that this pattern would be disrupted by the approval of this one carport.</p>

	<p>It would pave the way for future applications of carports and garages along Franklin Street, which over time would dramatically change the streetscape and have a significant impact on the cultural heritage significance.</p> <p>Roof pitches are another built form rhythm that is repeated throughout the area, the proposed carport incorporates a roof pitch of 30 degrees which reflects the roof pitch predominant in Georgian style architecture. While the proposed awning will continue the same roof pitch as the existing Victorian dwelling's gable roof.</p>
<i>(f) relates to and uses as reference points the materials, front and side setbacks, roof form, colours and details of adjacent buildings and the surrounding precinct;</i>	<p>The style and materials chosen for the carport have not been selected to be sympathetic to the surrounding heritage precinct. The carport does not relate to the surrounding architecture styles, in particular the roof form and scale of the buildings.</p> <p>The front setback of 0.45m is less than any of the existing setbacks within the street, and this will ensure the carport is visually prominent and will compete with the heritage values of Richmond.</p>
<i>(g) avoid blank walls at ground and upper floor levels when viewed from surrounding streets;</i>	Not applicable – there are no walls associated with the development.
<i>(h) utilise landscaping, fencing or other techniques to enhance the property and to reduce conflict with historic streetscapes”.</i>	The subject property contains large trees that would be on both sides of the proposed carport, however, the carport would still be prominent and would conflict with the historic streetscapes of Richmond.

5. REPRESENTATION ISSUES

The proposal was advertised in accordance with statutory requirements and no representations were received.

6. EXTERNAL REFERRALS

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

7. STATE POLICIES AND ACT OBJECTIVES

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

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

8. COUNCIL STRATEGIC PLAN/POLICY IMPLICATIONS

There are no inconsistencies with Council's adopted Strategic Plan 2016-2026 or any other relevant Council Policy.

9. CONCLUSION

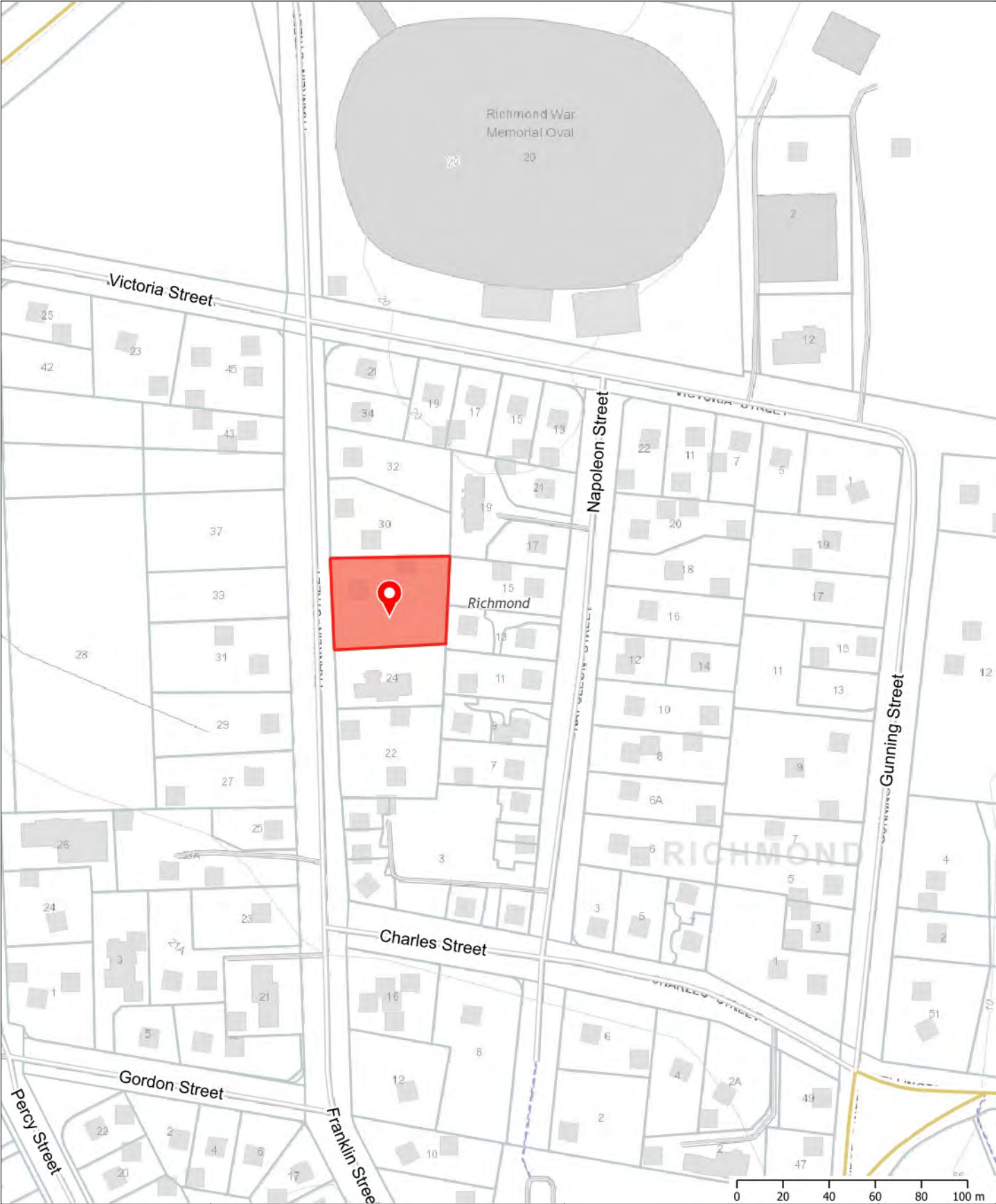
The proposal for the development of a carport and awning addition at 28 Franklin Street, Richmond is not considered to meet the front setback requirements of the Scheme and would be a detriment to the historic cultural heritage significance of Richmond and is therefore recommended for refusal.

Attachments: 1. Location Plan (1)
2. Proposal Plan (6)
3. Site Photo (2)

Ross Lovell
MANAGER CITY PLANNING

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

Attachment 1

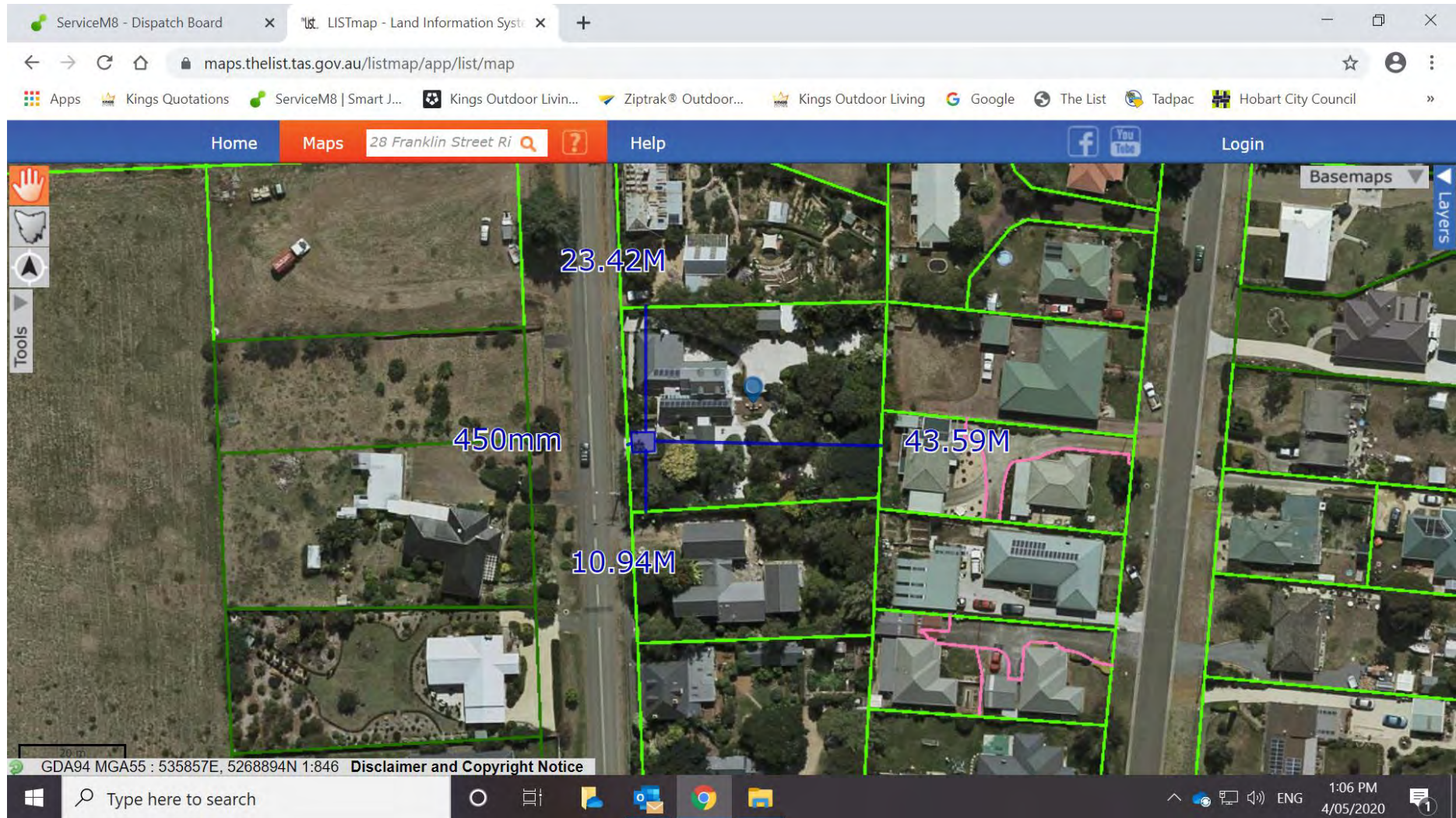


This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

18/06/2020
1:2257

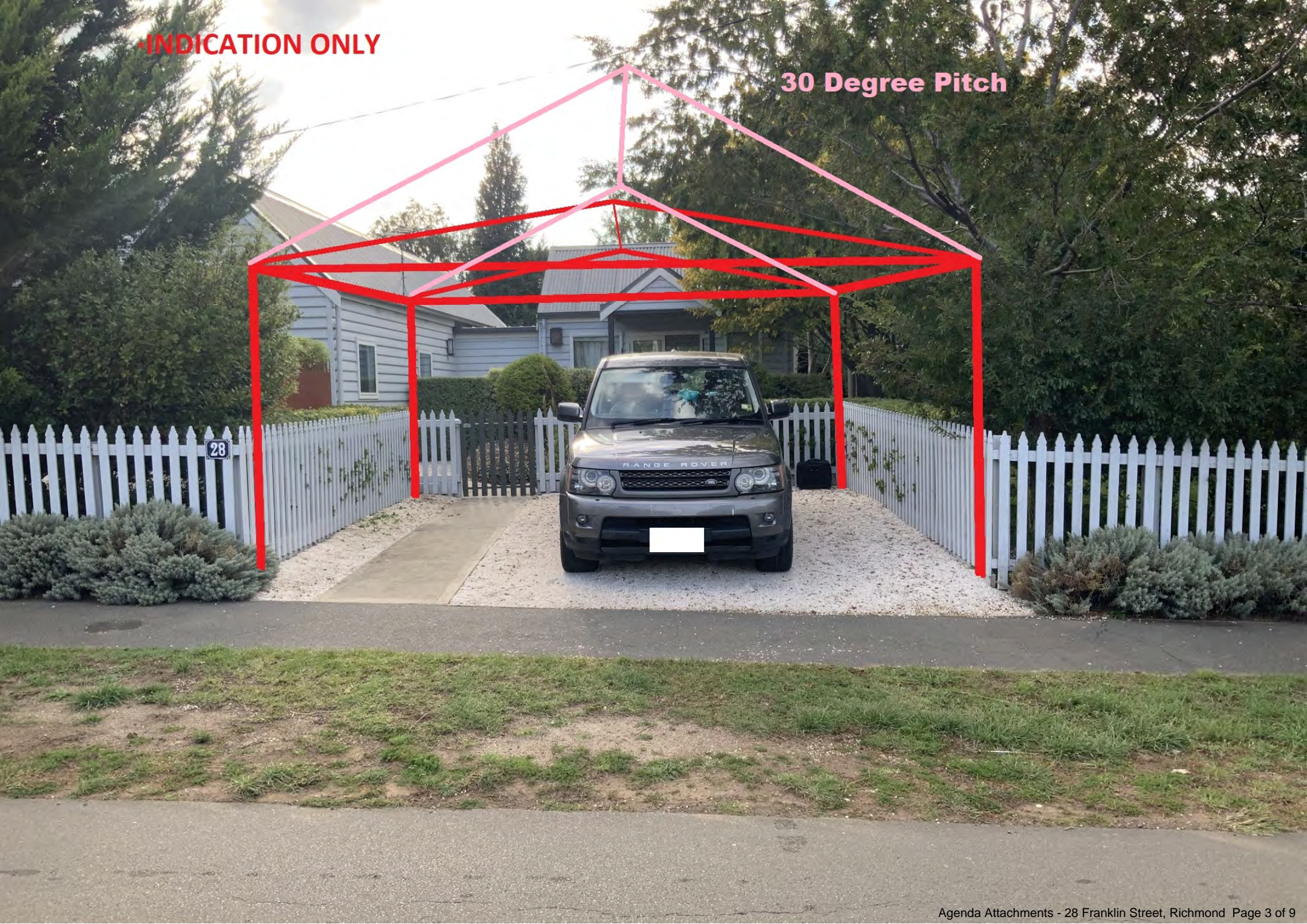


Attachment 2



INDICATION ONLY

30 Degree Pitch





39 Gordon Street, Sorell, 7172
Mobile: 0418 531 393
ABN: 831 45735333
Sam King PTY LTD

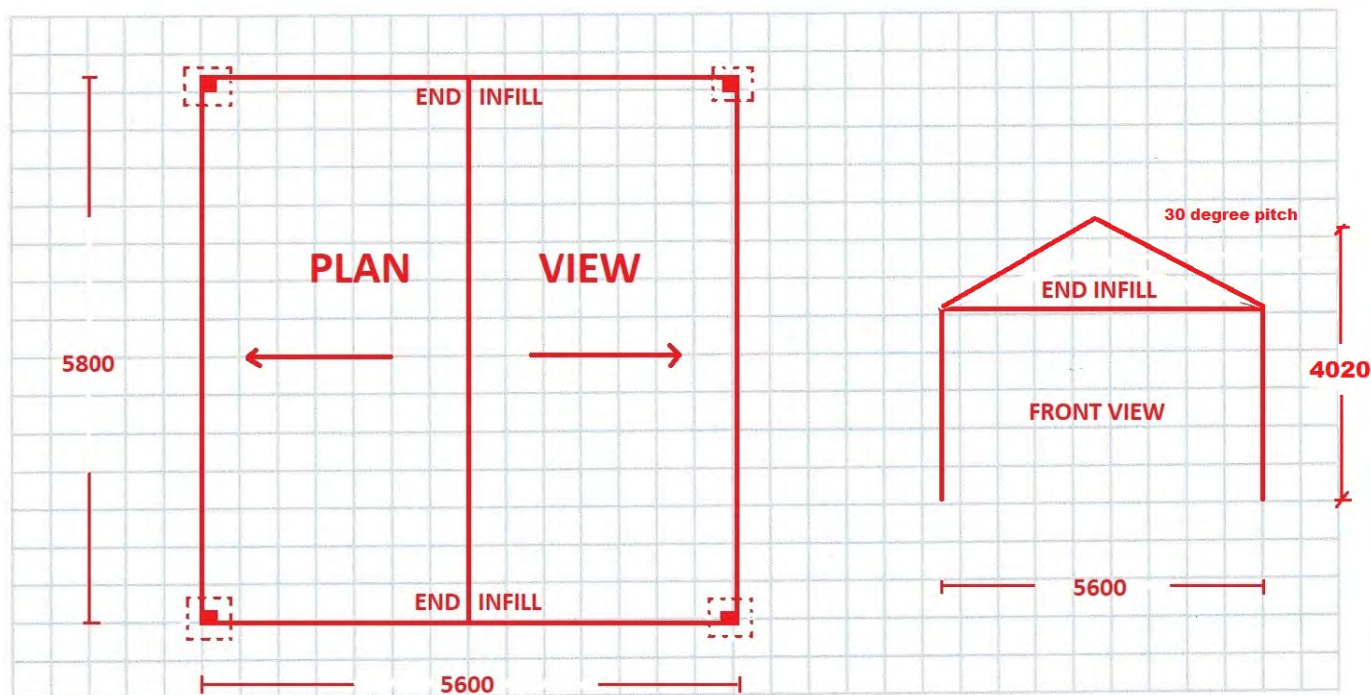
Quotation Inc. GST

Quotation No 1168

Date: 19/03/2020
Phone (B)

Address: 29 Franklin Street Richmond TAS 7025
Site Address: AS ABOVE

STYLE	FRAME LENGTH	FRAME WIDTH	POST SIZE	FRAME COLOUR	TRIM COLOUR	SHEET COLOUR
Pitched	5800	5600	90	White	Woodland Grey	Silver 90%



PLANS/ENGINEERING	No	COUNCIL	No	INSTALLATION	Yes	ENGINEERING COSTS (WHERE APPLICABLE)
FOOTINGS	Yes	GUTTERING	Yes	STORM WATER	No	0

Aluminium powder coated frame
Twinwall polycarbonate roofing

Quotation No. 1168

ADDRESS: 29 Franklin Street Richmond TAS 7025

Total \$	20925	Less Deposit Paid	5925	Balance Due \$	15000
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PLEASE NOTE: STORM WATER DRAINAGE CONNECTION IS NOT INCLUDED IN PRICE UNLESS OTHERWISE STATED. OPTIMO AWNINGS HOLDS NO RESPONSABILITY FOR PRE EXISTING LEAKS IN HOUSE GUTTERS. PLEASE CHECK AND REPAIR BEFORE INSTALLATION. COLORS ON QUOTATION ARE AN INDICATION ONLY AND IS THE SOLE RESPONSIBILITY OF THE OWNER/AGENT TO CHECK THE COLORS ABOVE ARE CORRECT.

ServiceM8 - Dispatch Board x LISTmap - Land Information System x +

maps.thelist.tas.gov.au/listmap/app/list/map

Apps Kings Quotations ServiceM8 | Smart J... Kings Outdoor Living... Ziptrak® Outdoor... Kings Outdoor Living Google The List Tadpac Hobart City Council

Home Maps 28 franklin street rich Help User: sam@optimoawnings.com.au Logout

Basemaps Layers

Tools

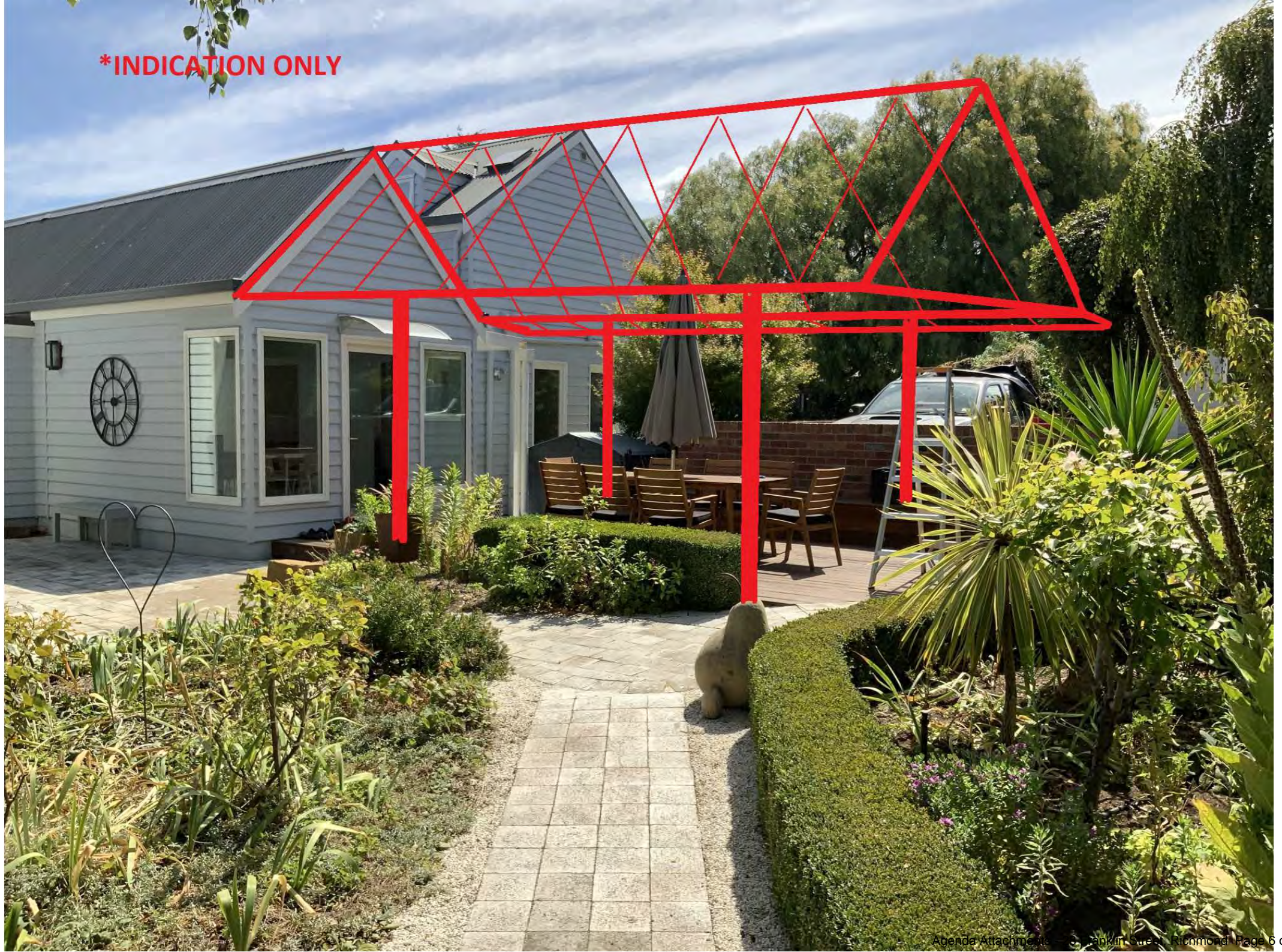
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GDA94 MGA55 : 535853E, 5268902N 1:846 Disclaimer and Copyright Notice

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***INDICATION ONLY**





39 Gordon Street, Sorell, 7172
 Mobile: 0418 531 393
 ABN: 83145735333
 Sam King PTY LTD

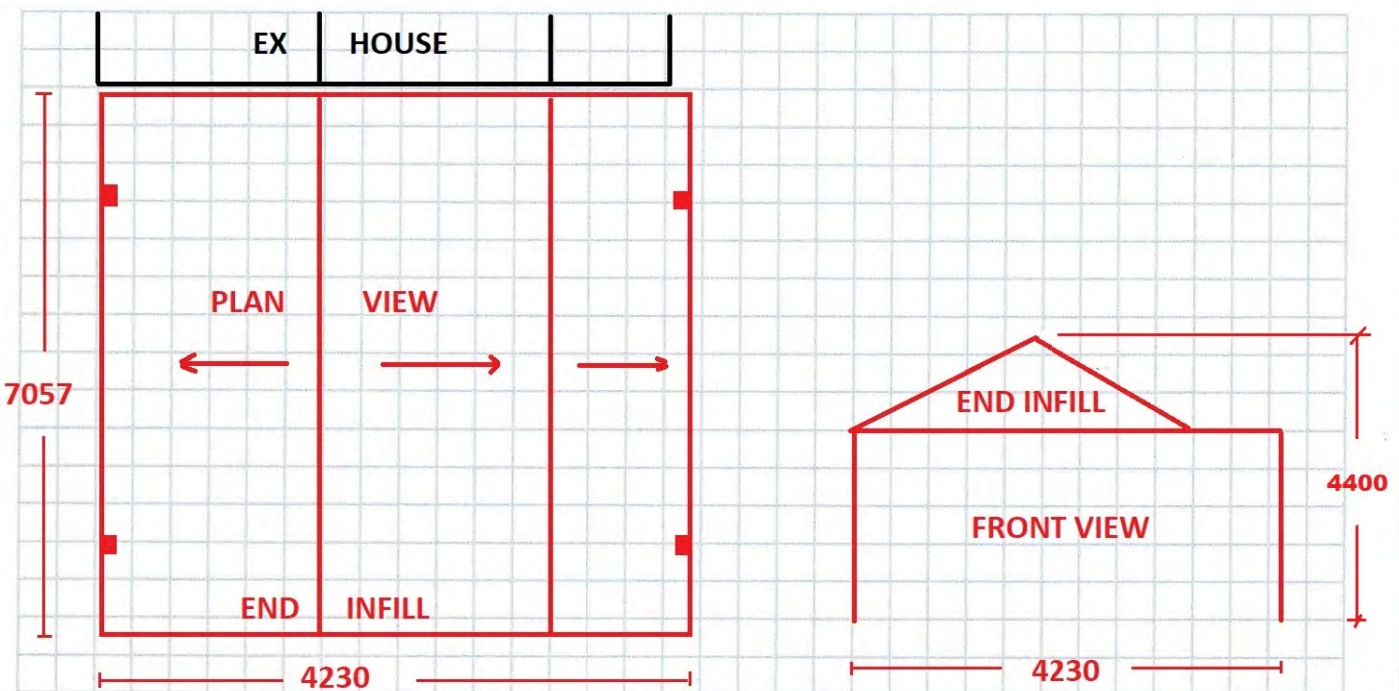
Quotation Inc. GST

Quotation No 1155

Date: 27/02/2020
 Phone (B)

Address: 29 Franklin Street Richmond TAS 7025
 Site Address: AS ABOVE

STYLE	FRAME LENGTH	FRAME WIDTH	POST SIZE	FRAME COLOUR	TRIM COLOUR	SHEET COLOUR
Pitched	7057	4230	90	White	Woodland Grey	Silver 90%



PLANS/ENGINEERING	Yes	COUNCIL	No	INSTALLATION	Yes	ENGINEERING COSTS (WHERE APPLICABLE)
FOOTINGS	Yes	GUTTERING	Yes	STORM WATER	No	0

Aluminium powder coated frame
 Twinwall polycarbonate roofing

Quotation No. 1155

ADDRESS: 29 Franklin Street Richmond TAS 7025

Total \$	30786	Less Deposit Paid	7786	Balance Due \$	23000
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PLEASE NOTE: STORM WATER DRAINAGE CONNECTION IS NOT INCLUDED IN PRICE UNLESS OTHERWISE STATED. OPTIMO AWNINGS HOLDS NO RESPONSABILITY FOR PRE EXISTING LEAKS IN HOUSE GUTTERS. PLEASE CHECK AND REPAIR BEFORE INSTALLATION. COLORS ON QUOTATION ARE AN INDICATION ONLY AND IS THE SOLE RESPONSIBILITY OF THE OWNER/AGENT TO CHECK THE COLORS ABOVE ARE CORRECT.

Attachment 3



Photo 1 – Looking at 28 Franklin Street from southwest



Photo 2: Looking at 28 Franklin Street from Northwest



Photo 3: Looking south down Franklin Street, towards Bridge Street

11.4 CUSTOMER SERVICE

Nil Items.

11.5 ASSET MANAGEMENT

Nil Items.

11.6 FINANCIAL MANAGEMENT**11.6.1 ESTIMATES, CAPITAL EXPENDITURE PROGRAMME, FEES AND CHARGES 2020/2021**

(File No 10-02-04)

EXECUTIVE SUMMARY**PURPOSE**

To consider the Estimates, incorporating the Capital Expenditure Programme, for the 2020/2021 financial year, together with an updated List of Fees and Charges.

RELATION TO EXISTING POLICY/PLANS

Consistent with Council's adopted Strategic Plan.

LEGISLATIVE REQUIREMENTS

Section 82 of the Local Government Act requires the General Manager to prepare Estimates of the Council's revenue and expenditure for each financial year.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

The Estimates provide statutory authorisation for recurrent and capital expenditure for 2020/2021. Based on the draft estimates, the required increase in rating effort to meet the proposed functional outcomes is 0.3% net of growth and the effects of the State Government Fire Services Contribution.

RECOMMENDATION:

- A. That the Estimates for financial year 2020/2021 attached as Attachment 1 be adopted.
- B. That the Capital Expenditure Programme for financial year 2020/2021 attached as Attachment 2 be adopted.
- C. That the new List of Fees and Charges attached as Attachment 3 be adopted.

NB: A Decision on this Item requires an Absolute Majority of Council

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council is required to adopt Estimates for each financial year.

- 1.2.** Estimates, Capital Expenditure Programme, and List of Fees and Charges for 2020/2021 have been prepared following a series of council workshops which considered a range of programs, projects, initiatives and issues likely to have an impact on the organisation in the coming year, including the significant economic and social consequences of the COVID-19 pandemic.
- 1.3.** With the unfolding of the COVID 19 pandemic, Council has also adopted a range of community support measures in response to emerging economic challenges.
- 1.4.** The Community Support Package adopted by Council at its Meeting on 6 April 2020 included a range of initiatives that had both an immediate focus and a longer-term focus.
- 1.5.** Council resolved at its 6 April meeting that the General Rate for residential and commercial properties are to remain the same as the 2019/2020 cents in the dollar charge.
- 1.6.** Council recognises that there will be significant financial challenges ahead as it too experiences the impact of the changing economic climate brought about by the COVID 19 pandemic.
- 1.7.** To that end, when considering how to frame the estimates for the 2020/2021 financial year, Council resolved that there be a focus on prioritisation of delivery of core and essential services to the community and consequently there may be a reduction in other discretionary services and/or service levels.
- 1.8.** These considerations underpin Council's consideration of the Estimates and Annual Plan for the 2020/2021 financial year. It will also continue to influence the budget and planning processes in subsequent years.

- 1.9.** With reference to Council’s Strategic Plan and other long-term financial management plans, Council developed a set of budget principles to guide and inform the preparation of the Estimates for the 2020/2021 financial year. These principles are:

GUIDING PRINCIPLES REVENUE, EXPENDITURE AND CASHFLOW

The guiding principles in relation to revenue, expenditure and cashflow included:

- The delivery of a balanced budget for 2020/2021, based on revenue estimates underpinned by Council’s decision of 6 April.
- Noting that cashflow may not meet revenue estimates.
- That an increase in debt will be necessary to underwrite cashflow.
- That Council’s long-term financial plan will need to be reframed to effectively manage debt and the rating strategy in coming years.
- That a mid-year budget review/update, maybe necessary (noting there is no opportunity to review the rating decision).

GUIDING PRINCIPLES CAPITAL, SERVICE AND ESTABLISHMENT

The guiding principles in relation to capital, service and establishment included:

- That the capital budget adopts a focus on recovery and stimulating the local economy in the City after the immediate crisis over.
- The capital program is to concentrate on “shovel ready” projects, a focus on renewal program delivery to upgrade existing facilities.
- Complete existing/iconic masterplans through continued community engagement, progressing to DA where possible.
- That Council’s service delivery be focussed on statutory, regulatory and core service requirements.

- The budget to have a focus on maintaining staffing and organisation capacity and be able to respond to immediate community needs.

1.10. Once adopted by Council, the 2019/2020 Estimates will be incorporated into a draft Annual Plan for subsequent consideration by Council.

2. REPORT IN DETAIL

Overview of Operational Estimates

- 2.1.** The Estimates (refer Attachment 1) provide the high-level financial framework within which Council will operate for the 2020/2021 financial year. They have been prepared in the context of Council's decision of 6 April 2020, as well as the budget principles set out above with the view to maintaining the Council in a sound long-term financial position including through the COVID-19 economic environment that is still evolving. This approach is critical to minimising the risk of future significant rate increases as far as reasonably possible.
- 2.2.** The budget principles respond to Council's 10 Year Financial Management Plan and Financial Management Strategy.
- 2.3.** The Estimates are consistent with the detailed programme budgets discussed by Aldermen at a series of workshops over recent months.
- 2.4.** The Estimates require an increase in overall rating income of 0.3% on 2019/2020 levels net of growth. Growth in the rates base during 2019/2020 is estimated at 1.2%, compared to the long-term average of approximately 1.6%.
- 2.5.** The State Government has frozen the amount of State Government's Fire Services Contribution resulting in a zero percent increase for 2020/2021.
- 2.6.** Council's List of Fees and Charges (refer Attachment 3) has also been considered during the budget workshops, with proposed alterations included for Council's consideration.

