

COUNCIL MEETING
TUESDAY 14 JUNE 2022

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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. ACKNOWLEDGEMENT OF COUNTRY

The Mayor will:

- make the following statement:

“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”.

- recite the Council prayer; and
- advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are livestreamed, audio-visually recorded and published to Council’s website. The meeting is not protected by privilege. A link to the Agenda is available via Council’s website.

2. APOLOGIES

Nil.

3. 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.

4. OMNIBUS ITEMS**4.1 CONFIRMATION OF MINUTES****RECOMMENDATION:**

That the Minutes of the Council Meeting held on 23 May 2022 and the Special Council (Planning Authority) Meeting held on 31 May 2022, as circulated, be taken as read and confirmed.

4.2 MAYOR'S COMMUNICATION**4.3 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
Friends of Tranmere and Droughty Point	
Skylands	
Budget	30 May
Budget Finalisation	
Draft Competition Neutrality and CSO Policy	6 June

RECOMMENDATION:

That Council notes the workshops conducted.

4.4. TABLING OF PETITIONS

(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.

4.5 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.

4.6 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

The Copping Refuse Disposal Site Joint Authority has distributed the Quarterly Summary of its Meetings for the period ending 13 May 2022 (refer Attachment 1).

The Copping Refuse Disposal Site Joint Authority has also distributed its Quarterly Report for the period ending 31 March 2022.

In accordance with Regulation 15 of the Local Government (Meeting Procedures) Regulations 2015 the Report will be tabled in Closed Meeting.

Representative Reporting

- **TASWATER CORPORATION**

- **GREATER HOBART COMMITTEE**

4.7 REPORTS FROM COUNCIL AND SPECIAL COMMITTEES AND OTHER REPRESENTATIVE BODIES



Copping Refuse Disposal Site Joint Authority

13 May 2022

Mr Ian Nelson
General Manager
Clarence City Council
PO Box 96
ROSNY PARK 7018

Mr Robert Higgins
General Manager
Sorell Council
P O Box 126
SORELL 7072

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

Ms Kim Hossack
General Manager
Tasman Council
1713 Main Road
NUBEENA 7184

Dear General Manager

COPPING REFUSE DISPOSAL SITE JOINT AUTHORITY REPORT: March 2022 Quarter

Participating Councils and the Director, Local Government agreed to establish consistent reporting arrangements for the Authority. The following advice regarding matters discussed at recent Authority and Board meetings is now provided for inclusion in your routine report to your Council.

Strategic Planning Workshop

Along with the Board and CEOs of Southern Waste Solutions, the Authority Chair and Deputy Chair participated in the review of the Authority's strategic plan. The outcome of the review has been incorporated in the draft Strategic Plan 2022/23 – 2026/27 which was then considered at the Authority's general meeting on 12 May 2022.

Authority meeting held on 12 May 2022

A site visit at Copping landfill and C Cell site was conducted for all Participating Councils' elected members. Material matters addressed in the open meeting:

- Endorsed the March 2022 Quarterly Report (attached) for distribution to participating councils
- Received a presentation from LMS Energy on waste to energy production
- Received an update on the status of the composting project, and:
 - Resolved to terminate the Early Contractor Involvement contract with COVA Haywards
 - Confirmed its ongoing commitment to assessing the viability of a composting service;
- Resolved to approve a variation to gate fees for Participating Councils in line with their commitment to achieving a more commercial level of gate fees over the coming years, although requesting the CEO to investigate whether this could be achieved over two financial years.
- Approved the Authority's Strategic Plan 2022/23 – 2026/27
- Approved the Business Plan 2022/23 incorporating the Annual Budget 2022/23
- Approved repayment of Clarence City Council's overpaid Gate Fee for \$153,917.92 for the March 2022 quarter
- Endorsed the Board's report on compliance with the Authority's legal and contractual obligations in 2019/20 for distribution to Participating Councils
- Resolved to extend the sub-lease of Lot 4 at Copping landfill site to Stroud Dairy Pty Ltd

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

PO Box 216, New Town, Tasmania 7008

Mobile: +61 0408 253 770 Email: swstas@me.com

ABN: 87 928 486 460

- Resolved to execute an agreement to forego royalties arising from clay to be scraped from Copping landfill site (and later reused on site) as part of the planned implementation of Stage 1B
- Received an update on activities of the Boards of Southern Waste Solutions and C Cell Pty Ltd provided by Board Chair, Dr Christine Mucha.

Matters considered by the Boards of Southern Waste Solutions and C Cell Pty Ltd as Trustee

- Summaries of the material matters considered by both Boards are attached.

Note: As minutes of meetings of the Southern Waste Solutions Board and C Cell Pty Ltd Board are commercial in confidence, it is requested that these be held on file for perusal by Aldermen / Councillors but not tabled at Council meetings.

Yours sincerely



Carolyn Pillans
Secretary

Attachment 1: Quarterly Report to the Authority March 2022

Attachment 2: Summary of SWS Board meetings

Attachment 3: Summary of C Cell Board meetings

Attachment 4: Annual Review of Contractual and Statutory Compliance

4.8 WEEKLY BRIEFING REPORTS

The Weekly Briefing Reports of 23 and 30 May and 6 June 2022 have been circulated to Aldermen.

RECOMMENDATION:

That the information contained in the Weekly Briefing Reports of 23 and 30 May and 6 June 2022 be noted.

5. 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.

5.1 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.

Nil.

5.2 ANSWERS TO QUESTIONS ON NOTICE

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

Nil.

5.3 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.

At Council's Meeting of 23 May Teena Bourne of Rokeby asked the following question.

SAFETY IN TOLLARD DRIVE, ROKEBY

What is going to happen about cars zooming down Tollard Drive? There should have been a roundabout placed at the corner of Tollard Drive, Boyle Street and Tollard Court.

ANSWER

The proposed 2022/23 capital budget includes the first stage of a four year project to reconstruct sections of Tollard Drive, provide safety improvements, as well as improved connectivity with pram ramps and extending the multiuser pathway. If approved, the first stage is design where road safety improvements will be reviewed, including potential roundabouts.

/ contd on page 11...

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

At Council's Meeting of 23 May Patsy Shreeve of Rokeby asked the following question.

FLOODING – JOSEPH STREET, ROKEBY

With the construction at the rear of Joseph Street everytime it rains we get flooded out. Our back yard, our front yard and the cul de sac area gets completely flooded out. Could something be done? There are sandbags but they are not doing much.

ANSWER

Council's subdivision works officer is undertaking an inspection of the subdivision works site and will liaise with the contractor and the developer in relation to their current drainage plan during construction to see what interim improvements are recommended.

5.4 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.

6. DEPUTATIONS BY MEMBERS OF THE PUBLIC
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(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)

7 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:

7.1 DEVELOPMENT APPLICATION PDPLANPMTD-2022/026546 – 155 BLESSINGTON STREET, SOUTH ARM - DWELLING**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for a Dwelling at 155 Blessington Street, South Arm.

RELATION TO PLANNING PROVISIONS

The land is zoned Low Density and subject to the Parking and Sustainable Transport Code, and the Natural Assets Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42-day period which expires with written consent of the applicant on 15 July 2022.

CONSULTATION

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

- Setbacks;
- Overshadowing;
- Loss of Amenity;
- Visual Impact;
- Site Coverage;
- Impacts on adjoining development.

RECOMMENDATION:

A. That the Development Application for Dwelling at 155 Blessington Street, South Arm (CI Ref PDPLANPMTD-2022/026546) be approved subject to the following conditions and advice.

1. GEN AP1 – ENDORSED PLANS.
2. Any works occurring within or near to a waterway must be undertaken generally in accordance with “Wetlands and Waterways Works Manual” (DPIWE, 2003) and “Tasmanian Coastal Works Manual” (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within waterway areas must be avoided.

ADVICE

1. An application for a Plumbing Permit to install an on-site wastewater disposal system must be submitted and approved as part of the Building Application.
 2. A Works in Road Reservation Permit must also be obtained if any proposed works are to be conducted within the road reservation or Council land.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

ASSOCIATED REPORT**1. BACKGROUND**

No relevant background.

2. STATUTORY IMPLICATIONS

- 2.1.** The land is zoned Low Density Residential under the Scheme.
- 2.2.** The proposal is discretionary because it does not meet the Acceptable Solutions under the Scheme.
- 2.3.** The relevant parts of the Planning Scheme are:
 - Section 7.5 – Compliance with Applicable Standards;
 - Section 8.10 – Determining Applications;
 - Section 10 – Low Density Residential Zone; and
 - Section C7.0 – Natural Assets 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 814m² lot with an east to west orientation, with the primary frontage to Blessington Street along the eastern boundary. The only existing structure on the site is one rainwater tank. The site slopes down towards the west where the property backs onto council owned open space along the river foreshore. A waterway and coastal protection area covers the rear of the property, and extends into the site by approximately 10m from the rear boundary.

3.2. The Proposal

The proposal is to construct a new single dwelling with a gross floor area of 236.24m², comprising three bedrooms, a double garage, and patio area. The proposal includes on-site stormwater detention with three 10,000L rainwater tanks, two overflow absorption pits, and an underground concrete tank.

The dwelling will be accessed via a concrete driveway off Blessington Street and will be setback from the frontage by 11.89m. The southern side setback will be 1.05m from the dwelling and 0.99m from the garage. The dwelling will have a northern side setback of 1.48m and a rear (western) boundary setback of 5.15m.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Section 5.6]

“5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.”

4.2. Determining Applications [Section 6.10]

“6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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.

4.3. General Provisions

The Scheme contains a range of General Provisions relating to specific circumstances not controlled through the application of Zone, Code or Specific Area Plan provisions.

There are no General Provisions relevant to the assessment of this proposal.

4.4. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the Low Density Residential Zone, the Parking and Sustainable Transport Code, and the Natural Assets Code with the exception of the following.

Clause 4.6.13 provides an exemption for rainwater tanks. Three rainwater tanks are included in the proposal. However, the proposed setbacks do not comply with the exemption, and therefore require assessment against the Low Density Residential Zone.

Low Density Residential Zone

- **Clause 10.4.3** – the proposed dwelling side setbacks of 1.48m and 0.99m from the north and south boundaries respectively, do not meet the Acceptable Solution of 5m setbacks for all side boundaries. Additionally, the proposed rainwater tanks have a side setback of 0m from the southern boundary, and do not meet the Acceptable Solution.

The proposed variation must be considered pursuant to the Performance Criteria (P2) of Clause 10.4.3 as follows.

Clause	Performance Criteria	Assessment
10.4.3	<p><i>“P2 The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i></p> <p><i>(a) the topography of the site;</i></p>	<p>The site has a relatively gentle slope with an elevation ranging from 14 AHD at the frontage to 11 AHD at the rear of the property and does not pose any restrictions on the siting of the dwelling.</p>
	<p><i>(b) the size, shape and orientation of the site;</i></p>	<p>The site has a total land area of 814m² which is below the minimum lot sizes of 1200m² for the Low-Density Residential Zone making it difficult for the proposal to meet the required side setbacks.</p>
	<p><i>(c) the setbacks of surrounding buildings;</i></p>	<p>The proposed side setbacks are consistent with the surrounding buildings including:</p> <p>153 Blessington Street = 0.9m south setback for outbuilding 151 Blessington Street = 1.5m south setback for dwelling 149 Blessington Street = 1.7m south setback for dwelling.</p> <p>The proposed setbacks of the rainwater tanks are consistent with other developments in the area including 151 and 174 Blessington Street, where rainwater tanks have been positioned less than 1m from side boundaries.</p>
	<p><i>(d) the height, bulk and form of existing and proposed buildings;</i></p>	<p>The height and bulk of the dwelling is consistent with existing buildings in the area.</p>
	<p><i>(e) the existing buildings and private open space areas on the site;</i></p>	<p>The only existing structure on the site is a rainwater tank which does not pose any restrictions on the proposed development. The proposal maintains sufficient private open space on the site.</p>

	<i>(f) sunlight to private open space and windows of habitable rooms on adjoining properties; and</i>	<p>Shadow diagrams were submitted with the application which show that there will be overshadowing of 157 Blessington Street on 21 June. A portion of the private open space along the northern boundary will not receive any sunlight during mid-winter. However, there will be additional private open space to the west of the dwelling that will not be affected by the proposed development.</p> <p>The proposal will prevent sunlight on 21 June to windows of habitable rooms on the northern face of 157 Blessington Street, however, affected habitable rooms have additional windows on the western side which will receive more than 3 hours of sunlight after 12pm.</p>
	<i>(g) the character of development existing on established properties in the area."</i>	The site is surrounded by established lots and the proposed development for a single dwelling which is consistent with the established residential developments in the area.

Low Density Residential Zone

- **Clause 10.4.4** – the proposal has a site coverage of 271.2m², or 33%, and does not meet the Acceptable Solution of 30% site coverage.

The proposed variation must be considered pursuant to the Performance Criteria (P1) of Clause 10.4.4 as follows.

Clause	Performance Criteria	Assessment
10.4.4	<p><i>"P1 The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to:</i></p> <p><i>(a) the topography of the site;</i></p>	The site has relatively gentle slope with an elevation ranging from 14 AHD at the frontage to 11 AHD at the rear of the property and does not pose any restrictions on the siting of the dwelling.

	<i>(b) the capacity of the site to absorb runoff;</i>	A Stormwater Assessment report prepared by GES Geo Environmental Solutions was submitted with the application and reviewed by Council's Development Engineers who are satisfied that the site has capacity to absorb runoff. The proposed stormwater network is shown in the endorsed plans.
	<i>(c) the size and shape of the site;</i>	The lot is 814m ² which is below the minimum lot size of 1200m ² for the Low-Density Residential Zone, and therefore limits the ability to maintain the required site coverage of 30%.
	<i>(d) the existing buildings and any constraints imposed by existing development;</i>	The only existing structure on the site is a rainwater tank which does not pose any restrictions on the proposed development.
	<i>(e) the provision for landscaping and private open space;</i>	The proposal provides sufficient open space to the north and west of the dwelling.
	<i>(f) the need to remove vegetation; and</i>	The existing vegetation is limited to small shrubs and ground covers along the fence lines, with no trees on the site. The proposal will not require significant vegetation removal.
	<i>(g) the site coverage of adjacent properties."</i>	<p>The adjacent property of 153 Blessington Street is of a similar size and has an estimated site coverage of 26%.</p> <p>The adjacent property at 157 Blessington Street is larger by 233m² and has an approximate site coverage of 19%.</p> <p>However, the proposed site coverage is comparable to other dwellings in the area, such as 151 Blessington Street, which has a site coverage of 39.5%.</p>

Natural Assets Code

- **Clause C7.6.1** – the proposal involves buildings and works within a Waterway and Coastal Protection Area. As the property is not subject to a building area on the Sealed Plan, the proposal cannot meet the Acceptable Solution.

The proposed variation must be considered pursuant to the Performance Criteria P1.1 of Clause C7.6.1 as follows.

Clause	Performance Criteria	Assessment
C7.6.1	<p><i>“P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</i></p> <p><i>(a) impacts caused by erosion, siltation, sedimentation and runoff;</i></p>	<p>The applicant advised that a sediment barrier will be in place during construction to mitigate any potential impacts caused by erosion, siltation, sedimentation, and runoff during construction. This is shown in the endorsed plans. The proposed works also include an on-site stormwater retention network, as shown in the endorsed plans.</p>
	<p><i>(b) impacts on riparian or littoral vegetation;</i></p>	<p>Not applicable, there is no riparian or littoral vegetation within the vicinity of the proposed works.</p>
	<p><i>(c) maintaining natural streambank and streambed condition, where it exists;</i></p>	<p>Not applicable, the proposed development would not have an impact on streambank and streambed conditions.</p>
	<p><i>(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;</i></p>	<p>Not applicable. There is no in-stream natural habitat within proximity of the proposed development.</p>
	<p><i>(e) the need to avoid significantly impeding natural flow and drainage;</i></p>	<p>The proposed development will not significantly impede natural flow and drainage as the runoff generated on-site will be collected in on-site stormwater retention network.</p>
	<p><i>(f) the need to maintain fish passage, where known to exist;</i></p>	<p>Not applicable, there is no fish passage within proximity of the proposed development.</p>
	<p><i>(g) the need to avoid land filling of wetlands;</i></p>	<p>Not applicable, no landfilling of wetlands is proposed as part of the works.</p>

	<i>(h) the need to group new facilities with existing facilities, where reasonably practical;</i>	Not applicable, there are no existing facilities or services connected to the site.
	<i>(i) minimising cut and fill;</i>	Minimal cut and fill is proposed as part of the works but would be limited to the areas required for construction and access. The proposed dwelling has a raised timber floor where possible to reduce the amount of cut and fill required.
	<i>(j) building design that responds to the particular size, shape, contours or slope of the land;</i>	The dwelling has been designed with a split level to follow the slope and contours of the site.
	<i>(k) minimising impacts on coastal processes, including sand movement and wave action;</i>	The proposed dwelling will not affect coastal processes including sand movement and wave action.
	<i>(l) minimising the need for future works for the protection of natural assets, infrastructure and property;</i>	The proposed development does not increase the need for future works for the protection of natural assets, infrastructure and property.
	<i>(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and</i>	The proposed development would be constructed in accordance with the Wetlands and Waterway Works Manual as noted on the plans. A permit condition is recommended.
	<i>(n) the guidelines in the Tasmanian Coastal Works Manual.”</i>	The proposed works would be constructed in accordance with the Tasmanian Coastal Works Manual as noted on the plans. A permit condition is recommended.

5. REPRESENTATION ISSUES

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

5.1. Overshadowing

Concerns were raised regarding the overshadowing of the adjacent property and the private open space.

- **Comment**

As discussed under Performance Criteria P2 of Clause 10.4.3 A2, relating to side setbacks, the applicant provided shadow diagrams for 21 June. The shadow diagrams were reviewed and deemed accurate and sufficient to adequately address the requirements of the Scheme.

The proposal will prevent sunlight to the windows along the northern elevation on 21 June, and a portion of the private open space of 157 Blessington Street. However, there will be over 50m² of private open space to the west of the dwelling which will be unaffected by the development. Additionally, the habitable rooms affected by overshadowing have additional windows on the western elevation which will receive over three hours of sunlight after 12pm.

5.2. Noise

Concerns were raised regarding the potential noise associated with pool and water tank pumps, and the recreational noise associated with the swimming pool.

- **Comment**

There are no noise standards under the Scheme for domestic pumps or recreational noise. The surrounding area is characterised by residential developments with water tanks, and the proposal is consistent with the other dwellings in the area. Therefore, it is considered that the proposal will not cause unreasonable noise disturbance, and this issue is not of determining weight.

5.3. Visual Impact

Concerns were raised regarding the visual impact of the proposed rainwater tanks along the southern boundary.

- **Comment**

The proposal includes three 10,000L rainwater tanks, as the property does not have connection to public water services. As previously discussed, the proposed tanks do not meet the exemption under Clause 4.6.13 and have been assessed against the Performance Criteria of Clause 10.4.3.

5.4. Site Coverage

Concerns were raised regarding the site coverage exceeding the standard 30%.

- **Comment**

As previously discussed under the assessment of Clause 10.4.4, the site area is below minimum lot size for Low Density Residential Zone, and the proposal is considered consistent with other developments in the area.

5.5. Impacts on Adjoining Development

Concerns were raised that the proposal will impact on the ability for any future development on adjoining lots to comply with the standards of the Scheme. Specifically, with the proposed side setbacks it may be difficult for adjoining developments to avoid overshadowing habitable rooms of the proposed dwelling.

- **Comment**

As Council does not currently have any applications for proposed development on the adjoining properties, no comment can be made as to the potential impacts of any future developments.

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 2021-2031 or any other relevant Council policy.

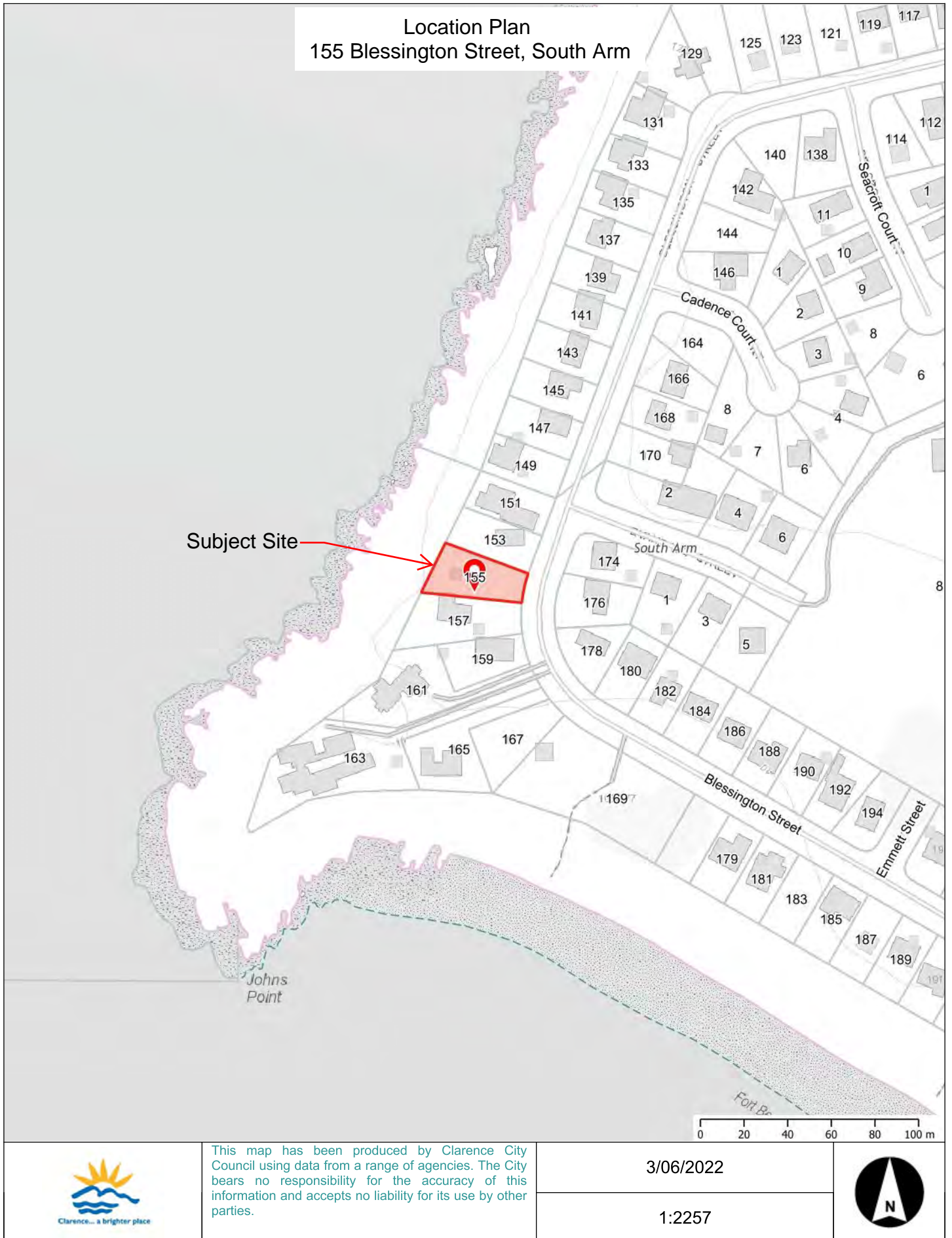
9. CONCLUSION

The proposal is for a single dwelling at 155 Blessington Street, South Arm. The proposal satisfies the relevant requirements of the Scheme and is recommended for conditional approval.

Attachments: 1. Location Plan (1)
2. Proposal Plan (9)
3. Site Photo (1)

Ross Lovell
MANAGER CITY PLANNING

Attachment 1



Attachment 2
Proposal Plans
155 Blessington St, South Arm

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 014.
2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
5. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION". T.P. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLICATION FROM THE TIMBER PROMOTION COUNCIL "TIMBER DECKS - DESIGN AND CONSTRUCTION MANUAL".
6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
7. PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3500.2 AND AS 3500.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL ABLUTIONS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".
8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
9. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE AND AS 3786 "SMOKE ALARMS".
10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION". WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".
11. MIN. R5.1 INSULATION TO CEILING. MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

SITE DATA:

LAND TITLE REF. No. : LOT 101 ON SEALED PLAN 63486
CLIMATE ZONE : ZONE 7
DESIGN WIND SPEED : N3
SOIL CLASSIFICATION : S
BAL RATING : BAL-LOW

BUILDING AREAS:

DWELLING : 236.24m²
DECK + STAIRS : 80.46m²

TOTAL : 316.7m²

SITE COVERAGE:

LOT SIZE : 814.4m²
TOTAL FOOTPRINT : 316.7m²
SITE COVERAGE : 38.89%

PROPOSED PAVED
(PERVIOUS) PATIO +
STAIRS (80.46m²)

SWIM SPA WITH
SAND TYPE FILTER

RESERVE

1.5m² x 1.0m DEEP GRAVEL FILLED
ABSORPTION PIT FOR SPA.

1.5m² x 1.0m(1.5m³) DEEP GRAVEL
FILLED ABSORPTION PIT FOR
DISPERSION OF UNDERFLOW FROM
TANKS AND OVERFLOW.

BRICK HOUSE

3m² x 0.5m x 1m(1.5m³) DEEP GRAVEL
FILLED ABSORPTION PIT FOR
DISPERSION OF UNDERFLOW FROM
TANK AND OVERFLOW.

PAVED (PERVIOUS)
PATIO

RETENTION
TANK

PROPOSED DWELLING
(236.24m²)
GF FFL - 11.70
UF FFL - 13.00

LOT 101 ON SEALED PLAN 63486
814.4 m²

CONCRETE DRIVEWAY

ABSORPTION
BED

10000L
POLY
TANK

10000L
POLY
TANK

10000L
POLY
TANK

TANK O/F

STORMWATER

FOR STORMWATER PERFORMANCE SOLUTION REPORT
REFER GEO-ENVIRONMENTAL SOLUTIONS STORMWATER
ASSESSMENT DATED FEBRUARY 2022

ON-SITE WASTE WATER

FOR ON-SITE WASTE WATER ASSESSMENT REFER GEO-
ENVIRONMENTAL SOLUTIONS ASSESSMENT DATED
FEBRUARY 2022

SITE PLAN

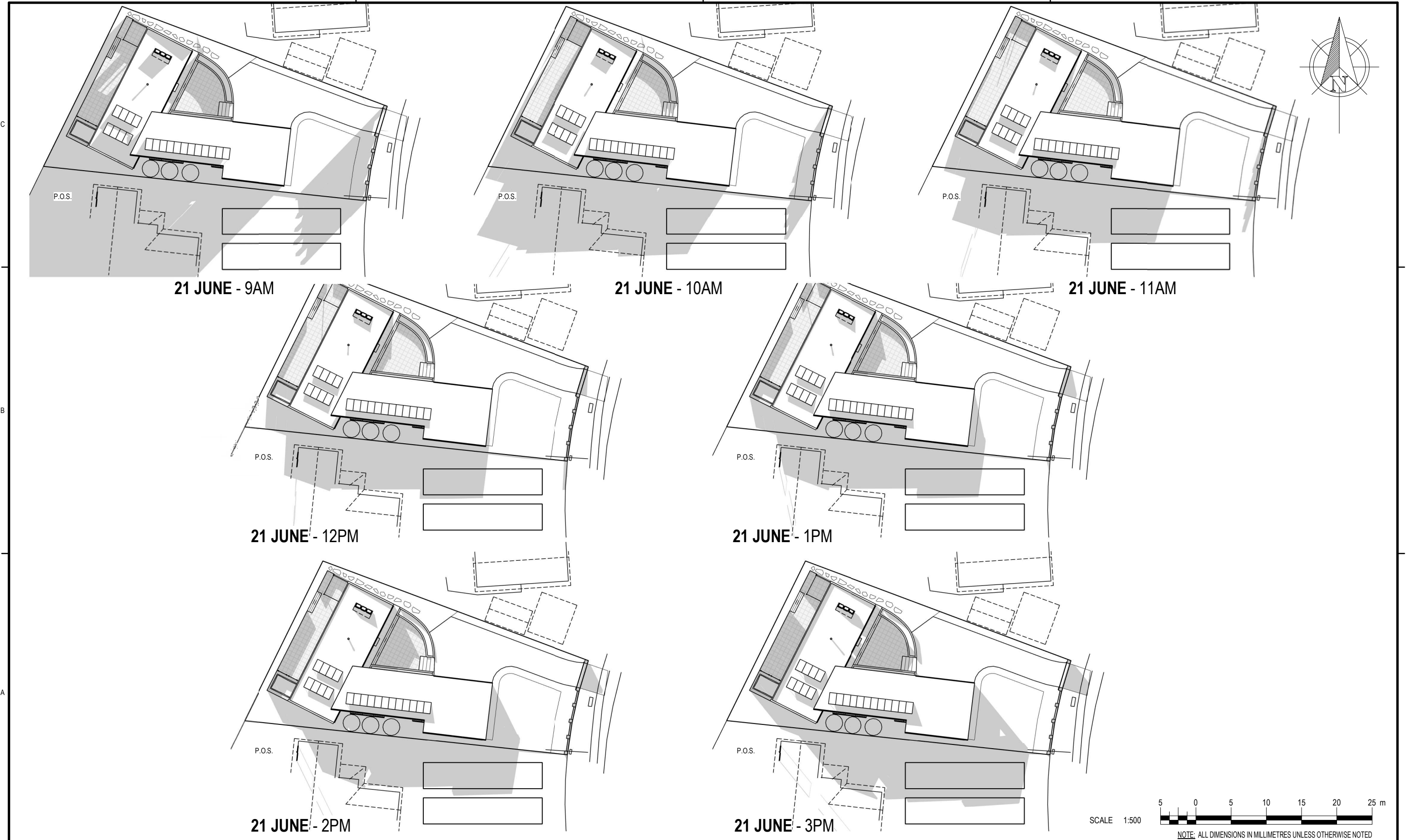
SCALE 1 : 200 @ A3

SCALE 1:200

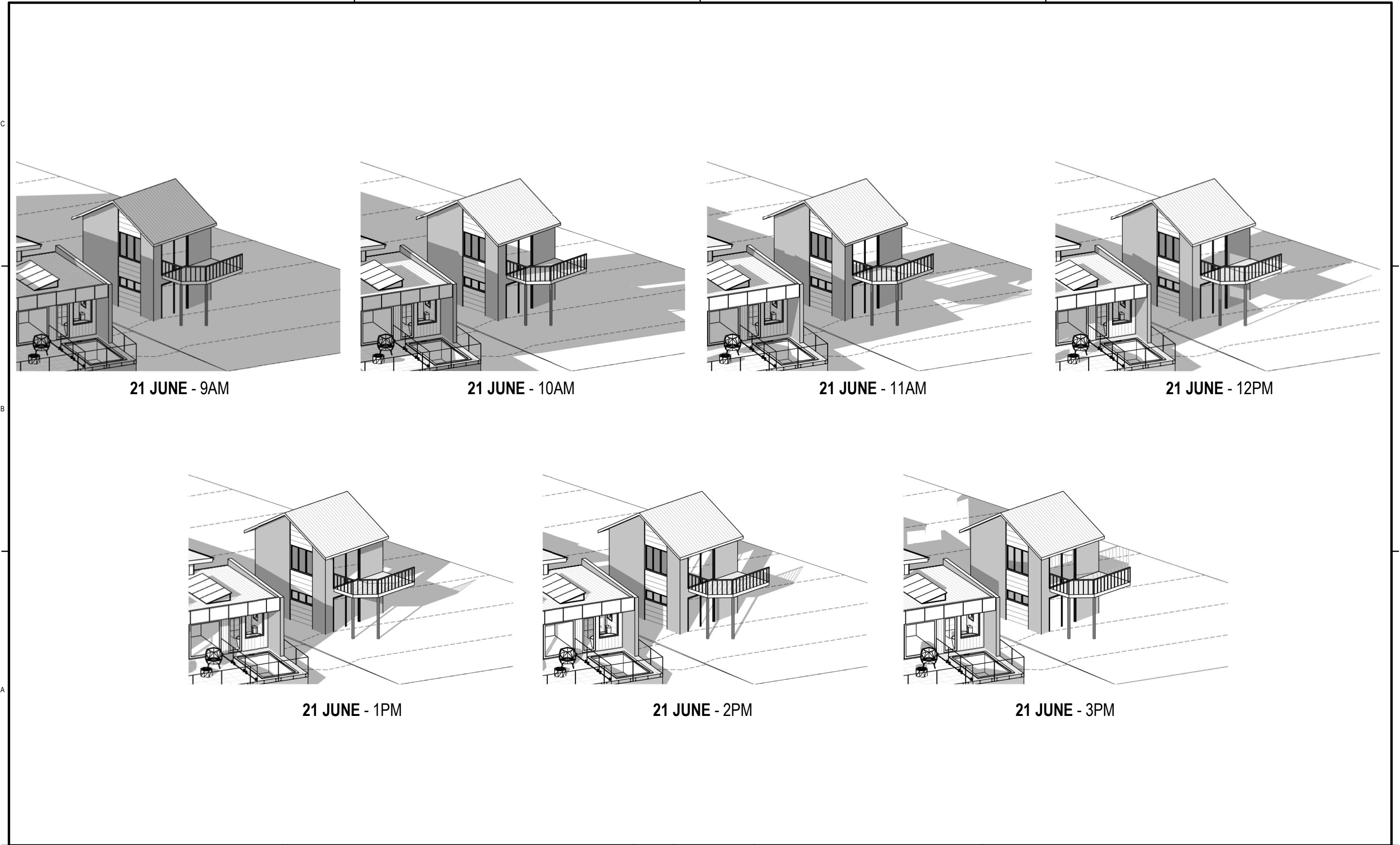


NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

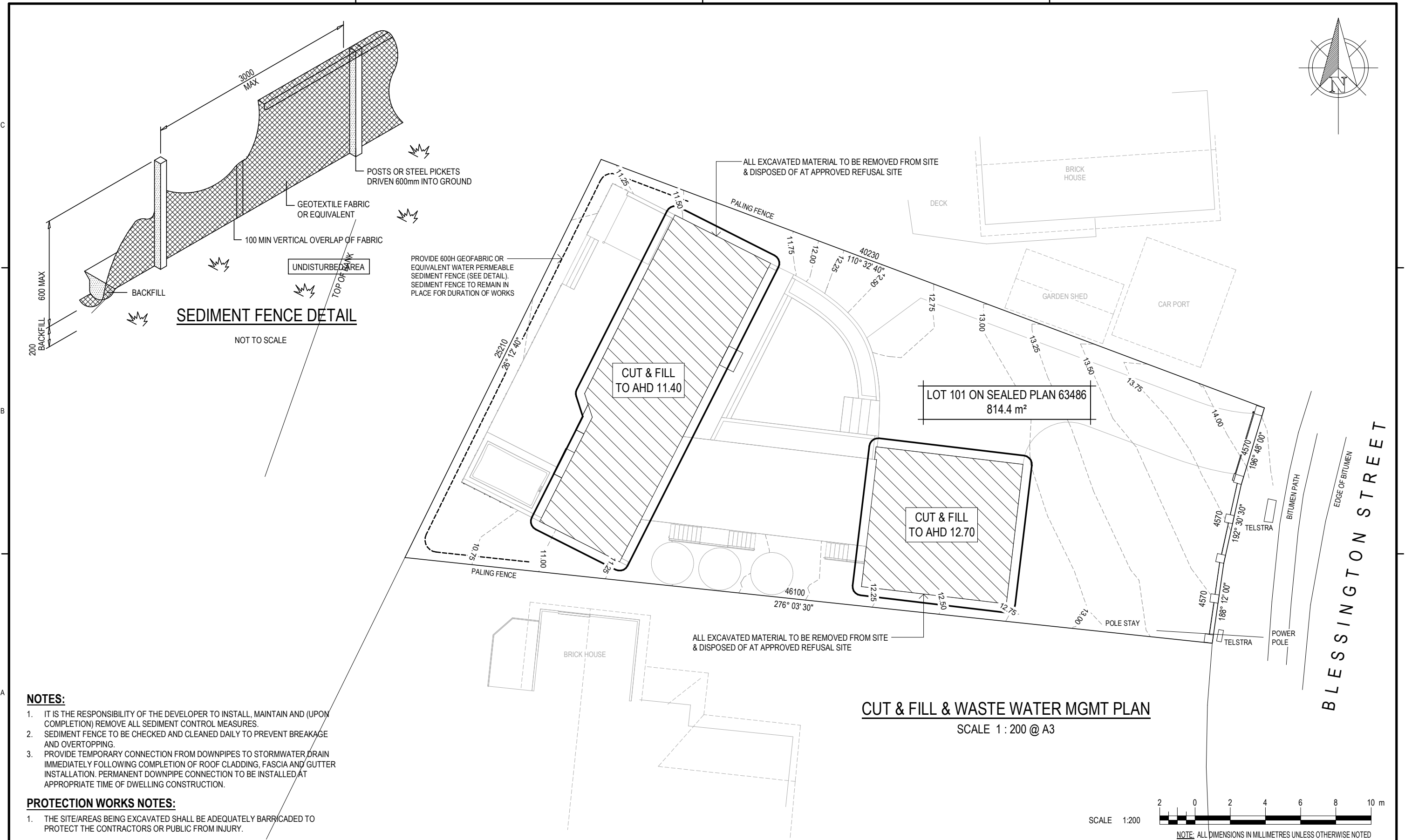
REV.			DESCRIPTION		REFERENCE		DESIGNED		R. SMEEKES		SMEEKES DRAFTING PTY LTD					CLIENT				R. SMEEKES & K. HUIZING					
1			ISSUED FOR DEVELOPMENT APPROVAL		15-03-2022		DRAWN		J. GAYLOR		<div><p>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</p></div> <div><p>ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com Building Designer Licence Nos. 723026951, 861284073 & 402845150</p></div>					TITLE				PROPOSED DWELLING					
2			RE-ISSUED FOR DEVELOPMENT APPROVAL		31-03-2022		CHECKED		R. SMEEKES							155 BLESSINGTON STREET, SOUTH ARM TAS 7022									
3			RE-ISSUED FOR DEVELOPMENT APPROVAL		21-04-2022															NEIGHBOURING PROPERTY					
4			RE-ISSUED FOR DEVELOPMENT APPROVAL		09-05-2022																				
						REFER TO COVER SHEET DRG-000						DRG No.		SMEEKES		SHT.		001		SCALE		1 : 200		A3	



REV.			DESCRIPTION			REFERENCE			DESIGNED		R. SMEEKES		CLIENT					R. SMEEKES & K. HUIZING											
1			ISSUED FOR DEVELOPMENT APPROVAL			15-03-2022			DRAWN		J. GAYLOR		<div><div>SMEEKES DRAFTING PTY LTD</div><div>ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com Building Designer Licence Nos. 723026951, 861284073 & 402845150</div></div>					TITLE					PROPOSED DWELLING 155 BLESSINGTON STREET, SOUTH ARM TAS 7022 NEIGHBOURING PROPERTY SHADOW DIAGRAMS						
2			RE-ISSUED FOR DEVELOPMENT APPROVAL			31-03-2022			CHECKED		R. SMEEKES																		
3			RE-ISSUED FOR DEVELOPMENT APPROVAL			21-04-2022																							
4			RE-ISSUED FOR DEVELOPMENT APPROVAL			09-05-2022																							
						REFER TO COVER SHEET DRG-000					BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		DRG No.					SMEEKES		SHT.		001S		SCALE		1 : 500		A3	



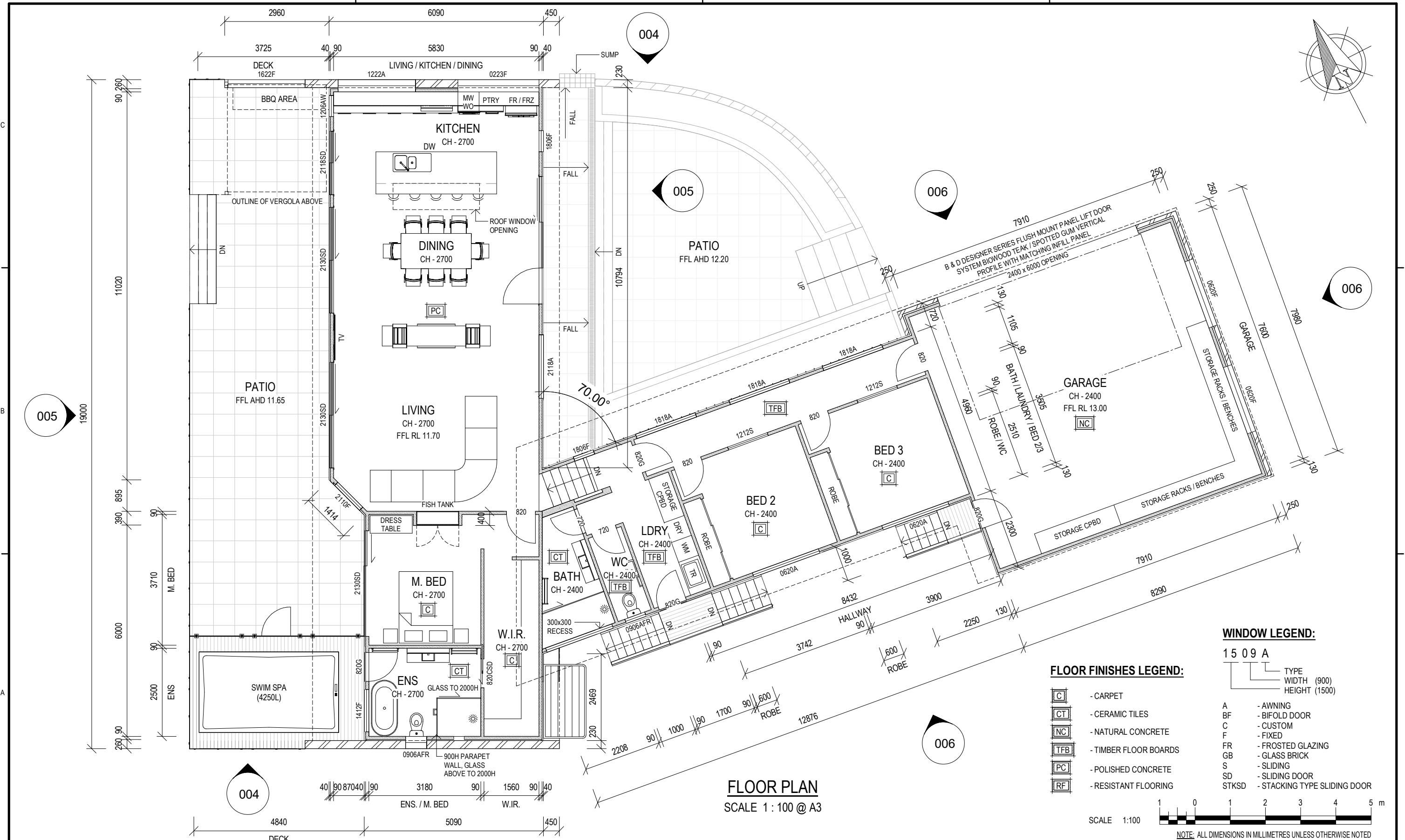
REV.		DESCRIPTION	REFERENCE	DESIGNED	R. SMEEKES	SMEEKES DRAFTING PTY LTD  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone: (03) 6234 6185 Email: admin@smeekestdrafting.com Website: www.smeekestdrafting.com Building Designer Licence Nos. 723026951, 861284073 & 402845150	CLIENT	R. SMEEKES & K. HUIZING			
				DRAWN	J. GAYLOR			TITLE	PROPOSED DWELLING			
				CHECKED	R. SMEEKES			DRG No.	SMEEKES		SHT.	001SN
1	ISSUED FOR DEVELOPMENT APPROVAL		15-03-2022					155 BLESSINGTON STREET, SOUTH ARM TAS 7022 NEIGHBOURING PROPERTY 157 BLESSINGTON STREET SHADOW ORTHOGRAPHICS				
2	RE-ISSUED FOR DEVELOPMENT APPROVAL		31-03-2022									
3	RE-ISSUED FOR DEVELOPMENT APPROVAL		21-04-2022									
4	RE-ISSUED FOR DEVELOPMENT APPROVAL		09-05-2022									
				REFER TO COVER SHEET DRG-000								



- NOTES:**
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL, MAINTAIN AND (UPON COMPLETION) REMOVE ALL SEDIMENT CONTROL MEASURES.
 - SEDIMENT FENCE TO BE CHECKED AND CLEANED DAILY TO PREVENT BREAKAGE AND OVERTOPPING.
 - PROVIDE TEMPORARY CONNECTION FROM DOWNPIPES TO STORMWATER DRAIN IMMEDIATELY FOLLOWING COMPLETION OF ROOF CLADDING, FASCIA AND GUTTER INSTALLATION. PERMANENT DOWNPIPE CONNECTION TO BE INSTALLED AT APPROPRIATE TIME OF DWELLING CONSTRUCTION.

- PROTECTION WORKS NOTES:**
- THE SITE/AREAS BEING EXCAVATED SHALL BE ADEQUATELY BARRICADED TO PROTECT THE CONTRACTORS OR PUBLIC FROM INJURY.

REV.			DESCRIPTION			REFERENCE			DESIGNED		R. SMEEKES		CLIENT					R. SMEEKES & K. HUIZING							
1			ISSUED FOR DEVELOPMENT APPROVAL			15-03-2022			DRAWN		J. GAYLOR		TITLE					PROPOSED DWELLING							
2			RE-ISSUED FOR DEVELOPMENT APPROVAL			31-03-2022			CHECKED		R. SMEEKES												155 BLESSINGTON STREET, SOUTH ARM TAS 7022		
3			RE-ISSUED FOR DEVELOPMENT APPROVAL			21-04-2022			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		 ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com Building Designer Licence Nos. 723026951, 861284073 & 402845150		CUT & FILL & WASTE WATER MANAGEMENT PLAN					DRG No.		SHEET		SCALE			
4			RE-ISSUED FOR DEVELOPMENT APPROVAL			09-05-2022																		REFER TO COVER SHEET DRG-000	



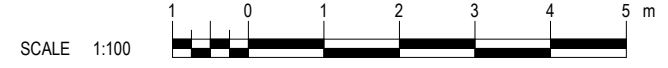
WINDOW LEGEND:

1509A	TYPE
1509A	WIDTH (900)
1509A	HEIGHT (1500)

FLOOR FINISHES LEGEND:

[C]	- CARPET
[CT]	- CERAMIC TILES
[NC]	- NATURAL CONCRETE
[TFB]	- TIMBER FLOOR BOARDS
[PC]	- POLISHED CONCRETE
[RF]	- RESISTANT FLOORING

A	- AWNING
BF	- BIFOLD DOOR
C	- CUSTOM
F	- FIXED
FR	- FROSTED GLAZING
GB	- GLASS BRICK
S	- SLIDING
SD	- SLIDING DOOR
STKSD	- STACKING TYPE SLIDING DOOR



NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

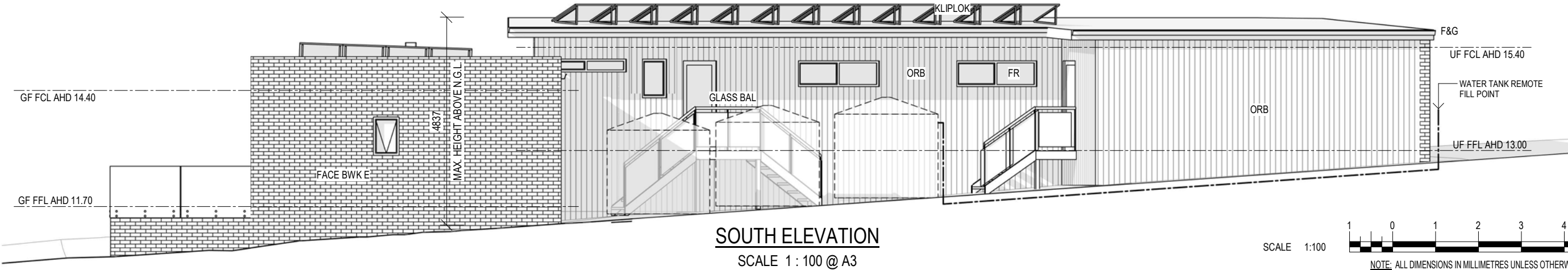
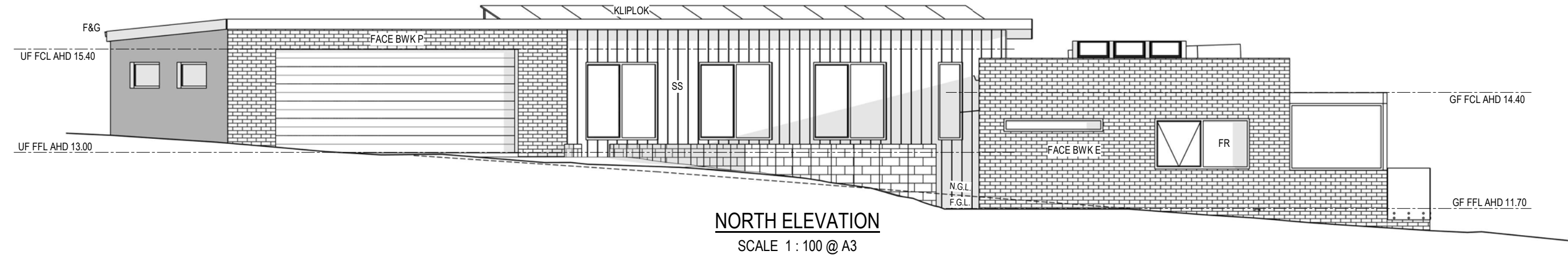
REV.			DESCRIPTION			REFERENCE			DESIGNED		R. SMEEKES		CLIENT					R. SMEEKES & K. HUIZING									
1			ISSUED FOR DEVELOPMENT APPROVAL			15-03-2022			DRAWN		J. GAYLOR		<div><div>SMEEKES DRAFTING PTY LTD</div><div><div><div>BDAA</div><div>BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA</div></div><div><div><div>ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone: (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com Building Designer Licence Nos. 723026951, 861284073 & 402845150</div></div></div></div></div>					TITLE					PROPOSED DWELLING 155 BLESSINGTON STREET, SOUTH ARM TAS 7022 NEIGHBOURING PROPERTY FLOOR PLAN				
2			RE-ISSUED FOR DEVELOPMENT APPROVAL			31-03-2022			CHECKED		R. SMEEKES																
3			RE-ISSUED FOR DEVELOPMENT APPROVAL			21-04-2022																					
4			RE-ISSUED FOR DEVELOPMENT APPROVAL			09-05-2022			REFER TO COVER SHEET DRG-000					DRG No.		SMEEKES		SHT.		003		SCALE		A3			

STAIRS / HANDRAIL NOTES:

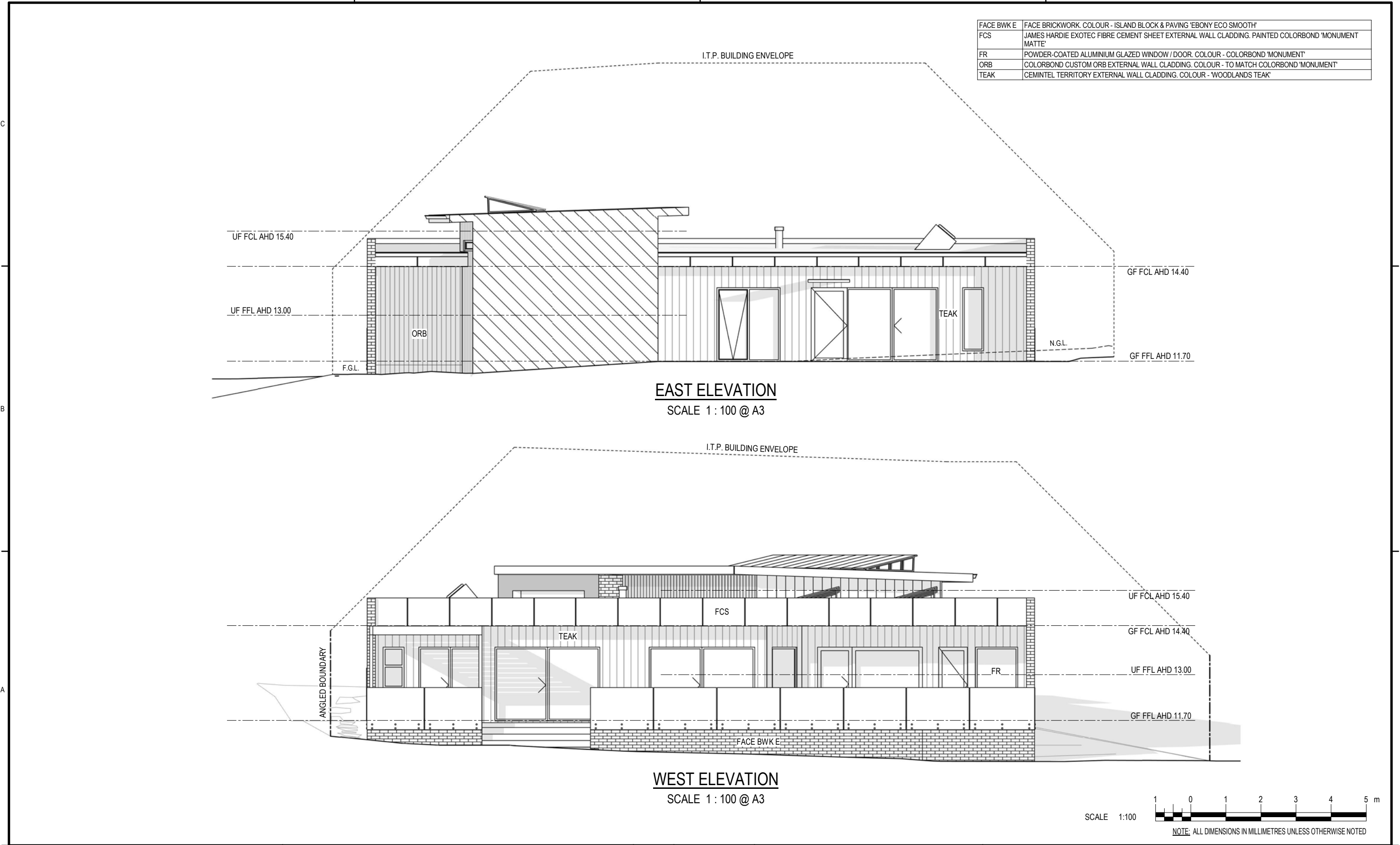
1. CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.

RISER (R)MAX. 190 - MIN. 115GOING (G)MAX. 355 - MIN. 240SLOPE RELATIONSHIP2R + GMAX. 700 - MIN. 550
4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.