- 2.7.** For Leaseholders of Council owned properties, a zero percent increase will be applied to the lease agreement for the 2020/2021 financial year.
- 2.8.** Revenue constraints require a focus on cost reductions and an emphasis on the provision of core and essential services. The Estimates reflect the challenging and difficult decisions faced by Council resulting in the deferral or reduction of various activities, services and programs.
- 2.9.** Employee costs have been contained with the Estimates reflecting no increase in Full Time Equivalents in 2020/2021 and a zero percent increase in remuneration for all employees. Elected Members have also minimised discretionary expenses within the budget. It is important to note the contribution to the budget made by employees and Aldermen.
- 2.10.** The reduction in services, programs and containing employee costs has provided for a “zero bottom line”, that is, Council is planning for no deficit nor a surplus at 30 June 2021. It is important to note that savings achieved in this budget in some cases will carry forward while other savings will not. This will, in all likelihood, present a challenging budget environment in the next financial year however this is considered manageable over the longer term.
- 2.11.** It is proposed that Council review its financial performance against the Estimates via a 6-month mid-year Estimates review process. The consequences of the constraints and the evolving economic climate will emerge over time and will require careful consideration in Council’s financial modelling and possible revision of Council’s likely end of financial year result.
- 2.12.** The proposed increase in rates of 0.3% reflects the increase in costs associated with stormwater management and waste management services such as recycling, green waste collection, hard waste collection and general refuse collection. This is well below the March Consumer Price Index for Hobart (3.4%) and below the annual movement in the most recent LGAT Council Cost Index (2.18%).

- 2.13.** The Estimates make provision for the portion of 2020/2021 rates equivalents payable by the operators of Hobart Airport which is considered doubtful (\$489,000). A similar provision was made in 2019/2020 and is fully funded. While Council will continue to pursue the on-going payment of rates equivalents in accordance with the operator's lease with the Commonwealth, this continues to be a protracted and difficult issue. It is therefore prudent to make provision for a worst-case scenario. To the extent that the debt is recovered in the future, this provision can be "unwound", and funds redirected to the infrastructure renewal reserve. In making this provision, the on-going integrity of the recurrent budget is not compromised, and ratepayers are protected from any potential future rates "shock" should Council's legal case against the airport operator ultimately be unsuccessful.

Overview of Capital Works

- 2.14.** The capital program reflects Council's focus on identifying projects that are, or close to "shovel ready", and can be commenced in the 2020/2021 financial year to provide immediate economic stimulus within the community.
- 2.15.** The proposed \$22.7 million capital program is an increase of \$5.7 million against the 2019/2020 Estimates, with infrastructure renewal effort showing an increase of \$3.9 million on the prior year. The major driver for the overall increase is the bringing forward and acceleration of projects to the value of \$4.6 million.
- 2.16.** The Estimates provide for infrastructure renewal expenditure (\$11.7 million). The 10 Year Plan carries renewal funding requirements established under adopted Asset Management Plans assumes the appropriation of TasWater dividends to infrastructure renewal.
- 2.17.** The Estimates have provided for a zero TasWater Dividend in 2020/2021. The reduction of the TasWater dividend by \$1.1 million in 2019/2020 and further reduction of \$2.2 million in 2020/2021, will have an impact on the Infrastructure Renewal Reserve's capacity to support long-term renewal requirements into the future.

While it is possible that some dividend may be paid by TasWater in the coming financial year, that outcome has not been relied upon. A conservative approach has been adopted.

- 2.18.** The extent of the impact of the dividend reduction is to be considered in Council's future long-term financial modelling. The total amount to be raised through rates for infrastructure renewal is \$8.1 million in 2020/2021 compared with \$7.69 million in 2019/2020.
- 2.19.** Closely related to Council's strategy for funding infrastructure renewal is interest earned on investments. This is estimated to be significantly impacted by the low interest rates and a reduction in net cash available for investment. The Estimates consider a decline by \$0.46 million against the 2019/2020 Estimates based on expected levels of cash holdings. Interest revenue is largely offset by an amount appropriated to the Infrastructure Renewal Reserve (also unchanged), representing interest earnings on those funds. Through this mechanism the Infrastructure Renewal Reserve retains its value in real terms, assumptions made in long term financing modelling are met and the net rating requirement is effectively insulated from the effect of cyclical movements in interest rates.
- 2.20.** The impact of the reduction in both dividend revenue together with the reduction in interest income earned on the renewal reserve will be considered in future modelling.
- 2.21.** Payments received from the Grants Commission, which Council appropriates to support its capital expenditure programme, are expected to increase in line with inflation to around \$2.9 million. Roads to Recovery funding for the period 1 July 2019 to 30 June 2024 has provided \$650,000 for the year. Council secured additional Local Road and Community grant funding of \$650,00 to support the capital program.

2.22. A separate schedule of the proposed Capital Expenditure Programme is provided with this report (refer Attachment 2). As previously indicated, the programme provides for works to the value of \$22.7 million, fully funded from a range of capital funding sources including State Grants Commission, infrastructure renewal funding, capital contribution from rates, property sales, road grants, borrowings (refer below), and specific purpose grants.

2.23. Major projects contained within this programme include:

- Road reseal programme \$2.7 million;
- Major Digouts Reconstruction \$3.5 million;
- Footpath/Kerb and Gutter Renewal \$1.3 million;
- Pass Road – Pavement Reconstruction \$1.5 million;
- Backhouse Lane Upgrade – Stage 2 \$1.65 million;
- Torrens St – stormwater improvement \$300,000;
- Kangaroo Bay Oval – replacement of irrigation \$200,000;
- Social Heart Park – Stage 2 \$130,000;
- Beach Foreshore Access Strategy \$50,000;
- Little Howrah Beach – Masterplan and design \$80,000;
- Tangara Trail links – trail links in Sandford \$75,000;
- Clarence Aquatic Centre – replace HVAC \$650,000;
- Alma Street – Senior Citizens Upgrade \$500,000;
- Bellerive Boardwalk deck replacement \$385,000;
- Opossum Bay Public Toilet \$190,000;
- Clarence Mountain Bike Park – Public Toilets \$180,000;
- Lauderdale Canal Public Toilets – additional funds \$100,000.

Economic Stimulus Funding

2.24. Council submitted a suite of capital projects to the value of \$15.8 million, in response to the State Government's Economic Stimulus Program made available to Local Government through the Local Government Loans Program with a funding maximum of \$150 million state-wide.

- 2.25.** The purpose of the program is to encourage local governments to invest and employ more Tasmanians to upgrade, renovate and to do necessary maintenance to improve existing local government infrastructure.
- 2.26.** The Estimates and capital project funding provides for the taking on of \$14.8 million of stimulus funding as approved by the Department of Treasury and Finance.
- 2.27.** The purpose of the funding is to secure the delivery of the \$22.7 million capital works program over the immediate period to 2 years. In doing so, Council is able to preserve its cash reserves for future asset renewal as well as be in a strong position to mitigate any currently unknown risks to cashflow due to COVID 19. This approach will assist to maintain the ongoing provision of services to the community.
- 2.28.** An immediate allocation of \$10.6 million of capital funding that has previously been approved in prior year's Estimates, is to be placed in a Specific Purpose Reserve to repay the \$14.8 million at the end of the 3-year interest free term. It is intended that the \$10.6 million and the addition of future funding in this period will enable Council to repay the funding in full. This approach serves the dual purpose of delivering a larger than normal capital program over the next two financial years while also minimising debt exposure and cost to the community.

3. CONSULTATION

3.1. Community Consultation Undertaken

No issues to be addressed.

3.2. State/Local Government Protocol

No issues to be addressed.

3.3. Other

No issues to be addressed.

3.4. Further Community Consultation

No issues to be addressed.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The Local Government Act requires the adoption of Estimates each year.

5. EXTERNAL IMPACTS

The impact of the COVID-19 pandemic on global and local communities is yet to fully evolve. The current crisis will be a disruptive influence upon Council's Strategic Plan, 10 Year Financial Plan and a range of other plans for an undefined period of time, expected to be measured in years. A mid-year budget review will be conducted to ensure that Council Estimates are projecting towards the expected financial result. Council will consider the review and amend the end of financial year projections as required. The review will also inform Council's 10 Year Financial Plan and ensure alignment with Council's Strategic Plan.

6. RISK AND LEGAL IMPLICATIONS

As indicated previously, the impact of the COVID-19 pandemic on Council's income is currently unknown. This represents a major risk to council in the coming financial year.

There are no other issues to be addressed beyond meeting the statutory obligation to adopt annual Estimates.

7. FINANCIAL IMPLICATIONS

The Estimates provide statutory authorisation for recurrent and capital expenditure for the 2020/2021 financial year. Based on the Estimates, the required increase in rating effort will be 0.3% net of growth.

8. ANY OTHER UNIQUE ISSUES

Following adoption of the Estimates, a draft Annual Plan will be prepared for consideration by Council at a future meeting. Council is required to adopt an Annual Plan each year.

9. CONCLUSION

9.1. The attached Estimates reflect a range of issues considered by Aldermen through the budget development process.

9.2. The overall increase in rating effort required to meet the proposed expenditure levels is 0.3% net of growth.

Attachments: 1. Estimates 2020-2021 (11)
2. Capital Expenditure Programme 2020-2021 (7)
3. List of Fees and Charges (28)

Ian Nelson
GENERAL MANAGER

**CLARENCE CITY COUNCIL
ANNUAL ESTIMATES 2020/2021
(\$000)**

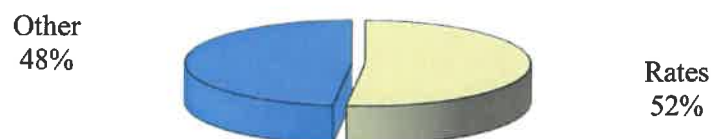
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Clarence City Council Annual Estimates 2020/2021

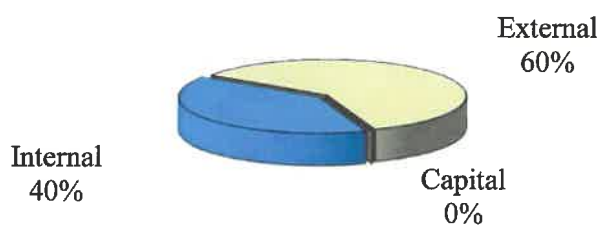
COMMUNITIES & PEOPLE

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	15,264
Total Revenues	6,686
Net Expenses	8,578
Less Expenses Capitalised	617
Net Operating Expenses	7,960
Net Asset Purchases	2,339
Borrowings	510
Transfers to Reserves	510
Transfers from Reserves	1,237
Capital Financing Requirement	1,102
Net Rating Requirement	9,063

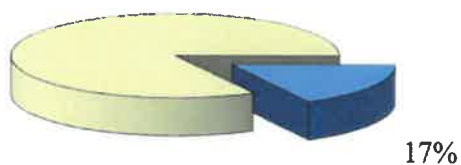
Funding Mix



Resource Mix



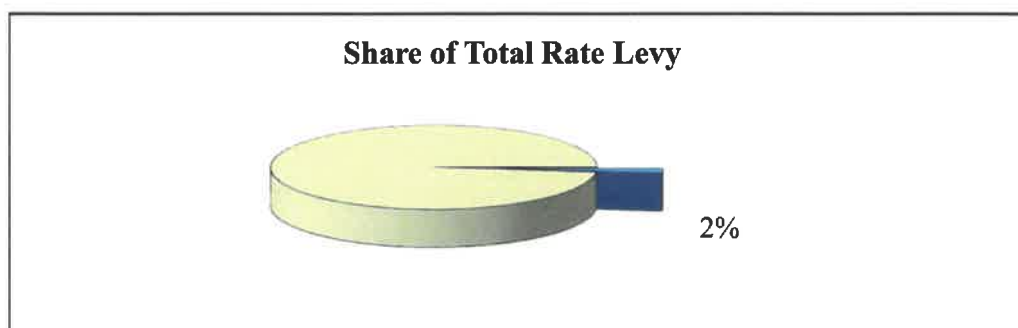
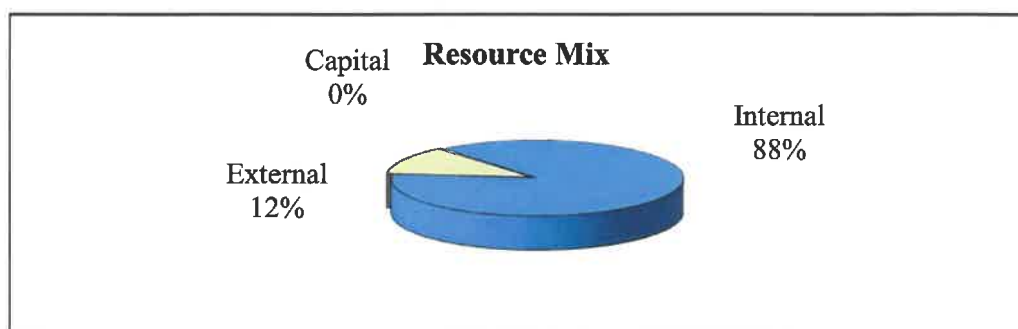
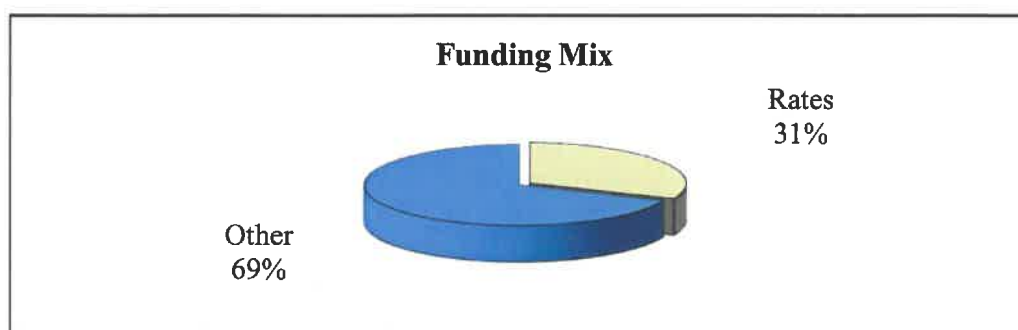
Share of Total Rate Levy



Clarence City Council Annual Estimates 2020/2021

CITY FUTURE

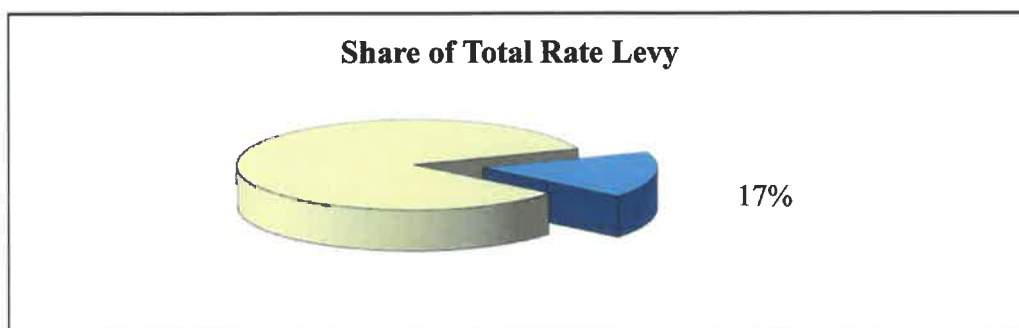
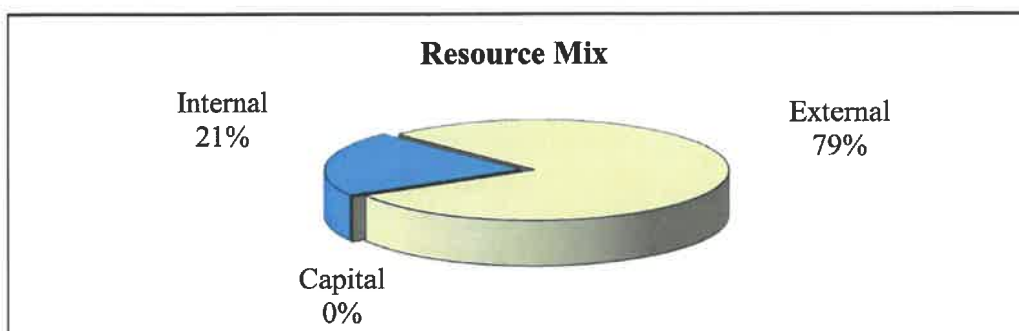
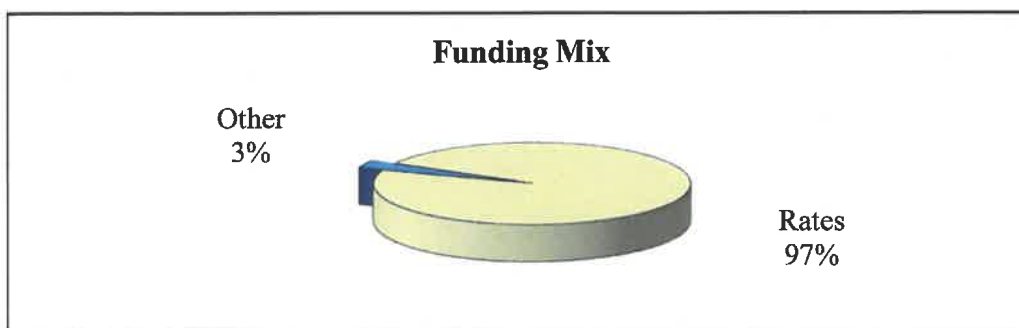
FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	2,753
Total Revenues	2,134
Net Expenses	619
Less Expenses Capitalised	
Net Operating Expenses	619
Net Asset Purchases	
Borrowings	
Transfers to Reserves	355
Transfers from Reserves	0
Capital Financing Requirement	355
Net Rating Requirement	974



Clarence City Council Annual Estimates 2020/2021

NATURAL ENVIRONMENT

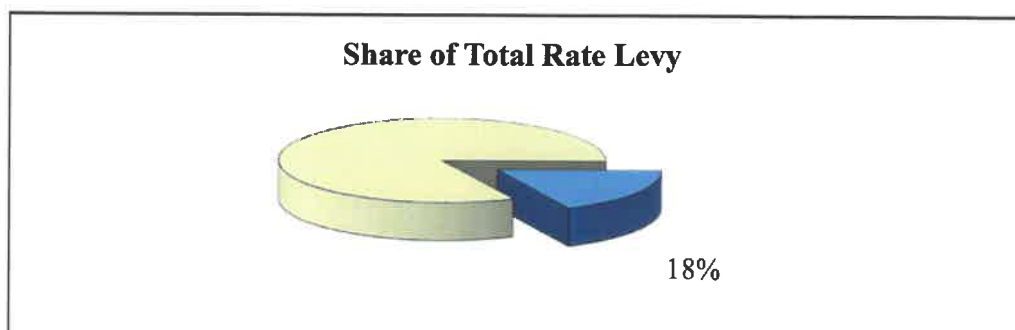
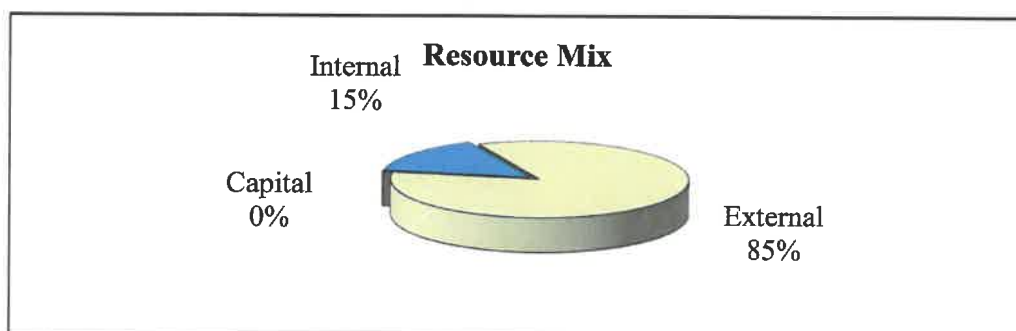
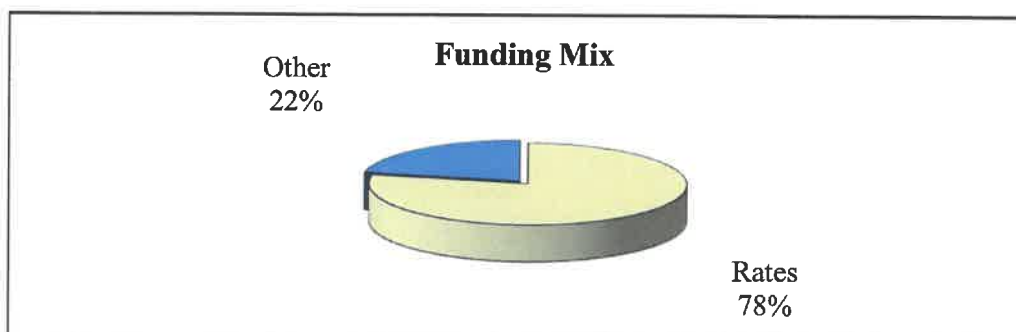
FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	8,827
Total Revenues	242
Net Expenses	8,585
Less Expenses Capitalised	86
Net Operating Expenses	8,499
Net Asset Purchases	246
Borrowings	
Transfers to Reserves	
Transfers from Reserves	20
Capital Financing Requirement	226
Net Rating Requirement	8,725



Clarence City Council Annual Estimates 2020/2021

GOVERNANCE

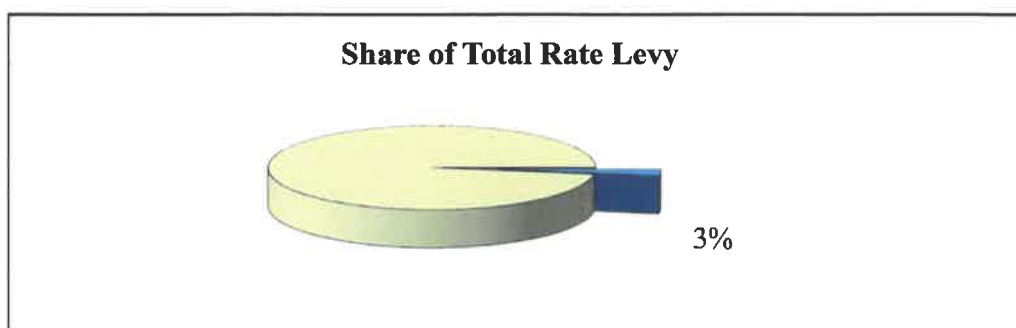
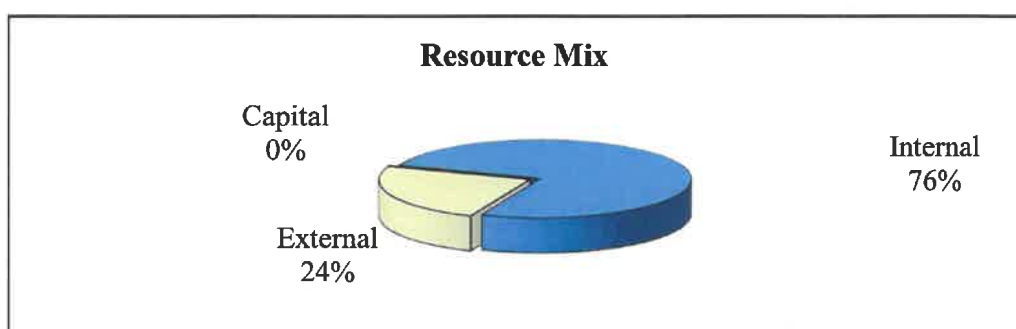
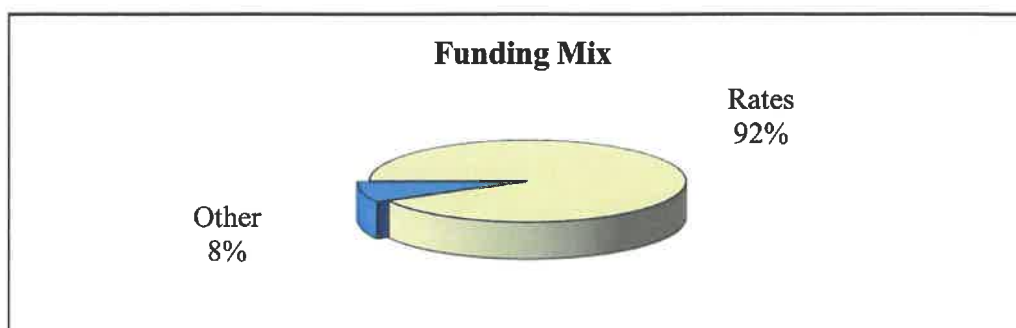
FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	9,608
Total Revenues	2,509
Net Expenses	7,099
Less Expenses Capitalised	
Net Operating Expenses	7,099
Net Asset Purchases	
Borrowings	
Transfers to Reserves	2,402
Transfers from Reserves	104
Capital Financing Requirement	2,298
Net Rating Requirement	9,397



Clarence City Council Annual Estimates 2020/2021

ECONOMIC DEVELOPMENT & MARKETING

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	1,347
Total Revenues	119
Net Expenses	1,229
Less Expenses Capitalised	0
Net Operating Expenses	1,229
Net Asset Purchases	118
Borrowings	0
Transfers to Reserves	0
Transfers from Reserves	0
Capital Financing Requirement	118
Net Rating Requirement	1,347

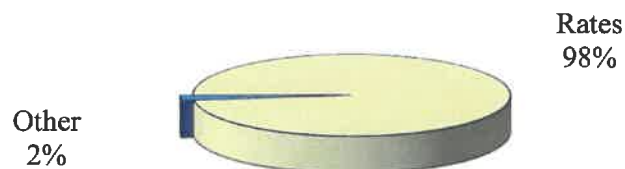


Clarence City Council Annual Estimates 2020/2021

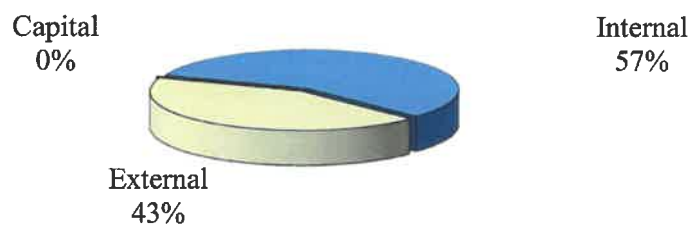
CORPORATE SUPPORT

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	5,753
Total Revenues	11
Net Expenses	5,742
Less Expenses Capitalised	
Net Operating Expenses	5,742
Net Asset Purchases	
Borrowings	
Transfers to Reserves	
Transfers from Reserves	105
Capital Financing Requirement	-105
Net Rating Requirement	5,637

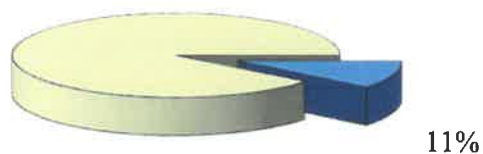
Funding Mix



Resource Mix



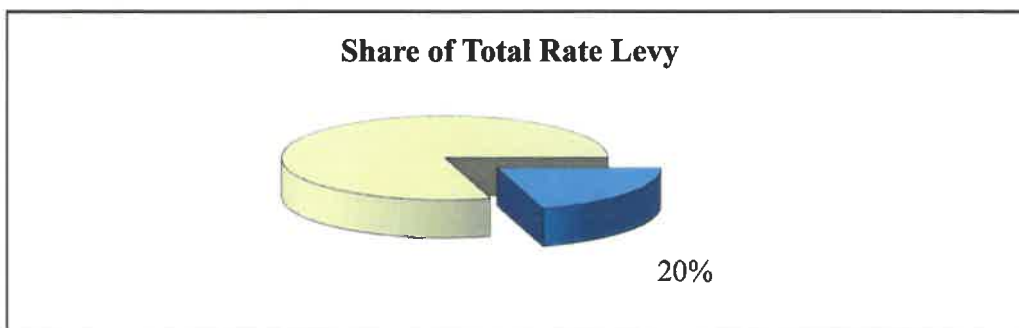
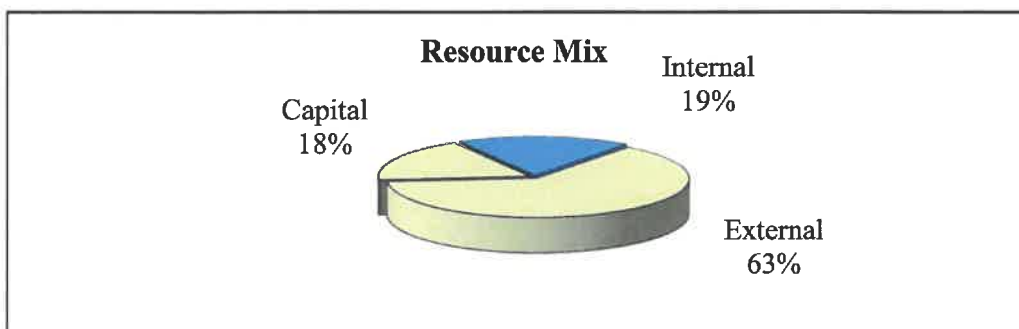
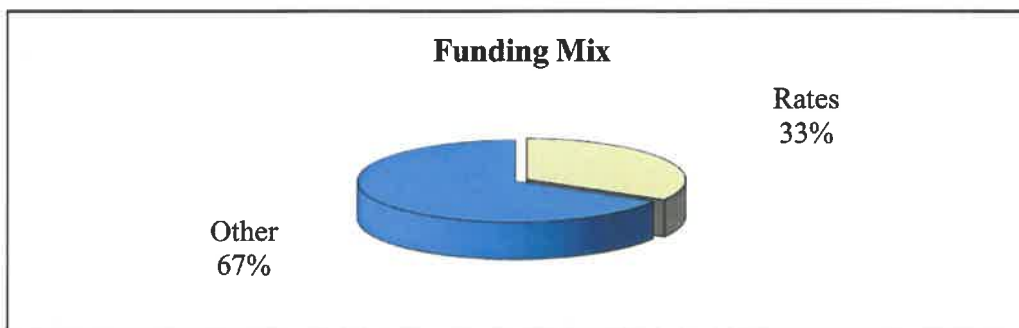
Share of Total Rate Levy



Clarence City Council Annual Estimates 2020/2021

INFRASTRUCUTRE - ROADS & TRANSPORT

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		12,648
Total Revenues		1,480
Net Expenses		11,168
Less Expenses Capitalised		2,628
Net Operating Expenses		8,540
Net Asset Purchases		17,544
Borrowings		8,324
Transfers to Reserves		4,845
Transfers from Reserves		11,814
Capital Financing Requirement		2,251
Net Rating Requirement		10,791

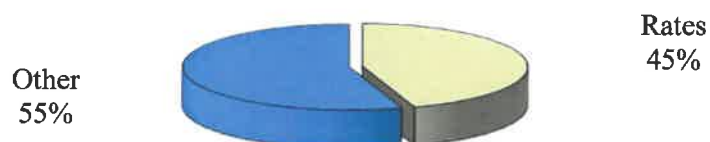


Clarence City Council Annual Estimates 2020/2021

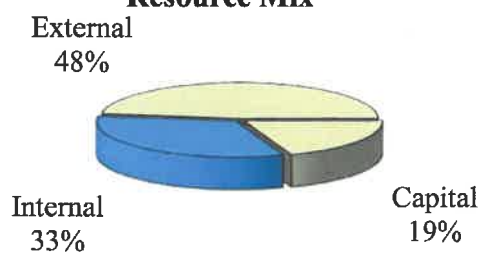
INFRASTRUCTURE - STORMWATER

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	2,538
Total Revenues	1,554
Net Expenses	984
Less Expenses Capitalised	611
Net Operating Expenses	373
Net Asset Purchases	2,227
Borrowings	1,165
Transfers to Reserves	1,165
Transfers from Reserves	213
Capital Financing Requirement	2,014
Net Rating Requirement	2,387