F&G	COLORBOND METAL FASCIA & GUTTER SYSTEM. COLOUR - TO MATCH COLORBOND 'MONUMENT'
FACE BWK E	FACE BRICKWORK. COLOUR - ISLAND BLOCK & PAVING 'EBONY ECO SMOOTH'
FACE BWK P	FACE BRICKWORK. COLOUR - ISLAND BLOCK & PAVING 'PEARL ECO SMOOTH'
FR	POWDER-COATED ALUMINIUM GLAZED WINDOW / DOOR. COLOUR - COLORBOND 'MONUMENT'
GLASS BAL	GLASS BALUSTRADE. MIN. 1000H IN ACCORDANCE WITH THE REQUIREMENTS OF BCA PART 3.9.2 & AS 1288
KLIPOK	COLORBOND KLIPOK 406 ROOF SHEETING. COLOUR - TO MATCH COLORBOND 'MONUMENT'
ORB	COLORBOND CUSTOM ORB EXTERNAL WALL CLADDING. COLOUR - TO MATCH COLORBOND 'MONUMENT'
SS	STRUCTUUR 'SNAPLOCK' 260 PAN WIDTH, 25mm RIB. COLOUR - COLORBOND MATTE FINISH 'MONUMENT'



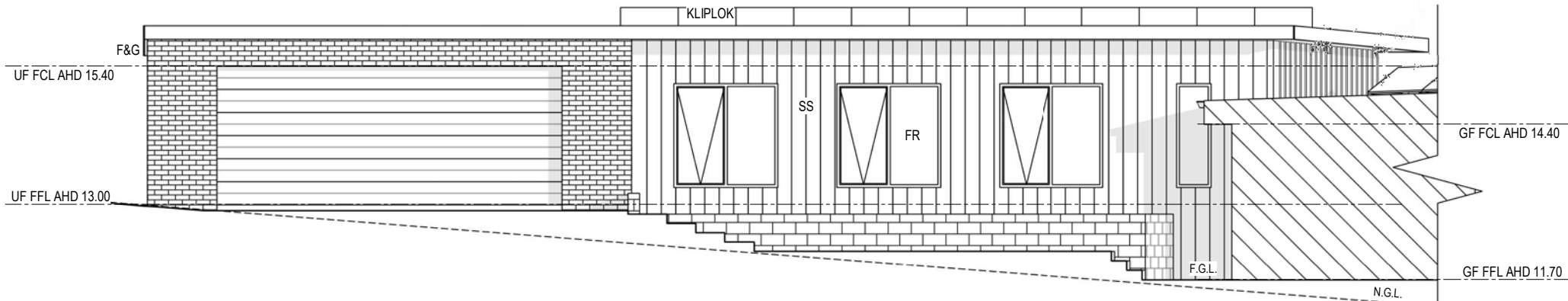
REV.		DESCRIPTION	REFERENCE	DESIGNED	R. SMEEKES	SMEEKES DRAFTING PTY LTD  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone: (03) 6234 6185 Email: admin@smeekestdrafting.com Website: www.smeekestdrafting.com Building Designer Licence Nos. 723026951, 861284073 & 402845150	CLIENT	R. SMEEKES & K. HUIZING			
1	ISSUED FOR DEVELOPMENT APPROVAL	15-03-2022	REFER TO COVER SHEET DRG-000	DRAWN	TITLE							
2	RE-ISSUED FOR DEVELOPMENT APPROVAL	31-03-2022		R. SMEEKES	PROPOSED DWELLING							
3	RE-ISSUED FOR DEVELOPMENT APPROVAL	21-04-2022			155 BLESSINGTON STREET, SOUTH ARM TAS 7022							
4	RE-ISSUED FOR DEVELOPMENT APPROVAL	09-05-2022			NEIGHBOURING PROPERTY ELEVATIONS 1 OF 3							
							DRG No.	SMEEKES	SHT.	004	SCALE 1 : 100	A3



REV.	DESCRIPTION	REFERENCE	DESIGNED	R. SMEEKES	SMEEKES DRAFTING PTY LTD  BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	CLIENT	R. SMEEKES & K. HUIZING				
1	ISSUED FOR DEVELOPMENT APPROVAL	15-03-2022	DRAWN	J. GAYLOR		TITLE	PROPOSED DWELLING				
2	RE-ISSUED FOR DEVELOPMENT APPROVAL	31-03-2022	CHECKED	R. SMEEKES		155 BLESSINGTON STREET, SOUTH ARM TAS 7022 NEIGHBOURING PROPERTY ELEVATIONS 2 OF 3					
3	RE-ISSUED FOR DEVELOPMENT APPROVAL	21-04-2022									
4	RE-ISSUED FOR DEVELOPMENT APPROVAL	09-05-2022									
REFER TO COVER SHEET DRG-000						DRG No.	SMEEKES	SHT.	005	SCALE	A3
									1 : 100		

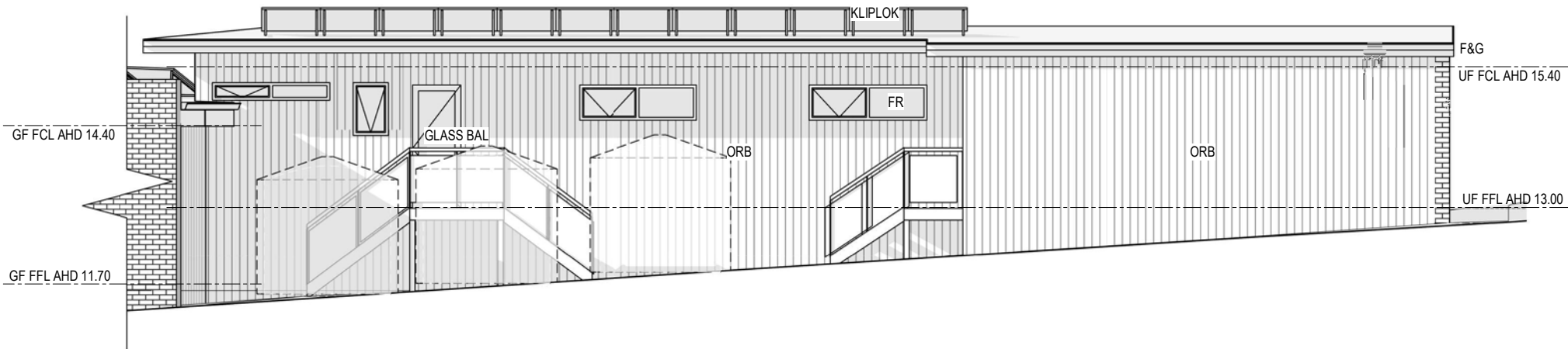
STAIRS / HANDRAIL NOTES:

1. CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.
RISER (R) MAX. 190 - MIN. 115
GOING (G) MAX. 355 - MIN. 240
SLOPE RELATIONSHIP
2R + G MAX. 700 - MIN. 550
4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.

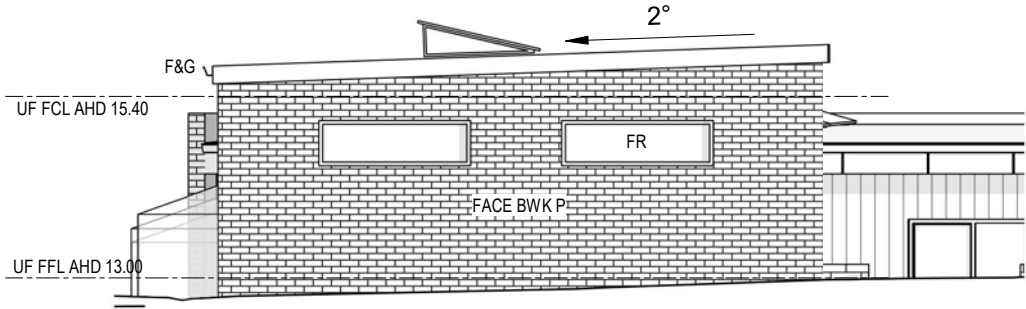


F&G	COLORBOND METAL FASCIA & GUTTER SYSTEM. COLOUR - TO MATCH COLORBOND 'MONUMENT'
FACE BWK P	FACE BRICKWORK. COLOUR - 'ISLAND BLOCK & PAVING' 'PEARL ECO SMOOTH'
FR	POWDER-COATED ALUMINIUM GLAZED WINDOW / DOOR. COLOUR - COLORBOND 'MONUMENT'
GLASS BAL	GLASS BALUSTRADE. MIN. 1000H IN ACCORDANCE WITH THE REQUIREMENTS OF BCA PART 3.9.2 & AS 1288
KLIPLOK	COLORBOND KLIPLOK 406 ROOF SHEETING. COLOUR - TO MATCH COLORBOND 'MONUMENT'
ORB	COLORBOND CUSTOM ORB EXTERNAL WALL CLADDING. COLOUR - TO MATCH COLORBOND 'MONUMENT'
SS	STRUCTUUR 'SNAPLOCK' 260 PAN WIDTH, 25mm RIB. COLOUR - COLORBOND MATTE FINISH 'MONUMENT'

NORTH ELEVATION 2
SCALE 1 : 100 @ A3



SOUTH ELEVATION 2
SCALE 1 : 100 @ A3



WEST ELEVATION 2
SCALE 1 : 100 @ A3



REV.	DESCRIPTION	REFERENCE	DESIGNED	R. SREEKES	SMEEKES DRAFTING PTY LTD	CLIENT	R. SREEKES & K. HUIZING
1	ISSUED FOR DEVELOPMENT APPROVAL	15-03-2022	DRAWN	J. GAYLOR	ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone: (03) 6234 6185 Email: admin@smeekestdrafting.com Website: www.smeekestdrafting.com	TITLE	PROPOSED DWELLING
2	RE-ISSUED FOR DEVELOPMENT APPROVAL	31-03-2022	CHECKED	R. SREEKES	Building Designer Licence Nos. 723026951, 861284073 & 402845150		155 BLESSINGTON STREET, SOUTH ARM TAS 7022
3	RE-ISSUED FOR DEVELOPMENT APPROVAL	21-04-2022					NEIGHBOURING PROPERTY
4	RE-ISSUED FOR DEVELOPMENT APPROVAL	09-05-2022					ELEVATIONS 3 OF 3
		REFER TO COVER SHEET DRG-000				DRG No.	SMEEKES
						SHT.	006
						SCALE	1 : 100
							A3

SOUTH ARM BEACH

Lot Boundary

PROPOSED DECKING AREA

3m x 0.5m X 1.0m(1.5m³) DEEP GRAVEL FILLED ABSORPTION PIT FOR DISPERSION OF UNDERFLOW FROM TANK AND OVERFLOW

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

PROPOSED IMPERVIOUS ROOF AREA

300mm WIDE GRATED TRENCH

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

GP

DN100

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DN100

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DN100

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DN100

GP

DN100

2.25m X 1.5m X 0.6m(2m³) UNDERGROUND CONCRETE TANK

10,000L RAINWATER DETENTION AND STORAGE TANK INCLUDING 4,000L DETENTION VOLUME REFER C-101 FOR DETAILS.

10,000L RAINWATER TANK TYPICAL

1.5m² x 1.0m DEEP GRAVEL FILLED ABSORPTION PIT FOR SPA
1.5m² x 1.0m(1.5m³) DEEP GRAVEL FILLED ABSORPTION PIT FOR DISPERSION OF UNDERFLOW FROM TANKS AND OVERFLOW

NEW SERVICES

- STORMWATER PIPE
- STORMWATER FLOW DIRECTION
- GRATED STORMWATER PIT. 450X450 CLASS A ACO DRAIN TYPE 66 POLYCRETE PIT OR SIMILAR ENGINEER APPROVED ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED
- RAINWATER DETENTION TANK. DN30 UNDERFLOW AND DN100 OVERFLOW
- 2.25m x 0.5m x 0.6m (2m³) UNDERGROUND CONCRETE TANK

LOT AREA = 815m²

- PROPOSED IMPERVIOUS ROOF 240m²
- PROPOSED IMPERVIOUS CONCRETE 120m²
- PROPOSED DECKING AREA 80m²
- PROPOSED PERVIOUS AREA 375m²

STORMWATER SERVICES NOTES:

- ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
- ALL PIPES UNDER TRAFFIC ABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
- ALL STORM WATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS 1254 UNO.
- ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
- ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.

STORMWATER DETENTION PLAN

SCALE 1: 150

NOTES :

- THE COPYRIGHT OF THIS DRAWING IS VESTED IN FLUSSIG SPATIAL AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- WORK TO FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND FLUSSIG SPATIAL DRAWINGS AND SPECIFICATIONS.

02	DISCHARGE METHOD CHANGE	AP	21.04.22
01	SUMP CONNECTION	AP	07.03.22
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	CONCEPT		



CLIENT:	GEO ENVIRONMENTAL SOLUTIONS PTY LTD	SITE:	155 BLESSINGTON STREET, SOUTH ARM
TITLE:	STORMWATER DESIGN		
PROJECT:	PROPOSED NEW DWELLING	SCALE AT AS SHOWN	DATE: 21.04.2022
DRAWING NO:	FS-HBO-22001-12	DRAWING NO:	C-100
CHECKED:	MM	REVISION:	02

Attachment 3
Site Photo
155 Blessington St, South Arm



Photo 1: View of the site from Blessington St, looking west.

7.2 DEVELOPMENT APPLICATION PDPLANPMTD-2022/027237 – 20 HILL STREET, BELLERIVE - ADDITIONS AND ALTERATIONS TO DWELLING**EXECUTIVE SUMMARY****PURPOSE**

The purpose of this report is to consider the application made for Additions and Alterations to Dwelling at 20 Hill Street, Bellerive.

RELATION TO PLANNING PROVISIONS

The land is zoned General Residential and subject to the Parking and Sustainable Transport code and the Safeguarding of Airports Code under the Tasmanian Planning Scheme - Clarence (the Scheme). In accordance with the Scheme the proposal is a Discretionary development.

LEGISLATIVE REQUIREMENTS

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

Council is required to exercise a discretion within the statutory 42-day period which expires on 22 June 2022 as per the agreed extension of time.

CONSULTATION

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

- Loss of views;
- Loss of privacy ;
- Loss of property value;
- Loss of sunlight; and
- Siting and scale of the proposed addition.

RECOMMENDATION:

- A. That the Development Application for Additions and Alterations to Dwelling at 20 Hill Street, Bellerive (Cl Ref PDPLANPMTD-2022/027237) be approved subject to the following conditions and advice.
1. GEN AP1 – ENDORSED PLANS.
- B. That the details and conclusions included in the Associated Report be recorded as the reasons for Council's decision in respect of this matter.

DEVELOPMENT APPLICATION PDPLANPMTD-2022/027237 - 20 HILL STREET, BELLERIVE - ADDITIONS AND ALTERATIONS TO DWELLING /contd...

ASSOCIATED REPORT**1. BACKGROUND**

A preliminary planning assessment request was submitted to Council on 1 March 2022 concerning the proposed additions and alterations. The applicant was advised that the proposed development would require a discretionary planning permit.

2. STATUTORY IMPLICATIONS

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

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

2.3. The relevant parts of the Planning Scheme are:

- Clause 5.6 – Compliance with Applicable Standards;
- Clause 6.10 – Determining Applications;
- Clause 8.0 – General Residential Zones;
- Clause C2.0 – Parking and Sustainable Transport Code; and
- Clause C16.0 – Safeguarding of Airports 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 trapezoid shaped lot, 542m² in area with a frontage of approximately 20m onto Hill Street. The land slopes from the southern frontage to the northern rear of the property with an average gradient of 1 in 6. The long axis of the site runs north to south.

The site is developed with an existing dwelling that is set into the lot, so that the southern elevation appears as a double storey dwelling with a double garage and storage area on the lower ground floor, with the kitchen, dining, living and bedroom areas on the ground floor level. Entry to the dwelling is provided by external stairs on the western elevation leading to the porch at the ground floor level.

The site is located in an established residential area containing single and multiple dwellings, and single and multiple storey buildings. It is noted that the adjoining lot to the east is not developed, and forms part of the garden area associated with 22 Hill Street, Bellerive.

Hill Street is a council-maintained road, and the subject site is within 400m walking distance to a Metro bus stop on Waverley Street.

3.2. The Proposal

The proposal is to alter the existing dwelling with the addition of an upper floor to contain a master bedroom suite and sitting area, with a 20m² deck along the western elevation. The proposed deck is provided with a 1.8m high privacy screen with a maximum transparency of 25%.

Associated changes include the removal of the internal northern dining room wall to incorporate the existing western sunroom into the ground floor living area and enlarging the windows along the western elevation. Internal changes include the provision of stairs to the upper floor additions and rearrangement of bathroom and laundry facilities on the ground floor.

The proposal makes no change to the footprint of the existing dwelling, its boundary setbacks, or existing property access and on-site car parking requirements or provisions.

4. PLANNING ASSESSMENT

4.1. Compliance with Applicable Standards [Clause 5.6]

“5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.”

4.2. Determining Applications [Clause 6.10]

“6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(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 section 57(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.

4.3. General Provisions

The Scheme contains a range of General Provisions relating to specific circumstances not controlled through the application of Zone, Code or Specific Area Plan provisions.

There are no General Provisions relevant to the assessment of this proposal.

4.4. Compliance with Zone and Codes

The proposal meets the Scheme’s relevant Acceptable Solutions of the General Residential Zone and Parking and Sustainable Transport and Safeguarding of Airports Codes with the exception of the following.

General Residential Zone

- **Clause 8.4.2 Setbacks and building envelope for all dwellings** – the proposal does not comply with Acceptable Solution A3, as the proposed upper storey extension protrudes beyond the building envelope along the eastern side boundary.

The proposed variation must be considered pursuant to the Performance Criteria (P3) of Clause 8.4.2 Setbacks and building envelope for all dwellings as follows.

Clause	Performance Criteria	Assessment
8.4.2 P3	<i>“The siting and scale of a dwelling must:</i>	
(a)	<i>not cause an unreasonable loss of amenity to adjoining properties, having regard to:</i>	It is considered that the proposal’s siting and scale does not cause an unreasonable loss of amenity to adjoining properties, because:
	(i) <i>reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</i>	<p>The shadow diagrams, for the potential impact on 21 June, were provided with the application and demonstrate that the proposed additions and alterations will marginally increase the existing overshadowing on adjoining lots to the west and east.</p> <p>The property to the west, namely 18 Hill Street, which is also set into the slope, presenting as a two-storey dwelling when viewed from Hill Street, is partially overshadowed between 9am and 12 noon on 21 June.</p> <p>Council records indicate that there are two family room windows along the eastern elevation, with windowsills that are approximately 3m above existing ground level.</p> <p>It is considered that any shadow reaching these windows would not be unreasonable given the limited area (less than 50% of the window area) and at most three hours between 9am and 12 noon, potentially impacted by any overshadowing.</p> <p>The lot to the east is vacant and contains mature vegetation and garden areas associated with the dwelling at 22 Hill Street.</p>

		<p>The building of 22 Hill Street is actually sited on a lot further to the east and is not impacted by any overshadowing from the subject site.</p>
	<p>(ii) <i>overshadowing the private open space of a dwelling on an adjoining property;</i></p>	<p>Between 9am to 12 noon, overshadowing impacts on the property to the west (18 Hill Street), but predominantly along the side and front of that property's yard, with the bulk of the shadow being cast on the subject site and Hill Street road reserve.</p> <p>Even at 9am over 50% of the adjoining property's rear private open space receives sunlight, see Attachment 4 for a marked up image showing the overshadowing.</p> <p>Between 12 Noon and 3pm, the overshadowing impacts on the south-west corner of the established garden of the property to the east (part of 22 Hill Street).</p> <p>This area represents a minor area of the adjoining lot comprising part of 22 Hill Street.</p> <p>Hence the proposed overshadowing is considered not unreasonable and satisfies P3 (a) (ii).</p>
	<p>(iii) <i>overshadowing of an adjoining vacant property; or</i></p>	<p>See discussion above on adjoining land to the east.</p>

	<p>(iv) <i>visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</i></p>	<p>The existing building presents as a two-storey building from the street and a single storey building from the rear and sides.</p> <p>The proposed upper addition is setback 4.5m from the existing front elevation, so that the current front section of the building continues to present as a double storey dwelling, while the rear section of the building would be changed from appearing like a single storey to appearing as a double storey dwelling.</p> <p>The dwelling will have a maximum height of 7.3m above existing ground level, which complies with the Acceptable Solution.</p> <p>The upper addition will also be setback 2.5m from the existing ground level western wall, so that the building bulk is setback a total of 4.5m from the western side boundary.</p> <p>It is considered that the stepped nature of the structure, the setback and presentation as a typical two-storey dwelling will not cause unreasonable visual impacts.</p>
(b)	<p><i>provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</i></p>	<p>The existing dwelling's side boundary setbacks are a minimum of 2m along the eastern side boundary and range from 2.4m to 2m along the western boundary.</p> <p>This separation is considered consistent with the established properties in the area, which display similar or reduced setbacks of up to 1.5m such as for 16 Hill Street, 36 High Street and 64, 66 and 72 Maluka Terrace.</p>

(c)	<i>not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</i>	Not applicable – see below
	<i>(i) adjoining dwellings.</i>	Not applicable – no existing solar energy installation on adjoining dwellings.
	<i>(ii) another dwelling on the same site.</i>	Not applicable – single dwelling

5. REPRESENTATION ISSUES

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

5.1. Loss of Views

One representor raised concern that a third of their view, specifically over Droughty Point, would be obstructed by the proposed upper storey extension.

- **Comment**

There is no relevant Acceptable Solution or Performance Criteria for Council to consider related to loss of a view. This issue therefore has no determining weight.

5.2. Loss of Privacy

Two representors raised concerns that the upper storey extension would create the opportunity for overlooking. For one representor the issue related more specifically to overlooking of their private open space, while for the other representor it related to the perceived ability to look into their habitable room windows.

- **Comment**

The proposed upper storey deck is shown as being provided with a 25% transparent privacy screen along its western elevation, where the deck is less than 3m from the side boundary. To the north, there is no privacy screening, but here the deck is setback over 10m from the rear boundary. Hence, the proposal is compliant with Acceptable Solution A1 of *clause 8.4.6 Privacy for all dwellings*.

The upper addition windows along the northern elevation are all to non-habitable rooms (including internal stairs, bathroom, WC and walk-in robe) or have finished windowsill heights of more than 1.7m above finished floor levels and hence comply with the Acceptable Solution A2 of *clause 8.4.6 Privacy for all dwellings*. The west window into the upper addition sitting area is more than 3m from the side boundary and hence also complies with this clause, furthermore it would also be screened by the upper deck privacy screen.

5.3. Loss of Property Value

Both representors commented that they were concerned that the proposed development would adversely impact on the value of their property.

- **Comment**

There is no relevant Acceptable Solution or Performance Criteria for Council to consider related to property value. This issue therefore has no determining weight.

5.4. Loss of Sunlight

One representor raised concerns that the height of the proposed addition would result in overshadowing of their private open space in the morning which would reduce their ability to enjoy that area. The representor notes that when they built their deck, they installed a solid screen and planted vegetation along the boundary to screen the private open space area.

- **Comment**

This issue was previously considered in this report as part of the assessment of Performance Criteria P3 of *clause 8.4.2 Setback and building envelope for all dwellings*.

5.5. Siting and Scale of the Proposed Addition

One representor stated that they felt the scale and bulk of the proposed additions would have visual impacts on their property.

- **Comment**

This issue was previously considered in this report as part of the assessment of Performance Criteria P3 of *clause 8.4.2 Setback and building envelope for all dwellings*.

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 2021-2031 or any other relevant Council policy.

9. CONCLUSION

The proposal is recommended for approval as it is either compliant with all applicable Scheme provisions or satisfies applicable performance criteria. It is considered to align with the zone purposes to provide residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided, and to provide for the efficient utilisation of available social, transport and other service infrastructure.

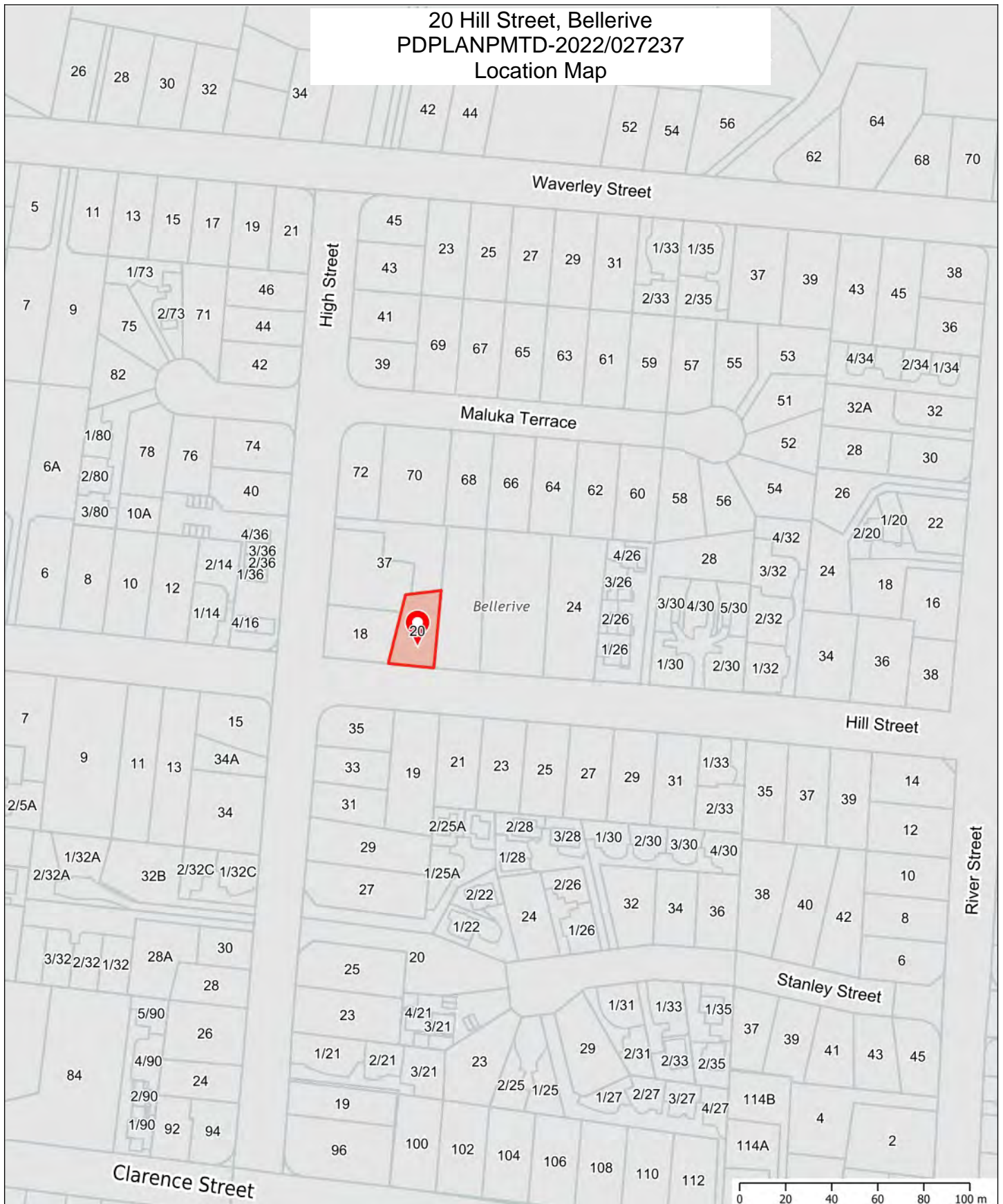
Attachments: 1. Location Plan (1)
2. Proposal Plan (4)
3. Site Photo (1)
4. Overshadowing marked up LIST Map Image (1)

Ross Lovell
MANAGER CITY PLANNING

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

Attachment 1

20 Hill Street, Bellerive PDPLANPMTD-2022/027237 Location Map

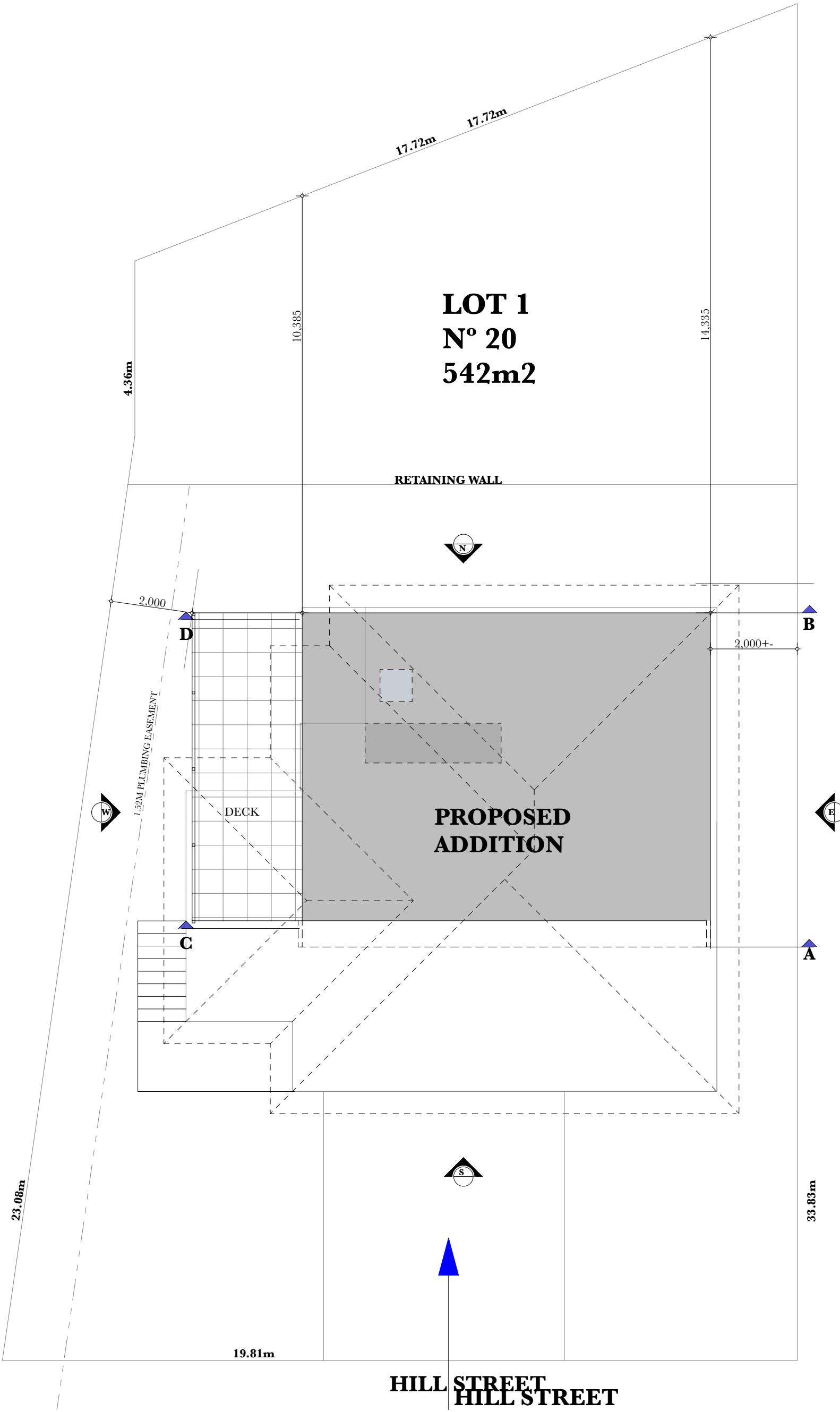


This map has been produced by Clarence City Council using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties.