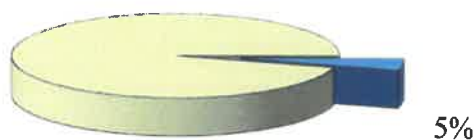
Funding Mix



Resource Mix



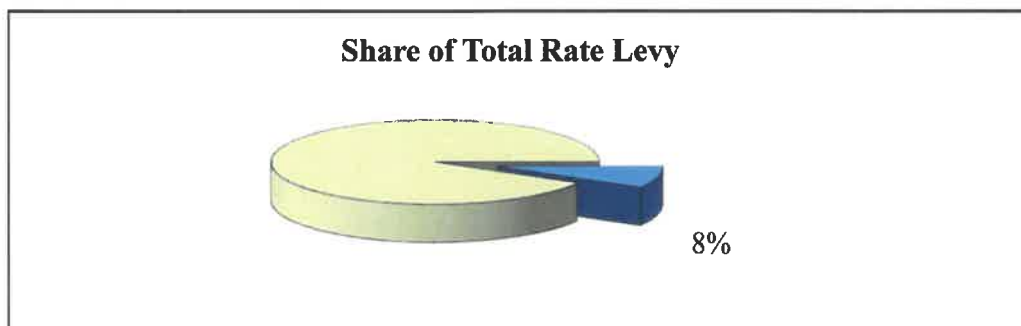
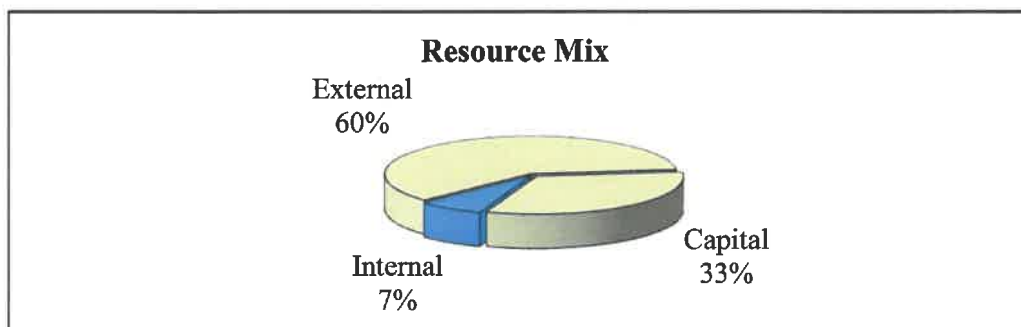
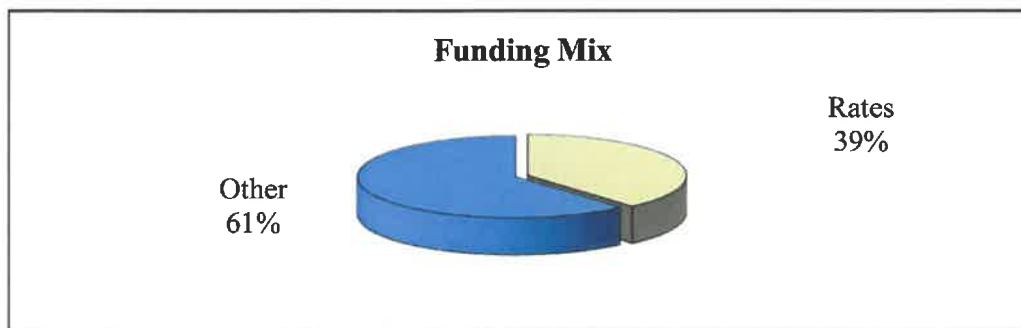
Share of Total Rate Levy



Clarence City Council Annual Estimates 2020/2021

INFRASTRUCTURE - FACILITIES MANAGEMENT

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	5,003
Total Revenues	967
Net Expenses	4,036
Less Expenses Capitalised	140
Net Operating Expenses	3,895
Net Asset Purchases	2,444
Borrowings	4,839
Transfers to Reserves	4,130
Transfers from Reserves	1,215
Capital Financing Requirement	520
Net Rating Requirement	4,416



Clarence City Council Annual Estimates 2020/2021

PLANT

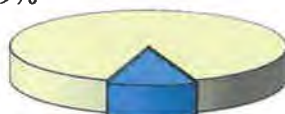
FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	2,932
Total Revenues	2,932
Net Expenses	0
Less Expenses Capitalised	0
Net Operating Expenses	0
Net Asset Purchases	0
Borrowings	
Transfers to Reserves	0
Transfers from Reserves	0
Capital Financing Requirement	0
Net Rating Requirement	0

Funding Mix



Resource Mix

External 89%



Internal 11%

Share of Total Rate Levy

— 0%

ATTACHMENT 2
Clarence City Council
Annual Plan 2020/2021 - Capital Expenditure Programme

	\$000
Funding	
Grants Commission	2,913
Renewal reserve (renewal projects only)	11,676
Borrowings	14,838
Local Road & Community Infrastructure Program	650
Roads to Recovery	650
Special Grants	-
Property Sales	200
Developer contributions	295
Rates for reseal prep transferred from recurrent	489
Major Development Rates	1,635
Rosny Child Care Centre Reserve	-
Public Open Space Reserve	-
Car Parking Reserve	20
Transfer to Reserve projects previously funded	- 10,649
	22,717
Expenditure	
Active Recreation	546
Passive Recreation	1,199
Environmental	160
Facilities Management	2,304
Roads	16,635
Economic Development & Marketing	118
Stormwater	1,755
	22,717
Funds Variance (Shortfall)	(0)

Clarence City Council - Capital Programme 2020/21

Project Description	Total
ROADS	
Access Ramps installation in the City - Ongoing funding	\$ 100,000
Acorn Drive and Bounty Street Warrane Intersection upgrade	\$ 160,000
Acton Road - Stage 3 Continuation of rural footpath from existing path to Acton Drive	\$ 170,000
Annual asphalt reseal program	\$ 1,000,000
Annual pavement renewal program	\$ 3,500,000
Annual reseal preparation program	\$ 500,000
Annual slurry seal reseal program	\$ 700,000
Annual spray seal reseal program	\$ 500,000
Backhouse Lane Upgrade - Stage 2 consultation, relocate power poles, land acquisition for allowing upgrade to the existing road infrastructure to improve the capacity and safety on Backhouse Lane.	\$ 1,650,000
Begonia St/Malunna Road - Upgrade of intersection with widening and installation of traffic island/refuge	\$ 220,000
Begonia Street - Community consultation and detailed design to seal gravel road section and install traffic calming measures	\$ 60,000
Charles Street - Road Upgrade	\$ 650,000
Clarence Mountain Bike Park Road and car park	\$ 200,000
Clarence St/Cambridge Rd intersection upgrade - Design and construction	\$ 300,000
Clifton Beach Road - Construct approximate 170m section of gravel footpath outside 264 Clifton Beach Road for pedestrian access to bus stop	\$ 40,000
Footpath and K&G renewals completed during reseal preparation works	\$ 800,000
Footpath K&G renewal program	\$ 1,310,000
Franklin St Car Park - Design of car park upgrade including extension of bus parking area	\$ 20,000
Hadlow Road - Construct footpath and kerb and gutter on Northern side of Hadlow Road Lauderdale between Bangalee Street and Terrina St. Kerb and Gutter construction between Balook Street and Bangalee Street	\$ 200,000
Lincoln Street Lindisfarne Pedestrian Crossing	\$ 150,000
Montagu Bay Reserve to Rosny College - Design and Construction to upgrade MUP	\$ 665,000
Murtons Road - Excavate into embankment on high side of road for widening.	\$ 80,000
Otago Bay Road - Design for the continuation of bitumen seal footpath along water side of Otago Bay Road from existing section to Lagoon Road	\$ 10,000
Pass Road - Pavement Reconstruction	\$ 1,500,000
Pipers Road - Design, land acquisition, construction, to upgrade the Piper Road from East Derwent Highway to Napier Street	\$ 970,000
Saundersons Road - Construct rock embankment to protect road infrastructure (Stage 1)	\$ 550,000

Clarence City Council - Capital Programme 2020/21

Project Description	Total
Scotts Road - Design road upgrade to bitumen seal remaining section, including drainage improvements	\$ 50,000
Simmons Park to Anzac Park - MUP - Stage 4 - Ford Parade to Anzac Park	\$ 400,000
Torrens Street -Gravel Footpath between Henry and Edward Sts, minor pavement works at intersections, Kerb and Gutter and DDA ramps	\$ 180,000
ROADS TOTAL	\$ 16,635,000
STORMWATER	
Cambridge Road - Install stormwater pipe to provide connections between 150 and 158 Cambridge Road, Warrane	\$ 200,000
Clarence St - Design piped drainage from 22-26 Clarence to Cambridge Rd network	\$ 20,000
Clifton Beach - Overland flow path - construction of open drain between Clifton Beach Rd and Buckland St	\$ 200,000
Cremorne Stormwater Mgt Stage 1 - Design and consult Frederick Henry Parade drainage improvements	\$ 20,000
Drainage Minor Construction - Ongoing program	\$ 100,000
Houston Drive – Tunnel erosion remediation	\$ 150,000
Jacombe St - Improvements to the existing stormwater network along Parramore Street and Jacombe Street to reduce flood risk to low lying properties	\$ 235,000
Jervis Street - Stormwater Improvements	\$ 230,000
Pass Road - Repairs to tunnel erosion, construction of cut off drain and improvement to roadside drainage.	\$ 100,000
Rosehill Drive - Stormwater drain	\$ 100,000
Spitfarm Road - Stormwater drainage improvements between approx. 82 - 106 Spitfarm Road	\$ 100,000
Torrens St - stormwater improvement incl replace existing kerb and installing additional pits and pipes	\$ 300,000
STORMWATER TOTAL	\$ 1,755,000
ACTIVE RECREATION	
Anzac Park Master Plan - Additional funds to complete the Plan	\$ 20,000
Clarendon Vale Oval - Install hinged AFL goals	\$ 25,000
Edgeworth St - Replace existing boundary fence	\$ 15,000
Geilston Bay Oval - Synth Pads Replacement for practice wicket run ups	\$ 5,000
Kangaroo Bay Oval - Replace irrigation	\$ 200,000
Lindisfarne Oval - Ball catching net front oval	\$ 40,000
Lindisfarne Oval - Front oval boundary fence improvements	\$ 50,000
Lindisfarne Oval - Raise cricket pitch - front oval	\$ 25,000

Clarence City Council - Capital Programme 2020/21

Project Description	Total
Lindisfarne Oval - Upright Storage Unit for AFL goals	\$ 15,000
Richmond Oval - Synth Pads Replacement for practice wicket run ups	\$ 5,000
Richmond Oval - Water main upgrade	\$ 20,000
Risdon Vale Oval - Replace synthetic overlay	\$ 6,000
Wentworth Park Oval - Water main upgrade	\$ 60,000
Wentworth Park/Edgeworth St/Warrane Garden Belt - Master Planning	\$ 60,000
ACTIVE RECREATION TOTAL	\$ 546,000
PASSIVE RECREATION	
Alumba Street Park - New garden beds and replace koppers logs	\$ 15,000
ANZAC Park - RSL Memorial Park Refurbishment Project	\$ 35,000
Beach Foreshore Access Strategy	\$ 50,000
Bellerive Beach Park - Master Plan Review	\$ 20,000
Carbeen St - Park Upgrade	\$ 40,000
Cliff Top Mitigations Measures - Waverley Flora Park - upper track Charles Darwin Trail and Roches Beach to Seven Mile Beach track	\$ 45,000
Clifton Beach Park - Soft fall containment	\$ 30,000
Council Chambers - Upgrade irrigation equipment front lawn	\$ 75,000
Cremorne Park - Soft fall containment	\$ 25,000
Drinking stations installation	\$ 30,000
Flinders Park Upgrade	\$ 50,000
Kayak Wash Down Facility	\$ 22,000
Little Howrah Beach - Master Plan and design	\$ 80,000
Mortimer Bay Coastal Reserve - connection to Rifle Range Road - construction of a walking trail	\$ 60,000
Park Furniture - Ongoing renewal program	\$ 30,000
Purchase of Public Art	\$ 60,000
Raleigh Park Upgrade	\$ 30,000
Richmond Bridge - Tree assessment and management of trees at risk of damaging the bridge	\$ 15,000
Risdon Vale Trail Head - Landscape and signage	\$ 40,000
Roscommon Tracks and fencing stage 1 works	\$ 80,000
Seven Mile Beach - Coastal Track	\$ 50,000
Single Hill Track - Construct a link track at Single Hill	\$ 50,000
Social Heart Park - Stage 2 - Installation of concrete paths, plantings, refurbishment of existing shelter, new picnic setting and water bottle filling station	\$ 130,000
Tangara Trails Links - Trail links in Sandford	\$ 75,000
Victoria Esp. Fence Replacement - replace kopper logs with Bollards	\$ 30,000
Waverley Flora Park Trail - Track improvements as identified in RAP	\$ 32,000
PASSIVE RECREATION TOTAL	\$ 1,199,000

Clarence City Council - Capital Programme 2020/21

Project Description	Total
NATURAL ENVIRONMENT	
Glebe Hill Bushland Reserve entrance landscaping	\$ 60,000
She Oak Point Foreshore reclamation and rock armouring	\$ 60,000
Upgrade of fire trails - ongoing	\$ 20,000
NATURAL ENVIRONMENT TOTAL	\$ 140,000
WASTE MANAGEMENT	
Recycling Bins	\$ 20,000
WASTE MANAGEMENT TOTAL	\$ 20,000
FACILITIES MANAGEMENT	
Alma Street - Senior Citizens Upgrade - Additional funds	\$ 500,000
Audit of irrigation/water main supply separation and report	\$ 50,000
Bellerive Boardwalk - deck replacement - funding for next stage	\$ 385,000
Clarence Aquatic Centre - replace HVAC and Water Handling Equipment - Investigate and Design	\$ 650,000
Clarence Mountain Bike Park - Prefabricated Public Toilets	\$ 180,000
Council Depot - Installation of solar system	\$ 26,000
Lauderdale Canal Public Toilets - additional funds	\$ 100,000
Lindisfarne Activities Centre - Installation of Solar System	\$ 10,000
Lindisfarne Activities Centre - Investigations to improve building exterior	\$ 15,000
Master Key Security System - ongoing	\$ 20,000
Opposum Bay Public Toilet	\$ 190,000
Richmond Chambers - Replace Timber Floor	\$ 75,000
Rosny Farm - Renew Wall Capping	\$ 20,000
Seven Mile Beach Day Area DDA Toilet - additional funds	\$ 50,000
South Arm Hall - install heat pumps	\$ 8,000
Warrane Basketball Stadium - entrance door and window frame replacement	\$ 15,000
Warrane Mornington Neighbourhood Centre Garden - Install BBQ	\$ 10,000
FACILITIES MANAGEMENT TOTAL	\$ 2,304,000
ECONOMIC DEVELOPMENT	
City Heart Project	\$ 100,000
Clarence City Band - purchase of additional musical instruments	\$ 18,280
ECONOMIC DEVELOPMENT TOTAL	\$ 118,280
TOTAL CAPITAL PROGRAMME	\$ 22,717,280

ECONOMIC STIMULUS LOAN ALLOCATIONS

Cost Centre	Project Name and Description	Loan amount required	Council capital program prior to 20/21	Council Capital program 20/21	Projects brought forward to 20/21
Fac Mgt - \$335K & SW - \$65K	Rosny Child Care Centre – Upgrade play area and site stormwater drainage.	\$ 400,000	\$ 400,000		
Fac Mgt	Alma's Activities Centre – 17 Alma Street, Bellerive. Redevelopment of community facility including DDA compliance works.	\$ 1,150,000	\$ 650,000	\$ 500,000	
Fac Mgt	Risdon Vale Oval, Risdon Vale. Replace existing public toilets and changeroom facilities.	\$ 1,350,000	\$ 1,350,000		
Fac Mgt	Public Toilet – Lauderdale Canal, Lauderdale. Replace existing public toilets at Lauderdale Canal.	\$ 290,000	\$ 190,000	\$ 100,000	
Fac Mgt	Public Toilets – South Arm. Replace and upgrade existing public toilets at Calverton Hall and Jetty Road, South Arm.	\$ 560,000	\$ 560,000		
Fac Mgt	Public Toilet – Seven Mile Beach Day Area. Replace existing toilet including DDA compliance works.	\$ 280,000	\$ 240,000	\$ 40,000	
Fac Mgt	Clarence City Council Operations Depot, Mornington. Refurbishment of existing toilet facilities including DD compliance works.	\$ 150,000	\$ 150,000		
Fac Mgt	Clarence Aquatic Centre, Montagu Bay. Replace water treatment and HVAC plant.	\$ 650,000		\$ 100,000	\$ 550,000
Fac Mgt	Richmond Chambers, Richmond. Replace timber floor.	\$ 75,000			\$ 75,000
Passive	Blossom Park, Cambridge – Park Redevelopment. Upgrade park as per Cambridge Master Plan including fencing, bike track, play equipment, landscaping, shelter and picnic facilities.	\$ 510,000	\$ 510,000		
Roads	Bellerive Public Pier Construction	\$ 968,000	\$ 968,000		
Roads	Bellerive Beach Promenade, Bellerive. Upgrade paths and provide additional amenities to activate the space between the park and the beach.	\$ 425,000	\$ 425,000		
Roads	Backhouse Lane, Cambridge. Road widening and pavement reconstruction.	\$ 1,700,000	\$ 50,000	\$ 140,000	\$ 1,510,000
Roads	Tara Drive, Acton Park. Pavement reconstruction.	\$ 400,000	\$ 400,000		
Roads	Piper Road Upgrade, Geilston Bay. Upgrade approach to East Derwent Highway.	\$ 730,000	\$ 30,000	\$ 700,000	
Roads	Saundersons Road, Risdon – Erosion control. Foreshore erosion protection to protect road.	\$ 550,000		\$ 250,000	\$ 300,000
Roads	Pass Road, Rokeby. Pavement reconstruction.	\$ 1,500,000			\$ 1,500,000
Roads	Charles Street, Richmond. Road upgrade.	\$ 650,000			\$ 650,000
Roads	Bangalee St, Lauderdale. Pavement Reconstruction.	\$ 650,000		\$ 650,000	
Roads	Spinifex Rd, Risdon Vale and Clinton Rd, Geilston Bay. Pavement reconstruction.	\$ 750,000		\$ 750,000	

ECONOMIC STIMULUS LOAN ALLOCATIONS

Cost Centre	Project Name and Description	Loan amount required	Council capital program prior to 20/21	Council Capital program 20/21	Projects brought forward to 20/21
Stormwater	Percy Street/Cambridge Road, Bellerive – Stormwater Upgrade. Upgrade existing stormwater network to prevent flooding of commercial premises.	\$ 400,000	\$ 400,000		
Stormwater	Blessington Street, South Arm – Stormwater Upgrade. Upgrade existing stormwater network, including outfall, in Blessington Street. Properties in the area experienced significant flooding during the May 2018 floods.	\$ 400,000	\$ 400,000		
Stormwater	Ringwood Road, Lauderdale – Stormwater Upgrade. Upgrade existing culvert as per the Lauderdale Structure Plan.	\$ 300,000	\$ 300,000		
	TOTAL	\$ 14,838,000	\$ 7,023,000	\$ 3,230,000	\$ 4,585,000

Clarence City Council List of Fees Effective from 1 July 2020

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Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

PLANNING FEES

Item	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Development Applications						
Preliminary assessment		No Charge	No Charge	NA	0.00%	
Pre-Development/Building Works Certification - Building Act 2016	per application	\$213.80	\$210.00	N	1.81%	
Permits issued by Council for applications accompanied by private certification by an accredited person in accordance with Legislation	per hour (min charge \$120)	DELETE	As prescribed in legislation	¥	DELETE	DELETE This fee is redundant as clients have access to CCC Preliminary Planning Assessment via an online application form
Advertising & Notification Fee (req for discretionary applications only)	per application	\$335.90	\$330.00	N	1.79%	
Single Dwelling Assessment Fee (charged for new permitted dwellings & additions)	per assessment	\$239.20	\$235.00	N	1.79%	
Single Dwelling and ancillary dwellings Assessment Fee (charged for new discretionary dwellings and additions)	per assessment	\$447.90	\$440.00	N	1.80%	
Permitted outbuildings and incidental residential structures <\$20,000 value (charged for separate applications only)	per application	\$198.50	\$195.00	N	1.79%	
Request to extend permit	per extension	\$157.70	\$155.00	N	1.74%	
Multiple Dwelling Assessment (Charged for new dwellings & additions & conversions)	per dwelling	\$259.60 with Minimum fee \$514.00 to Maximum \$4,072.00	\$255.00 with Minimum fee \$505.00 to Maximum \$4,000	N	1.80%	
Permitted non residential change of use (i.e. no variations are required e.g. for car parking)	per application	\$285.00	\$280.00	N	1.79%	
Non residential use/ development and residential use/ development other than single, ancillary or multiple dwellings						
\$0 to \$199,999	per application	\$386.80	\$380.00	N	1.79%	
\$200,000 to \$499,999	per application	\$603.70	\$593.00	N	1.80%	
\$500,000 to \$999,999	per application	\$1,030.20	\$1,012.00	N	1.80%	
\$1,000,000 to \$2,999,999	per application	\$3,013.30	\$2,960.00	N	1.80%	
\$3M plus	per application	\$4,988.20	\$4,900.00	N	1.80%	
\$10M plus	per application	\$9,315.00	\$9,150.00	N	1.80%	
Amendment/ redesign of proposal (under same application) requiring readvertising and reassessment prior to determination	per application	100% of original fees	NEW	N	NEW	NEW Fee already applied by HCC. Occasionally an applicant wishes to redesign plans under an application, after assessment and advertising has been completed. These plans are readvertised and reassessed, which requires duplication of all previous processes.
Applications requiring advertising under Historic Cultural Heritage Act 1995	per application	Standard Fee plus \$170	Standard Fee plus \$170	N	0.00%	
Cash in Lieu of providing Car Parking space on Development						No change. Council elected not to change proportion of developer contribution to car spaces
Bellerive Township	per space	\$10,000.00	\$10,000.00	N	0.00%	
Rosny Park	per space	\$12,000.00	\$12,000.00	N	0.00%	
Lindisfarne Township	per space	\$8,000.00	\$8,000.00	N	0.00%	
Richmond Township	per space	\$5,500.00	\$5,500.00	N	0.00%	
Other Areas		As determined by Council	As determined by Council	N		

* All fees and charges inclusive of GST where applicable

PLANNING FEES Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Planning Scheme						
Advertising & Notification Fee (100% refunded if Council refuses to initiate and 30% refunded if amendment refused by TPC)	per amendment	\$1,323.40	\$1,300.00	N	1.80%	
Assessment Fee (excludes DA fees for S.43 applications - (\$500 refunded if amendment not certified if amendment for minor changes e.g. to a use and development standard)	per assessment	\$3,664.80	\$3,600.00	N	1.80%	
Assessment fee for Planning Scheme amendments such as rezoning and/or changes to ordinance provisions (other than S.34(2)) (excludes DA Fees for S.43 applications & DA Component of Dispensations) (\$2,000 refunded if amendment not certified or Dispensation rejected by Council)	per assessment	\$18,222.00	\$17,900.00	N	1.80%	
TPC Costs (plus cost of any adjustments made to the fee by TPC during financial year)	per amendment	\$321.70	\$316.00	N	1.80%	
Regional Strategy						
Request to seek amendment of Southern Tasmania Regional Land Use Strategy (STRLUS)	per request	\$1,018 plus costs incurred to obtain expert reports if required by Minister for Planning.	\$1,000 plus costs incurred to obtain expert reports if required by Minister for Planning.	N	1.80%	
Strata Schemes						
Strata Scheme Assessment	per assessment	\$412.30	\$405.00	N	1.80%	
Reinspections where development fails first requested inspection	per inspection	\$125.20	\$123.00	N	1.79%	
Assessment and issuing of Certificate of Approval for Strata Scheme (including amendments etc.)	per new strata lot	\$193.40	\$190.00	N	1.79%	
Community Development and Staged Development Schemes Assessment (Where no DA required) - minimum fee \$210	per dwelling/tenancy	\$193.40	\$190.00	N	1.79%	
Community Development and Staged Development Schemes Amendment (Where DA required also - DA fees also apply)	per amendment	\$218.90	\$215.00	N	1.81%	
Request for document signing & or sealing	per assessment	\$114.00	\$112.00	N	1.79%	Fee included under Subdivision Application Assessment Fees in prior years but also applies to Strata Schemes
Advertising & Notification Fee	per subdivision	\$335.90	\$330.00	N	1.79%	
Subdivision Application Assessment Fees						
For not more than 10 lots	per application	\$707.50	\$695.00	N	1.80%	
For 11 - 30 lots inclusive	per application	\$1,929.10	\$1,895.00	N	1.80%	
For more than 30 lots	per application	\$4,163.60	\$4,090.00	N	1.80%	
For review & approval of infrastructure plans	per application	1% of contract cost or certified construct cost - Min fee \$260	1% of contract cost or certified construct cost - Min fee \$260	N	0.00%	
Request to consider amended plans, prior to expiry of Statutory approval period	per request	50% of applicable Fee	50% of applicable Fee	N	0.00%	
Checking of final plan for sealing	per assessment or stage	\$339.00	\$333.00	N	1.80%	
Request for document signing & or sealing	per assessment	\$114.00	\$112.00	N	1.79%	
Reinspections where development fails first requested inspection	per inspection	\$125.20	\$123.00	N	1.79%	
Scanning of Plans & Documentation for Development and Subdivisions Applications						
Up to 5 A4 and/or A3 pages	per page	\$2.15	\$2.15	Y	0.00%	
6 or more A4 and/or A3 pages	per page	\$2.15	\$2.15	Y	0.00%	
Up to 5 A0 and/or A1 pages	per page	\$5.65	\$5.65	Y	0.00%	
6 or more A0 and/or A1 pages	per page	\$10.25	\$10.25	Y	0.00%	
NB: this fee is not applicable to electronically lodged documentation						
Asset Management Fees (DAs & Subdivision)						
Follow up assessment to re-inspect works that didn't meet approval on previous inspection	per additional inspection	\$127.20	\$125.00	N	1.76%	

PLANNING FEES Continued		
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ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Other Planning Fees						
Application for minor amendment under Section 56 or 43K LUPAA - Permitted Development Application	per application	\$155.70 Plus \$155.70 if request is for work already done without approval	\$153.00 Plus \$153.00 if request is for work already done without approval	N	1.77%	
Application for minor amendment under Section 56 or 43K LUPAA - Discretionary Development Application	per application	\$208.70 Plus all postage costs. Plus \$208.70 if request is for work already done without approval	\$205.00 Plus all postage costs. Plus \$205.00 if request is for work already done without approval.	N	1.81%	
Petitions to amend Sealed Plans - S103 Local Government (Bld & Misc. Provisions) Act. \$500 to be paid on application, balance fee of \$1,000 to be paid if hearing is to be conducted. All fees to be paid by applicant	per application	\$1,563.00	\$1,535.00	N	1.82%	
Applications for Certificates of non-contravention of dealings - S90 LG (Bld & Misc) Act	per application	\$407.20	\$400.00	N	1.80%	
Applications for Adhesion Orders	per application	\$311.50	\$306.00	N	1.80%	
Preparation of part 5 agreement	per agreement	\$702.40	\$690.00	N	1.80%	
Deferment-at applicant's request-of Council's consideration of applications for planning permits (Item on Agenda)	per request	\$366.50	\$360.00	N	1.81%	
Application cancelled where no permit required	per application	60% of the applicable fee (balance plus advertising fee refunded)		N	NEW	NEW In practice, this will only effect DAs lodged without prelim assessment. They will involve technical assessment and administration processes, within statutory timelines and therefore incur costs. The fee represents a contribution towards fee for services.
Any application withdrawn prior to determination	per application	60% of the applicable fee (refund the 40% balance plus advertising fee if not used)	Pre advertising: 50% of the applicable fee (i.e. 50% original fee plus advertising costs refunded). 100% if no permit required Post advertising: 70% of the applicable fee (i.e. 30% of the original refunded) 100% if no permit required	N	Changed Structure	Simplifying current fee and equating assessment component
Any application seeking to authorise use or development already undertaken	per application	Applicable fee for the use or development plus 100% of that fee	Applicable fee for the use or development plus 100% of that fee	N	0.00%	

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

BUILDING FEES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Permit Authority Fees						
Building permit - Class 1a single dwellings works under \$20,000	per permit	\$224.00	\$220.00	N	1.82%	
Building permit - Class 1a single dwellings works exceeding \$20,000	per permit	\$448.00	\$440.00	N	1.82%	
Building permit - Class 10A / 10B works under \$20,000	per permit	\$112.00	\$110.00	N	1.82%	
Building permit - Class 10A / 10B works exceeding \$20,000	per permit	\$224.00	\$220.00	N	1.82%	
Building permit Multiple Dwellings	per permit	\$778.50 for 2 dwellings plus \$152.70 for each additional dwelling	\$765.00 for 2 dwellings plus \$150.00 for each additional dwelling	N	1.77%	
Building permit Commercial Class 2-9 work under \$500,000	per permit	\$778.80	\$765.00	N	1.80%	
Building permit Commercial Class 2-9 work over \$500,000	per permit	0.1% of cost of works. Minimum \$765.00	0.1% of cost of works. Minimum \$765.00	N	0.00%	
Levy: prescribed under Part 3 of the Building and Construction Industry Training Fund Act 1990 Applies for value of work more than \$20,000	per permit	0.2% of estimated cost of works e.g. for \$100,000 works Levy = \$200	0.2% of estimated cost of works e.g. for \$100,000 works Levy = \$200	N	0.00%	
Administration Levy: payable under Section 296 of the Building Act 2016 Applies for value of works \$20,000 or more	per permit	0.1% of estimated cost of works E.g. For \$100,000 works Levy = \$100	0.1% of estimated cost of works E.g. For \$100,000 works Levy = \$100	N	0.00%	
Extension of Time to Building Permit	per permit	\$74.30	\$73.00	N	1.78%	
Extension of Time to Plumbing Permit	per permit	\$74.30	\$73.00	N	1.78%	
Re-application for lapsed/expired permit with Building Surveyors documents, plans etc	per permit	\$167.00	\$164.00	N	1.83%	
Certificate of Completion	per permit	\$63.60	\$62.50	N	1.76%	
Amendment Fee (Re-assessment) or additional Stage	per permit	\$199.00	\$196.00	N	1.53%	
Sealing of Services (carried out by Council)	per permit	DELETE	\$170.00	N	DELETE	DELETE this is TasWater function
Building Fees Applicable Under Building Act 2016						
Register of Notifiable Building Works Class 1A/10A/10B works under \$20,000	per notification	\$108.40	\$106.50	N	1.78%	
Register of Notifiable Building Works Class 1A/10A/10B works over \$20,000	per notification	\$217.00	\$213.00	N	1.88%	
Register of Notifiable Building Works Class 2 - 9	per notification	\$542.60	\$533.00	N	1.80%	
Register of Notifiable Building Works Multiple Dwellings	per notification	\$542.60	\$533.00	N	1.80%	
Plumbing Applications						
Plumbing fees specifically relating to the installation of retro-fit rainwater tanks (only) will be waived		\$0.00	\$0.00	NA	0.00%	

* All fees and charges inclusive of GST where applicable

BUILDING FEES Continued		
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ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Plumbing Fees Applicable Under Building Act 2016						
CLC Plumbing Minor Plumbing Installations	per application	\$152.70	\$150.00	N	1.80%	
CLC Plumbing Class 10A Stormwater Only, plus Registration Fee and Completion	per application	\$239.30	\$235.00	N	1.83%	
CLC Plumbing Class 10A with Fixtures and Fittings plus Registration Fee and Completion	per application	\$390.00	\$383.00	N	1.83%	
CLC Plumbing Class 1A Stormwater Only, plus Registration Fee and Completion	per application	\$346.10	\$340.00	N	1.79%	
CLC Plumbing Class 1A Sanitary Only plus Registration Fee and Completion	per application	\$433.70	\$426.00	N	1.81%	
CLC Plumbing Class 1A with Fixtures and Fittings, Stormwater, plus Registration Fee and Completion	per application	\$542.60	\$533.00	N	1.80%	
CLC Plumbing Class 2 – 9 Stormwater Only, plus Registration Fee and Completion	per application	\$366.50	\$360.00	N	1.81%	
CLC Plumbing Class 2 – 9 Sanitary Only, plus Registration Fee and Completion	per application	\$488.60	\$480.00	N	1.79%	
CLC Plumbing Class 2 – 9 with Fixtures and Fittings, Stormwater, Plus Registration Fee and Completion	per application	\$651.50	\$640.00	N	1.80%	
CLC Waste Water System application and/or Amendment	per application	\$152.70	\$150.00	N	1.80%	
Inspection Fee Schedule Based on Number of Inspections Required	per inspection	\$94.70	\$93.00	N	1.83%	
Plumbing Permit Class 1A or 10A and Certificate of Completion	per permit	\$64.60	\$63.50	N	1.73%	
Plumbing Permit 2 – 9 Only and Certificate of Completion	per permit	\$216.50	\$213.00	N	1.64%	
Other Building Fees						
Permit of Substantial Compliance (following illegal works notice). This fee is in addition to the normal building fee	per permit	\$305.40	\$300.00	N	1.80%	
Build over easement request/assessment fee	per request/assessment	\$103.80	\$102.00	N	1.76%	
Building Certificate - Class 1 and 10	per application	\$1,033.20 Inspection and \$573.10 each subsequent inspection	\$1,015.00 Inspection and \$563.00 each subsequent inspection	N	1.80% 1.79%	
Building Certificate - Commercial and Industrial	per application	\$1,959.70 Inspection and \$573.10 each subsequent inspection	\$1,925.00 Inspection and \$563.00 each subsequent inspection	N	1.80% 1.79%	
Any application withdrawn prior to issue of permit or CLC	per application	50% of permit fee (balance of original fee to be refunded)	50% of permit fee (balance of original fee to be refunded)	N	0.00%	
Hard copy paper print of permit and plans up to (A3) in size	per page	\$3.00	\$3.00	Y	0.00%	
Hard copy paper print of permit and plans over (A3) in size	per page	\$15.50	\$15.50	Y	0.00%	