30/05/2022

1:2257





DRAWING LIST

S01 SITE PLAN

S02 FLOOR PLANS

S03 ELEVATIONS

S04 SHADOW PROJECTIONS

AREAS

GROUND FLOOR 153M2 +/-
PROPOSED UPPER FLOOR 79M2
PROPOSED UPPER FLOOR 21M2

Client:

HEDGE HOUSE

Site Address:

N° 20 HILL STREET
BELLERIVE

Drawn by:

IJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MEASUREMENTS ON SITE PRIOR TO FABRICATION AND OR CONSTRUCTION. DIMENSIONS ARE IN MILLIMETERS "FRAME TO FRAME" AND DO NOT ALLOW FOR INTERIOR LININGS.

DO NOT SCALE DRAWINGS. IF IN DOUBT ASK.

ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AS AMENDED, RELEVANT AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

ISSUE	DESCRIPTION	DATE
CLIENT	AMENDMENTS AS PER MARKUPS	13/04/22
CCC	BUILDING ENVELOPE, ELEVATIONS/RENDERS AND SHADOWS	13/04/22
	enquiries	

File

Number:
JENARC/04/05/22

Title:

Specifications & detailing for certification & permit issue of residential construction

Sheet

Original:

A - 2

Scale:

As Shown

map
modern architecture practice

Registered Architects

Leon Jenkins

34 Silwood Avenue
Howrah Tas 7018
Phone: (03) 6244 4850
Mobile 0419 894 623
Email: maparch@netspace.net.au

TCC No: 1003

QCC No: 4833

Drawing Number:

S01

PLANNING APPLICATION

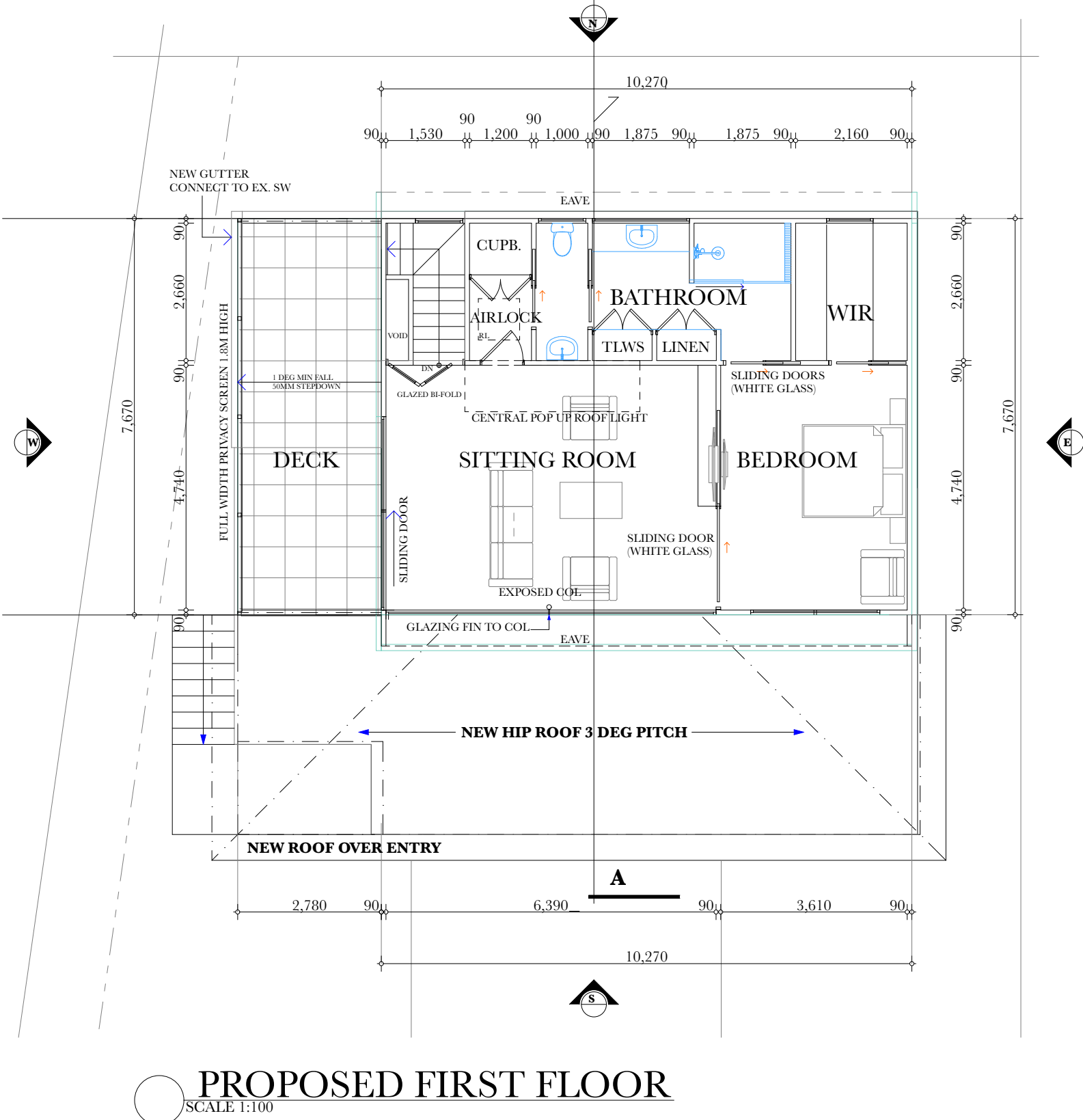
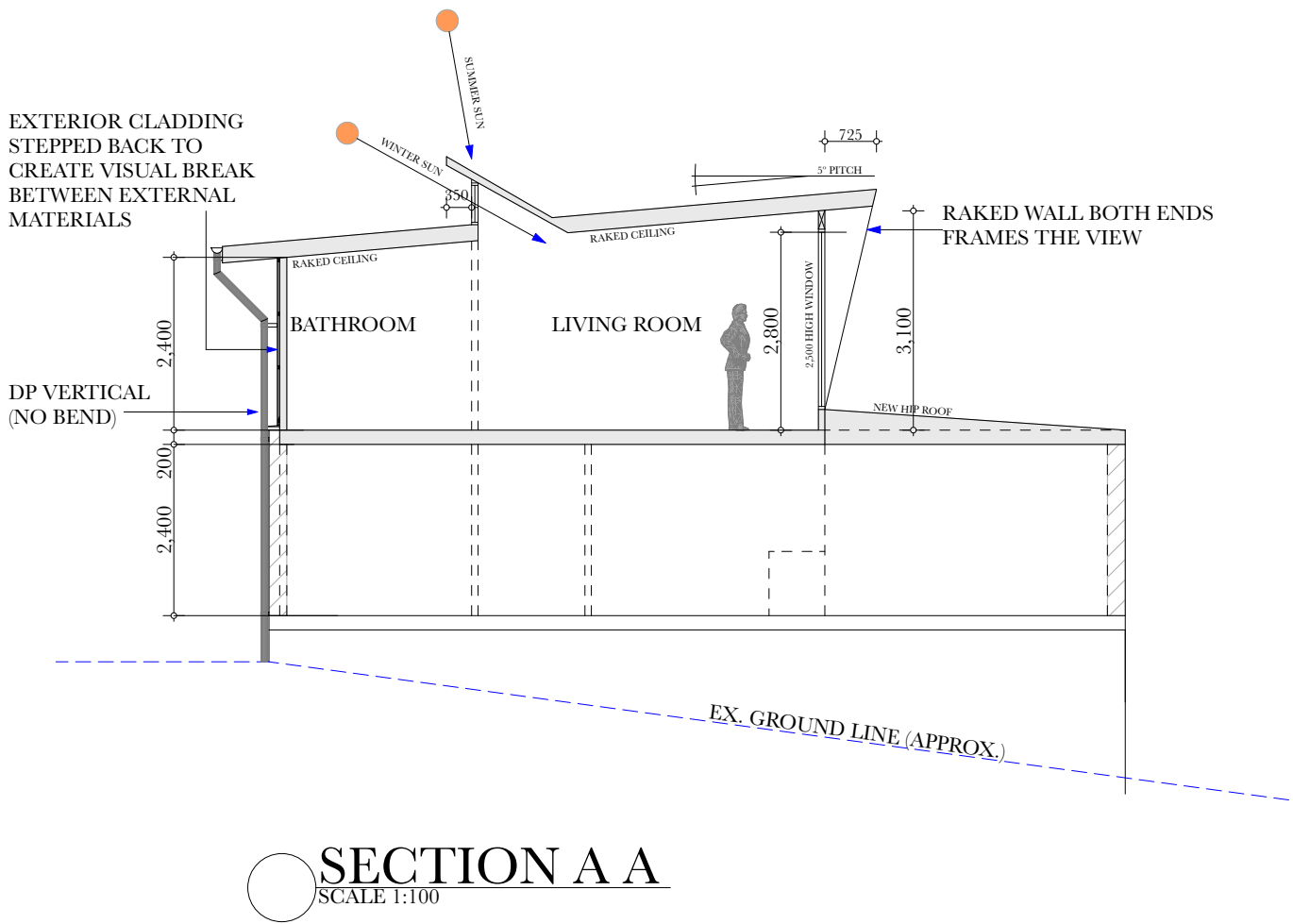
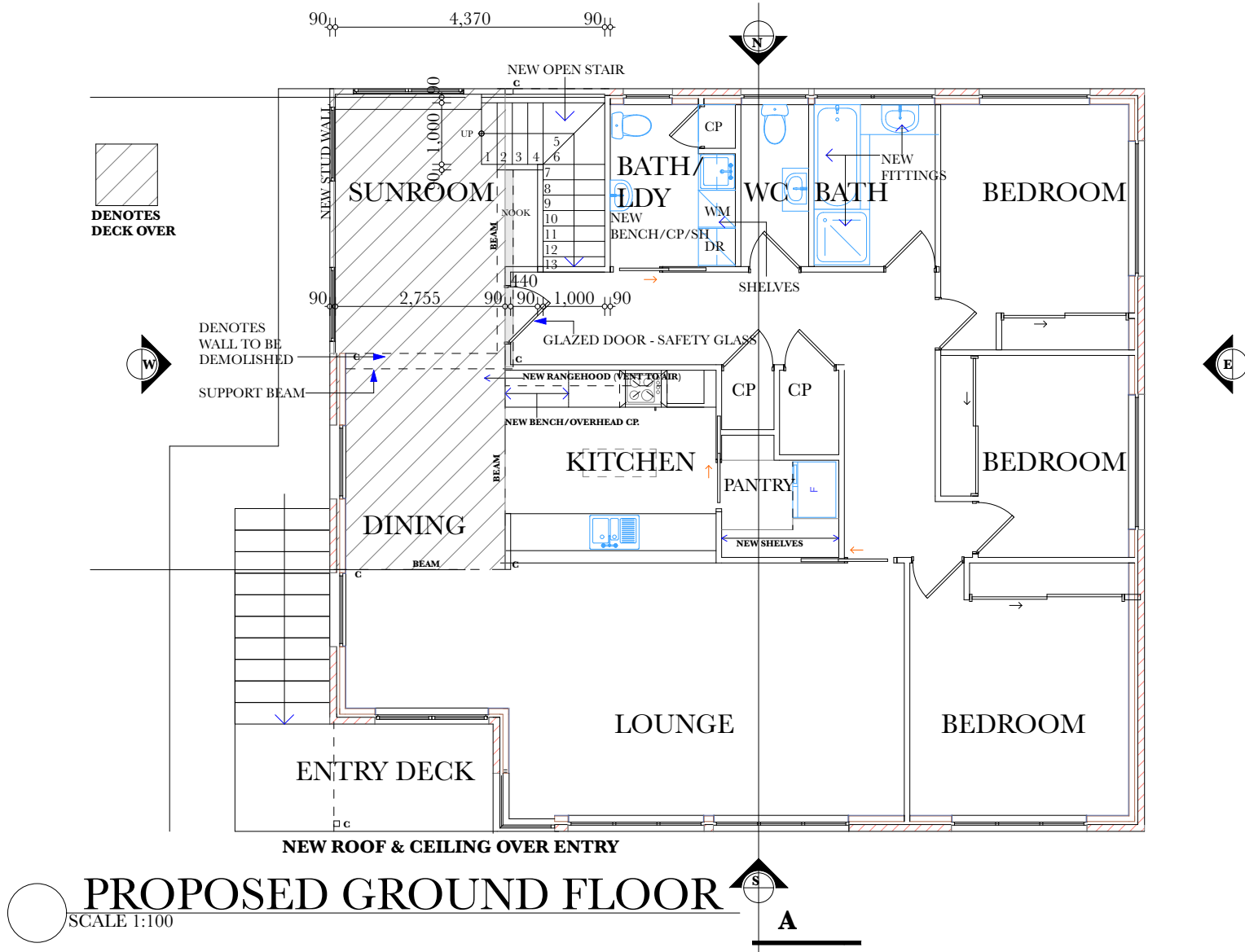
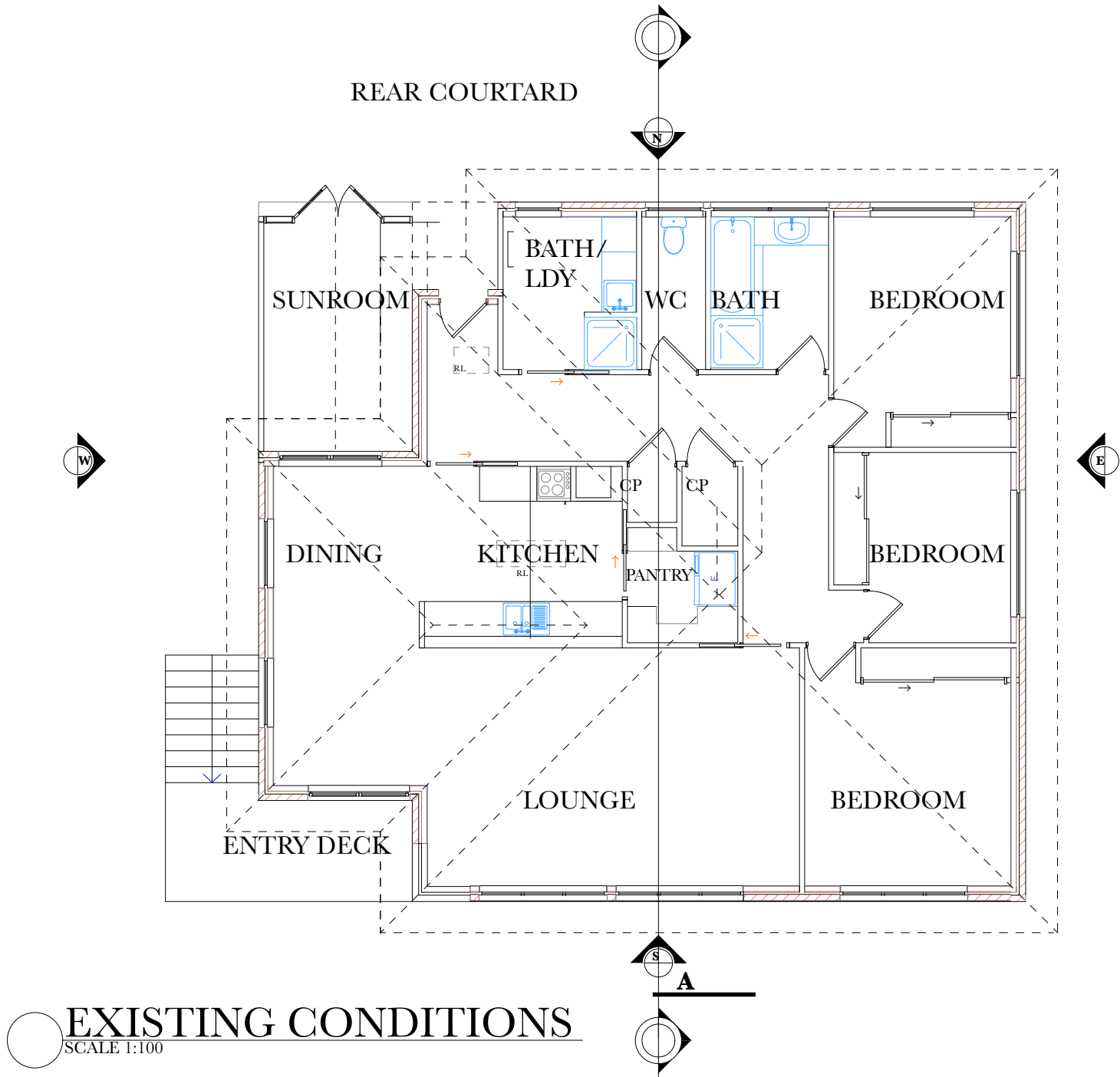
PROJECT

CONSULTANTS:

Version: 1, Version Date: 30/05/2022

Engineer:

Surveyor:



Client:

HEDGE HOUSE

Site Address:

N° 20 HILL STREET
BELLERIVE

Drawn by:

LJ

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ISSUE	DESCRIPTION	DATE
CLIENT	AMENDMENTS AS PER MARKUPS	1/02/22
CCC	BUILDING ENVELOPE	17/03/22

File

Number:
JENARC/04/05/22

Title:

Specifications & detailing for certification & permit issue of residential construction

Sheet
Original:

A - 2

Scale:

As Shown

map
modern architecture practice

Registered Architects

Leon Jenkins

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TCC No: 1003

QCC No: 4833

Drawing Number:

S02

PLANNING APPLICATION

PROJECT

CONSULTANTS:

Version: 1, Version Date: 30/05/2022

Engineer:

Surveyor:

Client:

HEDGE HOUSE

Site Address:

N° 20 HILL STREET
BELLERIVE

Drawn by:

IJ

GENERAL NOTES:

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ISSUE	DESCRIPTION	DATE
CCC	AMENDED ELEVATIONS	13/04/22

File

Number:
JENARC/04/05/22

Title:

Specifications & detailing for certification & permit issue of residential construction

Sheet

Original:

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Scale:

As Shown

map
modern architecture practice

Registered Architects

Leon Jenkins

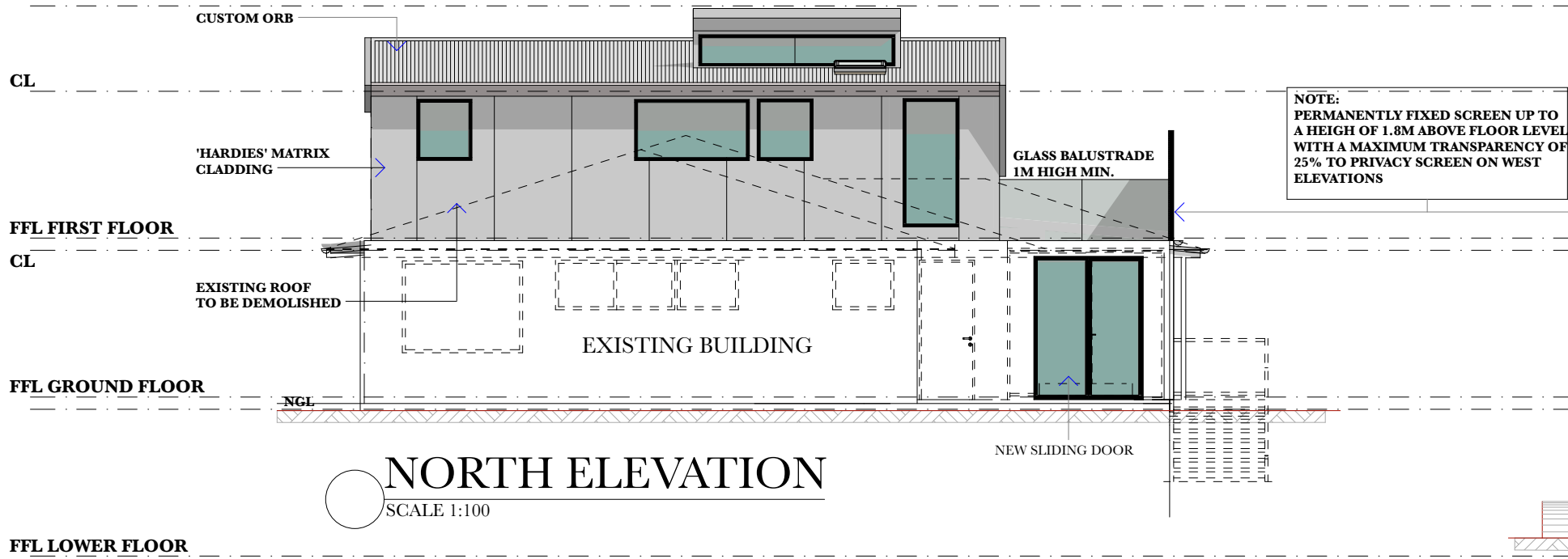
34 Silwood Avenue
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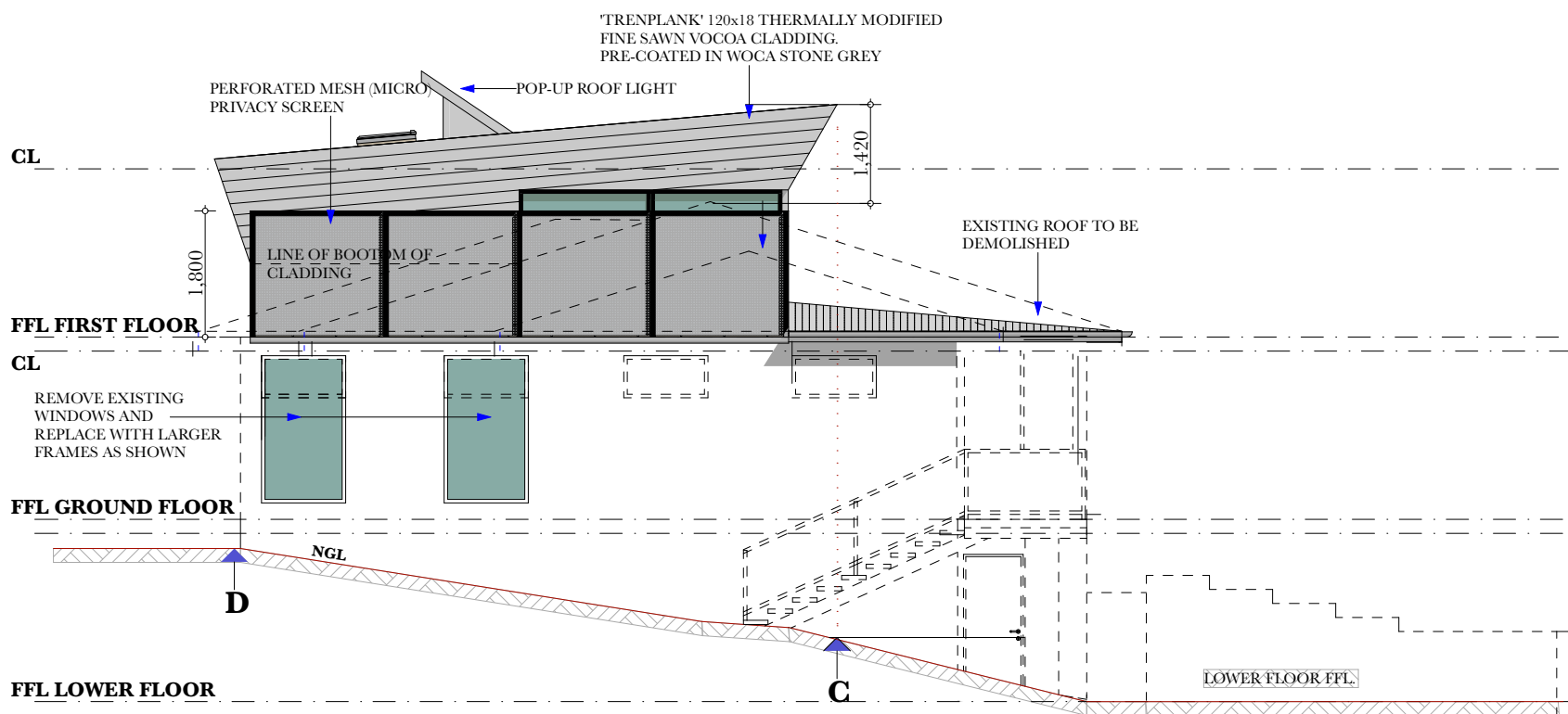
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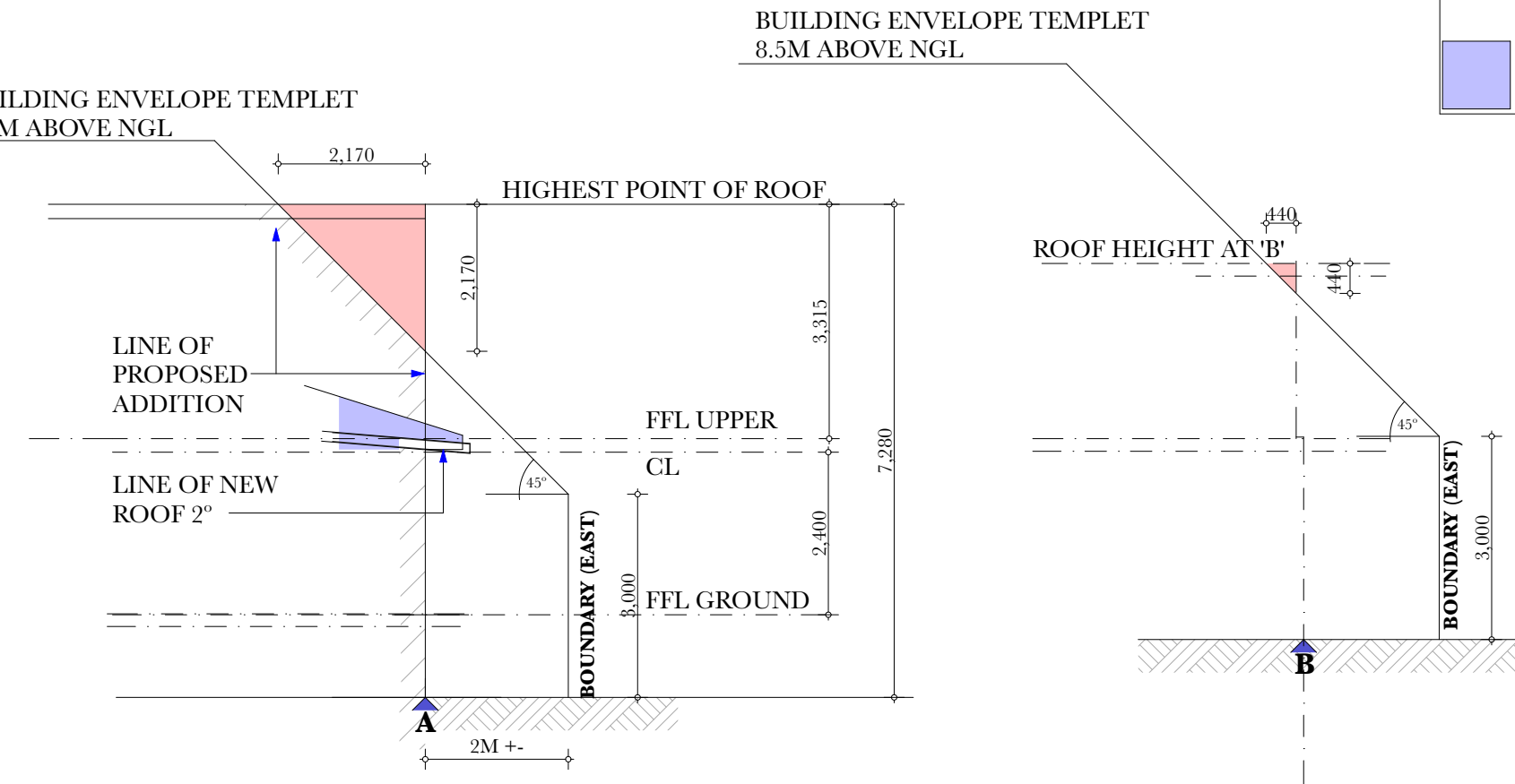
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SCALE 1:100