BUILDING FEES Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Dwellings, Flats & Outbuildings						
Amended permit	each	\$165.00	\$162.00	N	1.85%	
Commercial Buildings						
Trade waste assessment and agreements connection to Stormwater Quality Agreement - Annual Fee	per year	\$258.60	\$254.00	N	1.81%	Name Change
Other Plumbing Fees						
Copy Sewerage House Connection Plans	per set of plans	DELETE	\$26.00	Y	DELETE	DELETE duplicate line listed in reproduction fees
Any application withdrawn prior to issue of permit	per application	50% of permit fee (balance of original fee to be refunded)	50% of permit fee (balance of original fee to be refunded)	N	0.00%	
Annual registration fee for tempering valves	per year	\$55.00	\$54.00	N	1.85%	
Annual registration fee for backflow device	per year	\$55.00	\$54.00	N	1.85%	
Annual registration / maintenance other plumbing installations Schedule 1 - Directors Determinations	per year	\$55.00	\$54.00	N	1.85%	
Follow up Inspection fees associated with maintenance of plumbing installations Schedule 1 - Directors Determinations - compliance	per inspection	\$93.60	\$92.00	N	1.74%	
Stormwater Connection Fee (Urban Drainage Act Clause 19)						
Urban Drainage Act Clause 19 Connection Fee being for the connection to the public stormwater system located in adjacent road reserve	per connection	\$1,474.00	\$1,448.00	N	1.80%	
Urban Drainage Act Clause 19 Connection Fee being for connection to the public stormwater system located in an adjacent property, including public & private land	per connection	\$713.00	\$701.00	N	1.71%	
Urban Drainage Act Clause 19 Extension Fee for each metre by which the Public Stormwater System has to be extended to meet the connection point	per metre	\$242.00	\$237.80	N	1.77%	
Seepage Investigations - Groundwater						
Initial Inspection and Dye Testing	each	\$115.00	\$115.00	Y	0.00%	
Further request for investigation of groundwater. Fee refunded if Council infrastructure at fault. Additional time charged at hourly rate	per investigation	\$344.00 minimum charge + \$110.00 per hr on the job charge to nearest 15 mins	\$344.00 minimum charge + \$110.00 per hr on the job charge to nearest 15 mins	Y	0.00%	

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

HEALTH - LICENCE, PERMIT and NOTICE FEES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Place of Assembly Fees - permanent structures/regular public events						
Application fee to licence new premises	per application	\$92.60	\$91.00	N	1.76%	
Application for annual renewal of a licence	per application	\$92.60	\$91.00	N	1.76%	
Place of Assembly Fees - temporary structures/irregular and once off public events						
Application & licence fee for charities (exemption from fees)		Exempt from fees	Exempt from fees			
Application & Licence Fee (issued for limited period specified)	per specified period	\$92.60	\$91.00	N	1.76%	
Follow up inspections and/or sampling as part of conditions of approval	per inspection /sample	\$92.60	\$91.00	N	1.76%	
Registrations, Permits Under the Public Health Act						
Public Health Risk Activity (acupuncture, tattooing, ear/body piercing)	per premises + per person	Registration of Premises \$92.60 + Licence Fee \$34.60 per person	Registration of Premises \$91.00 + Licence Fee \$34.00 per person	N	1.76%	
Permit for burial of human remains on private land	per permit	\$198.50	\$195.00	N	1.79%	
Cooling tower registration	per tower	\$92.60	\$91.00	N	1.76%	
Registration of a regulated system	per registration	\$92.60	\$91.00	N	1.76%	
Registration of Private Water Supplier	per registration	\$92.60	\$91.00	N	1.76%	
Water Carting Annual Permit - testing & inspection of vehicle used for the sale and cartage of potable water	per permit + each additional vehicle	Annual Permit - \$43.80 per vehicle	Annual Permit - \$43.00 per vehicle	N	1.86%	
Water Carting Random Sampling	per sample	\$162.90 per vehicle	\$160.00 per vehicle	N	1.82%	
Environmental Protection Notices						
Environmental Protection Notices - investigation, issuing and management charges	per hour or part thereof	\$92.60	\$91.00	N	1.76%	
Food Business Registration						
Food Premises Registration Licences apply per financial year and will be charged on a 3 monthly pro-rata basis for part-year applications						
Category P1 High Risk						
Commercial requiring 3 inspections	per year	\$493.70	\$485.00	N	1.79%	
Commercial requiring 2 inspections	per year	\$341.00	\$335.00	N	1.79%	
Commercial requiring 1 inspection	per year	\$188.30	\$185.00	N	1.78%	
Category P2 Medium Risk						
Commercial requiring 2 inspections	per year	\$341.00	\$335.00	N	1.79%	
Commercial requiring 1 inspection	per year	\$188.30	\$185.00	N	1.78%	
Not For Profit requiring 1 inspection	per year	\$0.00	\$0.00	N	0.00%	
Category P3 Low Risk						
Commercial requiring 1 inspection	per year	\$188.30	\$185.00	N	1.78%	
Not For Profit requiring 1 inspection	per year	\$0.00	\$0.00	N	0.00%	
Notification						
P3N Notification reinspect as needed	once off fee	\$35.60	\$35.00	N	1.71%	
P4 Notification initial inspection	once off fee	\$35.60	\$35.00	N	1.71%	
Mobile / Food Vans Food Premises Fees						
Commercial						
Category P1 requiring 1 inspection	per year	\$188.30	\$185.00	N	1.78%	
Category P2 requiring 1 inspection	per year	\$188.30	\$185.00	N	1.78%	
Category P3 requiring 1 inspection	per year	\$188.30	\$185.00	N	1.78%	
Category P3N - notification only	per year	\$35.60	\$35.00	N	1.71%	
Category P4 - notification only	per year	\$35.60	\$35.00	N	1.71%	
Not for Profit						
Category P1 requiring 1 inspection	per year	\$0.00	\$0.00	N	0.00%	
Category P2 requiring 1 inspection	per year	\$0.00	\$0.00	N	0.00%	
Category P3 requiring 1 inspection	per year	\$0.00	\$0.00	N	0.00%	
Category P3N - notification only	per year	\$0.00	\$0.00	N	0.00%	
Category P4 - notification only	per year	\$0.00	\$0.00	N	0.00%	

* All fees and charges inclusive of GST where applicable

HEALTH - LICENCE, PERMIT and NOTICE FEES Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Temporary Food Premises Fees						
Commercial	per event	\$35.60	\$35.00	N	1.71%	
Not for Profit	per event	\$0.00	\$0.00	N	0.00%	
Food Premises Other						
Food Premises - Pre-purchase Inspection	per inspection per hour or part thereof	\$92.60	\$91.00	Y	1.76%	
Improvement Notices or Prohibition Orders - investigation, issuing & management charges per hour	per hour	\$92.60	\$91.00	N	1.76%	
Application for report of likely compliance - new food premises (form 49)	per application per hour or part thereof	\$134.40 per application + \$92.60 per hr/part thereof for assessment fees	\$132.00 per application + \$91.00 per hr/part thereof for assessment fees	N	1.82% 1.76%	
EHO Occupancy Report (Form 50)	per inspection per hour or part thereof	\$92.60 per hr/part thereof for assessments	\$91.00 per hr/part thereof for assessments	N	1.76%	
On-site Wastewater Disposal Systems						
Waste Water Assessment Fee - special plumbing permit (septic tank application)	per application	\$221.90	\$218.00	N	1.79%	Wording Change
Waste Water Assessment Fee - special plumbing permit (septic tank application) - Commercial	per application	\$527.30 + \$92.60 per hr/part thereof	\$518.00 + \$91.00 per hr/part thereof	N	1.80% 1.76%	Wording Change
Amended Applications	per application	\$109.90	\$108.00	N	1.76%	
Subsequent Inspection or Scheduled Inspections per hour or part thereof	per hour or part thereof	\$92.60	\$91.00	N	1.76%	
Extension to Permit	per permit	\$52.90	\$52.00	N	1.73%	
Management, Maintenance, Monitoring & Auditing Costs of onsite waster water systems under Building Act 2016		\$92.60 per hr/part thereof	\$91.00 per hr/part thereof	Y	1.76%	
Hard Copy - Paper Print of Permit and Plans - Up to A3 in size	per page	\$3.00	\$3.00	Y	0.00%	
Hard Copy - Paper Print of Permit and Plans - Over A3 in size	per page	\$15.50	\$15.50	Y	0.00%	
Immunisation Fees (Items do not attract GST)						
Boostrix (DTpa)	each	\$46.80	\$46.00	N	1.74%	
Sharps Containers						
Medical Patients (Residents of Clarence)	each	Single container, disposal and replacement - free of charge	Single container, disposal and replacement - free of charge			
1.4 litre container	each	\$7.30	\$7.20	Y	1.39%	
3 litre container	each	\$12.20	\$12.00	Y	1.67%	
Sharps Collection Fee - Commercial Only	per litre or part thereof	\$2.70 per litre (or part thereof) if waste taken to Council; \$2.70 per litre plus \$84.50 collection fee for Council to collect	\$2.65 per litre (or part thereof) if waste taken to Council; \$2.65 per litre plus \$83.00 collection fee for Council to collect	Y	1.89% 1.89% 1.81%	
Miscellaneous						
Food Probe Thermometers	each	\$25.00	\$25.00	Y	0.00%	
Alcohol Swabs	each	\$8.00	\$8.00	Y	0.00%	
Testing and Sampling Fees						
Testing of Natural, Environmental and Effluent	per sample	\$101.80	\$100.00	Y	1.80%	
Sampling Fees: Bacteriological	per sample	\$101.80	\$100.00	Y	1.80%	
Sampling Fees: Private Water Supplies	per sample + per hour	\$55.90 per sample + \$92.60 per hr/part thereof	\$55.00 per sample + \$91 per hr/part thereof	Y	1.64% 1.76%	
Testing & inspection for water quality in Public Pools, payable by Public Pool Operator	per sample + per hour	\$106.90 per sample + \$92.60 per hr/part thereof	\$105.00 per sample + \$91 per hr/part thereof	Y	1.81% 1.76%	

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

ABATEMENT FEES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Abatement Action	per notice	\$305.40	\$300.00	N	1.80%	
Impounding fee for illegal agistment on Council Land	per day	\$178.20	\$175.00	N	1.83%	
Request for Withdrawal of Summons	per request	DELETE	\$42.00	N	DELETE	DELETE This is a court fee not CCC

ANIMAL CONTROL

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Dog Registrations						
Early Discount Rate - payment by 31st July						
Entire Dog	per year	\$112.00	\$110.00	N	1.82%	
De-sexed Dog	per year	\$30.00	\$29.50	N	1.69%	
Pure Bred	per year	\$41.80	\$41.00	N	1.95%	
Greyhound	per year	\$41.80	\$41.00	N	1.95%	
Pension Discount	per year	20% off applicable fee	20% off applicable fee	N	0.00%	
Pensioner rate for dogs registered prior to 1 July 03	per year	DELETE	\$23.60	N	DELETE	DELETE historic discount relating back to 2003. No longer have any of these dogs in our records
Working Dog	per year	\$41.80	\$41.00	N	1.95%	
Dangerous Dog declared prior to 1 December 2015 (no discount)	per year	\$585.00	\$575.00	N	1.74%	
Dangerous Dog declared after 1 December 2015 (no discount)	per year	\$1,170.00	\$1,150.00	N	1.74%	
Guard Dog (no discount)	per year	\$234.00	\$230.00	N	1.74%	
Guide Dog/Hearing Dog		No Charge	No Charge	N		
Accredited Assistance Dog		No Charge	No Charge	N		
Full Fee - payment After 31st July						
Entire Dog	per year	\$117.00	\$115.00	N	1.74%	
De-sexed Dog	per year	\$35.00	\$34.50	N	1.45%	
Pure Bred	per year	\$46.80	\$46.00	N	1.74%	
Greyhound	per year	\$46.80	\$46.00	N	1.74%	
Pension Discount	per year	20% off applicable fee	20% off applicable fee	N	0.00%	
Pensioner rate for dogs registered prior to 1 July 03	per year	DELETE	\$27.60	N	DELETE	DELETE historic discount relating back to 2003. No longer have any of these dogs in our records
Working Dog	per year	\$46.80	\$46.00	N	1.74%	
Dangerous Dog declared prior to 1 July 2015	per year	\$585.00	\$575.00	N	1.74%	
Dangerous Dog declared after 1 July 2015 (no discount)	per year	\$1,170.00	\$1,150.00	N	1.74%	
Guard Dog	per year	\$234.00	\$230.00	N	1.74%	
Guide Dog/Hearing Dog		No Charge	No Charge	N		
Accredited Assistance Dog		No Charge	No Charge	N		

* All fees and charges inclusive of GST where applicable

ANIMAL CONTROL Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Dog turned 6 months after 1 January - 50% discount of full rate (does not apply to dangerous and guard dogs)						
Entire Dog	up to 30 June	\$58.50	\$57.50	N	1.74%	
De-sexed	up to 30 June	\$17.50	\$17.25	N	1.45%	
Pure Bred	up to 30 June	\$23.40	\$23.00	N	1.74%	
Greyhound	up to 30 June	\$23.40	\$23.00	N	1.74%	
Pension Discount	up to 30 June	20% off applicable fee	20% off applicable fee	N	0.00%	
Working Dog	up to 30 June	\$23.40	\$23.00	N	1.74%	
Guide/Hearing Dog		No Charge	No Charge	N		
Accredited Assistance Dog		No Charge	No Charge	N		
Registration Fees - after 31st December						
Registration after 31st December due to detection by Ranger that dog is unregistered or collection from dogs' home - Full fee to apply						
Entire Dog	up to 30 June	\$117.00	\$115.00	N	1.74%	
De-sexed	up to 30 June	\$35.00	\$34.50	N	1.45%	
Pure Bred	up to 30 June	\$46.80	\$46.00	N	1.74%	
Greyhound	up to 30 June	\$46.80	\$46.00	N	1.74%	
Pension Discount	up to 30 June	20% off applicable fee	20% off applicable fee	N	0.00%	
Working Dog	up to 30 June	\$46.80	\$46.00	N	1.74%	
Guard Dog	up to 30 June	\$234.00	\$230.00	N	1.74%	
Guide/Hearing Dog		No Charge	No Charge	N		
Accredited Assistance Dog		No Charge	No Charge	N		
Dog Complaints						
Dog Complaint Fee	each	\$73.00	\$72.00	N	1.39%	
Kennel Licence (Prescribed)						
Application Fee	per application	\$117.00	\$115.00	N	1.74%	
Advertising Fee for New Kennel Application	per application	\$175.00	\$172.00	N	1.74%	
Renewal	per year	\$117.00	\$115.00	N	1.74%	
Early Payment Fee	per year	\$94.00	\$92.00	N	2.17%	
Refunds & Reimbursements						
Death of Dog						
On receipt of Certificate of Euthanasia from recognised veterinary clinic or statutory declaration. Refunds are only to apply if application is made in the same financial year as registration has been paid						
Refund Amount for Deceased Dogs						
Dog Deceased within 3 months of registration	each	75% refund of registration fee paid	75% refund of registration fee paid	N	0.00%	
Dog Deceased after 3 months and within 6 months of date of registration	each	50% refund of registration fee paid	50% refund of registration fee paid	N	0.00%	
Dog Deceased after 6 months and within 9 months of date of registration	each	25% refund of registration fee paid	25% refund of registration fee paid	N	0.00%	
Dog deceased after 9 months of registration		No Refund	No Refund			
De-sexed Dogs						
Applies to dogs registered at the normal registration rate and subsequently spayed. Paid only on receipt of certificate of neutering from a recognised veterinary clinic. Discount applies to difference between entire fee paid and de-sexed fee						

ANIMAL CONTROL Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Registration Refund Amount for Entire Dog being de-sexed						
Animal de-sexed within 3 months of registration	each	75% refund of difference between entire rate and desexed rate	75% refund of difference between entire rate and desexed rate	N	0.00%	
Animal de-sexed after 3 months & within 6 months of registration	each	50% refund of difference between entire rate and desexed rate	50% refund of difference between entire rate and desexed rate	N	0.00%	
Animal de-sexed after 6 months & within 9 months of registration	each	25% refund of difference between entire rate and desexed rate	25% refund of difference between entire rate and desexed rate	N	0.00%	
Animal de-sexed after 9 months of registration		No Refund	No Refund			
Attendance at Obedience Course						
Evidence to be provided that dog has satisfactorily completed obedience course run by an accredited officer (for the present the Tasmanian Canine Defence Association). Only one discount per dog per financial year. Discount applies for one year only.						
Grade 3	each	25%	25%	N	0.00%	
Grade 4	each	50%	50%	N	0.00%	
Trained Dog	each	50% for the life of the dog	50% for the life of the dog	N	0.00%	
Dog Adopted from Dogs' Home or RSPCA or GAP (Greyhound Adoption Program)						
To apply until new registration year only		No Charge	No Charge			
Other Dog Fees						
Replacement of Lost Tag	each	\$5.00	\$5.00	N	0.00%	
Dangerous dog collar	each	Sml / Med \$50.00; Lge /ExLge \$60.00	Sml / Med \$50.00; Lge /ExLge \$60.00	Y	0.00%	
Dangerous dog sign	each	\$75.00	\$75.00	Y	0.00%	
Release Fee from Dogs Home	each	\$75.00	\$75.00	N	0.00%	

PERMITS, EVENTS, STAGE HIRE, USE OF PUBLIC PLACES						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Permits - Use of Public Places						
Business Permits - Commercial Use	per event	\$661.70	\$650.00	N	1.80%	
Busking Permit (Bellerive Boardwalk Only)	per year	\$49.90	\$49.00	N	1.84%	
Commercial instructors permit for operating on Council land	per year	\$88.60	\$87.00	N	1.84%	
Car Parking Space Bellerive - Commercial Only	per vehicle per month	\$125.50	\$125.50	Y	0.00%	
Temporary Stalls for Council Events ♦						
All locations - Charitable Stall		Exempt from fees	Exempt from fees			
All locations - Non Charitable Stall	1 day	\$218.90	\$215.00	Y	1.81%	
All locations - Non Charitable Stall	2 days	\$327.80	\$322.00	Y	1.80%	
All locations - Non Charitable Stall	3 days	\$380.70	\$374.00	Y	1.79%	
♦ Includes Temporary food licence						

PERMITS, EVENTS, STAGE HIRE, USE OF PUBLIC PLACES Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Public Place Hire Fees (NFP, Fundraising etc.)						
Not for Profit, Community, Charity, Fund Raiser in an outdoor public place (at discretion of General Manager)	per event	\$53.90	\$53.00	Y	1.70%	
Not for Profit, Community, Charity, Fund Raiser event/meeting in an indoor facility e.g. Halls (at discretion of the relevant Management Committee or General Manager)	per event	60% of relevant schedule hire fee	60% of relevant schedule hire fee	Y	0.00%	
Commercial vendors (e.g. coffee vans) on site at NFP fundraising events per vendor	per vendor per event	\$31.50	\$31.00	Y	1.61%	
Ceremonies Only NB: No receptions to be held on reserves (including beaches) under Council control						
Boardwalk Stage (fees specified below)	see below	See Below	See Below	Y	0.00%	
All other locations	per ceremony	\$63.10	\$62.00	Y	1.77%	
Boardwalk Stage						
Boardwalk Stage - no side curtains (including civic ceremonies)	per event, or per day, or part thereof	\$106.90	\$105.00	Y	1.81%	
Boardwalk Stage - with side curtains (including civic ceremonies)	per event, or per day, or part thereof	\$437.70	\$430.00	Y	1.79%	
Boardwalk and/or Stage Power Supply	per event, or per day, or part thereof	\$29.00	\$28.50	Y	1.75%	
Simmons Park Stage						
Stage	per day or part thereof	DELETE	\$105.00	Y	DELETE	DELETE NOT FOR HIRE no formal functions Beltana Park or Simons Park (Corp Exec)
Stage Power Supply	per event, or per day, or part thereof	DELETE	\$28.50	Y	DELETE	DELETE NOT FOR HIRE no formal functions Beltana Park or Simons Park (Corp Exec)
Charles Hand Park Stage & Skate Park						
Skate Park Stage Only	per day or part thereof	\$106.90	\$105.00	Y	1.81%	
Stage Power Supply	per event, or per day, or part thereof	\$29.00	\$28.50	Y	1.75%	
Skate Park (whole facility including stage - Hirer is responsible for providing own security and notifying Tasmania Police of any event)	fixed fee	\$222 + \$38 per hour	\$221.50 + \$37.50 per hour	Y	0.23% 1.33%	
Bond - For Skate Park Only (GST only applies on forfeiture of deposit)	fixed fee	\$210.00	\$210.00	N	0.00%	
Miscellaneous Fees for activities on Council Land						
Boot Camp, Fitness Activities & Dog Obedience on Council Reserves (for use of sports grounds for fitness activities please refer to Ground Hire section)	per hour	\$13.20	\$13.00	Y	1.54%	
Other Public Place Fees						
Consumption of Liquor on Council Reserves (to be approved by MCS)	per application	\$67.20	\$66.00	N	1.82%	
Notation on Licensing Board Permit applications on Council premises (to be signed by CS EOGM or MHS)	each	\$27.50	\$27.00	N	1.85%	
Request for Notation on Licensing Board Permit for non Council properties (to be signed by CS EOGM or MHS)	each	\$34.60	\$34.00	N	1.76%	
Note: These charges do not include items such as portable toilets, litter bins & skips or additional items that may be required by permit applicant						

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

CHILD CARE

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Rosny Child Care						
Fee Schedule July - December						
Discounted rate offered to families who use at least 5 days child care in one week	per child per day	\$91.50	\$89.75	N	1.95%	
Daily	per child per day	\$106.90	\$104.95	N	1.86%	
Morning Session	per child per session	\$66.20	\$65.00	N	1.85%	
Afternoon Session	per child per session	\$57.80	\$56.75	N	1.85%	
A late fee is charged for children collected after 5.45 pm		\$20.00	\$20.00	N	0.00%	
Fee Schedule January - June						
Discounted rate offered to families who use at least 5 days child care in one week	per child per day	\$92.20	\$90.65	N	1.71%	
Daily	per child per day	\$107.90	\$106.00	N	1.79%	
Morning Session	per child per session	\$66.80	\$65.65	N	1.75%	
Afternoon Session	per child per session	\$58.30	\$57.30	N	1.75%	
A late fee is charged for children collected after 5.45 pm		\$20.00	\$20.00	N	0.00%	
Family Day Care						
Educator Levy	per week	\$25.40	\$25.00	N	1.60%	
Administration levy						
Per child	per week	\$7.50 per week plus 70 cents per hour, per child up to 2 children in care	\$7.50 per week plus 70 cents per hour, per child up to 2 children in care	N	0.00%	
Play session levy	per session	\$9.00	\$9.00	N	0.00%	
Outside School Hours Care General Fees - applies to all categories of care listed below						
1 July to 30 June						
Late Payment on accounts	per account	\$32.60	\$32.00	N	1.88%	
After School Care						
Permanent and Casual Bookings 1 July to 30 June						
After School Care	per child per session	\$28.50	\$28.00	N	1.79%	
Absence	per child per day	\$16.30	\$16.00	N	1.88%	
Non Cancellation	per child per day	\$28.50	\$28.00	N	1.79%	
Late Collection (every 15mins after 6pm)	per child per 15 minutes	\$35.00	\$35.00	N	0.00%	
Before School Care						
Permanent and Casual Bookings 1 July to 30 June						
Before School Care	per child per session	\$11.20	\$11.00	N	1.82%	
Absence	per child per day	\$6.00	\$6.00	N	0.00%	
Non Cancellation	per child per day	\$11.20	\$11.00	N	1.82%	
Holiday Care						
Permanent and Casual Bookings 1 July to 30 June						
Holiday Care 8.00am - 6.00pm	per child per day	\$76.40	\$75.00	N	1.87%	
Absence	per child per day	\$38.70	\$38.00	N	1.84%	
Non Cancellation	per child per day	\$48.90	\$48.00	N	1.88%	
Late Collection (every 15mins after 6pm)	per child per 15 minutes	\$35.00	\$35.00	N	0.00%	

* All fees and charges inclusive of GST where applicable

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

CLARENCE COMMUNITY VOLUNTEER SERVICE

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Transport - CBD	per return trip	\$5.00	\$5.00	Y	0.00%	
Transport - Rural	per return trip	\$10.00	\$10.00	Y	0.00%	
Gardening	per visit	\$10.00	\$10.00	Y	0.00%	
Assisted/List Shopping	per return trip	\$5.00	\$5.00	Y	0.00%	

HALL HIRE, COMMUNITY CENTRES etc.

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
59 Cambridge Road (Old Bellerive Library)						
Main Studio	per hour	\$27.50	\$27.00	Y	1.85%	
Rehearsal Room	per hour	\$13.20	\$13.00	Y	1.54%	
Meeting Room	per hour	\$8.60	\$8.50	Y	1.18%	
Main studio and rehearsal room up to 5 hours	per booking (up to 5 hrs)	\$55.00	\$54.00	Y	1.85%	
Main studio and rehearsal room for full day	per booking (full day)	\$107.90	\$106.00	Y	1.79%	
Main studio and rehearsal room - performance days, recitals, concerts up to 5 hours	per booking (up to 5 hrs)	\$71.00	\$70.00	Y	1.43%	
Main studio and rehearsal room - performance days, recitals, concerts for full day	per booking (full day)	\$152.70	\$150.00	Y	1.80%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond (Alcohol)	per booking	\$360.00	\$357.00	N	0.84%	
Bond for Cleaning/Rubbish Removal	per booking	\$41.50	\$41.00	N	1.22%	
Bellerive Community Arts Centre						
Hire Fee	per hour	\$9.10	\$9.00	Y	1.11%	
Cambridge Hall						
Hall Hire	per hour	\$12.20	\$12.00	Y	1.67%	
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	\$188.30	\$185.00	Y	1.78%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond (Alcohol)	per booking	\$360.00	\$357.00	N	0.84%	
Bond for Cleaning/Rubbish Removal - Functions Children's' parties & general activities	per booking	\$51.50	\$51.00	N	0.98%	
Bond for cleaning/Rubbish Removal - Functions e.g. weddings, engagements	per booking	\$83.00	\$82.00	N	1.22%	
Alma's Activities Centre (continued on next page)						
Function Rate (Wedding receptions, private functions etc. including kitchen) 5 to 8 hours (maximum of 8 hours)	per function	\$250.00	\$150.00	Y	66.67%	As requested by committee
Conference Rates for hall no bar 1 - 4 hours	half-day rate per hour	\$37.50	\$169.40	Y		Changed from fixed rate to hrly rate as requested by committee
Conference Rates for hall no bar 4 - 8 hours (maximum of 8 hours)	full-day rate per hour	\$31.25	\$214.50	Y		Changed from fixed rate to hrly rate as requested by committee

* All fees and charges inclusive of GST where applicable

HALL HIRE, COMMUNITY CENTRES etc. Continued

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Alma's Activities Centre (Continued from previous page)						
Kitchen						
Includes use of kitchen including crockery, cutlery, urns, microwave, pie warmer and commercial oven & hob (breakages will be paid for)						
Function Rate no bar	per booking	\$50.00	\$50.00	Y	0.00%	As requested by committee
Combined Kitchen / Hall Hire						
Function Rate no bar	per booking	\$150.00	\$200.00	Y	-25.00%	As requested by committee
Commercial hire fee	per booking	\$21.00	\$21.50	Y	-2.33%	As requested by committee
Alma's Bar & Lounge						
Casual Hire Rate	per hour	\$26.50	NEW FEE STRUCTURE	Y		NEW FEE STRUCTURE see below. As requested by committee
Day time hire (9am-6pm)	per hour	DELETE	\$21.50	Y	DELETE	DELETE now have blanket fee - see above
Evening hire (after 6pm)	per hour	DELETE	\$26.00	Y	DELETE	DELETE now have blanket fee - see above
Meeting Room	per hour	DELETE	\$26.00	Y	DELETE	DELETE now have blanket fee - see above
Bonds						
Bond for Cleaning	per booking	\$100.00	\$100.00	N	0.00%	As requested by committee
Bond (no alcohol)	per booking	DELETE	\$200.00	N	DELETE	DELETE as requested by committee
Bond (alcohol)	per booking	DELETE	\$300.00	N	DELETE	DELETE Alma's staff on site when alcohol is being consumed As requested by committee
Geilston Bay Community Centre						
Hire Charge Week Days	per hour	\$12.00	\$12.00	Y	0.00%	
Hire Charge Weekend 4 hour session - 9am to 1pm or 1.30pm to 5.30pm	per session	\$48.00	\$48.00	Y	0.00%	
Hire Charge Weekend all day (8 hour) session - 9am to 5pm	per session	\$96.00	\$96.00	Y	0.00%	
Bond for use of equipment inside Centre only - includes cleaning of centre	per booking	\$60.00	\$60.00	N	0.00%	
Bond for use of equipment both inside and stored in shed - includes cleaning of centre	per booking	\$100.00	\$100.00	N	0.00%	
Howrah Community Centre (continued on next page)						
Baudinet Lounge (including Derwent Room) - Function Rates						
Excluding Bar	per hour	\$47.80	\$47.00	Y	1.70%	
Including Bar - 6pm to midnight	per function	\$190.00	\$213.00	Y	-10.80%	As requested by committee
Including Kitchen - includes use of crockery, cutlery, urns, microwave, pie warmer (breakages will be paid for)	per booking	\$50.00	\$53.00	Y	-5.66%	As requested by committee
Refundable Cleaning Bond	per booking	\$100.00	\$100.00	N	0.00%	

HALL HIRE, COMMUNITY CENTRES etc. Continued		
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ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Howrah Community Centre (continued from previous page)						
Baudinet Lounge (including Derwent Room & kitchen) - Conference Rates						
Includes the use of the in-house audio visual system, which comprises of a data projection unit, DVD and VCR players, surround sound & terminal for computer presentations						
Conference Rates 1 - 4 hours	half day rate per hour	\$40.00	\$234.50	Y		Changed from fixed rate to hrly rate as requested by committee
Conference Rates 4 - 8 hours	full day rate per hour	\$35.00	\$293.00	Y		Changed from fixed rate to hrly rate as requested by committee
Sunshine, Skyline, Derwent Room, Baudinet Lounge and Guide Hall						
Room Hire	per hour	\$26.50	\$26.50	Y	0.00%	As requested by committee
Kitchen						
Kitchen Only (excluding oven)	per hour	\$16.00	\$16.00	Y	0.00%	As requested by committee
Kitchen Only (including oven)	per hour	\$21.00	\$21.00	Y	0.00%	As requested by committee
BBQ Hire	per booking	\$35.00	\$35.00	Y	0.00%	As requested by committee
Chair Hire	per chair	\$0.50	\$0.50	Y	0.00%	As requested by committee
Lauderdale Hall						
Hall Hire	per hour	\$12.20	\$12.00	Y	1.67%	
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	\$188.30	\$185.00	Y	1.78%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond (Alcohol)	per booking	\$360.00	\$357.00	N	0.84%	
Bond for cleaning/Rubbish Removal - Functions e.g. weddings, engagements	per booking	\$83.00	\$82.00	N	1.22%	
Bond for Cleaning/Rubbish Removal - Children's Parties & general activities	per booking	\$51.50	\$51.00	N	0.98%	
Lindisfarne Community Activities Centre						
Casual & Commercial Hire (no birthday parties 15-25 years old)	per hour	\$22.00	\$20.00	Y	10.00%	As requested by committee
Hire for Not for Profit Organisations (no birthday parties 15-25 years old)	per hour	\$16.00	\$15.00	Y	6.67%	As requested by committee
Kitchen Fee	per hour	\$15.00	\$15.00	Y	0.00%	As requested by committee
Bond	per booking	\$60.00	\$60.00	N	0.00%	As requested by committee
Alcohol - sale of alcohol prohibited, can only be consumed with meal						
Special Occasions - Local (e.g. 100 years function)		Negotiable	Negotiable	Y		

HALL HIRE, COMMUNITY CENTRES etc. Continued		
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ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Richmond Council Chambers (no alcohol)						
Council Chambers Hire	per hour	\$12.20	\$12.00	Y	1.67%	
Formal Functions	per half day	\$234.20	\$230.00	Y	1.83%	
Wedding Ceremony Only	per ceremony	\$188.30	\$185.00	Y	1.78%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Richmond Hall						
No birthday parties 16-25 years old						
Hall Hire Only	per hour	\$12.20	\$12.00	Y	1.67%	
Hire of Supper Room Only	per hour	\$12.20	\$12.00	Y	1.67%	
Hire of Kitchen Only	per hour	\$16.00	\$16.00	Y	0.00%	
Hire of Supper Room & Kitchen only	per hour	\$22.40	\$22.00	Y	1.82%	
Hire of Hall, Kitchen & Supper Room	per hour	\$27.50	\$27.00	Y	1.85%	
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	\$188.30	\$185.00	Y	1.78%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond (Alcohol)	per booking	\$360.00	\$357.00	N	0.84%	
Bond for cleaning/Rubbish Removal - Functions e.g. weddings, engagements	per booking	\$83.00	\$82.00	N	1.22%	
Bond for Cleaning/Rubbish Removal - Children's' Parties & general activities	per booking	\$51.50	\$51.00	N	0.98%	
Rokeby Community Centre						
Activities Room	per hour	\$12.20	\$12.00	Y	1.67%	
Gym Day/Night	per hour	\$12.20	\$12.00	Y	1.67%	
Kitchen - first hour	first hour	\$16.30	\$16.00	Y	1.88%	
- after the first hour	per hour thereafter	\$8.10	\$8.00	Y	1.25%	
Receptions (+ bond as below)	per function	\$160.00	\$158.00	Y	1.27%	
Teenage admission (all activities)	per head	\$0.55	\$0.55	Y	0.00%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond (Alcohol)	per booking	\$360.00	\$357.00	N	0.84%	
Community events at Centre held by Rokeby Neighbourhood Centre	per event	\$56.00	\$55.00	Y	1.82%	
Community Centre hired by Rokeby Neighbourhood Centre	per hour	\$5.60	\$5.50	Y	1.82%	
Rokeby Trust Hall						
Hall Hire	per hour	\$12.20	\$12.00	Y	1.67%	
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	\$188.30	\$185.00	Y	1.78%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond (Alcohol)	per booking	\$360.00	\$357.00	N	0.84%	
Bond for cleaning/Rubbish Removal - Functions e.g. weddings, engagements	per booking	\$83.00	\$82.00	N	1.22%	
Bond for Cleaning/Rubbish Removal - Children's' Parties & general activities	per booking	\$51.50	\$51.00	N	0.98%	

HALL HIRE, COMMUNITY CENTRES etc. Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Risdon Vale Hall						
Charity functions				Y		
Hall / Foyer Hire	per hour	\$9.60	\$9.50	Y	1.05%	
Kitchen and Supper Room	per hour	\$5.90	\$5.80	Y	1.72%	
Functions	per function	\$93.90	\$92.30	N	1.73%	
Bond (No alcohol)	per booking	\$102.00	\$102.00	N	0.00%	
Bond (Alcohol)	per booking	\$280.00	\$280.00	Y	0.00%	
Bowls (Foyer)	per function	DELETE	\$7.40	Y	DELETE	DELETE Bowls no longer held at RV Hall. As requested by committee
Foyer Area	per function	DELETE	\$3.70	Y	DELETE	DELETE Foyer hired for same hire fee as hall. As requested by committee
Risdon Vale Bargain Centre	per week	DELETE	\$12.50	Y	DELETE	DELETE Risdon Vale newsagency has exclusive use under separate Licence
Basement Room includes public liability levy	per week	Fee negotiable with hall committee	\$13.60	Y	Changed Structure	NB: public liability is CCC charge, not committee. See Halls Miscellaneous Fees
Pigeon Club includes public liability levy	per week	DELETE	\$13.60	Y	DELETE	DELETE room demolished
Rosny Farm - The Barn (continued on next page)						
Exhibitions/Displays/Performance/Arts related function						
Supported - Not-for-profit/Arts groups/Students/Education groups						
Rehearsal/Set-up Day	per day	\$88.50	\$87.00	Y	1.72%	
Performance Days	per day	\$225.00 per day. Half day - \$112.50	\$225.00 per day. Half day - \$112.50	Y	0.00%	
	per week (7 days)	\$975.00	\$958.00	Y	1.77%	
Rosny Farm - The Barn (continued from previous page)						
Exhibitions/Displays/Performance/Arts related function						
Commercial, Corporate, Government	per day	\$323.70 per day. Half day - \$161.50	\$318.00 per day. Half day - \$159.00	Y	1.79% 1.82%	
	per week (7 days)	\$1,522.00	\$1,495.00	Y	1.81%	
		Full day hire fee includes 2hrs staff time to assist with lighting & display panels & provide instruction on equipment. Half day hire = 1hr staff time. Additional staff hrs charged at \$92.60 per hr. Additional Tech hrs charged at \$92.60 per hr	Full day hire fee includes 2hrs staff time to assist with lighting & display panels & provide instruction on equipment. Half day hire = 1hr staff time. Additional staff hrs charged at \$91.00 per hr. Additional Tech hrs charged at \$91.00 per hr	Y	1.76%	
Rosny Farm - Extras						
Extra Charge for (20) Café tables	flat rate	\$127.20	\$125.00	Y	1.76%	
Piano Hire (includes tuning)	flat rate	\$218.90	\$215.00	Y	1.81%	
Tablecloths	flat rate	\$10.00 per cloth (includes laundering)	\$10.00 per cloth (includes laundering)	Y	0.00%	
Projector	flat fee	\$50 per day or \$150 per week	\$50 per day or \$150 per week	Y	0.00%	
Sound Desk	flat fee	\$50 per day or \$150 per week	\$50 per day or \$150 per week	Y	0.00%	
Additional Equipment Hire	flat rate	By Negotiation	By Negotiation	Y		
Drinking / Wine Glasses	flat rate	\$10 per 24	\$10 per 24	Y	0.00%	
Bond for Barn Hire	per booking	\$266.00	\$266.00	N	0.00%	
Rosny Farm - Gardens Only						
Private functions incl. wedding ceremonies	flat rate	\$519.20 up to 2 hours plus \$208.70 per extra hour thereafter	\$510.00 up to 2 hours plus \$205 per extra hour thereafter	Y	1.80% 1.81%	
Photography Session	per hour	\$109.50	\$107.50	Y	1.86%	
Security callout fee for after hours functions	per hour	\$109.50	\$107.50	Y	1.86%	

* All fees and charges inclusive of GST where applicable

HALL HIRE, COMMUNITY CENTRES etc. Continued		
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ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Sandford Hall						
Hall Hire	per hour	\$12.20	\$12.00	Y	1.67%	
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	\$188.30	\$185.00	Y	1.78%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond (Alcohol)	per booking	\$360.00	\$357.00	N	0.84%	
Bond for cleaning/Rubbish Removal - Functions e.g. weddings, engagements	per booking	\$83.00	\$82.00	N	1.22%	
Bond for Cleaning/Rubbish Removal - Children's' Parties & general activities	per booking	\$51.50	\$51.00	N	0.98%	
Seven Mile Beach Community Centre (Lewis Park) (no alcohol)						
Hire of Centre	per hour	\$9.00	\$9.00	Y	0.00%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond for Cleaning/Rubbish Removal - Children's' Parties & general activities	per booking	\$51.50	\$51.00	N	0.98%	
South Arm Calverton Hall						
Booking Deposit for Functions	per booking	\$50.00	\$50.00	Y	0.00%	This is a leased facility Fees are set by the lessee
Functions - Locals	per function	\$125.00	\$100.00	Y	25.00%	
Functions - Others	per function	\$150.00	\$125.00	Y	20.00%	
Per hour bookings - Locals	per hour	\$35.00	\$25.00	Y	40.00%	
Per hour bookings - Others	per hour	\$40.00	\$30.00	Y	33.33%	
Tennis Courts	per hour	\$10.00	\$15.00	Y	-33.33%	
Booking Deposit for Sports Ground	per booking	\$20.00	\$20.00	Y	0.00%	
Sports Ground - Locals	per day	\$30.00	\$30.00	Y	0.00%	
Sports Ground - Others	per day	\$50.00	\$50.00	Y	0.00%	
Bond (No alcohol)	per booking	\$100.00	\$100.00	N	0.00%	
Bond (Alcohol)	per booking	\$250.00	\$250.00	N	0.00%	
Bond (Cleaning)	per booking	\$50.00	\$50.00	N	0.00%	
Tranmere Hall (no alcohol)						
Hall Hire	per hour	\$12.20	\$12.00	Y	1.67%	
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	\$188.30	\$185.00	Y	1.78%	
Bond (No alcohol)	per booking	\$210.00	\$207.00	N	1.45%	
Bond for cleaning/Rubbish Removal - Functions e.g. weddings, engagements	per booking	\$83.00	\$82.00	N	1.22%	
Bond for Cleaning/Rubbish Removal - Children's' Parties & general activities	per booking	\$51.50	\$51.00	N	0.98%	
Hire Fees (NFP, Fundraising etc.)						
Not for Profit, Community, Charity, Fund Raiser in an outdoor public place (at discretion of General Manager)	per event	\$56.00	\$55.00	Y	1.82%	
Not for Profit, Community, Charity, Fund Raiser event/meeting in an indoor facility e.g. Halls (at discretion of the relevant Management Committee or General Manager)	per event	60% of relevant schedule hire fee	60% of relevant schedule hire fee	Y	0.00%	
Commercial vendor on site at NFP fundraising events (e.g. coffee vans) per vendor	per vendor per event	\$31.50	\$31.00	Y	1.61%	

HALL HIRE, COMMUNITY CENTRES etc. Continued		
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ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Miscellaneous						
Administration fee for change of bookings	per change	\$50.00	\$50.00	Y	0.00%	
Key Deposit (Forfeit - if not returned by following working day) GST applies only on forfeiture of deposit	per key	\$37.70	\$37.00	N	1.89%	
Insurance levy for public liability insurance for informal user groups	per hour	\$3.00	\$3.00	Y	0.00%	
Holding fee for hall hire (non-refundable)	per hire	\$25.40	\$25.00	Y	1.60%	
Unauthorised use of hall (4 hours minimum)	per hour	Hourly rate of venue (4 hours minimum) + \$50.00 fixed fee	Hourly rate of venue (4 hours minimum) + \$50.00 fixed fee	Y	0.00%	

SPORTS GROUND HIRE		
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ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Sports Ground Use Permits (Effective 1 Oct for 12 month period)						
Junior (up to and including U18)	per hour	\$18.80	\$18.50	Y	1.62%	
Senior	per hour	\$37.60	\$37.00	Y	1.62%	
Soccer						
Soccer Small Sided Grounds No Fixed Goals	per hour	\$4.50	\$4.50	Y	0.00%	
Soccer Small Sided Ground Fixed Goals	per hour	\$8.90	\$8.80	Y	1.14%	
Cambridge New Ground 1010 Cambridge Rd-(Junior/Youth)	per hour	\$25.00	\$24.80	Y	0.81%	
Cricket						
Junior including synthetic practice wickets where applicable	per hour	\$18.80	\$18.50	Y	1.62%	
Senior including synthetic practice wickets where applicable	per hour	\$37.60	\$36.90	Y	1.90%	
Lindisfarne Oval / Kangaroo Bay Oval						
Turf Wickets on ground - (No junior rates)	per hour	\$48.30	\$47.50	Y	1.68%	
Turf Wicket - Special Event Match / Training National / International	per day or part thereof	\$850.00	\$835.00	Y	1.80%	
Turf Practice Wicket - Special Event Match / Training National / International	per day or part thereof	\$84.50	\$83.00	Y	1.81%	
Turf Practice Wickets Lindisfarne (separate to ground)	per hour	\$16.80	\$16.50	Y	1.80%	
Seasonal Turf Practice Wickets Lindisfarne (separate to ground)	per hour	\$12.20	\$12.00	Y	1.67%	
Synthetic Practice Wickets Lindisfarne (separate to ground)	per hour	\$8.60	\$8.50	Y	1.18%	
Turf & synthetic practice wickets Kangaroo Bay	per hour	\$37.70	\$37.00	Y	1.89%	
Seasonal turf & synthetic practice wickets Kangaroo Bay	per hour	\$24.20	\$23.80	Y	1.68%	
NB: An additional fee will be charged for use of outfield. This fee will be charged at the senior or junior rate as appropriate						
Miscellaneous Sports Ground Hire Fees						
Casual Ground Hire	per hour	\$37.70	\$37.00	Y	1.89%	
Use of Ovals by High Schools/Colleges where no licence agreement exists	per hour	\$37.70	\$37.00	Y	1.89%	
Wentworth Park - Salacia Ave Training Ground (Up to U18)	per hour	\$14.20	\$14.00	Y	1.43%	
Wentworth Park - Salacia Ave Training Ground (Senior)	per hour	\$27.50	\$27.50	Y	0.00%	
Wentworth Park - Sports Centre hire for sporting activities only	per hour	\$12.20	\$12.00	Y	1.67%	
Kiosk Hire (Environmental Health approved kiosk only)	per hour	\$10.10	\$10.00	Y	1.00%	
Boot Camp & Fitness Activities on Council Sports Grounds	per hour	\$37.70	\$37.00	Y	1.89%	
Unauthorised removal of maintenance barriers & barricades on ovals (regardless of whether barriers have been reinstated to their original position at end of hire period)	per incident	\$156.00	\$154.00	Y	1.30%	
Surcharge for use of sporting facility without prior booking + Hire Rate minimum 4 hours	per incident	\$156.00	\$153.80	Y	1.43%	Moved here from Bonds section

SPORTS GROUND HIRE Continued						
ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Carnivals / Events						
School carnivals other ovals (no line marking)	per hour	\$18.80	\$18.50	Y	1.62%	
School carnivals other ovals (basic line mark perimeter line no running lanes & 100m grid only marked)	fixed fee + hourly rate	\$224.30 + \$37.60 per hour	\$220.40 + \$37.00 per hour	Y	1.77% 1.62%	
Sports Carnivals/Tournaments requiring additional line marking	fixed fee per booking	\$219.90	\$216.00	Y	1.81%	
School Athletic Carnivals Clarence High School (Summer Only) - line marking under contract	per hour	\$39.20	\$38.50	Y	1.82%	
State, National & International events on sportsgrounds additional cleaning of change rooms / toilets		At Contract Rate	At Contract Rate	Y	0.00%	
Council staff callout for safety compliance issues	per callout	At Cost + 25%	At Cost + 25%	Y	0.00%	
Sports Ground - Special Event , Match, Promotional / State / National / International	per day or part thereof	\$900.00	NEW	Y	NEW	NEW to cover for Clubs such as North Melb FC or Cricket Tas holding promotional clinics etc
Bonds						
Bond for seasonal users	per season	\$425.00	\$418.50	N	1.55%	
Bond for sportsground casual commercial occupation	per booking	\$313.00	\$307.50	N	1.79%	
Keys						
Key Charges Use of Facilities (Forfeit non-return within one month from end of season) GST only applies on forfeiture of deposit	per key	\$52.40	\$51.50	N	1.75%	
Lighting						
Lighting charges Additional to Ground Hire Charge (Rate applies for all winter season bookings effective from end of Daylight Saving period from 4.30 pm)						
Sportsgrounds with remote access lights - charge for game time only unless additional time requested by Club. 1/2 hr setup & 1/2 hr pack-up period at no charge (for games only)	per hour per ground	\$20.30	\$20.00	Y	1.50%	
Sportsgrounds without remote access lights	per hour per ground	\$20.30	\$20.00	Y	1.50%	

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

WASTE & VEHICLE TOWING

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Mornington Waste Transfer Station Clarence Domestic Resident Users						
Any Resident vehicle under 4.9 tonne GVM						
Minimum Gate Fee	per visit	\$11.00	\$12.00	Y	-8.33%	
Recoverables/Recyclables/Tonne	per tonne	\$102.00	\$102.00	Y	0.00%	
Green Organic Waste (suitable for mulching)/Tonne	per tonne	\$102.00	\$102.00	Y	0.00%	
Contaminated Green Organic Waste/Tonne	per tonne	\$107.00	\$107.00	Y	0.00%	
Residual Waste - General Domestic/Tonne	per tonne	\$107.00	\$107.00	Y	0.00%	
Residual Waste - General Mixed/Tonne	per tonne	\$107.00	\$107.00	Y	0.00%	
Fees for non residential waste set by operator						
Refuse New Bins						
80 Litre MBG (General Waste Bin (residential))	per bin	\$85.30	\$83.85	N	1.73%	
120 Litre MBG (General Waste Bin (residential))	per bin	\$90.00	\$88.40	N	1.81%	
140 Litre MBG (Recycle Waste Bin (residential))	per bin	\$92.00	\$90.40	N	1.77%	
240 Litre MBG (general or Recycle Waste Bin (residential or commercial))	per bin	\$94.10	\$92.50	N	1.73%	Fee split over 2 lines to improve clarity
240 Litre Green Waste Bin (residential)	per bin	\$94.10	\$92.50	N	1.73%	
240 Litre MBG (General or Recycle Waste Bin (commercial))	per bin	\$94.10	\$92.50	N	1.73%	Fee split over 2 lines to improve clarity
Refuse Bins - Size Upgrade						
Upgrade 80 Litre to 120 Litre MBG (General Waste Bin (pro-rata charge))	per bin pro-rata charge	\$42.10	\$41.40	N	1.69%	
Upgrade 140 Litre to 240 Litre MBG (Recycle Waste Bin (pro-rata charge))	per bin pro-rata charge	\$31.50	\$30.95	N	1.78%	
Vehicle Tow Away Fee						
Towing Abandoned Vehicle	per vehicle	\$198.00	\$198.00	Y	0.00%	
Holding Fee for abandoned vehicles until collection or approval for disposal	per 30 day period or part thereof	\$198.00	\$198.00	Y	0.00%	
Clean-up & other costs associated with abandoned vehicles (if applicable)	per occurrence	Direct cost recovery dependent on individual vehicle circumstances		Y	NEW	

ROAD CLOSURE REQUESTS

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Temporary	per event	\$440.80	\$433.00	N	1.80%	
Permanent for Private Benefit	per event	\$499.80	\$491.00	N	1.79%	

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

COUNCIL PROPERTIES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Lease or Licence Application Fee	per application	\$108.90	\$107.00	N	1.78%	
Lease Preparation Fee	per lease	\$115.00	\$113.00	N	1.77%	
Licence Preparation Fee	per licence	\$62.60	\$61.50	N	1.79%	
Request for Creation of Easements on Council Land Applications containing more than one easement will be charged an extra \$100 for each additional easement within that application	per easement	\$570 + \$102.50 for each additional easement within that application	\$560.00 + \$102.50 for each additional easement within that application	N	1.79% 0.00%	
Request for document preparation in relation to property by private individuals (e.g. part 5 Agreements)	per hour or part thereof	DELETE	\$123.00	Y	DELETE	DELETE Covered under Additional Fees - work carried out at a person's request. Also Part 5 Agreements covered under Other Planning Fees
Reinstatement of licence fee for non-payment of rent	per licence	\$50.00	\$50.00	N	0.00%	

OCCUPATIONAL LICENCES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Helicopter/Hot air balloons landing fee	per flight	\$103.80	\$102.00	Y	1.76%	
Public Land - Annual rental for Commercial Activity - Use of Footpath /Forecourt for Outdoor Dining	per m2	\$41.70	\$41.00	N	1.71%	
Public Land - Occupation of Public Land for activities associated with Commercial Film Production). NB Bonds apply (see Infrastructure Bonds)	per application	\$254.50	\$250.00	N	1.80%	

INFRASTRUCTURE BONDS

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Infrastructure Agreement establishment fee	per bond	\$305.40	\$300.00	N	1.80%	
Infrastructure Agreement administration fee - for extensions or alterations not specified in original bond agreement	per amended bond	\$198.50	\$195.00	N	1.79%	
Parking Permit within Council Car Park (Temporary Permit for Building Works only)	per day per space/part space	\$16.80	\$16.50	N	1.82%	
Associated Building Site Works Occupation of Council Land	per month per m2	\$10.70	\$10.50	N	1.90%	
Skip Bin Permits	per week	\$31.50	\$31.00	N	1.61%	
Surcharge for occupation of Council land without prior approval + Infrastructure Bond applicable	per application	\$127.20	\$125.00	Y	1.76%	
Crane/Concrete Pump/Cherry Picker etc. Permits on Council Land incl Roads	per 4 hrs or part thereof	\$79.40	\$78.00	N	1.79%	
Infrastructure Protection Bond (Skip Bin - residential dwellings, and additions)	per bin	\$397.00	\$390.00	N	1.79%	
Infrastructure Protection Bond (Skip Bin - commercial buildings & additions & all demolition/removal works)	per bin	\$1,527.00	\$1,500.00	N	1.80%	
Infrastructure Protection Bond (Occupation of Council Reserve, Road or Public Car Park for activities associated with Film Production)	per event application	\$1,527.00	\$1,500.00	N	1.80%	

* All fees and charges inclusive of GST where applicable

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

PHOTOCOPYING

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Up to 10 Copies						
Single sided A4	per copy	\$0.50	\$0.50	Y	0.00%	
Double sided A4	per copy	\$0.60	\$0.60	Y	0.00%	
Single sided A3	per copy	\$0.80	\$0.80	Y	0.00%	
Double sided A3	per copy	\$1.10	\$1.10	Y	0.00%	
10 or More Copies						
Single sided A4	per copy	\$0.30	\$0.30	Y	0.00%	
Double sided A4	per copy	\$0.50	\$0.50	Y	0.00%	
Single sided A3	per copy	\$0.70	\$0.70	Y	0.00%	
Double sided A3	per copy	\$0.90	\$0.90	Y	0.00%	

DOCUMENT FEES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Council Documents						
Copy of full Council Agenda or minutes		Free (as per Regulations)	Free (as per Regulations)	N	0.00%	
Copy of agenda report/working papers	per page	\$0.50	\$0.50	N	0.00%	
Extract of Council Policy Guide	per extract	\$11.00	\$11.00	N	0.00%	
Full copy of Council Policies by CD (to date)	per CD	\$100.00	\$100.00	N	0.00%	
Tender & Contract Documents						
Minor (\$100,000 or less)	per document	\$75.00	\$75.00	Y	0.00%	
Major (\$100,001 or more)	per document	\$250.00	\$250.00	Y	0.00%	

REPRODUCTION FEES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Maps, Plans, LIS Map Information						
Building Plans - class 1 & 10 (Residential - House/dwelling, shed or pool)	for all applications on property	No Charge	No Charge	N	0.00%	
Building Plans - class 2 to 9 (Commercial property)	per page	\$12 per page + \$100 hourly rate or part thereof (1st hour free)	\$12 per page + \$100 hourly rate or part thereof (1st hour free)	N	0.00%	
Drainage Plans	each	No Charge	No Charge	N	0.00%	
A4 paper copy of any map - 1:2000	each	\$10.00	\$10.00	N	0.00%	
Density rating plan (BW A4 1:2000 only)		No Charge	No Charge	NA	0.00%	
A1 1:5000 map	each	\$33.50	\$33.50	N	0.00%	
A0 1:7500 Map	each	\$130.00	\$130.00	N	0.00%	
Large format photocopying of plans - A4	each	\$10.00	\$10.00	N	0.00%	
Large format photocopying of plans - A3	each	\$20.00	\$20.00	N	0.00%	
Large format photocopying of plans - A2	each	\$40.00	\$40.00	N	0.00%	
Large format photocopying of plans - A1	each	\$60.00	\$60.00	N	0.00%	
Large format photocopying of plans - A0	each	\$135.00	\$135.00	N	0.00%	
Digital Data						
Digital Data is subject to licencing and agreement on costs with delegation provided to the general manager for approval						

* All fees and charges inclusive of GST where applicable

Clarence City Council List of Proposed Fees and Charges Effective from 1 July 2020

ADDITIONAL FEES

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Request for Document Signing and/or Sealing Fee	per document	\$114.00	\$112.00	N	1.79%	
Section 132 Certificate (fee set by statute)	per certificate	\$48.60	\$48.60	N	NEW	Fee included for information, set by statute.
Section 337 Certificate (fee set by statute)	per certificate	\$214.65	\$214.65	N	NEW	DPIPWE confirmed no increase for 20/21
Work carried out at a persons request e.g. requests for research, processing for Council (non planning) discretionary decisions; report and document preparation; provision of information and/or copies/extracts from council records etc	per hour or part thereof	Hourly rate of \$117, minimum charge \$117	Hourly rate of \$115.00, minimum charge \$115.00	N	1.74%	
Supplementary Information request arising from 337 certificates regarding planning permits on adjacent properties	per nominated property	Hourly rate of \$106.90, minimum charge \$106.90	Hourly rate of \$105.00, minimum charge \$105.00	N	1.81%	
Purchase and installation of directional/name signage for business/schools/community organisations attached to a street signpost	per sign	\$152.70	\$150.00	Y	1.80%	

COUNCIL COMMUNITY BUS

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Per person	half day	\$3.00	\$3.00	Y	0.00%	
Per person	full day	\$5.00	\$5.00	Y	0.00%	

PUBLICATIONS

ITEM	Unit	Proposed 2020-21 Fee*	2019-20 Fee*	GST Applied	% Change	COMMENT
Planning Schemes available online at no cost. Hard copy will not be provided		Available online only at no cost	Available online only at no cost	N	0.00%	
Glebe Hill Development Plan annexure available on line at no cost. Hard copy will not be provided		Available online only at no cost	Available online only at no cost	Y	0.00%	
Other DPOs are available online at no cost. Hard copy will not be provided		Available online only at no cost	Available online only at no cost	NA	0.00%	

11.6.2 RATES AND CHARGES FINANCIAL YEAR 2020/2021**EXECUTIVE SUMMARY****PURPOSE**

To set rates and charges applying to properties within the City for financial year 2020/2021.

RELATION TO EXISTING POLICY/PLANS

Consistent with adopted Rates and Charges Policy and adopted Estimates for financial year 2020/2021.

LEGISLATIVE REQUIREMENTS

Recommendation complies with rating provisions of the Local Government Act 1993.

CONSULTATION

No issues to be addressed.

FINANCIAL IMPLICATIONS

The proposed resolutions give effect to the rating requirements inherent in Council's adopted Estimates for financial year 2020/2021 and are therefore critical to the on-going operations of Council.

RECOMMENDATION:

- A. That the Clarence City Council makes the following General Rate, Service Rates and Service Charges under the *Local Government Act, 1993* and the *Fire Service Act, 1979* for the financial year 1 July 2020 to 30 June 2021 in respect to land in the municipal area which is separately valued under the Valuation of Land Act, 2001.

Definitions and Interpretation

- 1 Unless the context otherwise requires, in the following resolutions, words and expressions defined in the *Local Government Act, 1993* have the same meanings as they have in that Act.

Unless the context otherwise requires, in the following resolutions, the following words and expressions have the meanings set out below.

“**Act**” means the *Local Government Act, 1993*;

“**conservation protection arrangements**” means formal arrangements the owner of land in the municipal area has entered into for the preservation of flora or fauna or other recognised conservation values or purposes under the *Nature Conservation Act, 2002* or by formal arrangement with Council regarding that land;

“**CPR**” means a plan registered at the register at the Central Plan Office, Hobart for the lodgement and registration of plans, and included in the Central Plan Register;

“domestic refuse” means any domestic refuse and other rubbish collected by Council’s normal refuse collection service from land in the municipal area and expressly excludes biohazardous waste, controlled waste, noxious refuse and trade waste;

“land used for commercial purposes” means land used or predominantly used for commercial purposes and includes all land coded “C” in the valuation list;

“land used for industrial purposes” means all land used or predominantly used for industrial purposes and includes all land coded “I” in the valuation list;

“land used for primary production” means all land used or predominantly used for primary production and includes all land coded “L” in the valuation list;

“land used for public purposes” means all land used or predominantly used for public purposes and includes all land coded “P” in the valuation list;

“land used for quarrying or mining” means all land used or predominately used for quarrying or mining and includes all land coded “Q” in the valuation list;

“land used for residential purposes” means all land used or predominantly used for residential purposes and includes all land coded “R” in the valuation list;

“land used for sporting or recreation facilities” means all land used or predominantly used for sporting or recreation facilities and includes all land coded “S” in the valuation list;

“locality areas” means areas defined by those locality boundaries as published in the Locality and Postcode Areas Dataset as contained in the Tasmanian Spatial Data Directory on the Tasmanian Government LIST website;

“municipal area” means the municipal area of Clarence;

“non-used land” means all land coded “V” in the valuation list;

“refuse” means any domestic refuse, biohazardous waste, controlled waste, noxious refuse, trade waste and other rubbish, debris, litter, recyclable materials or any other similar materials, articles or things;

“the map” means the map attached to these resolutions and marked as schedule 1;

“valuation list” means, in respect of the financial year, the valuation list, supplementary valuation list or particulars of adjustment factors last provided to the Council by the Valuer-General under Section 45 of the *Valuation of Land Act 2001*; and

“waste management services” means refuse, recycling and/or green organics collection services provided by Council to land in the municipal area.

2. General Rate

2.1 Pursuant to Sections 90 and 91 of the Act Council makes the following General rate on all rateable land (excluding land which is exempt pursuant to the provisions of Section 87) within the municipal area of Clarence for the period commencing 1 July 2020 and ending 30 June 2021 which consists of 2 components as follows:

(a) a rate of 0.54595 cents in the dollar on the capital value of the land; and

(b) a fixed charge of \$300.00.

2.2 That pursuant to Section 107 of the Act, by reason of the use or non-use of land, Council declares, by absolute majority, that component (a) of the General rate is varied for the financial year as follows:

- (a) for land used for primary production, the rate is varied by decreasing it by 0.35455 cents in the dollar to 0.19140 cents in the dollar;
- (b) for land used for residential purposes, the rate is varied by decreasing it by 0.35455 cents in the dollar to 0.19140 cents in the dollar;
- (c) for land used for sporting or recreation facilities, the rate is varied by decreasing it by 0.35455 cents in the dollar to 0.19140 cents in the dollar; and
- (d) for land which is non-used land, the rate is varied by decreasing it by 0.35455 cents in the dollar to 0.19140 cents in the dollar.

3. Services Rates and Charges

Pursuant to Sections 93, 93A, 94 and 95 of the Act Council makes the following service rates and service charges on all rateable land within the municipal area of Clarence (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply any of the following services) for the period commencing 1 July 2020 and ending 30 June 2021 as follows.