WEST ELEVATION

SCALE 1:100



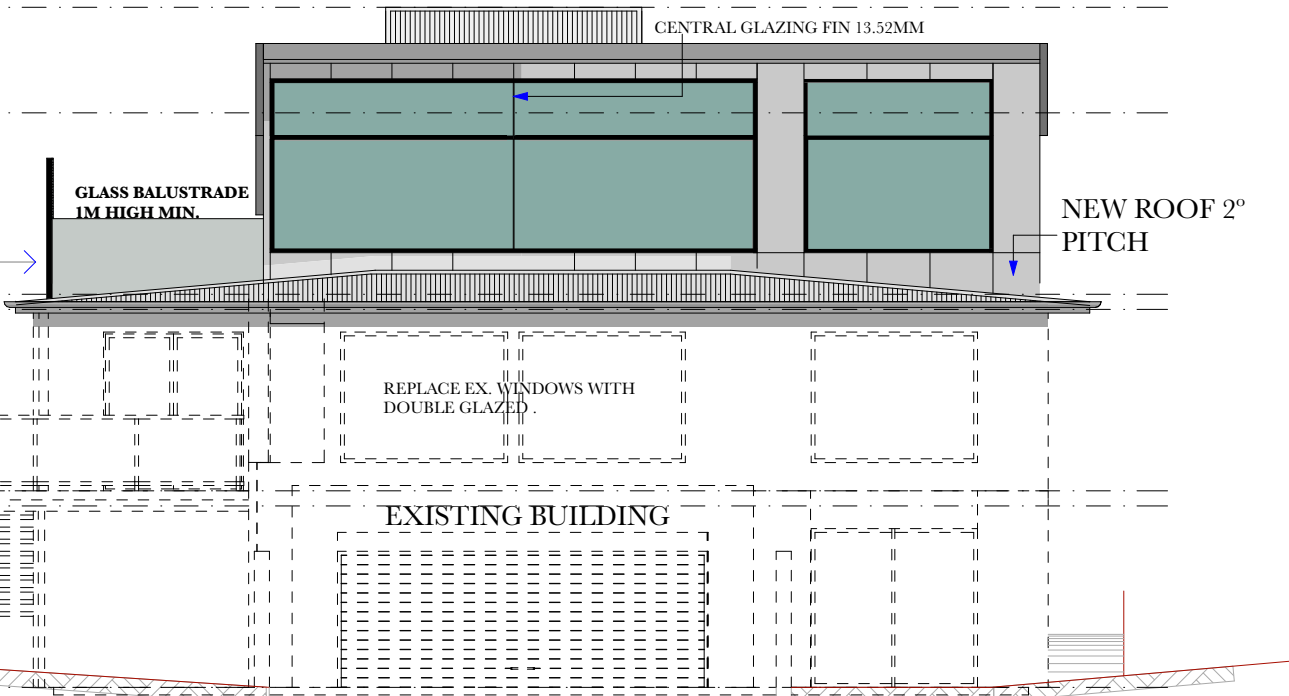
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PROJECT

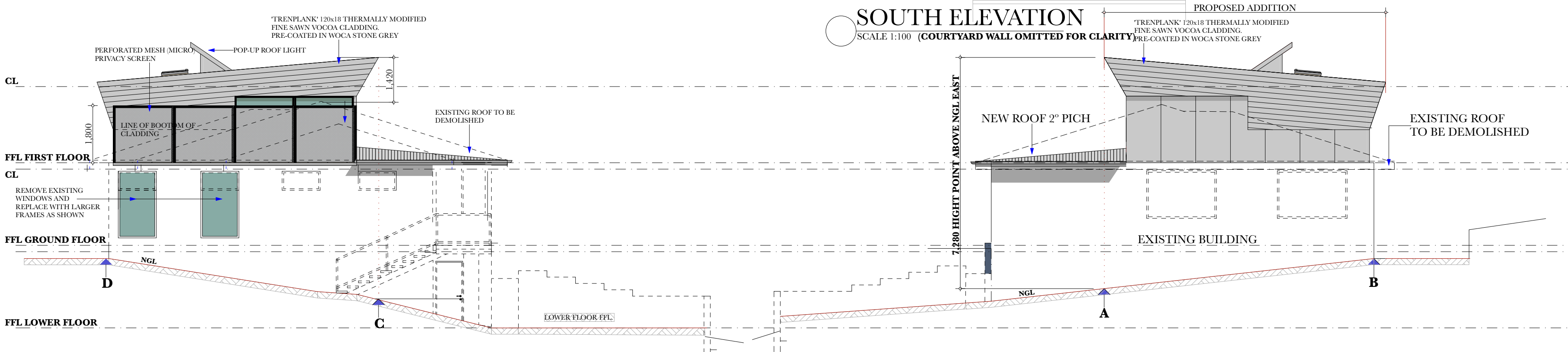
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Version: 1, Version Date: 30/06/2022

Engineer:



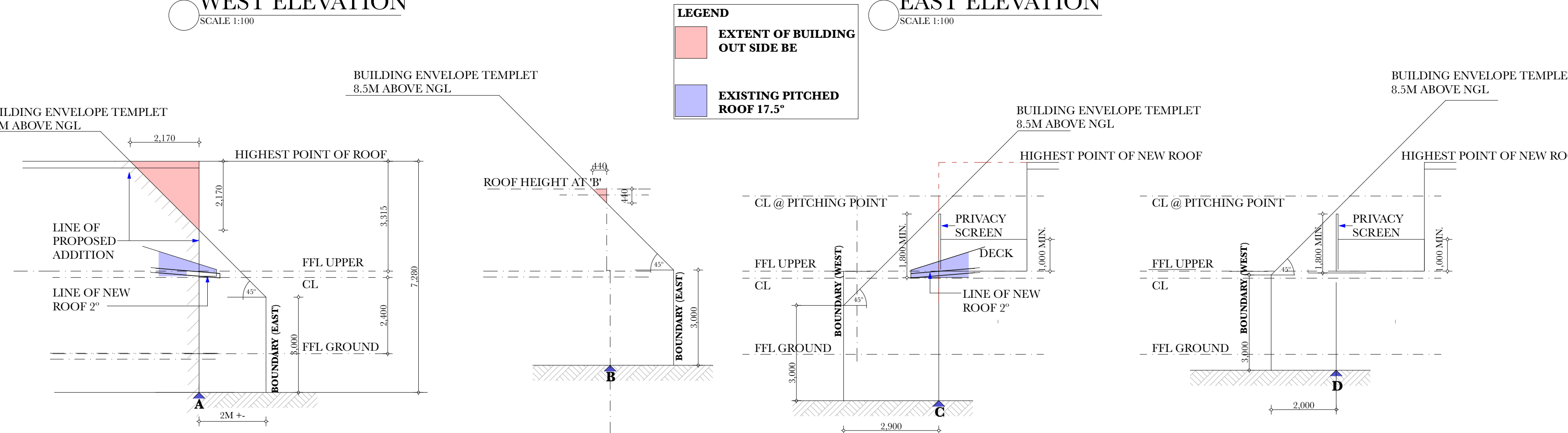
SOUTH ELEVATION

SCALE 1:100 (COURTYARD WALL OMITTED FOR CLARITY)



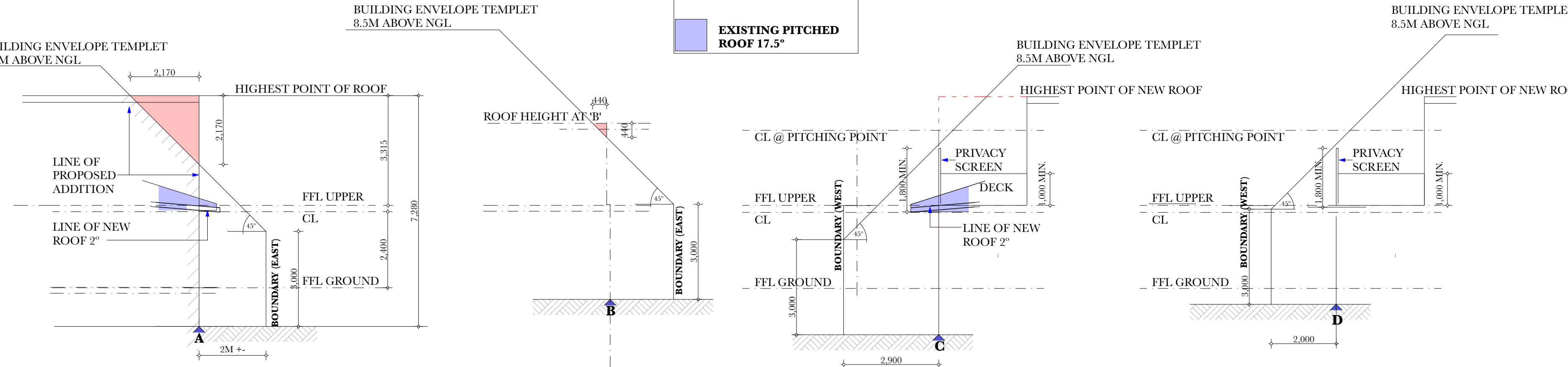
EAST ELEVATION

SCALE 1:100



BE- SECTION 'B'

SCALE 1:100



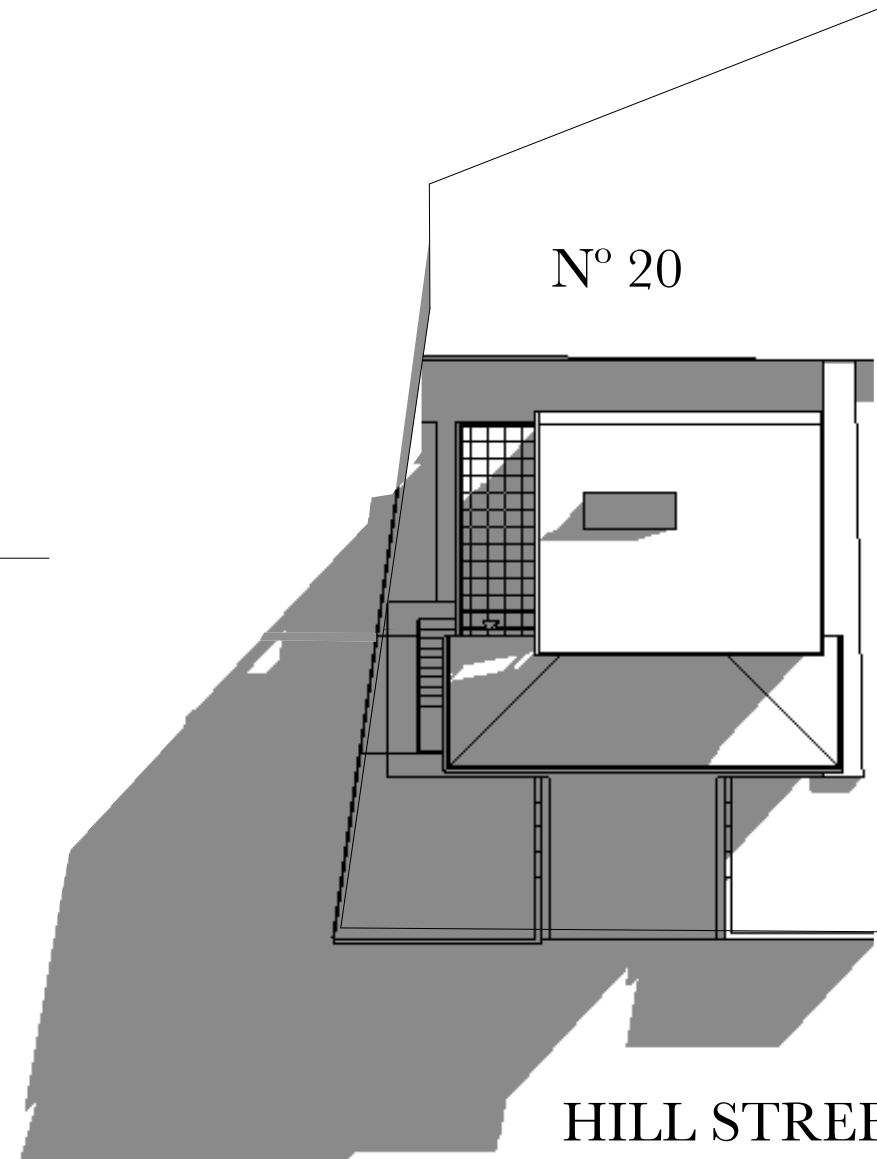
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PLANNING APPLICATION

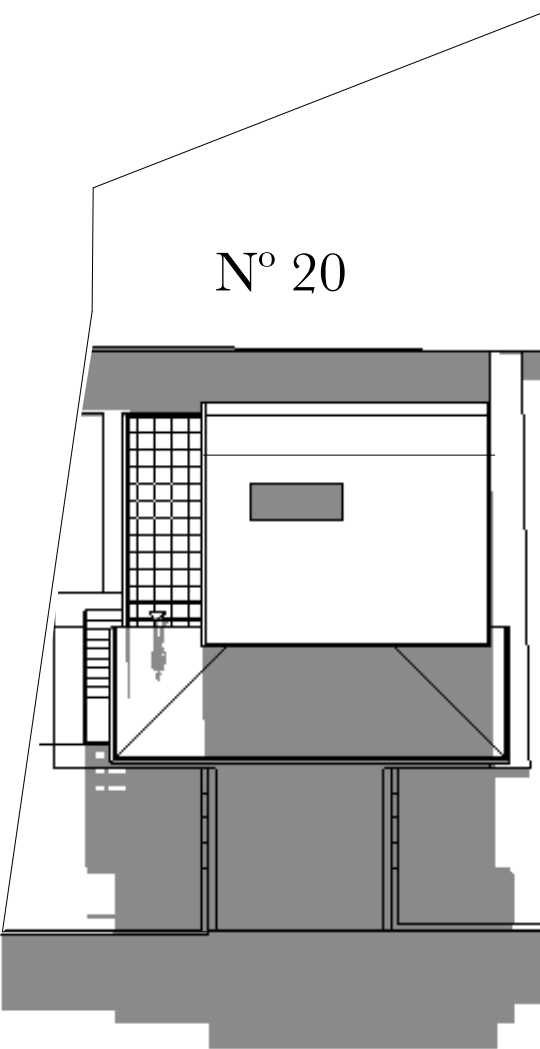
Surveyor:

PROPOSED



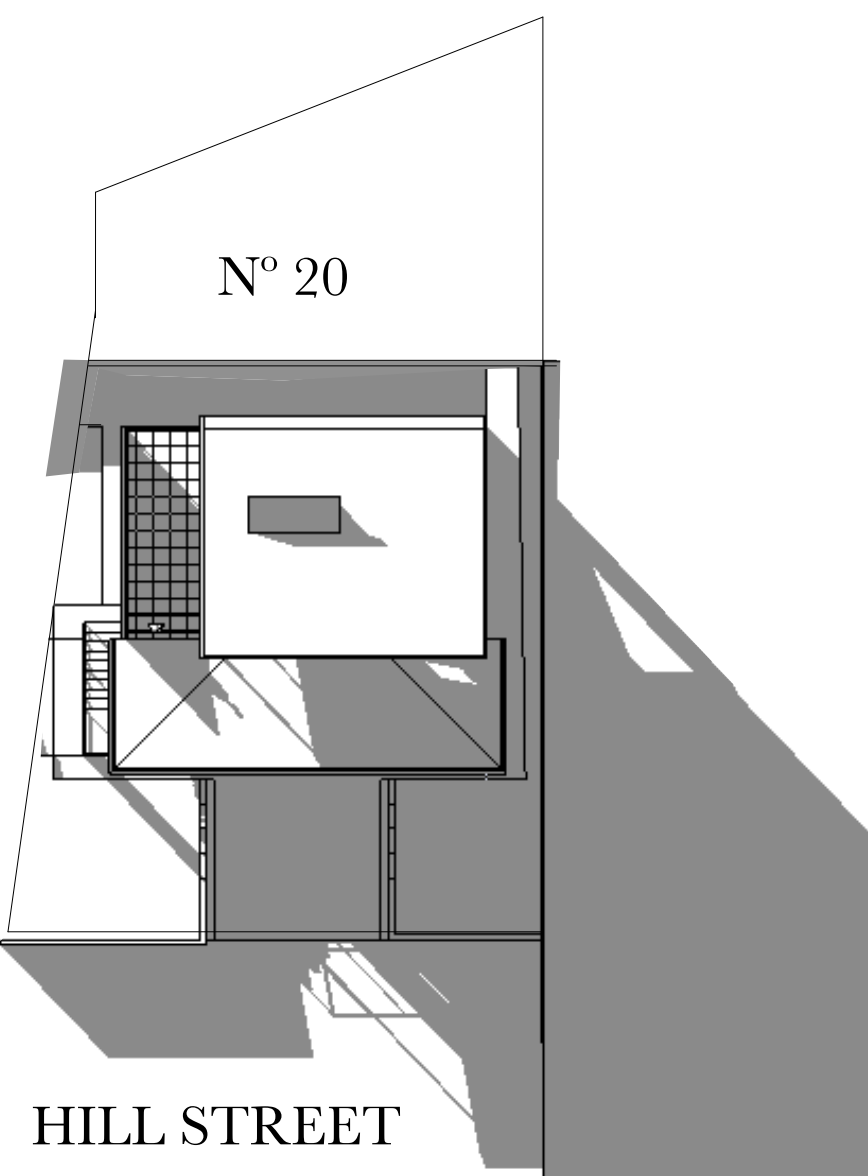
HILL STREET

SHADOW PROJECTION - JUNE 21ST 9AM



HILL STREET

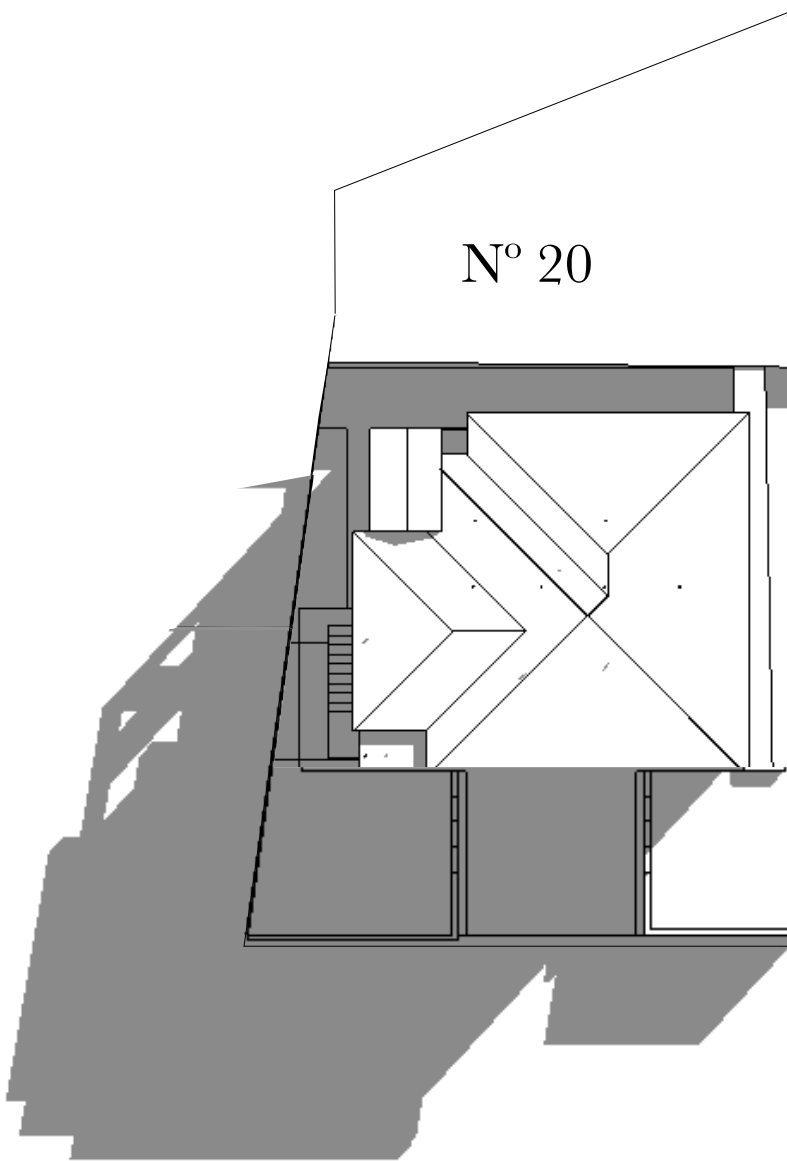
SHADOW PROJECTION - JUNE 21ST 12PM



HILL STREET

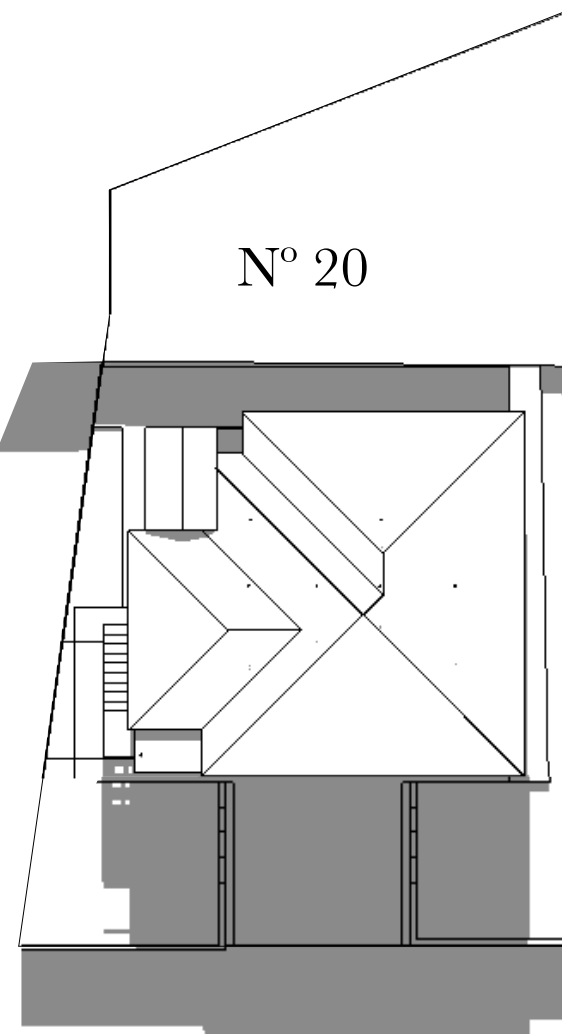
SHADOW PROJECTION - JUNE 21ST 3PM

EXISTING



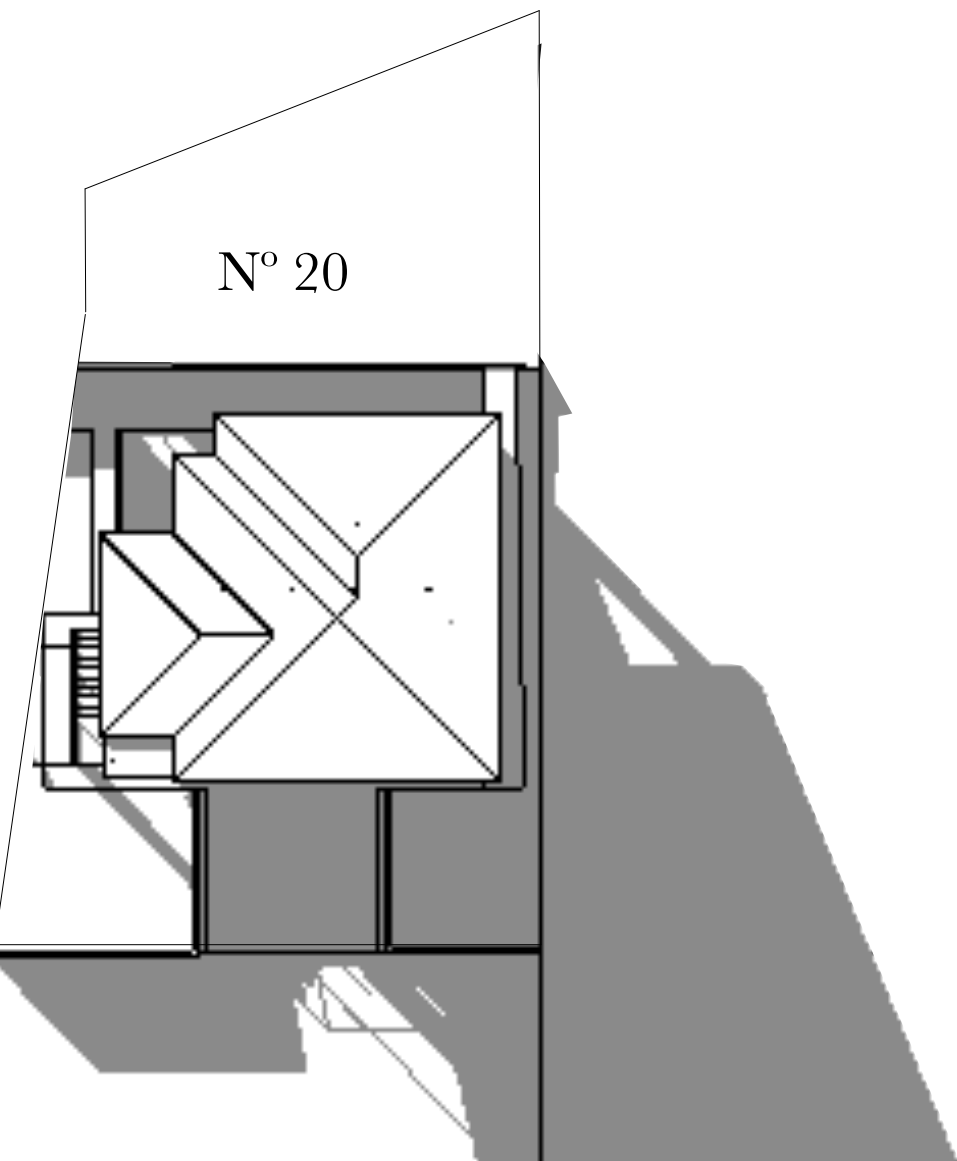
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SHADOW PROJECTION - JUNE 21ST 9AM



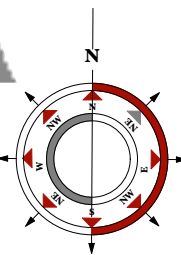
HILL STREET

SHADOW PROJECTION - JUNE 21ST 12PM



HILL STREET

SHADOW PROJECTION - JUNE 21ST 3PM



Client:

HEDGE HOUSE

Site Address:

N° 20 HILL STREET
BELLERIVE

Drawn by:

IJ

GENERAL NOTES:

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ISSUE	DESCRIPTION	DATE
CCC	AMENDED SHADOW PROJECTIONS	13/04/22

File Number:

JENARC/04/05/22

Title:


Specifications & detailing for certification & permit issue of residential construction

Sheet Original:

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Scale:

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TCC No: 1003
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Drawing Number:

S04

PROJECT CONSULTANTS:
Version: 1, Version Date: 30/05/2022

Engineer:

Surveyor:

PLANNING APPLICATION

Agenda Attachments - 20 Hill Street, Bellerive Page 5 of 7

Attachment 3

20 Hill Street, Bellerive - PDPLANPMTD-2022/027237 Site Photos



View of 20 Hill Street frontage



View of 18 Hill Street - adjoining property to the west



View of vacant lot part of 2 Hill Street - adjoining property to the east

Attachment 4

Attachment 4 - LIST map marked up to show overshadowing (blue area) impact on adjoining properties to the east and west.