- 3.1 A service rate for stormwater removal on all lands which drain into Council's drain, or where the nearest boundary of the land is within 30m of Council's drain, of 0.03910 cents in the dollar on the capital value of the land. Pursuant to Section 93(3) Council sets a minimum amount payable in respect of this rate in the sum of \$88.40.
- 3.2 A service charge for waste management in respect of all land for the making available by Council of waste management services of \$209.20 per service provided.
- 3.3 That pursuant to Section 107 of the Act, Council, by absolute majority, varies the service rate for stormwater removal (but not the minimum amount, if applicable) for the financial year in relation to the following land within the municipal area according to the locality of the land and/or the use of the land as follows:
 - (a) the Rate is varied by decreasing it by 0.03910 cents to 0.00 cents in the dollar of the capital value of the land if:
 - i. the land is not located within an area coloured red on the map; or

- ii. the land is not within a sewerage district, defined as at 30 June 2009, being the Clarence Limited Sewerage District, the Richmond Limited Sewerage District (together with land outside that District and which is within the locality areas described as Richmond, Dulcott and Grasstree Hill but excluding properties 353 and 391 Grasstree Hill Road) and the Cambridge Industrial Limited Sewerage District.
 - (b) for land which is used:
 - i. for primary production;
 - ii. for residential purposes;
 - iii. for private aged care purposes;
 - iv. for sporting or recreational facilities; or
 - v. which is non-used landand which is not the subject of the variation at Clause 3.3(a) the Rate is varied by decreasing it by 0.02276 cents to 0.01634 cents in the dollar of the capital value of the land.
- 3.4 That pursuant to Section 94 of the Act, Council, by absolute majority, varies the Waste Management Service Charge for the financial year within the municipal area according to the use of land and/or according to the level of service provided to the land as follows:
- (a) in respect of land used for primary production, land used for residential purposes, non-used land or land used for sporting or recreational facilities, where a 120 litre mobile bin has been provided by Council for the domestic refuse component of the waste management services, the Waste Management Service Charge is varied to \$246.20;
 - (b) in respect of land used for primary production, land used for residential purposes, non-used land or land used for sporting or recreational facilities, where a 240 litre mobile bin has been provided by Council for the domestic refuse component of the waste management services, the Waste Management Service Charge is varied to \$417.00;
 - (c) in respect of land used for primary production, land used for residential purposes, non-used land or land used for sporting or recreational facilities, where no 240 litre mobile greenwaste bin has been provided by Council, the Waste Management Service Charge is varied by decreasing the charge otherwise applicable by \$53.20, this variation being in addition to any other variation which may apply to the land;

- (d) in respect of land used for primary production, land used for residential purposes, non-used land or land used for sporting or recreational facilities, where an additional 240 litre mobile greenwaste bin has been provided by Council, the Waste Management Service Charge is varied by increasing the charge otherwise applicable by \$53.20 in respect of each greenwaste bin provided, this variation being in addition to any other variation which may apply to the land; and
- (e) in respect of land used for primary production, land used for residential purposes, non-used land or land used for sporting or recreational facilities, where a 240 litre mobile bin has been provided by Council for the domestic recycling component of the waste management services, the Waste Management Service Charge is varied by increasing the charge otherwise applicable by \$33.50, this variation being in addition to any other variation which may apply to the land;
- (f) in respect of land used for commercial purposes, land used for industrial purposes, land used for public purposes or land used for quarrying or mining, where a 240 litre mobile bin has been provided by Council for the domestic refuse component of the waste management services (or such other uses requiring a bin of this size approved by the General Manager), the Waste Management Service Charge is varied to \$417.00.

4. Fire Service Rate

Pursuant to Section 93A of the Act, Council makes the following service rates in respect of the Fire Service contributions it must collect under the Fire Service Act 1979 for the rateable parcels of land within the municipal area as follows:

- 4.1 An Urban Fire Service Rate of 0.05498 cents in the dollar on the capital value of all lands within the Hobart Urban Fire District (ES) shown on CPR 3332. Pursuant to Section 93(3) Council sets a minimum amount payable in respect of this rate of \$41.00.
- 4.2 A District Fire Service Rate of 0.015108 cents in the dollar on the capital value of all lands within the Cambridge, Seven Mile Beach, Lauderdale, Richmond and South Arm Fire Districts shown on CPRs 3307, 3361, 3339, 3356 and 3366 respectively. Pursuant to Section 93(3) Council sets a minimum amount payable in respect of this rate of \$41.00.
- 4.3 A Rural Fire Service Rate of 0.01545 cents in the dollar on the capital value of all lands which are not within the Hobart Urban Fire District (E.S.) shown on CPR 3332 or the Cambridge, Seven Mile Beach, Lauderdale, Richmond, or South Arm Fire Districts shown on CPRs 3307, 3361, 3339, 3356 and 3366 respectively. Pursuant to Section 93(3) Council sets a minimum amount payable in respect of this rate of \$41.00.

5. Maximum Percentage Increase

- 5.1 Pursuant to Section 88A of the Act, the Council, by absolute majority, sets a maximum percentage increase for all rates payable on any rateable land within the municipal area of 50% above the amount payable in respect of that rateable land in the 2020/2021 financial year.
- 5.2 Pursuant to Section 88A(1)(b) Council declares, by absolute majority, that the maximum percentage increase varies within the municipal area according to the following factors:
- (a) for all rateable land used, or predominantly used, for residential purposes and is occupied as a principal dwelling by persons who are eligible pensioners within the meaning of the Local Government (Rates and Charges Remissions) Act 1991, the maximum percentage increase is varied to 10%;
 - (b) for all rateable land used or predominantly used for residential purposes and where the variation at sub-paragraph (a) does not apply, the maximum percentage increase is varied to 20%;
 - (c) for all rateable land which is used or predominantly used for primary production purposes and where sub-paragraph (a) does not apply, the maximum percentage increase is varied to 20%;
 - (d) for all rateable land which is used or predominantly used for commercial purposes, industrial purposes, public purposes, mining and quarrying purposes, or sporting or recreation facilities and where sub-paragraph (a) does not apply, the maximum percentage increase is varied to 30%;
 - (e) subparagraphs (a) to (d) do not apply to:
 - i. any increase in the value of rateable land the subject of a supplementary valuation pursuant to Section 92 of the Act made after 1 July 2014 if any increase in the value of the land is attributable to the undertaking of capital improvements or the subdivision of land; or
 - ii. where the general rate was not applied in full in the 2019/2020 financial year for any reason, including the exercise of any discretion or the grant of any remission; or
 - iii. where the land use code as provided by the Valuer General in respect of the 2020/2021 year varies from 2019/2020.

6. Remissions

- 6.1 Pursuant to Section 129 of the Act Council, by absolute majority, grants a remission of all or part of any rates paid or payable by the following classes of ratepayers:

- (a) for the class of ratepayers liable to pay the General Rate who lease land from the Crown and upon which there is constructed a boat shed or jetty used for private purposes, Council grants a Remission of \$175.00;
- (b) in respect of the class of ratepayers where the rateable land is 20 hectares or greater in area and is wholly or partially zoned pursuant to the Clarence Interim Planning Scheme 2015 as Significant Agricultural, Rural Living, Environmental Living or Rural Resource, Council grants the following Remissions in respect of component (a) of the General Rate, (as per clause 2.1):

Area of Land	Proportional Remission of component (a) of the General Rate
Not less than 20 hectares and not greater than 50 hectares	20% of component (a) of the general rate
Not less than 50 hectares and not greater than 80 hectares	30% of component (a) of the general rate
Greater than 80 hectares	40% of component (a) of the general rate

- 6.2 In respect of each class of ratepayers and in respect of rateable land which is used or predominantly used:

- (a) for commercial purposes;
 - (b) for industrial purposes;
 - (c) for mining and quarrying purposes;
 - (d) for primary production purposes; or
 - (e) for public purposes
- and where such rateable land is liable to pay the Waste Management Service Charge, such charge is remitted to nil where;
- (i) the Waste Management Service Charge is not used in relation to the rateable land; and
 - (ii) the ratepayer demonstrates to the satisfaction of the General Manager that there is in place an alternative Waste Disposal Service for the rateable land.

- 6.3 For all rateable land used or predominantly used by ratepayers who are eligible pensioners within the meaning of the Local Government (Rates and Charges Remissions) Act 1991 and where the rateable land is occupied as a principal dwelling by such ratepayers, a remission of 1.6% applies to all rates excluding any fire service rate.

- 6.4 The amount of the minimum stormwater service rate (if applicable) is remitted in respect of all properties to which Paragraph 3.3(a) above applies.

7. Separate Land

For the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the Valuation List prepared under the Valuation of Land Act 2001.

8. Adjusted Values

For the purposes of each of these resolutions any reference to the capital value of land includes a reference to that value as adjusted pursuant to Sections 89 and 89A of the Act, except where these resolutions otherwise provide.

9. Instalments

Pursuant to Section 124 of the Act Council decides:

- 9.1 Where rates are not paid by instalments, the date of payment is the 31st day after the issue of the rates notice;
- 9.2 All rates may be paid by all rate payers by 4 instalments, which must be of approximately equal amounts;
- 9.3 The dates by which instalments are to be paid shall be as follows:
 - (i) the first instalment on or before the 31st day after the issue of the rates notice;
 - (ii) the second instalment on or before the 61st day after the due date of the first instalment;
 - (iii) the third instalment on or before the 1st day of February 2021; and
 - (iv) the fourth instalment on or before the 29th day of April 2021.
- 9.4 If a rate payer fails to pay any instalment within 21 days of the due date, Council may determine that the entire balance of the rates payable becomes due.

10. Late Payments

That in accordance with Section 128 of the Act, and subject to the application of Council's relevant policies, Council decides as follows.

- 10.1 If any rate or instalment is not paid by the due date daily interest applies to the unpaid amount for the period during which it is unpaid from and including the day after it fell due.

- 10.2 Interest shall not apply to any rate or instalment that is not paid by the due date where a ratepayer makes regular payments through Council's direct debit system, or other formal system of regular payments, is not in arrears and does not default on such payments.
- 10.3 The amount of the interest is the maximum prescribed percentage under Section 128 of the Act, being 6.81% per annum.

NB: A Decision on this Item requires an Absolute Majority of Council

ASSOCIATED REPORT

1. BACKGROUND

The purpose of this report is to consider Rates and Charges for financial year 2020/2021, variations to rates and charges for financial year 2020/2021 and the fixing of maximum percentage increases and the remission of rates and charges for financial year 2020/2021.

2. REPORT IN DETAIL

- 2.1.** The recommendations associated with this report give effect to the rating implications of the Estimates adopted by Council at its Meeting of 29 June 2020. They are consistent with Council's adopted Rates and Charges Policy.
- 2.2.** Reflecting the adopted Estimates, after growth and allowing for the effect of State Government charges, the total rate requirement increased by 0.3%.
- 2.3.** Council's Fire Service Contribution, which is a State Government charge payable directly to the Tasmania Fire Service, did not increase from 2019/2020 requirements. The State Government made the decision to freeze the Fire Service Contribution resulting in a zero-percentage increase in the 2020/2021 financial year. In respect of the distribution there has been no change from the 2019/2020 distribution as determined by the State Fire Commission.
- 2.4.** The recommendations contain no significant changes from rating policies adopted by Council in respect of the 2019/2020 financial year and are consistent with Council's adopted Rates and Charges Policy.

- 2.5.** In 2019, Clarence was the subject of a full revaluation of all properties by the Valuer General, taking effect 1 July 2019. This resulted in all properties classifications experiencing a change in property value whereby the impact on the annual rates distribution was above the council policy maximum percentage increase.
- 2.6.** A Revaluation Rebate was applied to the properties that were eligible due to the cap being exceeded and in accordance with the 2019/2020 Rating Resolution. There are some properties whereby the rates for 2020/2021 will render them eligible for a further Revaluation Rebate.
- 2.7.** The recommendation proposes continuation of the range of rate caps to various property classes previously applied by Council. The mechanism under the Act is that a single cap must be set and may then be varied. The variations are consistent with those applied in prior years and are noted as follows:
- Vacant land 50%
 - Commercial 30%
 - Industrial 30%
 - Public purpose 30%
 - Mining and quarrying 30%
 - Residential 20%
 - Primary production 20%
 - Pensioners (residential) 10%
- 2.8.** The redistribution effect of these caps for the 2020/2021 financial year will be very minor, in the order of \$28,000 for residential and pensioners, commercial, industrial, public land and quarries. This is in comparison to 2019/2020 where the Revaluation Rebate applied was in the order of \$163,000.
- 2.9.** Proposed rate variations are consistent with past policy and include variations to both the General Rate and the Stormwater Rate. The waste charge is again varied on a “component” basis under which properties are charged at a more granular level according to the level of service provided.

This was introduced in financial year 2014/2015 in line with the implementation of the greenwaste bin service and provision of the opportunity for property owners to request multiple bins.

2.10. Council's own Pensioner Remission Policy is consistent with the past year.

2.11. Other remissions are also consistent with current policy and recent rating decisions.

3. CONSULTATION

3.1. Community Consultation

No issues to be addressed.

3.2. State/Local Government Protocol

No issues to be addressed.

3.3. Other

No issues to be addressed.

3.4. Further Community Consultation

No issues to be addressed.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Consistent with Council's adopted Rates and Charges Policy and the adopted Estimates for financial year 2020/2021.

5. EXTERNAL IMPACTS

No issues to be addressed.

6. RISK AND LEGAL IMPLICATIONS

Draft resolutions are consistent with relevant legislation.

7. FINANCIAL IMPLICATIONS

No direct implications, however, the draft resolutions give effect to the rating requirements inherent in Council's adopted Estimates for 2020/2021 financial year and are therefore critical to the on-going operations of Council.

8. ANY OTHER UNIQUE ISSUES

No issues to be addressed.

9. CONCLUSION

The recommendations give effect to Council's rating requirement for financial year 2020/2021 and associated rating policies including variations of rates and rate remissions.

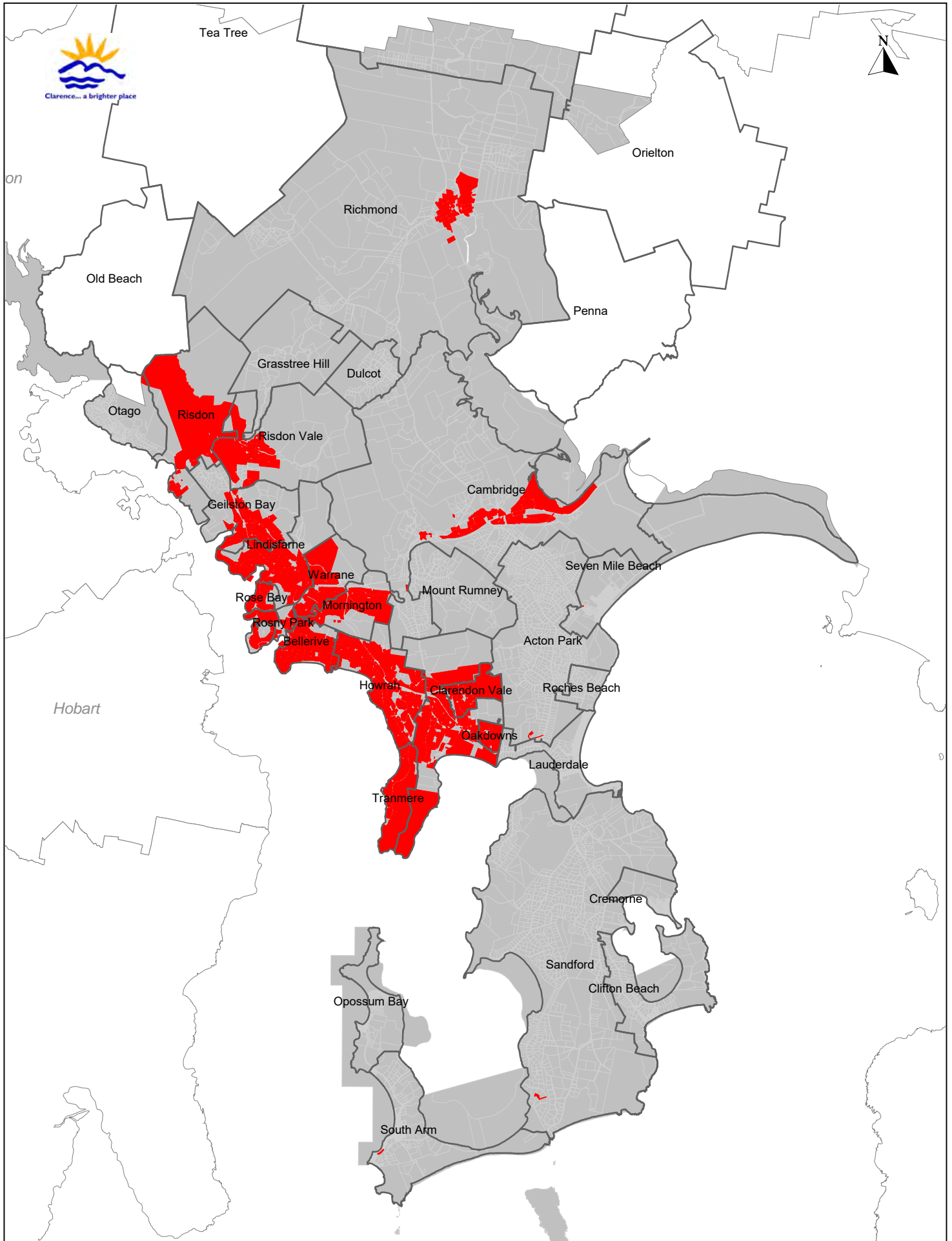
Attachments: 1. The Map - Schedule 1 (1)

Ian Nelson
GENERAL MANAGER

SCHEDULE 1

Clarence City Council

Rates and Charges 2020/2021



11.7 GOVERNANCE**11.7.1 RATES AND CHARGES POLICY**

(File No 23-01-00)

EXECUTIVE SUMMARY**PURPOSE**

To review Council's Rates and Charges Policy in accordance with the *Local Government Act 1993* (Tas).

RELATION TO EXISTING POLICY/PLANS

Consistent with existing rating policy, incorporating the outcome of Supreme Court of Appeal decision in *Southern Cross Care (Tasmania) v Andrew Paul* [2018] TASFC 9.

LEGISLATIVE REQUIREMENTS

Council is required to review its Rates and Charges Policy prior to, or at the same time as, introducing new or changed elements to its rating decisions. It may undertake a review at any other time.

CONSULTATION

No issues to be addressed.

FINANCIAL IMPLICATIONS

No direct financial implications.

RECOMMENDATION:

That Council adopt the updated Rates and Charges Policy.

ASSOCIATED REPORT**1. BACKGROUND**

1.1. Section 86B of the Act requires adoption of a rates and charges policy. Council adopted its original rating policy on 14 May 2012 and has amended the policy in subsequent years. The current Rates and Charges Policy was adopted by Council in June 2016.

1.2. The Act requires a Council to review this policy at least every four years or at the same time or before making any (substantial) changes to the way it sets its rates. Such changes include, for example, changes to rate types, application or variation of rates.

2. REPORT IN DETAIL

- 2.1.** A review of the Rates and Charges Policy 2016 has been undertaken. The current policy has provided Council with sound and consistent guidance in the annual preparation and approval of rates. The review is in response to Council's statutory obligation to review the policy at least once every four years.
- 2.2.** There are no proposed significant changes to the way Council sets its rates.
- 2.3.** The proposed updated Rates and Charges Policy (provided at Attachment 1 (tracked change version) and 2 (clean version)) contains one change of note. This change relates to Council's application of Section 87 of the Act in regard to properties owned by charitable organisations. The proposed change recognises the Supreme Court of Appeal decision in *Southern Cross Care (Tasmania) v Andrew Paul* [2018] TASFC 9.
- 2.4.** No other significant changes to the policy are being proposed.

3. CONSULTATION

3.1. Community Consultation Undertaken

The policy review is a statutory requirement. As such, no prior community consultation is required.

3.2. State/Local Government Protocol

No issues to be addressed.

3.3. Other

No issues to be addressed.

3.4. Further Community Consultation

The updated policy will be published on Council's website.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The draft revised policy is consistent with existing rating decisions.

5. EXTERNAL IMPACTS

No issues to be addressed.

6. RISK AND LEGAL IMPLICATIONS

Council is required to review its Rates and Charges Policy prior to, or at the same time as, introducing new or changed elements to its rating decisions. It may also undertake a review at any other time.

7. FINANCIAL IMPLICATIONS

No direct financial implications.

8. ANY OTHER UNIQUE ISSUES

No issues to be addressed.

9. CONCLUSION

Council is required to review its Rates and Charges Policy prior to, or at the same time as, introducing new or changed elements to its rating decisions. An updated policy is provided for Council's consideration and approval.

Attachments: 1. Revised Rates and Charges Policy – Tracked Changes (7)
2. Revised Rates and Charges Policy – Clean (7)

Ian Nelson
GENERAL MANAGER

RATES AND CHARGES POLICY

JUNE 2020

1. PURPOSE

The purpose of the policy is to:

- To provide a clear rationale to guide council's decision-making process.
- To inform the community.
- To meet council's obligations under S86B of the *Local Government Act 1993* (the Act).

The purpose of this policy will be achieved by:

- levying property rates and charges in an equitable manner;
- taking into account the varying nature of property characteristics;
- relative capacity to pay within the community; and
- Fulfilling council's obligations in accordance with relevant legislative requirements.

2. POLICY STATEMENT

Clarence City Council is committed to levying property rates and charges in an equitable manner, taking into account the varying nature of property characteristics, relative capacity to pay within the community and Council's obligations under the law.

3. SCOPE

This policy provides a high-level framework within which Council will set rates and charges to be levied on properties within its municipal area. It is intended to inform the decision-making process, however does not represent the making of specific decisions with respect to property rating. Such decisions will be made annually, or as required, in accordance with relevant legislative requirements.

4. LEGAL REQUIREMENTS

The Act requires council's policy to take account of the following matters:

- That rates constitute taxation for the purposes of local government, rather than a fee for a service; and

- The value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.

5. POLICY DETAILS

In response to its own Policy Statement ~~as~~ above and legislative requirements under which it is bound, council determines the following policy detail:

- 5.1. Rates will be levied on all rateable properties (unless otherwise determined by legislation, this policy or related council policies), regardless of the extent to which council functions and services are used by or apply to the owners or residents of those properties. This is consistent with the principle of rates being a form of taxation (as determined by [section S86A\(1\)](#) of the Act).
- 5.2. The primary basis for determining the level of general rates (and, where determined appropriate, other rates) levied on individual properties will be the capital value (CV) of each parcel of land. This is consistent with the value of land being an indicator of capacity to pay (as determined by [section S86A\(1\)](#) of the Act).
- 5.3. Council will levy a general rate on all rateable property (unless otherwise determined by legislation, this policy or related council policies). This rate will recover the cost of council functions and services for which specific users cannot readily be identified, or for which a regime of full cost recovery through user charges has not been established by council. The general rate will be made up of two components:
 - 5.3.1. A fixed charge in recognition that each rateable property should bear a reasonable portion of the total rate burden; and
 - 5.3.2. A rate in the dollar consistent with the principle of rates being a form of taxation (as above).
- 5.4. ~~While council has, in the past, provided a general rate exemption under [S87](#) [Section 87](#) of the Act to properties owned by charitable organisations but used for residential purposes, it has now determined that such properties do not qualify for the exemption under [S87](#).~~
 - 5.4.1. ~~Where such properties are leased for residential purposes but are provided for economically disadvantaged members of the community, council may remit the general rate. In such cases the following tests shall apply:~~

~~rentals are at a demonstrable discount to market rates, typically at a rate similar to that applied by Housing Tasmania in respect of its own residential properties;~~

~~there has been no up front payment made by the occupier to secure the right to occupy the property;~~

~~no body corporate fees or similar are payable by the occupier; and~~

~~the occupier does not have lifetime tenancy or a lease period which effectively provides for lifetime tenancy.~~

~~5.4.1.1 No remission shall apply to a property owned by or subject to a lease or management agreement with the State Government.~~

~~5.4.2. A request for an exemption~~ All rebates within ~~this section~~ are is to be subject to written application to the General Manager. The General Manager is hereby provided with delegation to make determination with respect to such applications.

5.5. Council will levy one or more service rates for fire protection, with associated minimums. These will be levied in accordance with notifications provided by the State Fire Commission under relevant legislation.

5.6. Council will levy a service charge in respect of waste management. This will be based on a fixed sum per property where the service is available.

~~5.7. Council will levy a service charge in respect of night soil removal. This will be based on a fixed sum per property where the service is provided.~~

~~5.87.~~ Council will levy a stormwater removal rate on properties with substantial access to a stormwater removal service.

~~5.89.~~ A minimum amount will be levied in respect of the stormwater removal rate in recognition that each rateable property should bear a reasonable portion of the total rate burden relating to stormwater removal.

~~5.910.~~ Variations to rates will be applied (or, where provided, additional rates set), in accordance with the Act, in circumstances where council determines there is a reasonable basis for charging differentiation to occur. In particular, variations to rates will be applied:

~~5.910.1.~~ To properties other than commercial, industrial, public purposes, or quarrying and mining in respect of the general rate and stormwater rate. This is in recognition that at times the market value of the property class so identified may broadly move in a different market

cycle to that of commercial, industrial, public purpose and quarrying and mining properties.

5.940.2. In respect of the waste management charge in recognition of variations in the level of service provided including bin size and/or frequency of service. The variation in service level will include the provision of larger bins and/or multiple bins at property owners' request.

5.940.3. In respect of fire protection in accordance with statutory notice provided to council by the State Fire Commission.

5.104. Rebates will be applied to general rates otherwise payable in respect to specific properties and/or classes of ratepayers where council determines there is social, economic, or equity benefit to the community in providing such rebates. Specific rebates will be applied:

5.104.1. In respect of pensioners eligible for a rate remission under the Local Government (Rates and Charges Remissions) Act 1991 in recognition that this group represents a significant section of the community which, as a whole, has a limited capacity to pay a taxation burden.

5.104.2. In respect of owners of large rural properties in recognition of the unique characteristics of those properties, the limited services provided by council, and the role the rural sector plays in the community.

5.104.3. In respect of new commercial development, as a temporary measure only, to assist in stimulating the ongoing economic development of the city. Rebates will apply in accordance with Appendix A.

5.104.4. In respect of properties which would otherwise experience unreasonable rate increases resulting from rapid shifts in statutory valuations relative to the average of other properties in the city.

5.112. Rebates will be applied to waste management charges otherwise payable in respect to specific properties and/or classes of ratepayers where council determines there is social, economic, or equity benefit to the community in providing such rebates. Specific rebates will be applied as follows:

5.112.1. A full rebate of waste management charges in respect of commercial, industrial, public purpose, primary industry and quarrying and mining properties where the waste management service is not used, and alternative arrangements are made for a waste management service to the satisfaction of the General

Manager. This is in recognition that council's waste management service may not meet the specific needs of all such operations.

5.1 12.2. A full rebate of waste management charges in respect of residential properties located in the South Arm Peninsula area south of the Lauderdale Canal which are demonstrably not the primary residence of the ratepayer, where no waste management service is required by the ratepayer, and where alternative arrangements are made for a waste management service to the satisfaction of the General Manager. This is in recognition that the service is unlikely to be utilised by such property owners.

5.1 12.3. A full rebate of waste management charges in respect of residential properties where it can be demonstrated to the satisfaction of the General Manager that, due to exceptional circumstances, a waste management service is not practical or able to be used and that alternative refuse disposal arrangements are in place.

5.1 12.4. Where a ratepayer has been issued with a 120 litre mobile garbage bin and demonstrates that they actively participate in the recycling and greenwaste services provided by council and that the immediate family unit residing at the property consists of six or more people. The rebate will be the difference between the charge for a 120 litre bin and a 80 litre bin.

5.1 12.5. All rebates within this section are to be subject to written application to the General Manager. The General Manager is hereby provided with delegation to make determination with respect to such applications.

5.1 23. Rebates will be provided in respect of the following additional matters, subject to approval by the General Manager:

5.1 23.1. A remission in respect of all rates and charges payable by Housing Tasmania where the total amount due for a year is paid on or before the due date of the first rates instalment for that year, determined by the General Manager to be no greater than the additional interest earnings gained by council from the prepayment of such rates instalments.

5.1 23.2. Where land is subject to conservation protection arrangements a remission of the General Rate of \$5 per hectare applies to the land that is subject to the conservation protection arrangements, with a minimum remission of \$50 applying and a maximum remission of \$500 applying.

- 5.123.3. Where private land is used exclusively as a cemetery and where the owner of the land does not receive financial consideration for the operation of the cemetery the General Rate is remitted.
- 5.123.4. All rebates within this section are to be subject to written application to the General Manager. The General Manager is hereby provided with delegation to make determination with respect to such applications.
- 5.134. The general rate will not be charged in respect of a not for profit sporting organisation except where subject to agreement between the council and the organisation or where otherwise the organisation operates a commercial venture to support its own operation. (In this context a "commercial venture to support its own operation" will not include an activity which can reasonably be construed to be ancillary [as opposed to additional] to the normal operations of the club).
- 5.145. While council will provide rate rebates through this policy to various classes of ratepayers from time to time, it is committed to the principle that social welfare responsibilities lie with State and Federal Governments and the mechanisms established by those levels of government to administer social welfare.
- 5.156. Where determined appropriate, and in accordance with the Act, council will cap the increase in rates otherwise experienced by certain ratepayers. This will generally be in response to significant shifts in the rating burden arising from changes in valuations or council's rating policy and will be an annual determination made by council.
- 5.167. Where rates remain unpaid after the due date, council will apply interest in accordance with S128 of the Act.

APPENDIX A

Rates Incentives – Commercial Developments

1. A remission of rates may apply to all new private sector non-residential developments within the city which increase the total floor area available for rating.
2. The remission is for the increase in rates arising from the amended capital value issued in relation to a development, but does not include that portion of rates relating to State Government charges and levies.
3. The remission applies for 12 months from the date from which the revaluation takes effect for rating purposes.
4. The remission applies to building applications received after the date of council's policy decision, and shall only apply where a building permit has been issued by council.
5. Applications for a remission must be received prior to or within the same financial year as the date from which the revaluation takes effect for rating purposes.
6. Where relevant, developers must apply in writing to the General Manager each financial year to gain approval for the remission.
7. Delegated authority is provided to the General Manager to approve such applications within council's policy.

RATES AND CHARGES POLICY

JUNE 2020

1. PURPOSE

The purpose of the policy is to:

- To provide a clear rationale to guide council's decision-making process.
- To inform the community.
- To meet council's obligations under S86B of the *Local Government Act 1993* (the Act).

The purpose of this policy will be achieved by:

- levying property rates and charges in an equitable manner;
- taking into account the varying nature of property characteristics;
- relative capacity to pay within the community; and
- Fulfilling council's obligations in accordance with relevant legislative requirements.

2. POLICY STATEMENT

Clarence City Council is committed to levying property rates and charges in an equitable manner, taking into account the varying nature of property characteristics, relative capacity to pay within the community and Council's obligations under the law.

3. SCOPE

This policy provides a high-level framework within which Council will set rates and charges to be levied on properties within its municipal area. It is intended to inform the decision-making process, however does not represent the making of specific decisions with respect to property rating. Such decisions will be made annually, or as required, in accordance with relevant legislative requirements.

4. LEGAL REQUIREMENTS

The Act requires council's policy to take account of the following matters:

- That rates constitute taxation for the purposes of local government, rather than a fee for a service; and

- The value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.

5. POLICY DETAILS

In response to its own Policy Statement above and legislative requirements under which it is bound, council determines the following policy detail:

- 5.1. Rates will be levied on all rateable properties (unless otherwise determined by legislation, this policy or related council policies), regardless of the extent to which council functions and services are used by or apply to the owners or residents of those properties. This is consistent with the principle of rates being a form of taxation (as determined by section 86A(1) of the Act).
- 5.2. The primary basis for determining the level of general rates (and, where determined appropriate, other rates) levied on individual properties will be the capital value (CV) of each parcel of land. This is consistent with the value of land being an indicator of capacity to pay (as determined by section 86A(1) of the Act).
- 5.3. Council will levy a general rate on all rateable property (unless otherwise determined by legislation, this policy or related council policies). This rate will recover the cost of council functions and services for which specific users cannot readily be identified, or for which a regime of full cost recovery through user charges has not been established by council. The general rate will be made up of two components:
 - 5.3.1. A fixed charge in recognition that each rateable property should bear a reasonable portion of the total rate burden; and
 - 5.3.2. A rate in the dollar consistent with the principle of rates being a form of taxation (as above).
- 5.4. Section 87 of the Act provides for an exemption from the general on land as specified in the Act.
 - 5.4.1. A request for an exemption within this section is to be subject to written application to the General Manager. The General Manager is hereby provided with delegation to make determination with respect to such applications.
- 5.5. Council will levy one or more service rates for fire protection, with associated minimums. These will be levied in accordance with notifications provided by the State Fire Commission under relevant legislation.

- 5.6. Council will levy a service charge in respect of waste management. This will be based on a fixed sum per property where the service is available.
- 5.7. Council will levy a stormwater removal rate on properties with substantial access to a stormwater removal service.
- 5.8. A minimum amount will be levied in respect of the stormwater removal rate in recognition that each rateable property should bear a reasonable portion of the total rate burden relating to stormwater removal.
- 5.9. Variations to rates will be applied (or, where provided, additional rates set), in accordance with the Act, in circumstances where council determines there is a reasonable basis for charging differentiation to occur. In particular, variations to rates will be applied:
 - 5.9.1. To properties other than commercial, industrial, public purposes, or quarrying and mining in respect of the general rate and stormwater rate. This is in recognition that at times the market value of the property class so identified may broadly move in a different market cycle to that of commercial, industrial, public purpose and quarrying and mining properties.
 - 5.9.2. In respect of the waste management charge in recognition of variations in the level of service provided including bin size and/or frequency of service. The variation in service level will include the provision of larger bins and/or multiple bins at property owners' request.
 - 5.9.3. In respect of fire protection in accordance with statutory notice provided to council by the State Fire Commission.
- 5.10. Rebates will be applied to general rates otherwise payable in respect to specific properties and/or classes of ratepayers where council determines there is social, economic, or equity benefit to the community in providing such rebates. Specific rebates will be applied:
 - 5.10.1. In respect of pensioners eligible for a rate remission under the Local Government (Rates and Charges Remissions) Act 1991 in recognition that this group represents a significant section of the community which, as a whole, has a limited capacity to pay a taxation burden.
 - 5.10.2. In respect of owners of large rural properties in recognition of the unique characteristics of those properties, the limited services provided by council, and the role the rural sector plays in the community.