8. REPORTS OF OFFICERS

8.1 DETERMINATION ON PETITIONS TABLED AT PREVIOUS COUNCIL MEETINGS

Nil.

8.2 ASSET MANAGEMENT

Nil Items.

8.3 FINANCIAL MANAGEMENT**8.3.1 ESTIMATES, CAPITAL EXPENDITURE PROGRAMME, FEES AND CHARGES 2022/2023****EXECUTIVE SUMMARY****PURPOSE**

To consider the Estimates, incorporating the Capital Expenditure Programme, for the 2022/2023 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 financial year 2022/2023. Based on the draft estimates, the required increase in rating effort to meet the proposed functional outcomes is 4.82% net of growth and the effects of the Tasmanian Government Fire Services Contribution and the new Tasmanian Government State Waste Levy.

RECOMMENDATION:

That Council:

- A. Adopts the Estimates for financial year 2022/2023 as set out at Attachment 1.
- B. Adopts the Capital Expenditure Programme for financial year 2022/2023 as set out at Attachment 2.
- C. Rescinds the List of Fees and Charges schedule for financial year 2022/2023 as adopted at the Council meeting of 2 May 2023 and adopts the updated List of Fees and Charges for financial year 2022/2023 as set out at Attachment 3.
- D. Renames its "COVID-19 Financial Hardship Policy" to "Financial Hardship Policy", as set out at Attachment 4.

- E. Notes that the 10 Year Financial Plan modelling was reviewed during the development of the FY2022/2023 budget Estimates and commits to a detailed review of the 10 Year Financial Plan modelling ahead of finalisation of the next budget estimates in FY2023/2024.

NB: This decision requires an Absolute Majority of council.

ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** Draft Estimates, Capital Expenditure Programme, and List of Fees and Charges for financial year 2022/2023 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 continuing impact of the COVID-19 pandemic on the community, council services and community infrastructure.
- 1.2.** Council is required to adopt Estimates for each financial year.
- 1.3.** Council's Strategic Plan 2021 – 2031 was adopted in April 2021 and the budget is framed in consideration of the goals and strategies embedded within it. Once adopted by Council, the programs, projects and initiatives funded within the financial year 2022/2023 Estimates will be incorporated into a draft Annual Plan for subsequent consideration by Council. The Annual Plan will provide a basis for monitoring delivery of services, projects and programs to the Clarence community during the year.
- 1.4.** Council's 10 Year Financial Plan is due for review, however the underlying principles that guide the long-term financial plan remain relevant. The guiding principles from the current 10 Year Financial Plan are reproduced below for ease of reference:

GUIDING PRINCIPLES REVENUE, EXPENDITURE AND CASHFLOW

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

- Ensure that there is balance between ensuring capacity to maintain the delivery of Council services that continue to meet community expectations and the relative rating effort required.
- Reprogramming of Council activities that were impacted by COVID-19 restrictions.
- Ensuring that cashflow is well understood and managed to support Council operations, capital program and debt commitments.
- That Council's long-term financial plan will be reframed to effectively manage debt and the rating strategy in coming years.

GUIDING PRINCIPLES CAPITAL, SERVICE AND ESTABLISHMENT

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

- That the capital budget adopts a focus on the long-term strategic asset management plans that balances renewal effort, risk mitigation and the development of new community infrastructure.
- 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 building and maintaining staffing and organisation capacity to respond to the needs of a growing city.

- 1.5.** The 10 Year Financial Plan was reviewed within the context of current economic factors and the draft Estimates. This was considered via three scenarios, each with differing levels of capital investment, with underlying economic variables remaining consistent.

These included future CPI at the long term average of 2.4%, annual rates increase of 2.9% per year over 10 years, rates base growth of 1 – 1.1%, and an RBA cash rate increasing to 2%. The “conservative” model continues to provide the best balance of service and capital project delivery for Council and the Clarence community. However, given the current volatility of economic indicators, it was considered prudent for this review to remain as a general update, with a complete revision to be prepared over the course of the next twelve months and presented to council for formal adoption in June 2023 as part of the next budget Estimates.

2. REPORT IN DETAIL

Overview of Operational Estimates

- 2.1.** The Estimates (Attachment 1) provide the high-level financial framework within which council will operate for the 2022/2023 financial year. The financial plan principles set out above remain relevant, with the key aim of ensuring Council remains in a sound long-term financial position.
- 2.2.** The Estimates are consistent with the detailed programme budgets discussed by Aldermen at a series of workshops over recent months.
- 2.3.** The Estimates require an increase in overall rating income of 4.82% on 2021/2022 levels net of growth. Growth in the rates base during 2021/2022 is estimated at 1.04%, compared to the long-term average of approximately 1.4%.
- 2.4.** The Fire Services Contribution, which Council is obliged to pay to the Tasmania Fire Service (and over which Council has no control) has increased in aggregate by 7% against the 2021/2022 contribution. The contribution will be \$6.48 million, an increase of \$424,400. Within this, the urban area will increase 6.94%, districts (Richmond, Cambridge, South Arm, etc) will increase 8.1% and rural will increase 7.7%.

- 2.5.** The Tasmanian Government has introduced for 2022/23 a Waste Levy that Council must collect on their behalf. The Levy is based on Council's refuse tonnage, a cost of \$20 per tonne which Council has estimated to be \$253,400 for the 2022/23 financial year. This cost is applied to all properties in Clarence that have a refuse bin, the cost varies depending on size of bin. The Tasmanian Government has proposed that the Levy will increase by another \$20 per tonne in 2023/24 and 2024/25 financial years.
- 2.6.** The reduction in services, programs and containing employee costs in 2020/2021 to deliver a "zero bottom line" has, as foreshadowed, presented Council with a challenging budget environment again for the 2022/2023 financial year. Programs, activities and services were again scrutinised in detail and opportunities for savings were factored into the budget to ease pressure on the rating requirement. These savings were balanced against the need to provide services, programs and initiatives to the Clarence community across a wide range of activity areas.
- 2.7.** The proposed increase is below the March Consumer Price Index for Hobart (5.8%) which is reflective of an economic environment reacting to the COVID-19 pandemic, and above the annual movement in the most recent LGAT Council Cost Index of 4.06%.
- 2.8.** The larger than anticipated increase in CPI has placed significant pressure on the underlying cost base of Council's operations, with materials, contract services and other costs all having increased as a consequence. This is resulting in tendered project works being materially more than budgeted expectations. The Enterprise Agreement applying to Council staff includes an increase to salary and wages that is linked to CPI. As employee costs are the largest expense category of Council, this has a significant impact on the budget estimates.

- 2.9.** Regardless of measures of aggregate inflation, Council’s rating requirement has been adversely affected by the need for additional revenue to respond to the expectations and deliverables of a city that has experienced greater than average growth for almost a decade.

This includes the expanding demand for waste management services. Increased maintenance of roads, footpaths, tracks, trails and other community infrastructure has also influenced the budget outcome.

- 2.10.** The Estimates make provision for the portion of 2022/2023 rates equivalents payable by the operators of Hobart International Airport which is considered doubtful (\$510,450). A similar provision was made in previous years and is fully funded. While Council continues to pursue the ongoing payment of rates equivalents in accordance with the operator’s lease with the Commonwealth, this continues to be a protracted and difficult legal dispute. 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 ongoing 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.

- 2.11.** New staff positions are proposed in the draft estimates. The number of positions included in the draft estimates is significant compared to previous years and reflect several issues impacting the council organisation. These issues, at a macro-level, include historic under-resourcing leading to delays in project development and delivery, succession planning to address an aging workforce and minor restructuring initiatives to continually improve service delivery.

- 2.12.** Five additional Asset Management staff are included in the draft estimates in response to the growing demands of delivering infrastructure projects. A Civil Engineer (Roads) is required to manage the delivery of a sizeable roads capital program, while an Active & Passive Recreation Coordinator will provide increased liaison with external users of Council recreation facilities and maintaining standards accordingly. An additional Landscape Architect will be sought to assist in the effective delivery of landscape plans and master plans for council. Increased subdivision activity within the municipality has resulted in the need for an additional Subdivision Works Officer, while a Waste Management Contracts Officer is required to oversee a smooth transition of waste collection provider, along with other waste management requirements arising from the Tasmanian Government's waste strategy.
- 2.13.** To better support programs for the community, a Community Planning and Development Officer is being employed to focus on matters relating to access and inclusion, to provide services and support for persons of all abilities. Permanent part time employment of two existing temporary Community Planning and Development Officers will see the further delivery of health, homelessness and multi-cultural programs, while a Trainee Administration Officer in the regulatory areas of Environmental Health and Building Services will provide a young person with the opportunity to develop administration and workplace skills across a number of regulatory programs.
- 2.14.** Continual growth within our city requires the employment of an additional Strategic Planner to ensure projects supporting strategic growth within the municipality are diligently considered and managed to deliver on required future city needs. A current temporary Administration Officer will be offered full time employment to provide additional planning support. City growth also increases the complexity of compliance issues that can be faced. To address this, an additional Enforcement Officer will be employed to bolster Council's statutory compliance program.

- 2.15.** A new Truck Driver (and rubbish compactor vehicle) is also included within draft estimates to meet the increased demands on waste and dog bins within the city, which will also enable the provision of a seven days per week service from January 2023.
- 2.16.** With Council now responsible for over \$900 million in assets, this significant growth in Council's asset base requires an additional part-time Asset Accountant to assist in the maintenance of asset reporting and valuation to ensure Council continues to meet required accounting standards, along with knowledge transfer within the organisation as part of council's succession planning program.
- 2.17.** The legal obligations of Council requires a permanent Legal Support Officer to provide support to governance, legal and other staff across broad areas of legal research, insurance, and property management, while the permanency of an Information Services Officer will assist in the continued timely provision of technological support to provide efficiency gains across the organisation.
- 2.18.** Communication and strategy development is essential to the effective operation of our city, with a Stakeholder Engagement Specialist included within the draft estimates to manage community consultation and engagement. The employment of an additional Customer Service Officer will further contribute to the effective and timely resolution of incoming customer queries.
- 2.19.** Significant variations to operating items contained in the draft Estimates include:
- Land Tax increase - \$128,000
 - Providing temporary buildings at Clarendon Vale Oval \$40,000
 - Review of Sports ground capacity within the City \$80,000
 - Costs to support the Richmond Bicentenary celebration \$184,000
 - New State Government Waste Levy \$253,400
 - Anti-Graffiti measures in Youth programme \$20,500

- New software to support property and rating reporting, HR recruitment, Parking Sensors and ongoing contract increases \$170,000
- Risdon Vale Structure Plan and rezoning \$50,000
- Additional positions \$1,393,549, reflecting an increase in demand for services across the organisation, some are partly offset by reserve funds
- Increase in rubbish/recycling collection and disposal \$297,000, influenced by an increase in collections costs and growth within the city
- Increase in hard waste \$140,000 reflective of the community demand for this service
- Increase in park and playground general maintenance \$67,000, reflecting increased material costs and meeting maintenance audit standards.

2.20. The rise in recurrent expenditure reflects substantial increased growth and activity throughout the city. Left unaddressed this will adversely impact Council's service standards, risk management and result in inability to meet council's Strategic Plan goals. Additionally, as Council further invests in the capital program there will be a corresponding increase in recurrent expenditure in future years.

Overview of Capital Works

2.21. The capital program reflects Council's continued commitment to the delivery of projects that reflect the strategic goals of council and the needs of the city. The ongoing focus on renewal of council infrastructure to provide a good level of service is consistent with the 10 Year Financial Plan key performance indicators.

2.22. A schedule of proposed Capital Expenditure Programme is provided with this report (Attachment 2). The programme provides for works to the value of \$16.844 million, fully funded from a range of capital funding sources including State Grants Commission, infrastructure renewal funding, capital contribution from rates, road grants, and specific purpose grants.

- 2.23.** The proposed \$16.8 million capital program is a decrease of \$5.6 million on 2021/2022, which was elevated due to one stormwater project of \$5.6 million, along with bringing forward projects due to federal and state government COVID-19 stimulus programs.
- 2.24.** The Estimates provide for infrastructure renewal expenditure (\$9.9 million). The 10 Year Financial Plan includes renewal funding requirements established under adopted Asset Management Plans and assumes the appropriation of TasWater dividends to infrastructure renewal.
- 2.25.** Distributions from TasWater (comprising dividends, tax equivalents and loan guarantee fees) are expected to be \$2.2 million. Council's strategy is to dedicate these funds for infrastructure renewal via a transfer to the Infrastructure Renewal Reserve.
- 2.26.** The total amount to be raised through rates for infrastructure renewal is \$8.6 million in 2022/2023 compared with \$8.5 million in 2021/2022.
- 2.27.** Closely related to Council's strategy for funding infrastructure renewal is interest earned on investments. Due to the current economic environment being one of increasing interest rates, the Estimates consider an increase of \$800,000 against the 2021/2022 Estimates based on expected levels of cash holdings. This increase in interest revenue is offset by the same amount appropriated to the Infrastructure Renewal Reserve, representing interest earnings on those funds. Through this mechanism the Infrastructure Renewal Reserve retains its value in real terms, assumptions made in long-term financial modelling are met and the net rating requirement is effectively insulated from the effect of cyclical movements in interest rates.
- 2.28.** Payments received from the State Grants Commission, which Council appropriates to support its capital expenditure programme, are expected to increase in line with inflation to around \$3.29 million. Roads to Recovery funding for the period 1 July 2019 to 30 June 2024 has provided \$650,000 for the year.

2.29. Major projects contained within this programme include:

- Road reseal programme \$3.6 million;
- Major dig-outs reconstruction \$2.5 million;
- Footpath/ kerb and gutter renewal \$1.3 million;
- Pindos Park Master Plan – Stage 2 \$600,000;
- Begonia Street – seal gravel road \$550,000;
- Clarendon Vale changerooms \$1,400,000;
- Victoria Esplanade detailed design \$300,000;
- Jervis Street – stormwater improvement \$280,000;
- Multi-user Pathway – Simmons Park to Anzac Park \$260,000;
- Caretaker Cottage upgrade \$250,000;
- Parking sensor installations \$240,000;
- Backhouse Lane – Road Upgrade \$200,000;
- Blackspot – Clarence Street & Shoreline Drive \$200,000;
- Blackspot – Flagstaff Gull Road and Link Road \$160,000;
- York Street – new stormwater main \$150,000;
- Acton Road – shoulder widening \$135,000;
- Tecoma Road – stormwater renewal \$130,000.

2.30. During the current financial year Council determined not to proceed, at this point in time, with redevelopment of the Alma's Activities Centre due to currently high construction costs. One consequence of that decision was that the upgrade to the space occupied by Hobart FM could not proceed. Council identified that disability access and emergency egress from the upper level of the Alma's building was unsatisfactory and unsafe. Working in conjunction with Hobart FM representatives, Council has identified an opportunity to permanently relocate the radio station to Howrah Community Centre. To facilitate this Council has budgeted \$250,000 for building renovations and a further \$70,000 for power supply upgrades at the centre. Funding for this relocation can be provided from previously allocated amounts for the Alma's reconstruction projects

- 2.31.** Council has also reviewed the financing of building construction projects at ANZAC Park and Clarendon Vale Oval. Council has previously funded the concept design and development application stages of the ANZAC Park pavilion, which is underway. Council has set aside further funds for detailed design, subject to a decision to proceed with the full build. The Rokeby Cricket Club building at Clarendon Vale Oval suffered catastrophic damage in 2019, resulting in the building being demolished and temporary buildings installed. Council has received government grants and an insurance payment that will part fund the new building. There is an opportunity to transfer the \$1 million “Levelling the playing field” grant, subject to Tasmanian Government agreement, from the ANZAC Park pavilion project to the Clarendon Vale Oval project. This will enable the design and funding of the smaller Clarendon Vale project to be progressed quickly, with that project expected to be near fully funded. Should Council determine to proceed to detailed design with the ANZAC Park pavilion building, further grant funds will be sought to cover the anticipated build cost, expected to be in the order of \$6 million.

Update of List of Fees and Charges

- 2.32.** Council’s List of Fees and Charges was adopted on 2 May 2022. Some minor changes to the previously adopted version have been identified and, on this basis, an updated List of Fees and Charges is provided for approval (Attachment 3).

Economic Stimulus and Loan Funding

- 2.33.** The loan of \$5.6 million for the Stormwater Upgrade in Bellerive, included in the 21/22 capital program, was taken up during the 2021/22 financial year. The 2022/23 Estimates include the required yearly repayments on this loan, which will be recovered through property rates.
- 2.34.** In 2022/23, Council will continue to repay the Tasmanian Government Economic Stimulus Loan through the Specific Purpose Reserve that has been set aside over the past two years, in order that this loan will be fully repaid during the three year interest free period.

2.35. There are no new borrowings proposed in the 2022/23 Estimates.

Updated Financial Hardship Policy

2.36. In the previous two financial years Council has approved a COVID-19 Financial Hardship Policy. While the immediate impacts of the COVID-19 pandemic are lessening, there is an ongoing financial impact on parts of the Clarence community. This includes current inflationary impacts. With this in mind, the policy has been reviewed and amended to refer to financial hardship in general, rather than being linked to the COVID-19 pandemic specifically. An amended Financial Hardship Policy is attached (Attachment 4) for consideration and approval. The updated policy is intended to form part of council's ongoing policy framework.

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

Media releases and community advice will be provided to update the community on the Estimates, capital program and other relevant issues arising from the budget process. Council's Annual Plan will provide the community with detail of Council's programs for the coming year, with performance to be reported within each quarterly report. The Annual Plan will be submitted for approval by Council at the 4 July 2022 Council Meeting.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The *Local Government Act 1993* requires the adoption of Estimates each year.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

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 2022/2023 financial year. Based on the Estimates, the required increase in rating effort will be on average 4.82% net of growth and excludes government charges.

8. ANY OTHER UNIQUE ISSUES

Following adoption of the Estimates, a draft Annual Plan will be prepared for consideration by council at the 4 July 2022 Council 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.
- 9.2.** The overall increase in rating effort required to meet the proposed expenditure levels is 4.82% net of growth and government charges.
- 9.3.** The Estimates, Capital Expenditure Programme, amended List of Fees and Charges and updated Hardship Policy are recommended for approval.

Attachments: 1. Estimates 2022/2023 (11)
2. Capital Expenditure Programme 2022/2023 (5)
3. Amended List of Fees and Charges (33)
4. Hardship Policy (7)

Ian Nelson
GENERAL MANAGER

ATTACHMENT 1

**CLARENCE CITY COUNCIL
ANNUAL ESTIMATES 2022/2023
(\$000)**

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Clarence City Council Annual Estimates 2022/2023

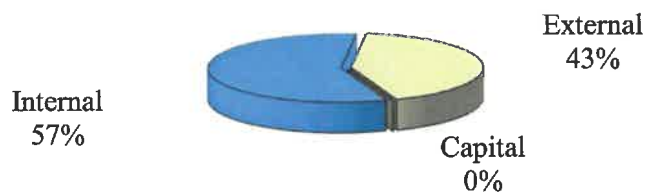
COMMUNITIES & PEOPLE

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		17,616
Total Revenues		8,540
Net Expenses		9,076
Less Expenses Capitalised		797
Net Operating Expenses		8,279
Net Asset Purchases		2,429
Borrowings		
Transfers to Reserves		0
Transfers from Reserves		327
Capital Financing Requirement		2,102
Net Rating Requirement		10,381

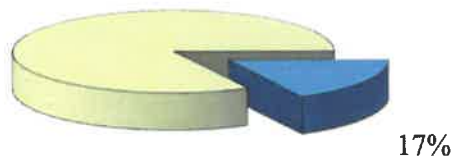
Funding Mix



Resource Mix



Share of Total Rate Levy

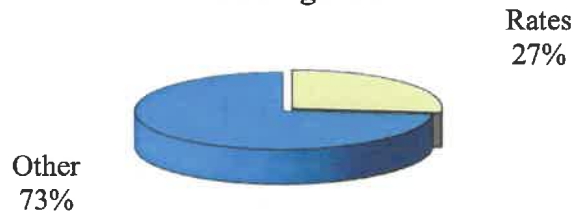


Clarence City Council Annual Estimates 2022/2023

CITY FUTURE

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		3,771
Total Revenues		3,202
Net Expenses		569
Less Expenses Capitalised		
Net Operating Expenses		569
Net Asset Purchases		
Borrowings		
Transfers to Reserves		640
Transfers from Reserves		20
Capital Financing Requirement		620
Net Rating Requirement		1,189

Funding Mix



Resource Mix



Share of Total Rate Levy

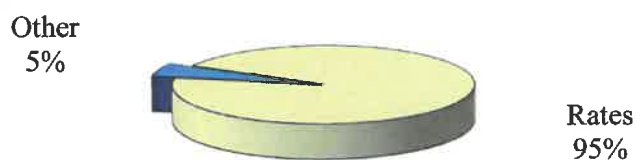


Clarence City Council Annual Estimates 2022/2023

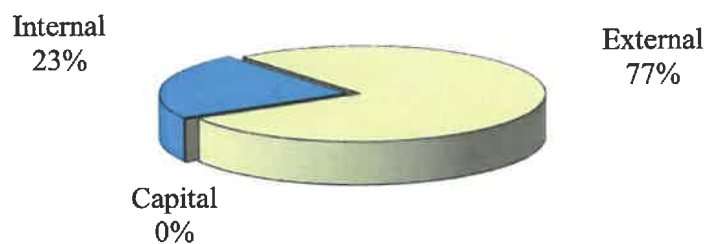
NATURAL ENVIRONMENT

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		10,185
Total Revenues		365
Net Expenses		9,820
Less Expenses Capitalised		90
Net Operating Expenses		9,730
Net Asset Purchases		260
Borrowings		
Transfers to Reserves		
Transfers from Reserves		190
Capital Financing Requirement		70
Net Rating Requirement		9,800

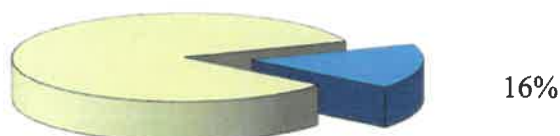
Funding Mix



Resource Mix



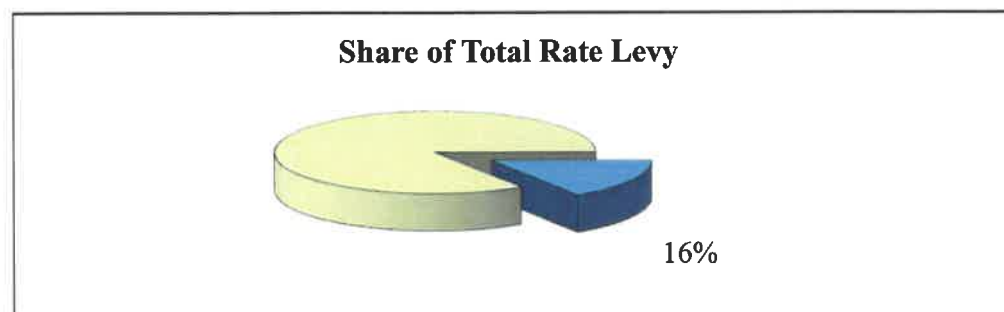
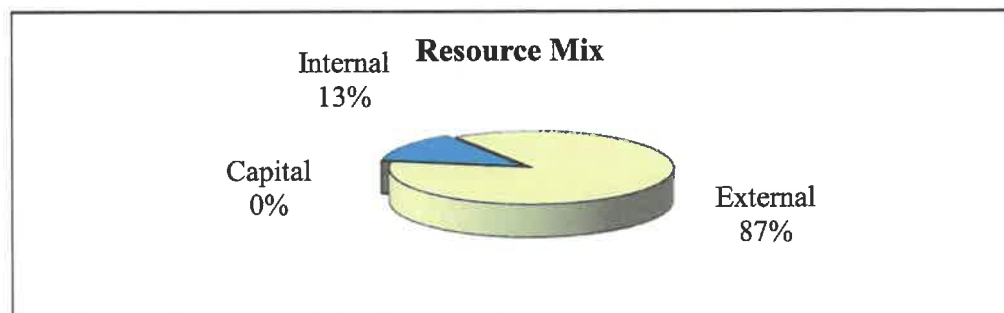
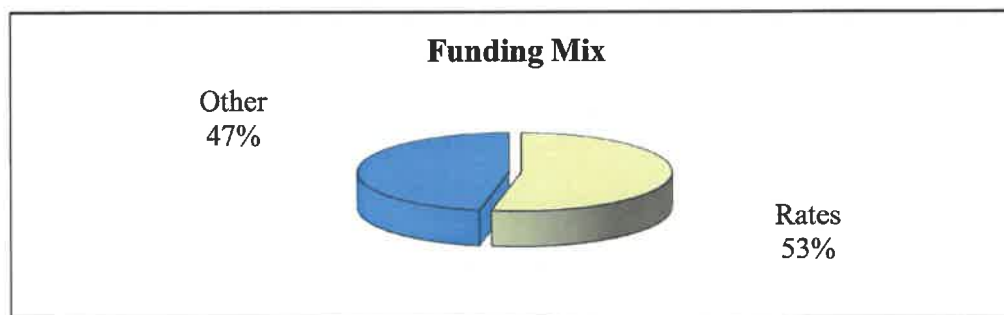
Share of Total Rate Levy



Clarence City Council Annual Estimates 2022/2023

GOVERNANCE

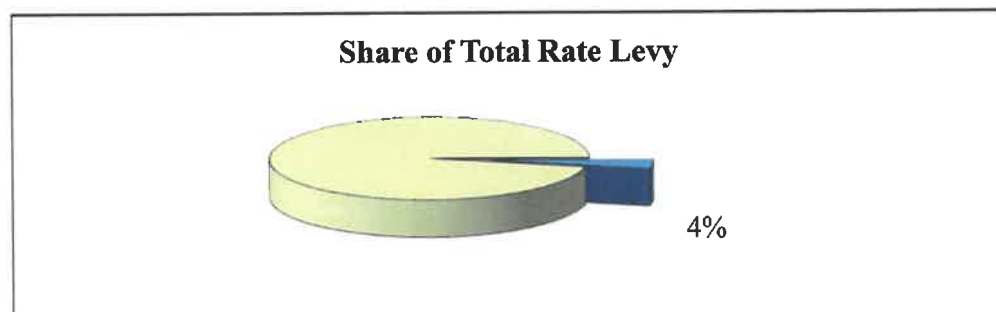
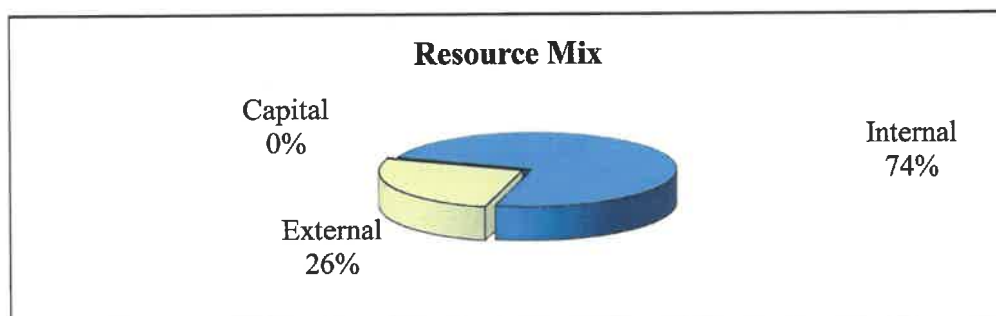
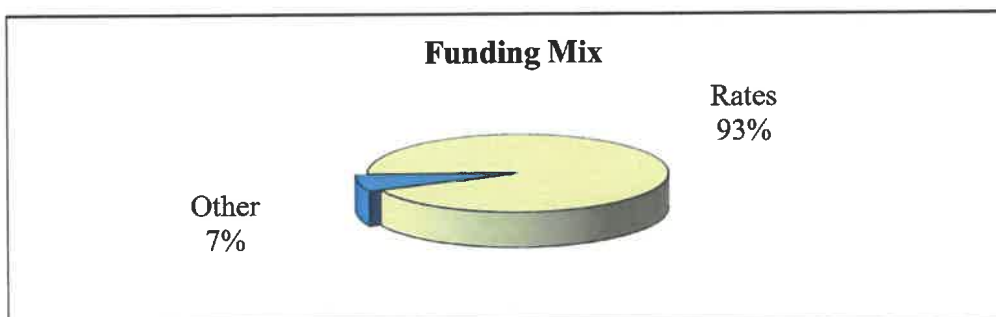
FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	13,333
Total Revenues	8,381
Net Expenses	4,952
Less Expenses Capitalised	
Net Operating Expenses	4,952
Net Asset Purchases	
Borrowings	
Transfers to Reserves	4,600
Transfers from Reserves	20
Capital Financing Requirement	4,580
Net Rating Requirement	9,532



Clarence City Council Annual Estimates 2022/2023

ECONOMIC DEVELOPMENT & MARKETING

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		2,306
Total Revenues		30
Net Expenses		2,276
Less Expenses Capitalised		0
Net Operating Expenses		2,276
Net Asset Purchases		15
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		132
Capital Financing Requirement		-117
Net Rating Requirement		2,159

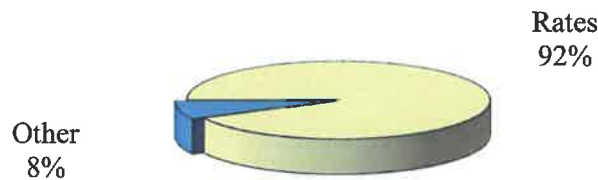


Clarence City Council Annual Estimates 2022/2023

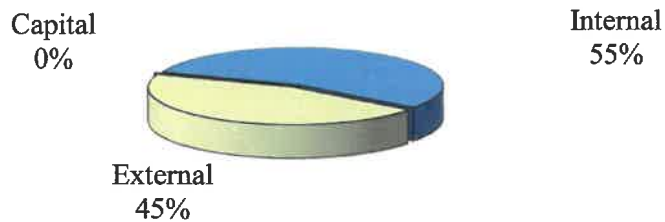
CORPORATE SUPPORT

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	6,996
Total Revenues	168
Net Expenses	6,828
Less Expenses Capitalised	
Net Operating Expenses	6,828
Net Asset Purchases	300
Borrowings	
Transfers to Reserves	
Transfers from Reserves	397
Capital Financing Requirement	-97
Net Rating Requirement	6731

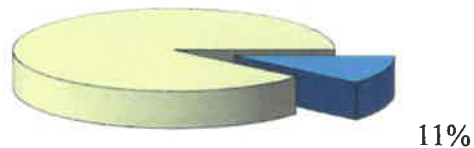
Funding Mix



Resource Mix



Share of Total Rate Levy



Clarence City Council Annual Estimates 2022/2023

INFRASTRUCUTRE - ROADS & TRANSPORT

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		13,659
Total Revenues		1,368
Net Expenses		12,291
Less Expenses Capitalised		2,741
Net Operating Expenses		9,550
Net Asset Purchases		12,190
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		10,179
Capital Financing Requirement		2,011
Net Rating Requirement		11,561

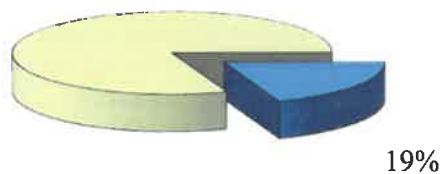
Funding Mix



Resource Mix



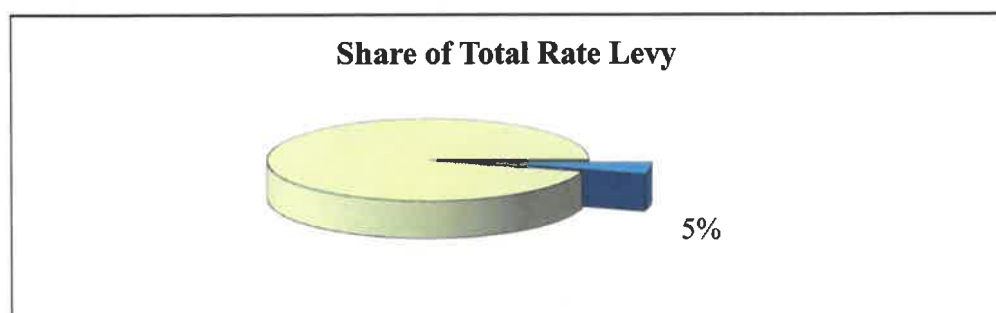
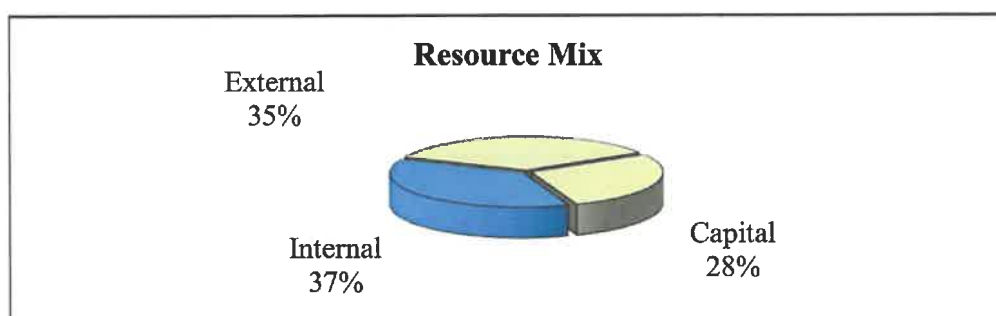
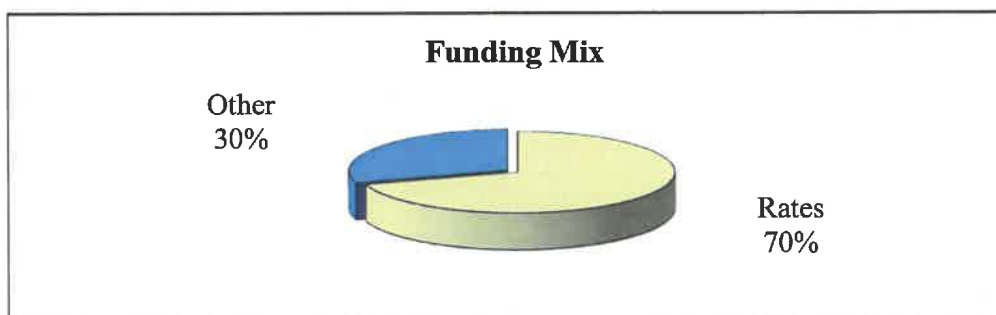
Share of Total Rate Levy



Clarence City Council Annual Estimates 2022/2023

INFRASTRUCTURE - STORMWATER

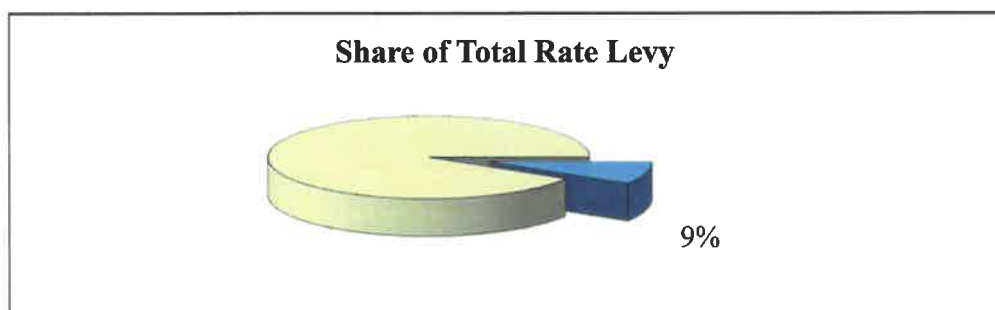
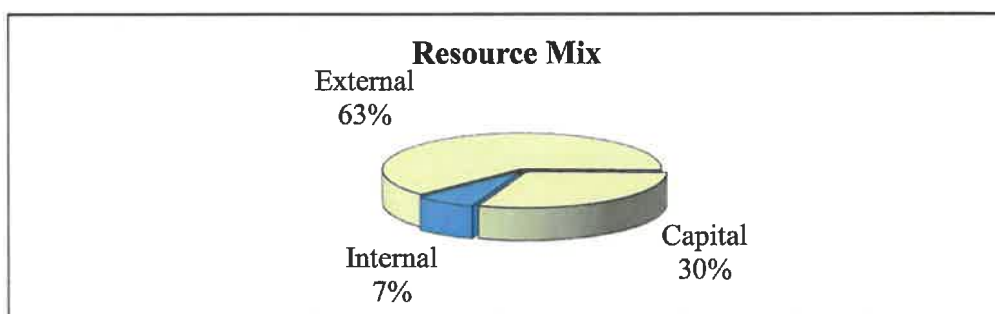
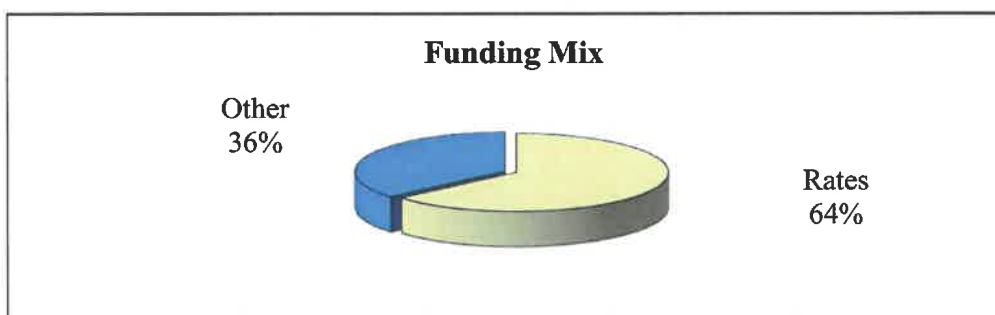
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		3,000
Total Revenues		804
Net Expenses		2,196
Less Expenses Capitalised		616
Net Operating Expenses		1,580
Net Asset Purchases		1,675
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		406
Capital Financing Requirement		1,269
Net Rating Requirement		2,849



Clarence City Council Annual Estimates 2022/2023

INFRASTRUCTURE - FACILITIES MANAGEMENT

FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	5,936
Total Revenues	836
Net Expenses	5,100
Less Expenses Capitalised	155
Net Operating Expenses	4,945
Net Asset Purchases	2,481
Borrowings	0
Transfers to Reserves	0
Transfers from Reserves	2,161
Capital Financing Requirement	320
Net Rating Requirement	5,265



Clarence City Council Annual Estimates 2022/2023

PLANT

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		2,949
Total Revenues		2,949
Net Expenses		0
Less Expenses Capitalised		
Net Operating Expenses		0
Net Asset Purchases		
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%

Clarence City Council
2022/2023 - Capital Expenditure Programme

	\$000
Funding	
State Grants Commission	3,285
Renewal reserve (renewal projects only)	9,780
Roads to Recovery	650
Special Grant funding - refer below	360
Headworks contributions	35
Property Sales	58
Previously approved project funds redistributed	1,320
Interest earned on loan funds invested	242
Rates for reseal prep transferred from recurrent	502
Financial Reform	1,023
Rosny Child Care Centre Reserve	30
Plant Reserve	35
Dividend Reserve	400
Contingency funds transferred to reserve	- 876
	<u>16,844</u>
Expenditure	
Active Recreation	175
Passive Recreation	1,445
Natural Environment	150
Waste Management	20
Facilities Management	2,326
Roads Management	11,189
Youth Services	35
Economic Development	15
Information Technology	300
Stormwater	1,190
	<u>16,844</u>
Funds Variance (Shortfall)	<u>(0)</u>

Special Grants

Blackspot Projects	360,000
	<u>360,000</u>

Clarence City Council - Capital Programme 22/23

Project Description	Total Cost 2022/2023
ROADS MANAGEMENT	
Major Digouts/Pavement Reconstruction	\$ 2,500,000
St John's Circle Footpath Upgrade - Stage 2	\$ 100,000
DDA Kerb Ramp/Access Installation	\$ 100,000
Otago Bay Bitumen Seal Footpath	\$ 100,000
Begonia St - Seal gravel road	\$ 550,000
Parking Sensors Install Bellerive/Rosny	\$ 240,000
MUP - Simmons Park to Anzac Park	\$ 260,000
Backhouse Lane Road Upgrade	\$ 200,000
Footpath/K&G Renewals Reseal Prep 22/23	\$ 830,000
Footpath/Kerb & Gutter Renewal 22/23	\$ 1,330,000
Marston Street Footpath Connection	\$ 55,000
Leprena Road Footpath Construction	\$ 55,000
Tollard Drive - Reconstruction	\$ 100,000
Acton Road Pedestrian Refuge Island	\$ 70,000
Hookey Place Footpath Construction	\$ 120,000
Esplanade, SMB – Reconstruction	\$ 60,000
Shoulder Widening Acton Road	\$ 135,000
Woodhurst Road Reconstruction	\$ 30,000
Clarence St/Shoreline Dr - Blackspot	\$ 200,000
Flagstuff Gully Rd/Link Rd- Blackspot	\$ 160,000
Gravel Resheet	\$ 85,000
Road Resealing - Asphalt Works - 22/23	\$ 1,250,000
Road Resealing - Reseal preparation - 22/23	\$ 730,000
Road Resealing - Slurry Seal - 22/23	\$ 800,000
Road Resealing - Spray Seal - 22/23	\$ 830,000
Belbins Road, gravel carpark	\$ 60,000
Bellerive Boardwalk – Upgrade Lighting	\$ 20,000
Bicycle Parking Racks	\$ 3,500
Tranmere Road - Foreshore Fence renewal	\$ 100,000
Kennedy Drive - New roundabout	\$ 35,000
Bellerive Boardwalk Bridge - Refurb	\$ 80,000
TOTAL ROADS MANAGEMENT	\$ 11,188,500

Clarence City Council - Capital Programme 22/23

TOTAL PASSIVE RECREATION - Continued	
Richmond Village Trail & Interp Signage	\$ 15,000
Clarence Coastal Trail – Mays Point	\$ 70,000
Clarence Coastal Trail – Bedlam Walls/Shag Bay	\$ 40,000
Clarence Plains Rivulet Track	\$ 40,000
Public Art request Richmond	\$ 65,000
Rosny Barn Upgrade to Fence and Northern Entry Space	\$ 10,000
Public Art	\$ 15,000
TOTAL PASSIVE RECREATION	\$ 1,445,000
NATURAL ENVIRONMENT	
Upgrade of Fire Trails - ongoing	\$ 20,000
Trial regeneration - Single Hill	\$ 45,000
Natural Areas Signage and Interpretation Plan	\$ 25,000
Single Hill Bushland Res. Nth/Sth Landscape	\$ 30,000
Lauderdale Canal Water Quality Assessment	\$ 30,000
TOTAL NATURAL ENVIRONMENT	\$ 150,000
FACILITIES MANAGEMENT	
Minor DDA Compliance Works	\$ 20,000
Chambers - Guttering Replacement	\$ 12,000
Council Office Alterations	\$ 60,000
Opossum Bay Public Toilets	\$ 100,000
Clarence MTB Park - shelter & seating	\$ 20,000
LCAC Centre Kitchen & DDA Toilet upgrade	\$ 40,000
Rosny Early Learning - Staff amenities	\$ 30,000
Bellerive Library - Window Replacement	\$ 30,000
Aquatic Centre - Pool Cover Replacement	\$ 65,000
Aquatic Centre - Hot Water Supply Piping	\$ 80,000
Tranmere Hall Upgrades	\$ 50,000
Howrah REC Centre Electrical Upgrade	\$ 50,000
Howrah REC Centre Switchboard/Meter	\$ 70,000
Caretaker Cottage Upgrade	\$ 250,000
Clarendon Vale Changerooms	\$ 1,400,000
Upgrade Bandroom at LCAC	\$ 13,500
Clifton Beach Public Toilet Upgrades	\$ 35,000
TOTAL FACILITIES MANAGEMENT	\$ 2,325,500

Clarence City Council - Capital Programme 22/23

STORMWATER	
Minor SW - Ongoing SW minor Construction	\$ 100,000
York Street - New SW Main	\$ 150,000
Jervis Street – Stormwater Improvements	\$ 280,000
Wentworth Street SW Upgrade	\$ 100,000
Soakage Trench Renewal	\$ 60,000
Tecoma Road Stormwater Renewal	\$ 130,000
45-75 South Arm Road, Stormwater Upgrade	\$ 30,000
54 North Terrace, Stormwater Upgrade	\$ 60,000
63 Duntroon Drive, Detention Basin	\$ 30,000
4 Ninda Street – Stormwater Upgrade	\$ 30,000
Spitfarm Road, Table drain & SW pits	\$ 60,000
Bike Safe SW Grate Replacement	\$ 50,000
Bellerive Beach Park drainage	\$ 60,000
Arlunya Street, Stormwater pipe renewal	\$ 50,000
TOTAL STORMWATER	\$ 1,190,000
ACTIVE RECREATION	
Sandford Oval Cricket Facility/Perimeter	\$ 75,000
Kangaroo Bay Oval Syn Training Renew	\$ 30,000
Beach Change Room	\$ 40,000
Active - Preliminary Grant Investigations	\$ 30,000
TOTAL ACTIVE RECREATION	\$ 175,000
PASSIVE RECREATION	
Park Furniture replacement	\$ 30,000
BBQ Tables & Seating New	\$ 10,000
Kangaroo Bay Skate Park Upgrade	\$ 100,000
Signage within municipality	\$ 6,000
Single Hill Reserve Tracks	\$ 50,000
Pindos Park - Master Plan Stage 2	\$ 600,000
Pindos Park– Aboriginal Heritage Project	\$ 25,000
Glebe Hill Playground DDA swing seat	\$ 6,000
Bellerive Beach– Interpretive Signage	\$ 8,000
Richmond Recreation Reserve – Survey	\$ 15,000
Victoria Esp Detailed Design	\$ 300,000
Track Counters	\$ 20,000
Clifton Beach dirt jumps	\$ 20,000

Clarence City Council - Capital Programme 22/23

INFORMATION TECHNOLOGY	
Digitise Aperture Cards (Microfiche).	\$ 150,000
ICT Infrastructure Initiative	\$ 150,000
TOTAL INFORMATION TECHNOLOGY	\$ 300,000
WASTE	
Recycling Bins	\$ 20,000
TOTAL WASTE	\$ 20,000
ECONOMIC DEVELOPMENT	
Clarence City Band - new musical instruments	\$ 15,000
TOTAL ECONOMIC DEVELOPMENT	\$ 15,000
YOUTH	
Equipment replacement youth services workshop	\$ 35,000
TOTAL YOUTH	\$ 35,000
TOTAL CAPITAL 2022/2023	\$ 16,844,000

ATTACHMENT 3

Clarence City Council List of Fees and Charges Effective from 1 July 2022

List of Fees and Charges Index

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Clarence City Council List of Fees and Charges Effective from 1 July 2022

PLANNING FEES

Item	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Development Applications						
Preliminary assessment			No Charge	NA		
Pre-Development/Building Works Certification – Building Act 2016	per application	DELETE	\$236.00	N		DELETE Legislation has changed. This fee has been replaced by new "Confirmation of NPR status" fee below
Confirmation of NPR status for the purposes of s132(1)(c) Building Act 2016	per application	60% of the fee that would be charged if development application had been required	NEW	N	NEW	NEW fee replaces "Pre Development/Building Works Certification" shown above (deleted) Changes to the Building Act now allow building surveyors to determine that no other permits (including planning) are required before issuing a certificate of likely compliance. As a consequence some building surveyors are seeking "council certification" The suggested fee is appropriate for the work required to provide the certification. This work requires a detailed assessment of final plans and carries a high degree of risk associated with giving correct assessments.
Advertising & Notification Fee (req for discretionary applications only)	per application	\$388.00	\$342.00	N	13.45%	
Single Dwelling Assessment Fee (charged for new permitted dwellings & additions)	per assessment	\$249.00	\$243.50	N	2.26%	
Single Dwelling and Ancillary Secondary Dwellings Assessment Fee (charged for new discretionary dwellings and additions)	per assessment	\$465.00	\$456.00	N	1.97%	LPS definition changes
Permitted outbuildings and incidental residential structures <\$20,000 value (charged for separate applications only)	per application	\$207.00	\$202.00	N	2.48%	
Request to extend permit	per extension	\$164.00	\$160.50	N	2.18%	
Multiple Dwelling Assessment (Charged for new dwellings & additions & conversions)	per dwelling	\$270.00 with Minimum fee \$540.00 to Maximum \$5,180.00	\$264.20 with Minimum fee \$528.40 to Maximum \$3,963.00	N	2.20% 2.20% 30.71%	Increased maximum matches non-residential scale for larger developments: based on both experience with larger MUDs coming through and assessment requirements of LPS.
Permitted non residential change of use (i.e. no variations are required e.g. for car parking)	per application	\$297.00	\$290.00	N	2.41%	
Non residential use/ development and residential use/ development other than single, ancillary or multiple dwellings						
\$0 to \$199,999	per application	\$403.00	\$394.00	N	2.28%	
\$200,000 to \$499,999	per application	\$625.00	\$615.00	N	1.63%	
\$500,000 to \$999,999	per application	\$1,075.00	\$1,050.00	N	2.38%	HCC - \$700-\$1,500 for \$600K to \$1M developments
\$1,000,000 to \$2,999,999	per application	\$4,030.00	\$3,068.00	N	31.36%	HCC - \$700-\$1,500 for \$600K to \$1M developments
\$3M plus	per application	\$5,180.00	\$5,078.00	N	2.01%	HCC - \$20,000 for \$5-10M developments
\$10M plus	per application	\$9,700.00	\$9,483.00	N	2.29%	HCC - \$35,000 for \$10M+ developments
Amendment/ redesign of proposal (under same application) requiring readvertising and reassessment prior to determination	per application		100% of original fees		DELETE	DELETE recent legal decision has found that this cannot be done: a new DA is required
Cash in lieu of providing car parking space on development						
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		

PLANNING FEES Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Planning Scheme						
Advertising & Notification Fee (100% refunded if council refuses to initiate and 30% refunded if amendment refused by TPC)	per amendment	\$1,380.00	\$1,347.00	N	2.45%	
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	\$3,810.00	\$3,730.00	N	2.14%	
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	\$18,950.00	\$18,550.00	N	2.16%	
Tasmanian Planning Commission Costs TPC may adjust this fee during the financial year, CCC List of Fees and Charges will be updated to reflect this if it occurs	per amendment	\$340.00	\$330.00	N	3.03%	
Regional Strategy						
Request to seek amendment of Southern Tasmania Regional Land Use Strategy (STRLUS)	per request	\$17,400 plus postage costs and cost of expert reports if required by Minister for Planning	\$17,000 plus postage costs and cost of expert reports if required by Minister for Planning	N	2.35%	
Strata Schemes						
Strata Scheme Assessment	per assessment	\$430.00	\$420.00	N	2.38%	
Reinspections where development fails first requested inspection	per inspection	\$130.00	\$127.50	N	1.96%	
Assessment and issuing of Certificate of Approval for Strata Scheme (including amendments etc.)	per new strata lot	\$200.00	\$197.00	N	1.52%	
Community Development and Staged Development Schemes Assessment (Where no DA required) - minimum fee \$200	per dwelling/ tenancy	\$200.00	\$197.00	N	1.52%	
Community Development and Staged Development Schemes Amendment (Where DA required also - DA fees also apply)	per amendment	\$228.00	\$223.00	N	2.24%	
Request for document signing and/or sealing	per assessment	\$119.00	\$116.00	N	2.59%	
Subdivision Fees						
Advertising & Notification Fee	per subdivision	\$388.00	\$342.00	N	13.45%	