- 5.10.3. In respect of new commercial development, as a temporary measure only, to assist in stimulating the ongoing economic development of the city. Rebates will apply in accordance with Appendix A.
- 5.10.4. In respect of properties which would otherwise experience unreasonable rate increases resulting from rapid shifts in statutory valuations relative to the average of other properties in the city.
- 5.11. Rebates will be applied to waste management charges otherwise payable in respect to specific properties and/or classes of ratepayers where council determines there is social, economic, or equity benefit to the community in providing such rebates. Specific rebates will be applied as follows:
 - 5.11.1. A full rebate of waste management charges in respect of commercial, industrial, public purpose, primary industry and quarrying and mining properties where the waste management service is not used, and alternative arrangements are made for a waste management service to the satisfaction of the General Manager. This is in recognition that council's waste management service may not meet the specific needs of all such operations.
 - 5.11.2. A full rebate of waste management charges in respect of residential properties located in the South Arm Peninsula area south of the Lauderdale Canal which are demonstrably not the primary residence of the ratepayer, where no waste management service is required by the ratepayer, and where alternative arrangements are made for a waste management service to the satisfaction of the General Manager. This is in recognition that the service is unlikely to be utilised by such property owners.
 - 5.11.3. A full rebate of waste management charges in respect of residential properties where it can be demonstrated to the satisfaction of the General Manager that, due to exceptional circumstances, a waste management service is not practical or able to be used and that alternative refuse disposal arrangements are in place.
 - 5.11.4. Where a ratepayer has been issued with a 120 litre mobile garbage bin and demonstrates that they actively participate in the recycling and greenwaste services provided by council and that the immediate family unit residing at the property consists of six or more people. The rebate will be the difference between the charge for a 120 litre bin and a 80 litre bin.
 - 5.11.5. All rebates within this section are to be subject to written application to the General Manager. The General Manager is hereby provided

with delegation to make determination with respect to such applications.

5.12. Rebates will be provided in respect of the following additional matters, subject to approval by the General Manager:

5.12.1. A remission in respect of all rates and charges payable by Housing Tasmania where the total amount due for a year is paid on or before the due date of the first rates instalment for that year, determined by the General Manager to be no greater than the additional interest earnings gained by council from the prepayment of such rates instalments.

5.12.2. Where land is subject to conservation protection arrangements a remission of the General Rate of \$5 per hectare applies to the land that is subject to the conservation protection arrangements, with a minimum remission of \$50 applying and a maximum remission of \$500 applying.

5.12.3. Where private land is used exclusively as a cemetery and where the owner of the land does not receive financial consideration for the operation of the cemetery the General Rate is remitted.

5.12.4. All rebates within this section are to be subject to written application to the General Manager. The General Manager is hereby provided with delegation to make determination with respect to such applications.

5.13. The general rate will not be charged in respect of a not for profit sporting organisation except where subject to agreement between the council and the organisation or where otherwise the organisation operates a commercial venture to support its own operation. (In this context a "commercial venture to support its own operation" will not include an activity which can reasonably be construed to be ancillary [as opposed to additional] to the normal operations of the club).

5.14. While council will provide rate rebates through this policy to various classes of ratepayers from time to time, it is committed to the principle that social welfare responsibilities lie with State and Federal Governments and the mechanisms established by those levels of government to administer social welfare.

5.15. Where determined appropriate, and in accordance with the Act, council will cap the increase in rates otherwise experienced by certain ratepayers. This will generally be in response to significant shifts in the rating burden arising

from changes in valuations or council's rating policy and will be an annual determination made by council.

- 5.16. Where rates remain unpaid after the due date, council will apply interest in accordance with S128 of the Act.

APPENDIX A

Rates Incentives – Commercial Developments

1. A remission of rates may apply to all new private sector non-residential developments within the city which increase the total floor area available for rating.
2. The remission is for the increase in rates arising from the amended capital value issued in relation to a development but does not include that portion of rates relating to State Government charges and levies.
3. The remission applies for 12 months from the date from which the revaluation takes effect for rating purposes.
4. The remission applies to building applications received after the date of council's policy decision and shall only apply where a building permit has been issued by council.
5. Applications for a remission must be received prior to or within the same financial year as the date from which the revaluation takes effect for rating purposes.
6. Where relevant, developers must apply in writing to the General Manager each financial year to gain approval for the remission.
7. Delegated authority is provided to the General Manager to approve such applications within council's policy.

11.7.2 FEES AND CHARGES (NON-RATES) POLICY**EXECUTIVE SUMMARY****PURPOSE**

To consider the formal adoption of a Fees and Charges (Non-rates) Policy.

RELATION TO EXISTING POLICY/PLANS

Council currently has no policy for the setting of fees and charges. A policy has been developed for Council's consideration.

LEGISLATIVE REQUIREMENTS

This policy is to be applied consistent with the *Local Government Act 1993*, Division 7 (Fees and Charges). In addition to the *Local Government Act 1993*, Council also has obligations including but not limited to:

- Section 81.5 of the *National New Tax System (Goods and Services Tax) Act, 1999* (Cth).
- *Competition and Consumer Act 2010*. (Cth) and associated Guidelines for Local Government.

CONSULTATION

No public consultation has been undertaken on this matter.

FINANCIAL IMPLICATIONS

This policy applies to all fees and charges detailed in the List of Fees and Charges reviewed and approved by Council each year as part of the annual Budget Estimates process.

RECOMMENDATION:

That Council adopts the Fees and Charges (Non-rates) Policy.

ASSOCIATED REPORT**1. BACKGROUND**

Council does not currently have a policy for the setting of fees and charges (non-rates). The Fees and Charges (Non-rates) Policy has been developed to guide Council's setting of fees and charges to provide for a consistent, fair and equitable process and to ensure compliance with statutory requirements and Council policies.

2. REPORT IN DETAIL

2.1. The objectives of the proposed policy are to provide:

- the principles and methodology for the setting of fees and charges according to criteria explained in this policy; and
- the process for review of fees and charges, including how fees and charges are added and removed.

2.2. Together with the pricing methodologies outlined at 7.1, the setting of fees and charges will also provide for consideration of:

- the cost of providing the good or service;
- the community benefit of the good or service;
- the capacity of user to pay for the service;
- the importance of the service to the community;
- utilisation of the service or goods;
- comparative market pricing;
- community service obligations relevant in the discharge of the service; and
- whether delivery of the good or service will assist in advancing the objectives in Council's strategic plans.

2.3. The operation of this policy will be managed by members of Council's Corporate Executive with final approval by the General Manager.

2.4. Consistent with Council's current practices, this policy is subject to review every five years, or earlier if required.

3. CONSULTATION

3.1. Community Consultation Undertaken

No consultation has been undertaken. Upon approval and adoption by the Council, the "List of Fees and Charges" will be made available on Council's website.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Internal consultation has been undertaken throughout development of the policy.

3.4. Further Community Consultation

The policy will be published on Council's website.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016/2016 identifies the Governance and Leadership goal as *"to provide leadership and accessible, response, transparent and accountable governance of the City"*. This goal area also includes a strategy to *"Improve transparency of Council's decision-making processes by refining Council's governance framework and policies in relation to probity, ethics, equity, and code of conduct"*.

5. EXTERNAL IMPACTS

This policy will have direct external impact through provision of a clear and transparent governance framework for the setting of fees and charges.

6. RISK AND LEGAL IMPLICATIONS

The policy provides for increased risk and legal mitigation through implementation of improved governance practices.

7. FINANCIAL IMPLICATIONS

7.1. Determination and application of the price of a good or services will be based on:

- Market pricing - setting of these fees in accordance with Competitive Neutrality Policy, National Competition Policy principles and the *Competition and Consumer Act 2010*.
- Full Cost Recovery - Priced on a full cost recovery basis.

- Partial Cost Recovery - Price charged is lower than the full cost of providing a service. The subsidy is funded from Council's rate revenue and in some cases from external sources.
- Statutory - Fee determined in accordance with a pricing principle prescribed in regulations, legislation or Council by-laws.
- No Charge - The service is provided at No Charge.
- Council Policy - Set pricing directives in a Council policy.

7.2. Review of fees and charges will be undertaken on an annual basis to coincide with Council's annual budget estimates cycle. Changes to fees and charges will require a decision of the Council.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

Council does not currently have policy to guide the setting of fees and charges (non-rates). The proposed Fees and Charges (Non-rates) Policy seeks to address this gap through provision of a clear and transparent governance framework.

Attachments: 1. Fees and Charges (Non-rates) Policy (4)

Ian Nelson
GENERAL MANAGER

FEES AND CHARGES (NON-RATES) POLICY

1. PURPOSE

This policy provides direction on setting consistent, fair and equitable fees and charges for goods and services provided by council other than those subject to council rating decisions.

2. POLICY STATEMENT

Fees and charges are a component of council's revenue strategy and represent up to 10% of council's budgeted recurrent income.

This Policy:

- Provides the principles and methodologies for setting fees and charges other than those amounts subject to council rate decisions; and
- Provides the process for reviewing, deleting and adding fees and charges to the List of Fees and Charges approved by council each year.

3. SCOPE

This policy:

- Applies to all fees and charges included in the List of Fees and Charges that is submitted to Council for approval as part of the annual Budget Estimates process; and
- Applies to any adjustment, addition or removal of fees or charges submitted to Council for approval outside the annual Budget Estimates process.

4. CLARENCE CITY COUNCIL STRATEGIC PLAN OUTCOME

The following Strategic Plan goals are relevant and apply to this policy:

Governance: Formulate and maintain a suite of policies to provide a framework for the establishment and implementation of Council's plans, strategies, programs and services.

Council's assets and resources: Make affordable, fair and equitable fees and charges by ensuring consistency in their application and reflecting the true cost of providing services to the community.

5. LEGISLATIVE REQUIREMENTS

This policy is to be applied in accordance with the *Local Government Act 1993*, Division 7 (Fees and Charges).

In addition to the *Local Government Act 1993*, Council also has obligations including, but not limited to:

- Section 81.5 of the *A New Tax System (Goods and Services Tax) Act 1999* (Cth); and
- *Competition and Consumer Act 2010* (Cth) and associated Guidelines for Local Government.

6. DEFINITIONS

The following definitions apply to this policy:

Cost recovery is the amount of costs to be recovered from users of the good or service, calculated by determining the true cost of delivering a good or service (including direct costs, indirect costs and any overhead allocation for those services).

Direct costs are those costs, captured at an activity level, which can be readily attributed to the good or service because they are incurred exclusively for the good or service.

Discretionary Fees mean fees set at council's discretion.

Goods and Services means any good or service that is offered by council and consumed by a person.

GST means Goods and Services Tax, levied in accordance with relevant legislation.

Indirect costs are departmental costs which support the delivery of the good or service (e.g. administration costs, insurance and other overheads).

Legislation means all relevant State and Federal legislation, associated regulations, subsidiary legislation and council by-laws.

Rate contribution means the dollar amount identified in the annual budget to be contributed to the cost of good or service delivery to/from properties (council rates).

Statutory Fees means fees set in accordance with applicable legislation.

7. PRICING PRINCIPLES

When considering a fee for a good or service, council will determine the direct and indirect cost of providing the good or service to establish the value at which costs are recovered.

The extent of cost recovery for some services may take into consideration the benefit provided by that good or service to the individual and the community.

In some instances, concessional fees may be required in order to meet community expectations and deliver appropriate community outcomes.

When setting fees and charges, the following factors are to be taken into consideration:

- The cost of providing the good or service and the recovery of those costs;
- The community benefit of the good or service;
- The capacity of users to pay for the good or service;
- The importance of the good or service to the community;
- Utilisation of the good or service;
- Comparative market pricing with other like enterprises performing similar services;
- Community service obligations that council considers relevant in the discharge of the good or service to the community; and/or
- Whether the good or service will assist in advancing the objectives of council's strategic and subsidiary plans.

8. PRICING METHODOLOGIES

When determining the price of a good or service to be included in council's List of Fees and Charges, the following pricing methodologies are to be assessed and applied in addition to the pricing principles above.

PRICING METHODOLOGY	GUIDELINES
Market Pricing	Fees within this category are set in accordance with the principles of the Competitive Neutrality Policy, National Competition Policy and the <i>Competition and Consumer Act 2010</i> .
Full Cost Recovery	Full cost recovery pricing is to be applied to services that benefit individual customers, rather than the community as whole.
Partial Cost Recovery	Goods or services provided by council as part of a policy objective are often priced using a partial council subsidy. In this case, the price charged is lower than the full cost recovery or market pricing of the good or service.

	<p>The subsidy is funded from council's rate revenue and in some cases from external sources, such as government grant funding.</p> <p>Situations where this methodology may be used include:</p> <ul style="list-style-type: none"> a) where the good or service benefits the community as whole as well as the individual customer; b) where council has an identifiable community service obligation; c) charging prices to recover full cost may result in widespread evasion; d) the service targets low income users, or a differential service fee is charged according to the classification of users to maximise access to the service; and/or e) the good or service promotes or encourages local economic activity.
Statutory	<ul style="list-style-type: none"> a) the good or service is a regulatory or statutory activity and the fee is determined by council in accordance with a pricing principle prescribed in regulations (e.g. up to a maximum price). b) the amount of the fee is prescribed in legislation, regulation or council by-laws.
No Charge	The good or service is provided at no charge or has been specifically excluded from any cost recovery.
Council Policy	Where Council has set pricing directives in a Council policy.

9. FEES AND CHARGES REVIEW

Fees and charges are reviewed annually to coincide with council's annual budget estimates cycle.

The review is the responsibility of the Program Manager that charges the fee, in consultation with the relevant Executive Manager. The List of Fees and Charges, and the annual review of fees and charges is overseen by the Chief Financial Officer and the General Manager.

The Council has discretion to add, remove or adjust fees and charges during the financial year. Changes to fees and charges require a decision of Council.

The List of Fees and Charges, upon approval and adoption by the Council, is made publicly available on council's website. Any amendments throughout the financial year, once adopted by Council, must also be updated on council's website.

11.7.3 REVIEW OF COVID-19 FINANCIAL HARDSHIP POLICY**EXECUTIVE SUMMARY****PURPOSE**

To consider an extension of the “COVID-19 Financial Hardship Policy” approved by Council on 6 April 2020, with minor amendments.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

The *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* (Tas) and the *Local Government Act 1993* (Tas) (the Act) are relevant.

CONSULTATION

On 6 April 2020, Council adopted several measures to support the community in response to the pandemic crisis, including approving a COVID-19 Financial Hardship Policy that provides the basis to assess hardship claims in relation to payment of rates, fees and charges. The decision of 6 April requires the policy to be reviewed quarterly to assess continued applicability.

FINANCIAL IMPLICATIONS

There are significant immediate and long-term financial implications associated with the COVID-19 pandemic response. Balancing the provisions of the support package with the financial consequences associated with such measures has underpinned Council’s consideration of the 2020/21 Estimates and Annual Plan and will continue to influence budget and planning processes in subsequent years.

RECOMMENDATION:

That Council:

- A. Approves the updated COVID-19 Financial Hardship Policy for application during the period 1 July 2020 to 30 June 2021.
- B. Authorises the General Manager (or delegate) to assess and approve hardship claims in accordance with the policy.

ASSOCIATED REPORT**1. BACKGROUND**

This report seeks an extension of the COVID-19 Financial Hardship Policy (policy) originally approved by Council on 6 April 2020. The decision of 6 April requires the policy to be reviewed quarterly to assess continued applicability.

2. REPORT IN DETAIL

- 2.1.** On 23 and 30 March 2020, Elected Members attended workshops to discuss options for inclusion in a community response package.
- 2.2.** Following from the workshops, a package of measures was developed and adopted by Council at its Meeting on 6 April 2020, including the policy.
- 2.3.** The policy provides guidance to the community as to what Council support is available should they be experiencing genuine financial hardship as a result of the COVID-19 pandemic crisis. The policy also provides the framework for the assessment of applications from ratepayers and tenants of Council owned properties.
- 2.4.** The policy came into effect from 31 March 2020 and is to be reviewed quarterly to assess continued applicability.
- 2.5.** At 16 June 2020, approximately 40 applications have been received from ratepayers and tenants seeking financial hardship assistance. The COVID-19 pandemic crisis and impacts on our community are continuing to evolve. Our community is experiencing increasing financial stressors as a result of unemployment, restricted access to Federal Government financial support initiatives (eg JobKeeper) and withdrawal of free childcare from 13 July 2020.
- 2.6.** It is anticipated that there is likely to be increased requests for relief under the policy following release of the July 2020 rates instalment as a result of cumulative financial impacts.

3. CONSULTATION

- 3.1.** Following the decision by Council of 6 April 2020, the package of community support measures was publicly communicated to our community, via electronic and other media.
- 3.2.** Consultation regarding financial, social and health impacts of the COVID-19 pandemic has also been undertaken as part of Council's social recovery activities.

3.3. Other

Internal consultation has been undertaken throughout development of the policy.

3.4. Further Community Consultation

The policy will be published on Council's website.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The current crisis will be a disruptive influence upon Council's Strategic Plan, 10 Year Financial Plan and a range of other plans for a significant period, measured in years. A substantial review of these plans will be required during the 2020/2021 financial year.

5. EXTERNAL IMPACTS

Council is a key business and employer within the City of Clarence. Aside from its role as a local government authority, Council has the capacity to positively influence the economy and wellbeing of its community. The policy has been developed to support individual ratepayers and businesses through this crisis in the best way possible.

6. RISK AND LEGAL IMPLICATIONS

The Tasmanian Government passed the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* (the Act) on 26 March 2020. The Act has been extended for a further 12 weeks from 8 June 2020 to ensure that directions in response to the pandemic remain valid and the response coordinated.

7. FINANCIAL IMPLICATIONS

7.1. The provision of assistance under the policy extends to the:

- waiver of interest, penalties, legal charges invoiced in respect of rates, in-part or in-full (ie not being required to pay any extra fees that Council may have charged for the Rates not being paid on time); and
- deferral of the payment of rates (ie paying Rates after they would normally fall due).

The policy also extends to include hardship assistance in respect to Council fees and charges.

The financial implications for Council include a reduction in cashflow due to the deferral of rates being paid. There will also be a reduction in revenue from interest charged under s.128 of the Act, should the waiver of interest application be approved under the policy provisions.

7.2. Council is not immune to the impact of COVID – 19. The underlying principles applied to the development of Council’s Annual Estimates 2020/2021, are to have a zero increase in the general rate, to have a key focus on core and essential services and achieve a “zero bottom line”, that is Council is planning for no deficit nor a surplus at 30 June 2021.

7.3. The medium and long-term impacts of COVID-19 on the economic environment are yet to fully unfold and Council is committed to ensuring that the long-term financial plans, associated modelling and forecasting is frequent and reflects the body of knowledge that is available at any point in time.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The COVID-19 pandemic crisis is an extraordinary event impacting world-wide. The Tasmania Government has asked local government to play its part in its communities and it is reasonable in the circumstances of the ongoing emergency for Council to continue its support of those ratepayers and tenants who may be experiencing financial hardship.

Attachments: 1. COVID-19 Financial Hardship Policy Marked Up Version (5)
2. COVID-19 Financial Hardship Policy Clean Version (5)

Ian Nelson
GENERAL MANAGER

COVID-19 FINANCIAL HARDSHIP POLICY

1. PURPOSE

The purpose of this policy is to provide guidance to the community as to what Council support is available should they be experiencing genuine financial hardship as a result of the COVID-19 pandemic crisis.

2. POLICY STATEMENT

This policy provides the framework for the assessment of applications from ratepayers and tenants of Council owned properties who are experiencing difficulty in meeting their obligations due to genuine financial hardship as a result of the COVID-19 pandemic.

This policy will ~~be reviewed quarterly to assess continued applicability and will~~ apply with effect from 31 March 2020 and continue until 30 June 2021, unless Council determines to rescind it from an earlier date.

3. SCOPE

This policy applies to all ratepayers of Clarence City Council, who are responsible for rates and charges on a property within the Clarence City municipality and also extends to tenants of Council owned buildings who are experiencing financial hardship due to the COVID-19 pandemic crisis.

In applying this policy, Council will be guided by the following principles:

- compliance with relevant statutory requirements;
- flexibility in providing payment options and processes that meet local needs and the special circumstance of those facing hardship;
- fair, equitable and respectful treatment of all applicants facing financial hardship;
- a 'stop the clock' approach to suspend debt recovery and/or legal action while a ratepayer's hardship application is awaiting determination, and subsequently if that application is approved; and
- respecting confidentiality such that information provided by applicants is treated as private and confidential and can only be used for the purposes of assessing the hardship application and not be made available to third parties (with the exception of referral to Council's debt collection agency).

4. CLARENCE CITY COUNCIL STRATEGIC PLAN OUTCOME

The following strategies are identified in Council's Strategic Plan 2016-2026:

Governance and leadership: Clarence City Council will provide leadership and accessible, responsive, and accountable governance to the city.

Council's assets and resources: Clarence City Council will effectively and efficiently manage its financial, human and property resources to attain Council's strategic goals and meet its obligations.

5. STATUTORY REQUIREMENTS

Sections 125, 126 and 127 of the *Local Government Act 1993* (the Act) sets out the circumstances in which a Council can consider an application for postponement of payment of rates on the ground of hardship. Council's 'Rates and Charges Policy 2016' also applies and must be read in conjunction with the Act and does not take precedence over the Act requirements.

6. DEFINITIONS

The following definitions apply to this policy:

Ratepayer: a person who is liable to pay rates on a property in Clarence. This may be the owner of the property or could also be the person renting the property if the rental agreement requires that person to pay rates.

Tenant: a person who has a rental agreement with Council for a Council owned building/property that requires the payment of rent or rates and charges.

Genuine financial hardship: occurs when a ratepayer or tenant is genuinely unable to pay the rates and charges owed and unable to meet other financial obligations.

Genuine financial hardship does not arise where it is inconvenient to pay the amount of rates owed or it is subject to the timing of income; for example, holiday pay, dividends, lump sum payment.

Genuine financial hardship may occur in the following circumstances arising as a result of the COVID-19 pandemic crisis:

- Loss or significant reduction in family income due to job loss or business closure (or both);
- Serious illness resulting in incapacity to work;

- Death in the family; or
- Any other factor that results in an unforeseen and substantial change in the ratepayer's capacity to meet their financial obligations.

Rates and charges: means the following Council rates and charges that appear on a rates notice:

- General rate;
- Waste charges;
- Stormwater charges; and
- any interest or penalties that Council can charge if the rates and charges are not paid on time (including any costs that Council would charge for the recovery of overdue rates); but does not include the Fire Service Levy Charge.

7. ELIGIBILITY

A ratepayer or tenant may be eligible for consideration for hardship assistance in the payment of overdue rates and charges where:

- they are unable to pay amounts when due and payable for reasons beyond their control due to the COVID-19 pandemic crisis; and
- payment when due would cause the person genuine financial hardship.

Any ratepayer or tenant who cannot pay their rates or charges due to genuine financial hardship may apply to Council for assistance at any time. Ratepayers and tenants are encouraged to contact Council to seek assistance as soon as practicable.

8. ASSISTANCE UNDER THIS POLICY

This policy provides the framework for the assessment of an application from a ratepayer or tenant of a Council property who is experiencing genuine financial hardship and cannot pay their rates and charges payments as a result of the COVID-19 pandemic crisis.

A ratepayer who believes they are suffering genuine financial hardship can apply to Council for either:

- waiver of interest, penalties, legal charges invoiced in respect of the Rates, in-part or in-full (i.e. not being required to pay any extra fees that Council may have charged for the Rates not being paid on time); or
- deferral of the payment of rates (i.e. paying Rates after they would normally be due).

A ratepayer or tenant may apply for one or more of the above types of relief when making an application.

Hardship Assistance in Relation to Council Fees

Any application for hardship assistance in relation to Council fees or charges will be assessed in accordance with the same eligibility criteria used to assess genuine financial hardship assistance in respect of rates and charges.

9. EVIDENCE OF GENUINE FINANCIAL HARDSHIP

If a person makes an application for relief in accordance with this policy, Council ~~will~~may ask the person to provide evidence that they are suffering genuine financial hardship.

Evidence that Council may ask for to assist with the assessment may include and is not limited to:

- written reasons detailing the circumstances in which the person is unable to pay the rates and charges when they fall due and payable;
- documents that show the ratepayer or tenant has sought help from a financial counsellor (such as a receipt from a booking with a financial counsellor);
- a statutory declaration from someone who is familiar with the ratepayer's circumstances (family doctor, bank officer, welfare officer, Government agency);
- bank statements, medical certificates, or other documentary evidence that demonstrates the circumstances that have caused or are symptomatic of the ratepayer's genuine financial hardship;
- evidence of loss of main source or sources of income;
- evidence of qualification for Federal Government assistance in response to the COVID-19 pandemic crisis.

If Council staff require additional evidence to support an application by a ratepayer or tenant, they will explain exactly what they require and why they need it to determine the application.

10. APPLICATION PROCESS

Council's Rates Relief application form and evidence of financial hardship are to be submitted by the ratepayer or tenant in writing to the General Manager for assessment.

The provision of supporting evidence with the application will assist the prompt assessment of the application.

The application form will be available on Council's website (www.ccc.tas.gov.au). Alternatively, a person may telephone Council and ask that a form be posted to them.

Application forms may be submitted to Council by email (clarence@ccc.tas.gov.au) or posted to Clarence City Council, PO Box 96, Rosny Park 7018.

Council staff will contact the ratepayer or tenant once the application is received and provide advice regarding the assessment process, including if there is any other information required.

Council may refer an application to an independent accredited financial counsellor for assessment if it deems this to be necessary.

The application will be valid for a maximum period of 12 months from the date of approval. The ratepayer or tenant will be required to reapply prior to the end of each period and establish whether their circumstances have changed or not.

11. DELEGATED APPROVAL

Determination on applications in accordance with this policy will be subject to review and approval by:

- Rates Officers - where alternative payment arrangements result in the full payment of rates by 30 June 2021;
- Chief Financial Officer – for decisions up to \$2000; or
- General Manager for decisions over \$2000.

12. WHAT HAPPENS IF AN APPLICATION IS APPROVED?

Each application received in accordance with this policy will be reviewed and determined in accordance with the policy requirements. The ratepayer or tenant will be advised in writing of Council's decision.

For each approved application, Council staff will put in place necessary arrangements. Should there be any error or mis-calculation on a subsequent rates notice or other invoice, the ratepayer or tenant shall be entitled to rely upon the written advice provided in relation to the application.

COVID-19 FINANCIAL HARDSHIP POLICY

1. PURPOSE

The purpose of this policy is to provide guidance to the community as to what Council support is available should they be experiencing genuine financial hardship as a result of the COVID-19 pandemic crisis.

2. POLICY STATEMENT

This policy provides the framework for the assessment of applications from ratepayers and tenants of Council owned properties who are experiencing difficulty in meeting their obligations due to genuine financial hardship as a result of the COVID-19 pandemic.

This policy will apply with effect from 31 March 2020 and continue until 30 June 2021, unless Council determines to rescind it from an earlier date

3. SCOPE

This policy applies to all ratepayers of Clarence City Council, who are responsible for rates and charges on a property within the Clarence City municipality and also extends to tenants of Council owned buildings who are experiencing financial hardship due to the COVID-19 pandemic crisis.

In applying this policy, Council will be guided by the following principles:

- compliance with relevant statutory requirements;
- flexibility in providing payment options and processes that meet local needs and the special circumstance of those facing hardship;
- fair, equitable and respectful treatment of all applicants facing financial hardship;
- a 'stop the clock' approach to suspend debt recovery and/or legal action while a ratepayer's hardship application is awaiting determination, and subsequently if that application is approved; and
- respecting confidentiality such that information provided by applicants is treated as private and confidential and can only be used for the purposes of assessing the hardship application and not be made available to third parties (with the exception of referral to Council's debt collection agency).

4. CLARENCE CITY COUNCIL STRATEGIC PLAN OUTCOME

The following strategies are identified in Council's Strategic Plan 2016-2026:

Governance and leadership: Clarence City Council will provide leadership and accessible, responsive, and accountable governance to the city.

Council's assets and resources: Clarence City Council will effectively and efficiently manage its financial, human and property resources to attain Council's strategic goals and meet its obligations.

5. STATUTORY REQUIREMENTS

Sections 125, 126 and 127 of the *Local Government Act 1993* (the Act) sets out the circumstances in which a Council can consider an application for postponement of payment of rates on the ground of hardship. Council's 'Rates and Charges Policy 2016' also applies and must be read in conjunction with the Act and does not take precedence over the Act requirements.

6. DEFINITIONS

The following definitions apply to this policy:

Ratepayer: a person who is liable to pay rates on a property in Clarence. This may be the owner of the property or could also be the person renting the property if the rental agreement requires that person to pay rates.

Tenant: a person who has a rental agreement with Council for a Council owned building/property that requires the payment of rent or rates and charges.

Genuine financial hardship: occurs when a ratepayer or tenant is genuinely unable to pay the rates and charges owed and unable to meet other financial obligations.

Genuine financial hardship does not arise where it is inconvenient to pay the amount of rates owed or it is subject to the timing of income; for example, holiday pay, dividends, lump sum payment.

Genuine financial hardship may occur in the following circumstances arising as a result of the COVID-19 pandemic crisis:

- Loss or significant reduction in family income due to job loss or business closure (or both);
- Serious illness resulting in incapacity to work;

- Death in the family; or
- Any other factor that results in an unforeseen and substantial change in the ratepayer's capacity to meet their financial obligations.

Rates and charges: means the following Council rates and charges that appear on a rates notice:

- General rate;
- Waste charges;
- Stormwater charges; and
- any interest or penalties that Council can charge if the rates and charges are not paid on time (including any costs that Council would charge for the recovery of overdue rates); but does not include the Fire Service Levy Charge.

7. ELIGIBILITY

A ratepayer or tenant may be eligible for consideration for hardship assistance in the payment of overdue rates and charges where:

- they are unable to pay amounts when due and payable for reasons beyond their control due to the COVID-19 pandemic crisis; and
- payment when due would cause the person genuine financial hardship.

Any ratepayer or tenant who cannot pay their rates or charges due to genuine financial hardship may apply to Council for assistance at any time. Ratepayers and tenants are encouraged to contact Council to seek assistance as soon as practicable.

8. ASSISTANCE UNDER THIS POLICY

This policy provides the framework for the assessment of an application from a ratepayer or tenant of a Council property who is experiencing genuine financial hardship and cannot pay their rates and charges payments as a result of the COVID-19 pandemic crisis.

A ratepayer who believes they are suffering genuine financial hardship can apply to Council for either:

- waiver of interest, penalties, legal charges invoiced in respect of the Rates, in-part or in-full (i.e. not being required to pay any extra fees that Council may have charged for the Rates not being paid on time); or
- deferral of the payment of rates (i.e. paying Rates after they would normally be due).

A ratepayer or tenant may apply for one or more of the above types of relief when making an application.

Hardship Assistance in Relation to Council Fees

Any application for hardship assistance in relation to Council fees or charges will be assessed in accordance with the same eligibility criteria used to assess genuine financial hardship assistance in respect of rates and charges.

9. EVIDENCE OF GENUINE FINANCIAL HARDSHIP

If a person makes an application for relief in accordance with this policy, Council may ask the person to provide evidence that they are suffering genuine financial hardship.

Evidence that Council may ask for to assist with the assessment may include and is not limited to:

- written reasons detailing the circumstances in which the person is unable to pay the rates and charges when they fall due and payable;
- documents that show the ratepayer or tenant has sought help from a financial counsellor (such as a receipt from a booking with a financial counsellor);
- a statutory declaration from someone who is familiar with the ratepayer's circumstances (family doctor, bank officer, welfare officer, Government agency);
- bank statements, medical certificates, or other documentary evidence that demonstrates the circumstances that have caused or are symptomatic of the ratepayer's genuine financial hardship;
- evidence of loss of main source or sources of income;
- evidence of qualification for Federal Government assistance in response to the COVID-19 pandemic crisis.

If Council staff require additional evidence to support an application by a ratepayer or tenant, they will explain exactly what they require and why they need it to determine the application.

10. APPLICATION PROCESS

Council's Rates Relief application form and evidence of financial hardship are to be submitted by the ratepayer or tenant in writing to the General Manager for assessment.

The provision of supporting evidence with the application will assist the prompt assessment of the application.

The application form will be available on Council's website (www.ccc.tas.gov.au). Alternatively, a person may telephone Council and ask that a form be posted to them.

Application forms may be submitted to Council by email (clarence@ccc.tas.gov.au) or posted to Clarence City Council, PO Box 96, Rosny Park 7018.

Council staff will contact the ratepayer or tenant once the application is received and provide advice regarding the assessment process, including if there is any other information required.

Council may refer an application to an independent accredited financial counsellor for assessment if it deems this to be necessary.

The application will be valid for a maximum period of 12 months from the date of approval. The ratepayer or tenant will be required to reapply prior to the end of each period and establish whether their circumstances have changed or not.

11. DELEGATED APPROVAL

Determination on applications in accordance with this policy will be subject to review and approval by:

- Rates Officers - where alternative payment arrangements result in the full payment of rates by 30 June 2021;
- Chief Financial Officer – for decisions up to \$2000; or
- General Manager for decisions over \$2000.

12. WHAT HAPPENS IF AN APPLICATION IS APPROVED?

Each application received in accordance with this policy will be reviewed and determined in accordance with the policy requirements. The ratepayer or tenant will be advised in writing of Council's decision.

For each approved application, Council staff will put in place necessary arrangements. Should there be any error or mis-calculation on a subsequent rates notice or other invoice, the ratepayer or tenant shall be entitled to rely upon the written advice provided in relation to the application.

11.7.4 LEASED FACILITY – ROSNY PARK PUBLIC GOLF COURSE

(ECM 4363983)

EXECUTIVE SUMMARY**PURPOSE**

To extend the YMCA lease of public land known as the Rosny Park Public Golf Course for a 10-month period, subject to agreed terms.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan applies.

LEGISLATIVE REQUIREMENTS

The Local Government Act 1993 is applicable.

CONSULTATION

No public consultation has occurred in relation to the proposed lease. The City Heart Project has included preliminary consultation in relation to future potential use of the golf course land.

FINANCIAL IMPLICATIONS

Funds of \$50,000 are included in the 2020/2021 Estimates.

RECOMMENDATION:

That Council authorises the General Manager to negotiate and agree a new lease with YMCA for the land known as Rosny Park Public Golf Course incorporating the following key terms:

- the proposed lease is to conclude on 30 April 2021;
- the YMCA to receive a financial contribution of \$2,500 per month toward operation of the golf course including its maintenance other than irrigation repair;
- the lease annual rental to be a nominal amount of \$1, if requested;
- the General Rates applicable to the Rosny Park Public Golf Course land is waived. All other service rates and charges shall continue to apply in accordance with Council's Leased Facilities Pricing and Term of Lease Policy;
- that Council assume responsibility for the maintenance and repairs of the irrigation system arising from general leaks or faults;
- that any major leaks or faults in relation to the irrigation system will, if in the opinion of Council officers is not economically repairable, provide Council with a right to end the lease with one months' notice to YMCA; and
- all other terms and conditions of the lease are to be in accordance with Council's usual terms of lease.

NB: A decision on this Item requires an Absolute Majority of Council

LEASED FACILITY – ROSNY PARK PUBLIC GOLF COURSE /contd...

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** The Rosny Park Public Golf Course (golf course) has been in operation since 1970, initially operated by Council. Since 1984 it has been leased to a private operator.
- 1.2.** In 2009, the then Lessee did not renew the lease and Council approved a Heads of Lease and a tender process for the re-leasing of the golf course.
- 1.3.** YMCA was the successful Tenderer and entered into a lease agreement for a term of 5 years from 1 July 2010, with an option for a further 5 years. The option for renewal has been exercised with the lease due to expire on 1 July 2020.
- 1.4.** On 5 May 2014, Council considered and approved a reduction of the annual lease rental from \$15,800 per annum to \$6,700 for the remaining lease term.
- 1.5.** On 20 August 2018, Council considered and approved a reduction of the annual rental to \$1 and waived payment of the General Rates and provide assistance to identify problems with the irrigation system. Service rates and charges continue to be paid by YMCA as part of the lease.
- 1.6.** The YMCA have expressed interest in continuing the lease with several revised terms including a request for further financial support toward the operation of the golf course and Council assuming responsibility for maintenance of the irrigation system.

2. REPORT IN DETAIL

2.1. Council, at its Meeting of 24 February 2020 authorised the General Manager to initiate the City Heart Project through community engagement followed by a concept development process. The project is in its early stages.

2.2. The goal of the project is to establish a sense of place for the City, expand and diversify the economy within the Rosny CBD and create a vibrant liveable city centre. The land which comprises the golf course is a key strategic parcel of land within the ambit of the City Heart Project. It is important to note that the majority of the golf course land is designated “community purpose” upon the land title.

2.3. YMCA, through discussions, recognises the opportunity provided for the golf course land by the City Heart Project and have provided the following comments:

- The YMCA has been operating the golf course for 10 years and is seeking to continue to have a presence at the course.
- Between 18,000 and 22,000 rounds of golf are played each year at the golf course.
- Winter months attract on average 1,200 visitors per month and summer averages 1,800 visitors per month.
- YMCA has a presence 7 days a week on-site, providing supervision of the area and organised recreation opportunities.
- YMCA has 3.1 FTE employees directly engaged at the golf course.

2.4. In relation to the proposed new lease:

- YMCA is supportive of the City Heart Project and the development of a vision for the area including the golf course land.
- Golf attendance has declined over the past 5 years and has remained around 18,000 rounds per year and is trending down. YMCA is supportive in ensuring maximum benefit can be gained from community open spaces.

- YMCA are interested in maintaining a presence during a transitional period.
- In relation to the new lease YMCA's request is for \$2,500 per month to maintain the open space and for Council to be responsible for any repairs required to the irrigation system - mainly labour costs associated with digging up and repairing any leaks. YMCA would still be responsible for the bulk of the costs associated with maintaining the land as a public golf course and active open space.

2.5. Further comments from YMCA are as follows:

- YMCA consider if the decision is to transition the course from active open space to passive open space, then this would be best implemented after the peak summer season.
- Peak usage occurs between October and April of each year, as noted with the following attendance figures:

Average	1,296	1,210	1,455	1,907	1,680	2,022	2,172	1,802	1,836	1,786	1,319	1,216	19,701
Summary	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	YTD
19/20	1,221	1,206	1,402	1,734	1,550	1,825	1,821	1,811	1,833		1,285		15,688
18/19	1,123	1,177	1,504	1,813	1,324	1,701	2,063	1,556	1,715	1,694	1,400	1,250	18,320
17/18	1,389	1,257	1,212	1,969	1,649	1,844	1,963	1,537	1,649	1,520	1,237	1,218	18,444
16/17	1,230	1,182	1,347	1,516	1,752	2,297	2,341	1,939	1,926	1,962	1,284	1,434	20,210

- A target date of April 2021, rather than September 2020, gives YMCA time to reduce the costs of closing the business, to consider staffing options and enough time to develop options for the existing building and a short-term business plan to increase revenue.
- Also relevant to the discussion is benchmarking for the management of open space, as published by Parks Victoria. A park such as Rosny as open space would fall into the metro park category and the costs to maintain is very similar to what YMCA has requested as a contribution towards grounds maintenance.

Maintenance Cost per Hectare for Parks and Open Spaces

Types of Parks	Direct FTE Cost per Hectare	Direct Non-FTE Cost per Hectare	Total Cost per Hectare
Gardens	7314	1324	8637
Historic Parks	261	57	317
Metro Parks	1175	514	1689
Regional / Rural Parks	35	16	52

2.6. There are several options for Council to consider in relation to a new lease with YMCA. These are:

1. YMCA operates the lease with no financial assistance and Council maintains the irrigation.
2. YMCA receives \$2,500 per month and Council maintains the irrigation.
3. YMCA continue per current lease (YMCA consider this unsustainable).
4. Council resumes golf course land and maintains it as passive open space.

2.7. It is important to note that the irrigation system is at the end of its serviceable life. The funds Council has proposed for 2020/2021 budget will not be sufficient to replace significant sections of the irrigation. Consequently, a major fault in the irrigation could trigger the need to end the lease of the golf course land at short notice. With this in mind, it is considered that a notice period of one month to close the golf course should be included in the proposed new lease in the event a major irrigation failure occurs.

3. CONSULTATION

3.1. Community Consultation

No consultation has been carried out by Council specifically in relation to the possible closure of the golf course. However, the land is the subject of the current City Heart Project consultation.

3.2. State/Local Government Protocol

Not applicable.

3.3. Other

Not applicable.

3.4. Further Community Consultation

Community consultation on possible changes in use of the land are being undertaken in accordance with the endorsed City Heart consultation plan. The initial findings of Phase one of the City Heart consultation will be presented to Council. The consultation plan is consistent with Council's Community Engagement Policy 2020.

- **Consultation Plan**

In accordance with the endorsed City Heart consultation plan.

- **Consultation Aim**

To obtain feedback on community views related to the potential future use of the parcel of land occupied by the golf course.

- **Community Engagement Tools**

The engagement tools are in accordance with the Community Engagement Policy 2020.

- **Consultation Timing**

The consultation commenced in February 2020 and Phase one findings are expected to be presented in November 2020.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2016/2026 within the Goal Area *A People City* contains the following strategy;

“Enhance the liveability of activity centres, community hubs and villages through streetscape and urban design projects and local area masterplans”.

and

“Develop and implement a public open space network including quality public spaces, parks, reserves, and tracks and trails”.

5. EXTERNAL IMPACTS

Should the golf course cease to operate and return to open space, Council will need to provide a basic level of maintenance to ensure that the land is maintained in a safe and orderly way. There will be an ongoing cost associated with basic level of maintenance.

6. RISK AND LEGAL IMPLICATIONS

6.1. *The Local Government Act 1993* provides requirements for the lease of public land. Sections 178 and 179 are relevant. Due to the short term of the proposed lease (10 months) there is no requirement to publicly advertise the proposed lease and otherwise comply with the terms of Sections 178. Section 179 of the Act provides the relevant exemption.

6.2. Should YMCA not agree to the terms of the proposed new lease the facility and land will revert back to Council control. In this circumstance it will be necessary for Council to maintain the facility and land in a safe and orderly manner. In particular, from a safety perspective, it will be necessary to ensure that golfers cease using the golf course. The risk of golf balls hitting other people walking and otherwise enjoying the space is considered significant.

7. FINANCIAL IMPLICATIONS

7.1. Currently the golf course is a public facility managed by the YMCA with minimal support by Council.

7.2. Council has included, in the draft 2020/2021 Estimates, \$50,000 to assist in the management of the land. YMCA has proposed that it be paid \$2,500 per month as a financial contribution to offset its operational deficit, with the remaining funds to be utilised by Council to maintain the irrigation system.

7.3. Should the YMCA surrender the lease the golf course land will return to Council control. In this circumstance the \$50,000 contained in the Estimates will be used to manage the land as passive open space until other uses of the land are determined by Council.

8. ANY OTHER UNIQUE ISSUES

Council facilities and land are leased in accordance with Council's Leased Facilities Pricing and Term of Lease Policy. Lessees are required to manage the facility and pay service rates only. General rates are not charged in accordance with the policy terms.

9. CONCLUSION

- 9.1.** The YMCA's lease of the golf course is due to expire on 1 July 2020. YMCA, through its discussions and negotiations with Council officers have sought financial and technical assistance to continue to operate the golf course.
- 9.2.** Council has commenced community consultation in relation to the City Heart Project, which includes the golf course land as a key element of the project.
- 9.3.** Council, through its budget process, has identified an amount of \$50,000 to support the operation of the golf course in the short term. Through this process and discussion with YMCA, it has been proposed that Council enter a short term lease (10 months from 1 July 2020 to 30 April 2021), that Council financially support YMCA to continue operation of the golf course (\$2,500 per month) for the lease period, and that Council assumes responsibility for the irrigation system.
- 9.4.** Notwithstanding the broad terms set out above, it has also been recommended that the proposed lease include a term recognising that a major fault or failure of the irrigation system may lead to Council deciding not to repair the irrigation system and, in that circumstance, the lease should be concluded by Council providing one month's notice to YMCA.

- 9.5.** Through the City Heart Project, there is an opportunity to consult with the community on the best use of the land, transition the golf course to end of current use and recognise other community use opportunities.

Attachments: Nil

Ian Nelson
GENERAL MANAGER

11.7.5 TASNETWORKS CREATION OF EASEMENT – 85 VIVIAN DRIVE, ROKEBY**EXECUTIVE SUMMARY****PURPOSE**

To consider a request from TasNetworks to create an easement over Council's public open space at 85 Vivian Drive, Rokeby for the benefit of a private subdivision development at 40 Pass Road, Rokeby.

RELATION TO EXISTING POLICY/PLANS

Nil.

LEGISLATIVE REQUIREMENTS

As the proposed creation of easement represents a transaction of an interest in Council land, this decision is required to be dealt with under the *Local Government Act, 1993* (Tas) and requires an Absolute Majority decision of Council.

CONSULTATION

Consultation has occurred between Council officers, TasNetworks and the private developer.

FINANCIAL IMPLICATIONS

Costs associated with the establishment of the easement will be borne by the owner of 40 Pass Road, Rokeby and will not impact on Council's Annual Plan.

RECOMMENDATION:

- A. That Council approves the request from TasNetworks and endorses the creation of an electricity easement over public open space at 85 Vivian Drive, Rokeby.
- B. That all costs associated with the creation of the easement, including compensation as determined by the Valuer-General, Council's legal costs and valuation fee are to be borne by the owner of the land at 40 Pass Road, Rokeby.

NB: An Absolute Majority is required for a decision on this Item

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** In 2007, Council approved a staged development of land at 40 Pass Road, Rokeby.

- 1.2.** The owner has requested Council to approve the creation of an electricity easement in favour of TasNetworks over public open space at 85 Vivian Drive, Rokeby.
- 1.3.** Council approval is required to create an easement on the title for the Council land to formalise the construction and future maintenance of the electricity infrastructure in favour of TasNetworks.

2. REPORT IN DETAIL

- 2.1.** Since 2007, Council has approved a staged subdivision for land at 40 Pass Road, Rokeby.
- 2.2.** TasNetworks on behalf of the owner wrote to Council requesting approval for an electricity easement to be created in favour of TasNetworks for existing electricity infrastructure at 85 Vivian Drive, Rokeby.
- 2.3.** The Council land at 85 Vivian Drive, Rokeby transferred to Council on 26 November 2019 and is dedicated as public open space.
- 2.4.** Council responded to the owner and advised that granting of an easement over Council public land triggers the same statutory requirements as would disposal of land. It is necessary for Council to formally consider the easement creation and that the Valuer General is required to assess whether there is any compensation payable to Council.
- 2.5.** As the easement creation is for a private benefit all costs associated with the creation of the easement on title, it has been Council's long-established practice to require payment of compensation by the owner.
- 2.6.** The owner has agreed to accept all costs associated with the creation of the easement on titles including compensation, valuation costs etc.

3. CONSULTATION

3.1. Community Consultation

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Consultation has occurred between Council officers, TasNetworks and the owner.

3.4. Further Community Consultation

Not applicable.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Nil.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

As the proposed creation of an easement represents a transaction of an interest in Council land, this decision is required to be dealt with under the *Local Government Act, 1993* (Tas) and requires an Absolute Majority decision of Council.

7. FINANCIAL IMPLICATIONS

Costs associated with the establishment of the easement will be borne by the owner and will not impact on Council's Annual Plan and Estimates.

8. ANY OTHER UNIQUE ISSUES

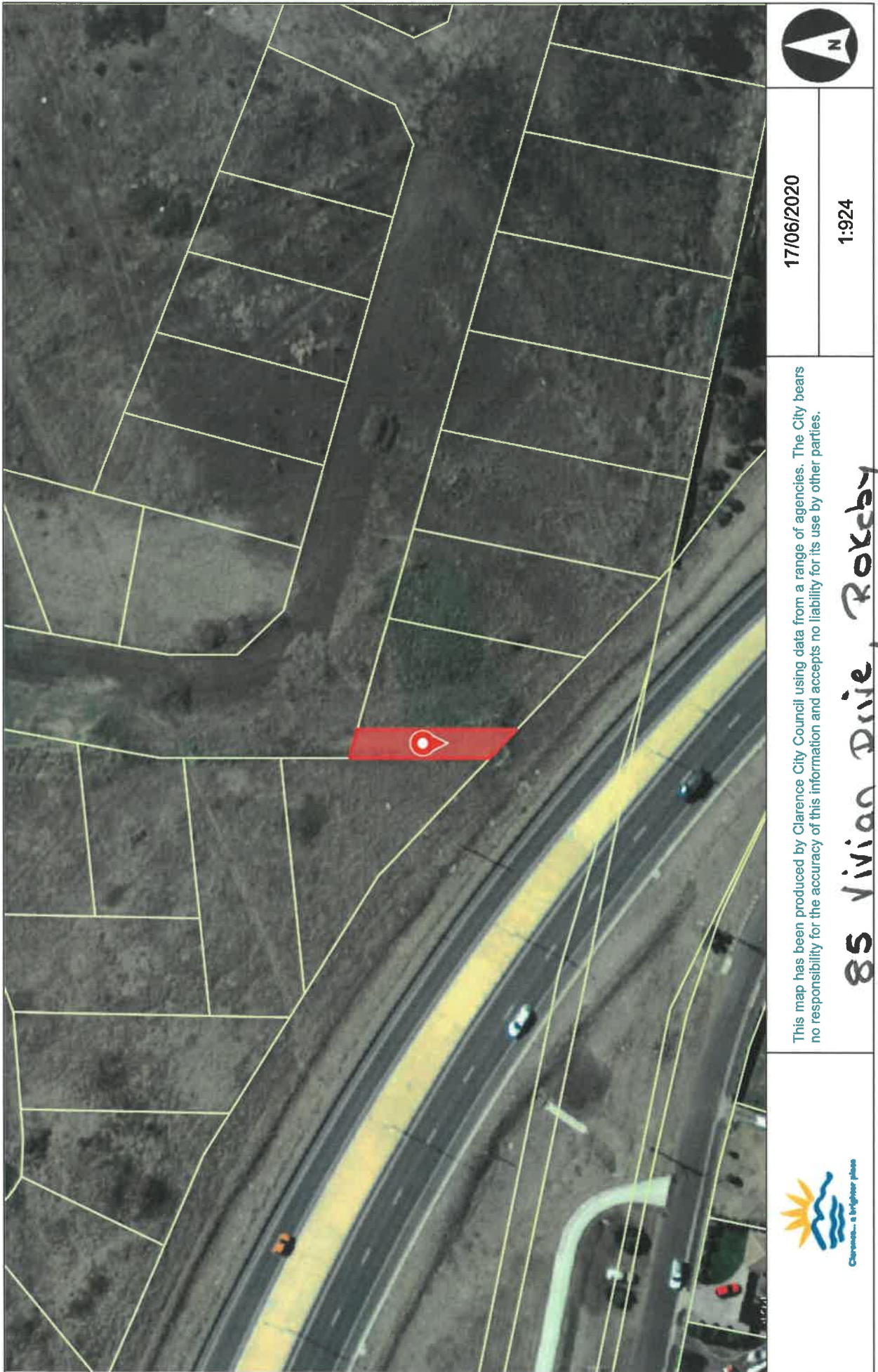
None identified.

9. CONCLUSION

- 9.1.** Council owns public open space at 85 Vivian Drive, Rokeby which was obtained through a subdivision. The owner of 40 Pass Road, Rokeby has developed the public open space providing a walking track and fencing prior to transferring ownership to Council.
- 9.2.** The owner of 40 Pass Road, Rokeby has requested Council approval be given to the creation of an electricity easement in favour of TasNetworks on the title for the Council land for existing electricity infrastructure within the public open space at 85 Vivian Drive, Rokeby.
- 9.3.** The creation of the easement is supported on the basis that the owner pays the compensation and costs associated with the construction of the electricity easement and creation of the easement on title to the satisfaction of TasNetworks.

Attachments: 1. Photograph of Council Land (1)
2. Plan Showing Proposed Easement (1)

Ian Nelson
GENERAL MANAGER



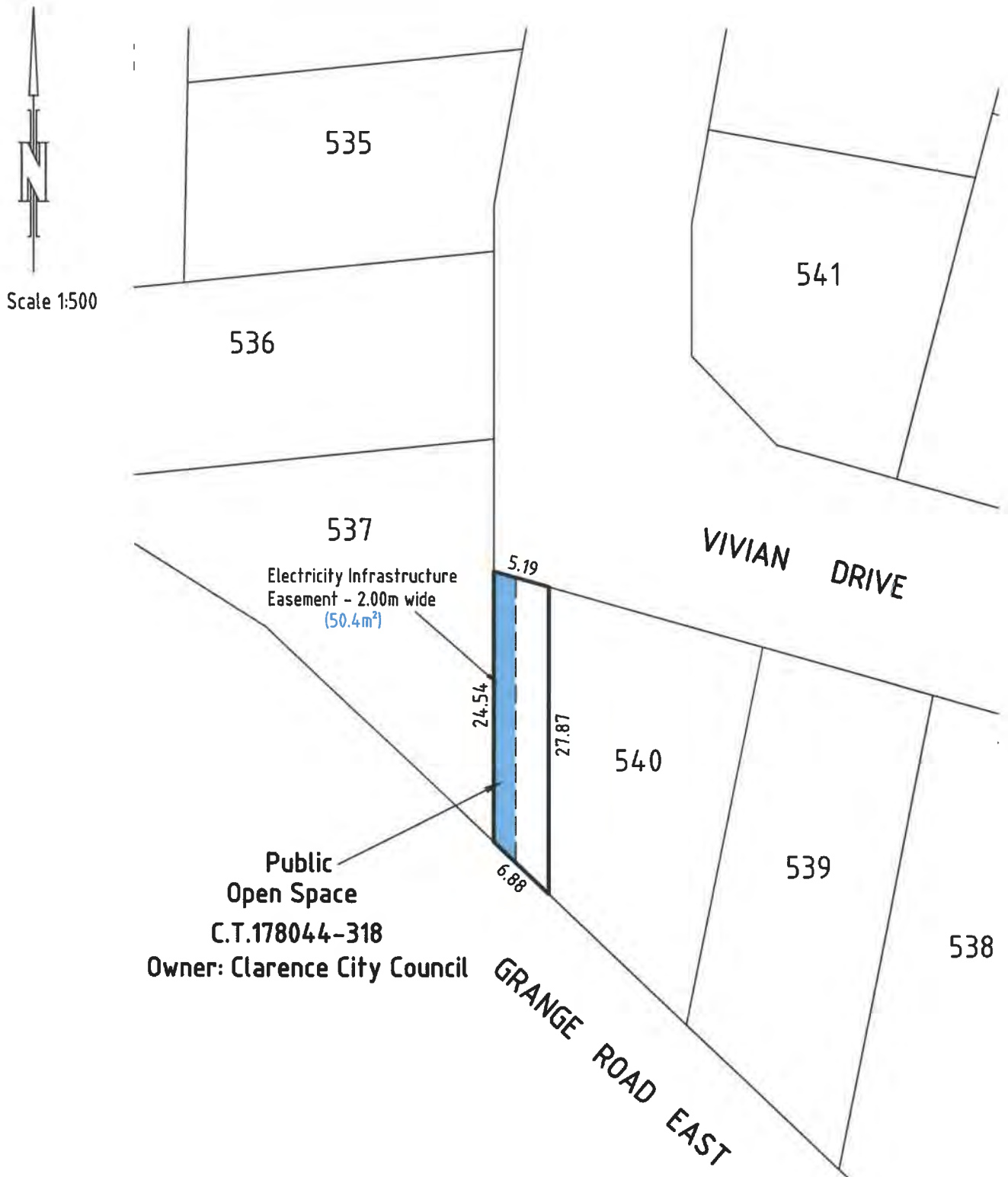
ATTACHMENT 2

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FORM TO THE INSTRUMENT

ANNEXURE PAGE

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NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Version 1

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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 QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Ald Warren

Could we have an update on two significant projects ie Kangaroo Bay and Rosny Hill, as to where they are sitting at the moment?

ANSWER

In relation to the Kangaroo Bay Hotel project we are awaiting for an update from the proponents. We have had some informal contact over the last week to indicate that they are nearing a conclusion and we expect to hear from them formally very shortly. In terms of the Rosny Hill project there was a decision from RMPAT about a week ago, deferring that hearing to a date in August but I don't believe that date has been accurately set. There is a Directions Hearing to be conducted on 15 June.

Ald Walker

1. My question relates to the Roches Beach to Seven Mile Beach coastal walk and I call it a walk even though when you go to the website it talks about it being an easy Mountain bike ride. I would hate to think of the cost of putting a fence along here let alone the degradation to the amenity if it was done. Given that this track is in parts narrower than the handle-bars of a mountain bike and given it is used by a variety of families for walking as well is it appropriate and reasonable that this is a walking and cycling pathway?

ANSWER

Usage of the coastal track has increased significantly during COVID 19. An informal footpad has developed alongside the Roches Beach to Seven Mile Beach coastal track, which has virtually doubled the usable width in some sections. We've also reclaimed back some Council land that was occupied by adjoining residents. This will provide an opportunity to realign a couple of sections of track further away from the cliffs and widen the track.

A budget proposal will be put forward to the Tracks & Trails Advisory Committee as a project for the 2021/22 budget to upgrade, realign and gravel the entire length of track.

Also an alternative route to the narrow section down onto Seven Mile Beach will be constructed in the next 6 months, which will connect to the Acton Creek Track.

While the comment in relation to bike usage of the track is understandable, our coastal tracks are multiuse, with the aim of being inclusive for walkers and casual cyclists. They are not intended for hard core mountain bikers, where the Meehan Range has specific tracks. The sight lines for this track are good and the above-mentioned future widening works will assist with the shared usage.

2. In relation to the role of the Mayor in deputising other Aldermen to fill in for his place at events, I wouldn't wish to be the Mayor and I understand that as a spoil of office it is the Mayor's gift as to how they determine who gets allocated to deputise in what positions but on the basis of transparency what is the downside of listing in the Quarterly Report which Aldermen were deputised to events and what those were?

ANSWER

(Mayor) I am happy to do that. I might add there have not been too many things to deputise over the last months but certainly if it helps my basic policy is if an issue involves business associated with someone being a committee chair then that would be a priority for representation but the first priority of course goes to the Deputy Mayor. I am happy to include a list of those deputisations.

Ald von Bertouch

1. When will the consultation on the revised south arm master plan begin and end?

ANSWER

The consultation on the south arm oval master plan will commence within the next 2 weeks and we are aiming for it to end in July.

Question contd

When in July? How long will the consultation go for?

ANSWER

The consultation is open for a total of five weeks and will conclude on 16 July.

2. What was the cost of the Bellerive pontoon and how much will it cost to transport it to and from the storage site?

ANSWER

The approximate cost of the pontoon including the buoys and consultants is about \$90,000 and the cost to transport the pontoon from the water through to the Council storage facility is approximately \$3,500.

Question contd

Is the transport cost to and from?

ANSWER

That is to the storage facility, when we return the pontoon in October it will be approximately another \$3,500.

Question contd

So that will be every year?

ANSWER

A total of approximately \$7,000 every year.

Ald Peers

1. The security fencing as directed by our insurers at ANZAC Park and Bellerive Bluff, what is happening there?

ANSWER

At the moment we are finalising our documents for contract pricing and they will then go out to contractors to obtain quotations.

2. There are a lot of cars parked on footpaths and I know it has been a difficulty for many people especially women with prams what can we do about it, if anything?

ANSWER

Council Rangers have been patrolling the area and to date have issued three cautions. The situation will continue to be monitored over the next few weeks.

Ald Mulder

1. What progress has there been on the Richmond By-pass and the duplication of the East Derwent Highway through Risdon? We were promised an on-line chat and workshop and I understand the time and the circumstances but I thought we might have squeezed in a little bit of time in the last week or two to get an on-line chat. My fear is that time is slipping away from us on this one.

ANSWER

We will try and provide that information to aldermen as soon as we can on the on-line chat forum.

2. My question relates to a something I have asked a couple of times now in relation to the costing of constructing school road and sealing it properly.

ANSWER

The answer will be provided with the responses to the questions raised as part of the budget review undertaken on 29 May. It will be included in that information which we are hoping to provide by the end of the week.

Ald Kennedy

As the level of traffic movement including heavy vehicles continues to increase through the Seven Mile Beach village and that commences around 6am finishing at best at 7 pm, there remains a few hours during the day when there is very little traffic. Can you please provide details of when traffic assessments in this area are undertaken specifically Traffic Impact Assessments for new developments?

ANSWER

Traffic Impact Assessments are required to be undertaken by qualified professionals. As part of the assessment they obtain peak hour usage of the specific road – looking at both the morning and afternoon peak periods. The professionals also generally ask council's engineers whether we have any historic traffic data which can assist with their assessments.

Ald James

1. With regard to 19 Corinth Street in Howrah, has Council been made aware of any revised plans that were endorsed by RMPAT that have been or are in the process of being provided to Council?

ANSWER

I believe we answered a question similar to this at the last meeting. We are not aware of any revised plans. Revised plans do not go back to RMPAT, they come to Council as the building authority. RMPAT has no involvement beyond the planning permit, this is a building matter. There have been no revised planning nor building plans lodged with Council that we are aware of.

2. Earlier this evening an urgency motion was put and considered does this relate to 1 Cremorne Avenue, Cremorne?

The General Manager advised that he is not at liberty to respond to that question.

Ald Edmunds

1. Could Aldermen have an explanation of the process the Council would have to go through if it was going to trigger the buy-back clause of the Kangaroo Bay land if further extension wasn't granted?

ANSWER

The buy-back clause essentially says that if the developer has not achieved substantial commencement, which is in this case defined as the commencement of in-ground works at the hotel site, by 14 October 2020, then it triggers the buy-back clause. There is no definition as to process around that so Council would need in my view to take advice on how to activate that.

2. Has the Council had any communications or discussions with the Minister for Local Government around an extension to the legislation and procedures around on-line meetings?

ANSWER

The Minister for Local Government has been made aware through regular Mayors' and General Managers' meetings that he has been holding every few weeks, that it is a concern for us. However, the legislation essentially says that from the cessation date of the emergency, sixty days after that the notices that have been issued cease to have effect. We have sixty days after a declaration that the crisis has ceased. At this point the earliest that might possibly be is around mid-July but as we all know anything could happen between now and then and there could simply be a decision to leave the arrangements in place. The short answer is we have sixty days from the cessation date to resume normal Council Meetings, not as I originally thought, an immediate return.

Ald Blomeley

My question relates to the Derwent River ferry project. Following on from the answer provided to my question at the last Council Meeting where we were advised the project has now been transferred to Programming and Delivery and a project manager has been allocated to manage this as part of an integrated approach to urban congestion management, in light of the RACT acknowledging this as one of their top five priorities for the State are we able to provide advice as to where this project, 3 weeks on, is now at?

ANSWER

We have not had any further meetings with the Department of State Growth in that intervening period. Those meetings have been generally following the City Deal functions and noting that DSG officers have been very heavily committed in terms of the COVID-19 response. I can undertake a follow-up and obtain an update.

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 be recorded in the following Agenda.

The Chairman may refuse to accept a question if it does not relate to Council's activities.

The Chairman may require a question without notice to be put in writing. The Chairman, an Alderman or the General Manager may decline to answer a question without notice.

13. CLOSED MEETING

Regulation 15 of the Local Government (Meetings Procedures) Regulations 2015 provides that Council may consider certain sensitive matters in Closed Meeting.

The following matters have been listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015.

13.1 APPLICATIONS FOR LEAVE OF ABSENCE

13.2 TENDER T1361-20 SPINIFEX ROAD, RISDON VALE AND CLINTON ROAD, GEILSTON BAY – ROAD RECONSTRUCTION WORKS

These reports have been listed in the Closed Meeting section of the Council agenda in accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulation 2015 as the detail covered in the report relates to:

- contracts and tenders for the supply of goods and services;
- applications by Aldermen for a Leave of Absence.

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”.