PLANNING FEES Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Subdivision Application Assessment Fees						
For not more than 10 lots	per application	\$730.00	\$720.20	N	1.36%	
For 11 - 30 lots inclusive	per application	\$2,000.00	\$1,963.80	N	1.84%	
For more than 30 lots	per application	\$4,415.00	\$4,238.50	N	4.16%	
Engineering plan approval and audit inspection fee for civil works - subdivisions	per application	2% of contract cost or certified construct cost - Min fee \$480	2% of contract cost or certified construct cost - Min fee \$480	N	0.00%	Significantly changed last F/Y. Industry is still digesting the change
Engineering assessment fee - non-subdivision (i.e. DA, multiple dwellings, infrastructure relocation etc.)	per application	\$480.00	\$480.00	N	0.00%	Significantly changed last F/Y. Industry is still digesting the change
Request to consider amended plans, prior to expiry of Statutory approval period	per request	50% of applicable Fee	50% of applicable Fee	N		
Checking of final plan for sealing	per assessment or stage	\$353.00	\$345.10	N	2.29%	
Request for document signing and/or sealing	per assessment	\$119.00	\$116.00	N	2.59%	
Reinspections where development fails first requested inspection	per inspection	\$130.00	\$127.50	N	1.96%	
Scanning of Plans & Documentation for Development and Subdivisions Applications						
Up to 5 A4 and/or A3 pages	per page	\$2.30	\$2.20	Y	4.55%	
6 or more A4 and/or A3 pages	per page	\$2.30	\$2.20	Y	4.55%	
Up to 5 A0 and/or A1 pages	per page	\$5.80	\$5.75	Y	0.87%	
6 or more A0 and/or A1 pages	per page	\$10.50	\$10.40	Y	0.96%	
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	\$133.30	\$130.00	N	2.54%	

* All fees and charges inclusive of GST where applicable

PLANNING FEES Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Other Planning Fees						
Application for minor amendment under Section 56 or 43K LUPAA - Permitted Development Application	per application	\$205 Plus \$205 if request is for work already done without approval	\$200 Plus \$200 if request is for work already done without approval	N	2.50%	
Application for minor amendment under Section 56 or 43K LUPAA - Discretionary Development Application	per application	\$256 Plus all postage costs. Plus \$256 if request is for work already done without approval	\$250 Plus all postage costs. Plus \$250 if request is for work already done without approval	N	2.40%	
Petitions to amend sealed plans - S.103 <i>Local Government (Bld & Misc. Provisions) Act</i> . \$630 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	\$1,630.00	\$1,590.00	N	2.52%	
Petitions to amend Sealed Plans - request for document signing and/or sealing	per assessment	\$119.00	\$116.00	N	2.59%	
Applications for Certificates of non-contravention of dealings - S90 LG (Bld & Misc) Act	per application	\$425.00	\$414.50	N	2.53%	
Applications for Adhesion Orders	per application	\$325.00	\$317.00	N	2.52%	
Applications for Adhesion Orders - request for document signing and/or sealing	per assessment	\$119.00	\$116.00	N	2.59%	
Preparation of part 5 agreement	per agreement	\$733.00	\$715.00	N	2.52%	
Preparation of part 5 agreement - request for document signing and/or sealing	per assessment	\$119.00	\$116.00	N	2.59%	
Deferment - at applicant's request - of council's consideration of applications for planning permits (Item on Agenda)	per request	\$375.00	\$373.00	N	0.54%	
Application cancelled where no permit required	per application	60% of the applicable fee (if not used: refund 40% of the fee paid, plus cost of advertising balance plus advertising fee refunded)	60% of the applicable fee (balance plus advertising fee refunded)	N	0.00%	Wording changed for clarity
Any application withdrawn prior to determination	per application	60% of the applicable fee (if not used: refund the 40% of the fee paid, balance plus cost of advertising fee if not used)	60% of the applicable fee (refund the 40% balance plus advertising fee if not used)	N	0.00%	Wording changed for clarity
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 Fees and Charges Effective from 1 July 2022

BUILDING FEES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments	
Permit Authority Fees Residential - Building Permit							
Building permit– Class 1A single dwellings works under \$20,000-plus-certificate of completion	per permit	\$266.50	\$260.00	N	2.50%	Building fees have been reformatted to simplify the charges, and increase clarity. There are some new headings, and some wording has been changed. These changes are all shown in the Item column. In a few cases the order has been changed, however this has not altered the meaning or \$ value of the fee itself.	
Building permit– Class 1A single dwellings works exceeding \$20,000-plus-certificate of completion	per permit	\$502.20	\$490.00	N	2.49%		
Building permit– Class 10A / 10B works under \$20,000-plus-certificate of completion	per permit	\$148.60	\$145.00	N	2.48%		
Building permit– Class 10A / 10B works exceeding \$20,000-plus-certificate of completion	per permit	\$266.50	\$260.00	N	2.50%		
Building permit Multiple Dwellings plus certificate of completion	per permit	\$850.00 for 2 dwellings plus \$160.00 for each additional dwelling	\$828.00 for 2 dwellings plus \$156.50 for each additional dwelling	N	2.66% 2.24%		
Building Certificate of completion Class 1A / 10A	per certificate	\$71.70	\$70.00		2.43%	Certificate fee previously included in cost of permit fees - Proposed to be separated out in 2022-23 fees for clarity	
Building Fees Applicable Under Building Act 2016 Residential - Building Notifiable Works							
Register of Notifiable Building Works Class 1A / 10A / 10B works under \$20,000	per notification	\$235.70	\$230.00	N	2.48%	Building fees have been reformatted to simplify the charges, and increase clarity. There are some new headings, and some wording has been changed. These changes are all shown in the Item column. In a few cases the order has been changed, however this has not altered the meaning or \$ value of the fee itself.	
Register of Notifiable Building Works Class 1A / 10A / 10B works over \$20,000	per notification	\$471.50	\$460.00	N	2.50%		
Register of Notifiable Building Works Multiple Dwellings	per notification	\$818.00 for 2 dwellings plus \$160.00 for each additional dwelling	\$798.00 for 2 dwellings plus \$156.50 for each additional dwelling	N	2.51% 2.24%		
Commercial							
Building permit Commercial Class 2 - 9 work under \$500,000-plus-certificate of completion	per permit	\$693.50	\$676.60	N	2.50%		
Building permit Commercial Class 2 - 9 work over \$500,000 plus-certificate of completion	per permit	0.1% of cost of works. Minimum \$680.00	0.1% of cost of works. Minimum \$662.30	N	2.67%	Certificate fee previously included in cost of permit fees - Proposed to be separated out in 2022-23 fees for clarity	
Register of Notifiable Building Works Commercial Class 2 - 9	per notification	\$818.50	\$798.50	N	2.50%		
Building Certificate of Completion Class 2 - 9	per certificate	\$227.50	\$221.90	N	2.52%		
Other Building Fees							
State Government Training 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		Building fees have been reformatted to simplify the charges, and increase clarity. There are some new headings, and some wording has been changed. These changes are all shown in the Item column. In a few cases the order has been changed, however this has not altered the meaning or \$ value of the fee itself.	
State Government Administration Levy: payable prescribed 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			
Permit of Substantial Compliance (following illegal works notice). This fee is in addition to the normal building fee	per permit	\$320.00	\$313.00	N	2.24%		
Extension of time to Building Permit (maximum 12 months only)	per permit	\$92.00	\$90.00	N	2.22%		
Extension of time to Plumbing Permit (maximum 12 months only)	per permit	\$92.00	\$90.00	N	2.22%		
Re-application for Lapsed/expired permit/notifiable works applications Class 1A / 10A with Building Surveyors documents, plans etc	per permit	\$210.00	\$205.00	N	2.44%		
Lapsed/expired permit/notifiable works applications Class 2 - 9	per permit	\$420.00	NEW	N			

* All fees and charges inclusive of GST where applicable

BUILDING FEES Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Other Building Fees Continued						
Amendment Fee (Re-assessment)-or additional Stage	per permit	\$210.00	\$205.00	N	2.44%	
Staged Approvals - required where building works progress in stages	per permit	First stage normal application fee + \$210.00 & completion charge each additional stage	\$205.00	N	2.44%	Previously included in the fee above - Proposed to be separated out in 2022-23 fees for clarity
Permit Authority Inspection	per notification	\$99.00	\$97.00	N	2.06%	Building fees have been reformatted to simplify the charges, and increase clarity. There are some new headings, and some wording has been changed. These changes are all shown in the Item column. In a few cases the order has been changed, however this has not altered the meaning or \$ value of the fee itself.
Notification of Low Risk work (Form 80)	per notification	\$51.20	\$50.00	N	2.40%	
Building Certificate - Class 1 and 10	per application	\$1,085.00 Inspection and \$600.00 each subsequent inspection	\$1,059.00 Inspection and \$587.40 each subsequent inspection	N	2.46% 2.15%	
Building Certificate - Commercial and Industrial	per application	\$2,060.00 Inspection and \$600.00 each subsequent inspection	\$2,008.70 Inspection and \$587.40 each subsequent inspection	N	2.55% 2.15%	
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		
Hard copy paper print of permit and plans up to (A3) in size	per page	\$3.10	\$3.05	Y	1.64%	
Hard copy paper print of permit and plans over (A3) in size	per page	\$16.00	\$15.75	Y	1.59%	
Build over easement request/assessment fee	per request/assessment	\$123.00	\$120.00	N	2.50%	

BUILDING FEES Continued PLUMBING FEES						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Plumbing Fees Applicable Under Building Act 2016						
Residential Plumbing Approval						
CLC Plumbing Minor Plumbing Installations	per application	\$160.40	\$156.50	N	2.49%	Building fees have been reformatted to simplify the charges, and increase clarity. There are some new headings, and some wording has been changed. These changes are all shown in the Item column. In a few cases the order has been changed, however this has not altered the meaning or \$ value of the fee itself.
CLC Plumbing Class 10A stormwater-only, plus registration fee and certificate of completion	per application	\$179.70	\$175.30	N	2.51%	
CLC Plumbing Class 10A with fixtures and fittings plus registration fee and certificate of completion	per application	\$338.00	\$329.75	N	2.50%	
CLC Plumbing Class 1A stormwater only, plus registration fee and certificate of completion	per application	\$290.00	\$284.75	N	1.84%	
CLC Plumbing Class 1A sanitary only plus registration fee and certificate of completion	per application	\$384.00	\$374.50	N	2.54%	
CLC Plumbing Class 1A with fixtures and fittings, stormwater, plus registration fee and certificate of completion	per application	\$498.00	\$486.20	N	2.43%	
Plumbing Permit Class 1A or 10A and certificate of completion	per permit	\$71.50	\$70.00	N	2.14%	Wording changed for clarity - see comment below
Plumbing Permit Class 1A or 10A and Certificate of completion 1A or 10A	per permit	\$71.50	\$70.00	N	2.14%	This is not a new fee. Plumbing permit and certificate of completion were previously combined in one line. Now shown separately for clarity
Commercial Buildings Plumbing Approval						
CLC Plumbing Class 2 – 9 stormwater only, plus registration fee and certificate of completion	per application	\$157.60	\$153.75	N	2.50%	Building fees have been reformatted to simplify the charges, and increase clarity. There are some new headings, and some wording has been changed to increase clarity. These changes are all shown in the Item column. In a few cases the order in which fees are listed has been changed, however this has
CLC Plumbing Class 2 – 9 sanitary only, plus registration fee and certificate of completion	per application	\$285.80	\$278.85	N	2.49%	
CLC Plumbing Class 2 – 9 with fixtures and fittings, stormwater, plus registration fee and certificate of completion	per application	\$680.00	\$445.90	N	52.50%	Increased to bring commercial plumbing approval into line with commercial building approval (see Commercial fees above)
Plumbing Permit 2 - 9 only and Certificate of completion	per permit	\$227.50	\$221.90	N	2.52%	

BUILDING FEES PLUMBING FEES Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Other Plumbing Fees						
Inspection fee schedule (based on number of inspections required)	per inspection	\$99.50	\$97.00	N	2.58%	Wording changed for clarity
Out of hours inspection fee	per inspection	\$148.50	NEW	N		NEW charge for when developers request inspections outside working hours
Plumbing approval amendment ed permit	each	\$210.10	\$205.00	N	2.49%	
GLC Waste Water System application and/or amendment	per application	DELETE	\$156.50	N	DELETE	DELETE - duplication of Plumbing Amendment fee above. Higher fee retained as it is more appropriate for the amount of work required
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%	Building fees have been reformatted to simplify the charges, and increase clarity. There are some new headings, and some wording has been changed. These changes are all shown in the Item column. In a few cases the order has been changed, however this has not altered the meaning or \$ value of the fee itself.
Annual registration fee for tempering valves	per year	\$57.40	\$56.00	N	2.50%	
Annual registration fee for backflow device	per year	\$57.40	\$56.00	N	2.50%	
Annual registration / maintenance other plumbing installations Schedule 1 - Directors Determinations	per year	\$57.40	\$56.00	N	2.50%	
Follow up Inspection fees associated with maintenance of plumbing installations Schedule 1 - Directors Determinations - compliance	per inspection	\$99.00	\$95.30	N	3.88%	
Seepage Investigations – Groundwater						DELETE Heading not required, wording of groundwater inspection fee changed for clarity
Groundwater / seepage investigation - Initial Inspection and Dye Testing. Fee refunded if council infrastructure at fault	each	\$120.00	\$117.00	Y	2.56%	
Further request for investigation of groundwater / seepage. Fee refunded if council infrastructure at fault. Additional time charged at hourly rate	per investigation	\$358.00 minimum charge + \$115.00 per hour on the job charge to nearest 15 minutes	\$349.15 minimum charge + \$112.00 per hr on the job charge to nearest 15 mins	Y	2.53% 2.68%	
Stormwater Quality Agreement - Annual Fee	per year	\$271.60	\$265.00	N	2.49%	
Plumbing fees specifically relating to the installation of retro-fit rainwater tanks (only) will be waived		\$0.00	\$0.00	NA	0.00%	
Plumbing Applications						DELETE Heading not required
Dwellings, Flats & Outbuildings						DELETE Heading not required
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	\$3,000.00	\$1,500.00	N	100.00%	Increase reflects cost of service and current market charges
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	\$2,000.00	\$725.00	N	175.86%	
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	\$500.00	\$247.00	N	102.43%	

Clarence City Council List of Fees and Charges Effective from 1 July 2022

HEALTH - LICENCE, PERMIT and NOTICE FEES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Place of Assembly Fees - permanent structures/regular public events						
Application fee to licence new premises	per application	\$96.60	\$94.25	N	2.49%	
Application for annual renewal of a licence	per application	\$96.60	\$94.25	N	2.49%	
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	\$96.60	\$94.25	N	2.49%	
Follow up inspections and/or sampling as part of conditions of approval	per inspection /sample	\$96.60	\$94.25	N	2.49%	
Registrations, Permits Under the Public Health Act						
Public Health Risk Activity (acupuncture, tattooing, ear/body piercing)	per premises + per person	Registration of Premises \$96.60 + Licence Fee \$36.00 per person	Registration of Premises \$94.25 + Licence Fee \$35.20 per person	N	2.49% 2.27%	
Permit for burial of human remains on private land	per permit	\$207.00	\$202.00	N	2.48%	
Cooling tower registration	per tower	\$96.60	\$94.25	N	2.49%	
Registration of a regulated system	per registration	\$96.60	\$94.25	N	2.49%	
Registration of Private Water Supplier	per registration	\$96.60	\$94.25	N	2.49%	
Water Carting Annual Permit - testing & inspection of vehicle used for the sale and cartage of potable water	per permit + each additional vehicle	Annual Permit - \$45.70 per vehicle	Annual Permit - \$44.60 per vehicle	N	2.47%	
Water Carting Random Sampling	per sample	\$170.00 per vehicle	\$165.80 per vehicle	N	2.53%	
Environmental Protection Notices						
Environmental Protection Notices - investigation, issuing and management charges	per hour or part thereof	\$96.60	\$94.25	N	2.49%	

* All fees and charges inclusive of GST where applicable

HEALTH - LICENCE, PERMIT and NOTICE FEES Continued		
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ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
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						
Commercial	per year	\$348.50	\$340.00	N	2.50%	
Not for profit / Community Organisations including schools 50% discount	per year	\$174.20	\$170.00	N	2.47%	
Category P2						
Commercial	per year	\$194.70	\$190.00	N	2.47%	
Not for profit / Community Organisations including schools 50% discount	per year	\$97.40	\$95.00	N	2.53%	
Category P3						
Commercial	per year	\$102.50	\$100.00	N	2.50%	
Not For profit / Community Organisations including schools 50% discount	per year	\$51.20	\$50.00	N	2.40%	
Notification						
P3N Notification reinspect as needed	once off fee	\$36.90	\$36.00	N	2.50%	
P3N Notification reinspect as needed - Not for profit / Community Organisations including schools 50% discount	once off fee	\$18.40	\$18.00	N	2.22%	
P4 Notification initial inspection	once off fee	\$36.90	\$36.00	N	2.50%	
P4 Notification initial inspection - Not for profit / Community Organisations including schools 50% discount	once off fee	\$18.40	\$18.00	N	2.22%	
Mobile / Food Vans Food Premises Fees						
Commercial						
Category P1	per year	\$194.70	\$190.00	N	2.47%	
Category P2	per year	\$194.70	\$190.00	N	2.47%	
Category P3	per year	\$194.70	\$190.00	N	2.47%	
Category P3N - notification only	per year	\$36.90	\$36.00	N	2.50%	
Category P4 - notification only	per year	\$36.90	\$36.00	N	2.50%	
Not for Profit / Community Organisations including schools 50% discount						
Category P1	per year	\$97.40	\$95.00	N	2.53%	
Category P2	per year	\$97.40	\$95.00	N	2.53%	
Category P3	per year	\$97.40	\$95.00	N	2.53%	
Category P3N - notification only	per year	\$18.40	\$18.00	N	2.22%	
Category P4 - notification only	per year	\$18.40	\$18.00	N	2.22%	

HEALTH - LICENCE, PERMIT and NOTICE FEES Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Temporary Food Premises Fees						
Commercial	per event	\$36.90	\$36.00	N	2.50%	
Not for Profit	per event	\$18.40	\$18.00	N	2.22%	
Food Premises Other						
Food Premises - Pre-purchase Inspection	per inspection per hour or part thereof	\$96.60	\$94.25	Y	2.49%	
Additional Food Premises Inspection	per inspection per hour or part thereof	\$96.60	\$94.25	Y	2.49%	
Improvement Notices or Prohibition Orders - investigation, issuing & management charges per hour	per hour	\$96.60	\$94.25	N	2.49%	
Application for report of likely compliance - new food premises (form 49)	per application per hour or part thereof	\$140.00 per application + \$96.50 per hr/part thereof for assessment fees	\$136.80 per application + \$94.25 per hr/part thereof for assessment fees	N	2.34% 2.39%	
EHO Occupancy Report (Form 50)	per inspection per hour or part thereof	\$96.60 per hr/part thereof for assessments	\$94.25 per hr/part thereof for assessments	N	2.49%	
On-site Wastewater Disposal Systems						
Waste Water Assessment Fee - plumbing permit	per application	\$231.50	\$225.90	N	2.48%	
Waste Water Assessment Fee - plumbing permit - Commercial	per application	\$550.00 + \$96.60 per hr/part thereof	\$536.50 + \$94.25 per hr/part thereof	N	2.52% 2.49%	
Amended Applications	per application	\$114.80	\$112.00	N	2.50%	
Subsequent Inspection or Scheduled Inspections per hour or part thereof	per hour or part thereof	\$96.60	\$94.25	N	2.49%	
Extension to Permit	per permit	\$55.20	\$53.85	N	2.51%	
Management, maintenance, monitoring & auditing costs of onsite waster water systems under Building Act 2016	per hour or part thereof	\$96.60	\$94.25	Y	2.49%	
Wastewater sign off fee	per application	\$160.00	NEW	Y	NEW	NEW FEE Covers work involved with preparation and inspection, travel, administration etc.
Hard Copy - paper print of permit and plans - up to A3 in size	per page	\$3.10	\$3.05	Y	1.64%	
Hard Copy - paper print of permit and plans - over A3 in size	per page	\$16.15	\$15.75	Y	2.54%	
Immunisation Fees (Items do not attract GST)						
Boostrix (DTpa)	each	Delete	\$53.80		DELETE	Delete, Vaccine no longer offered

HEALTH - LICENCE, PERMIT and NOTICE FEES Continued		
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ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Sharps Containers						
Medical Patients (Residents of Clarence)	each	Single container, disposal and replacement - free of charge	Single container, disposal and replacement - free of charge			
Commercial Operators						New heading for clarity
1.4 litre container	each	\$7.59	\$7.40	Y	2.57%	
3 litre container	each	\$12.70	\$12.40	Y	2.42%	
Sharps Collection Fee - Commercial Only	per litre or part thereof	\$5.10 per litre (or part thereof) if waste taken to council; \$5.10 per litre plus \$88.00 collection fee for council to collect	\$5.00 per litre (or part thereof) if waste taken to council; \$5.00 per litre plus \$86.00 collection fee for council to collect	Y	2.00%	
					2.33%	
Miscellaneous						
Food Probe Thermometers	each	\$26.10	\$25.45	Y	2.55%	
Alcohol Swabs	each		\$8.10		DELETE	DELETE No longer sold at council office
Testing and Sampling Fees						
Testing of Natural, Environmental and Effluent	per sample	\$106.20	\$103.60	Y	2.51%	
Sampling Fees: Bacteriological	per sample	\$106.20	\$103.60	Y	2.51%	
Sampling Fees: Private Water Supplies	per sample + per hour	\$58.30 per sample + \$96.50 per hr/part thereof	\$56.90 per sample + \$94.25 per hr/part thereof	Y	2.46%	
					2.39%	
Testing & inspection for water quality in Public Pools, payable by Public Pool Operator	per sample + per hour	\$111.50 per sample + \$96.50 per hr/part thereof	\$108.80 per sample + \$94.25 per hr/part thereof	Y	2.48%	
					2.39%	

Clarence City Council List of Fees and Charges Effective from 1 July 2022

ABATEMENT FEES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Abatement Action	per notice	\$318.70	\$310.90	N	2.51%	
Impounding fee for illegal agistment on council land	per day	\$185.90	\$181.40	N	2.48%	

* All fees and charges inclusive of GST where applicable

ANIMAL CONTROL						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Dog Registrations						
Annual Fee - 1st July - 30th June						
Entire Dog	per year	\$122.00	\$119.10	N	2.43%	
De-sexed Dog	per year	\$36.60	\$35.70	N	2.52%	
Tasmanian Canine Association Member Dog	per year	\$61.00	\$59.50	N	2.52%	
Entire Dog - Level 4 trained	per year	\$61.00	\$59.50	N	2.52%	
Desexed Dog - Level 4 trained	per year	\$18.25	\$17.80	N	2.53%	
Pension Discount	per year	20% off applicable fee	20% off applicable fee	N	0.00%	
Dangerous Dog declared prior to 1 July 2015	per year	\$610.50	\$595.50	N	2.52%	
Dangerous Dog declared after 1 July 2015 (no discount)	per year	\$1,220.00	\$1,191.00	N	2.43%	
Guard Dog	per year	\$244.20	\$238.20	N	2.52%	
Guide Dog/Hearing Dog		No Charge	No Charge	N	0.00%	
Dog Complaints						
Dog Complaint Fee	each	\$75.00	\$74.30	N	0.94%	
Kennel Licence (Prescribed)						
Application Fee	per application	\$122.00	\$119.10	N	2.43%	
Advertising Fee for New Kennel Application	per application	\$300.00	\$275.00	N	9.09%	Cost of advertising. Reviewed with Mel
Renewal	per year	\$122.00	\$119.10	N	2.43%	
Dog Adopted from Dogs' Home or RSPCA or GAP (Greyhound Adoption Program)						
To apply until new registration year only		No Charge	No Charge		0.00%	
Other Dog Fees						
Replacement of Lost Tag	each	\$5.50	\$5.50	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%	
Cat Licence (Prescribed)						
Required for 4 or more cats in a household, cat breeders, non-desexed cat						NEW Cat Legislation Included in draft for information. Propose this information not be published on council website List of Fees and Charges until legislative requirements are resolved.
Application Fee	per application	TBA	NEW	N		
Advertising Fee for Cat Permit Application	per application	TBA	NEW	N		At this point legislative requirements are unclear and State charges have not been determined. Policy to be developed and presented to council as more information becomes available.
Renewal	per year	TBA	NEW	N		

Clarence City Council List of Fees and Charges Effective from 1 July 2022

PERMITS, EVENTS, STAGE HIRE, USE OF PUBLIC PLACES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Permits - Use of Public Places						
Business Permits - Commercial Use	per event	\$690.40	\$673.60	N	2.49%	
Busking Permit (Bellerive Boardwalk Only)	per year	\$52.00	\$50.80	N	2.36%	
Commercial instructors permit for operating on council land	per year	\$92.50	\$90.20	N	2.55%	
Car Parking Space Bellerive - Commercial Only	per vehicle per month	\$125.50	\$125.50	Y	0.00%	
Mobile Food Businesses - Use of Public Places ●						
Mobile Food Businesses in Public Places Permit 12 Months	12 Months	\$800.00	\$800.00	Y	0.00%	
Mobile Food Businesses in Public Places Permit 3 Months	3 Months	\$350.00	\$350.00	Y	0.00%	
● DOES NOT INCLUDE food premises registration licence						
Temporary Stalls for Council Events ♦						
All locations - Charitable Stall		Exempt from fees	Exempt from fees			
All locations - Non Charitable Stall	1 day	\$225.00	\$220.00	Y	2.27%	
All locations - Non Charitable Stall	2 days	\$338.00	\$330.00	Y	2.42%	
All locations - Non Charitable Stall	3 days	\$395.00	\$385.00	Y	2.60%	
♦ Includes temporary food premises registration licence						
Public Place Hire Fees (NFP, Fundraising etc.) - charitable organisations & fundraising						Change of name for clarity
Not for Profit, Community, Charity, Fund Raiser in an outdoor public place (at discretion of General Manager) Use of public places by charitable organisations, or fundraising bookings	per application event	Normal hire fees may be waived on application at the discretion of the General Manager or the General Manager's delegate	\$54.90	Y		Discounted fee no longer offered - GM discretion to waive hire fees entirely
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	DELETE	60% of relevant schedule hire fee	¥	DELETE	DELETE Now combined with the above - no longer differentiating between indoor and outdoor bookings
Commercial vendors (e.g. coffee vans) on site at NFP fundraising events per vendor	per vendor per event		\$32.10	¥	DELETE	Jane discuss with JJ & Bec to clarify if this is ground/venue hire rather than being a permit & also discuss how this fee is enforced
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		
All other locations	per ceremony	\$65.80	\$64.20	Y	2.49%	
Boardwalk Stage						
Boardwalk Stage - no side curtains (including civic ceremonies)	per event, or per day, or part thereof	\$111.50	\$108.80	Y	2.48%	
Boardwalk Stage - with side curtains (including civic ceremonies)	per event, or per day, or part thereof	\$456.70	\$445.60	Y	2.49%	
Boardwalk and/or Stage Power Supply	per event, or per day, or part thereof	\$30.25	\$29.50	Y	2.54%	
Skate Parks & Charles Hand Park Stage & Skate Park						
Charles Hand Skate Park Stage Only	per day or part thereof	\$111.50	\$108.80	Y	2.48%	
Charles Hand Stage Power Supply	per event, or per day, or part thereof	\$30.25	\$29.50	Y	2.54%	
Charles Hand Skate Park (whole facility including stage - Hirer is responsible for providing own security and notifying Tasmania Police of any event)	fixed fee	\$231.60 fixed rate + \$39.60 per hour	\$226 fixed rate + \$38.70 per hour	Y	2.48% 2.33%	
Charles Hand Skate Park (excluding stage)	fixed fee	\$100.00 fixed rate + 39.60 per hour	NEW		NEW	NEW allows hire of skate park without having to pay to hire the stage
Hire of other Skate Parks (excluding Charles Hand Skate Park)	per hour	\$30.00	NEW		NEW	NEW allows opportunity to hire any skate park in the city
Bond - For Skate Park Only (GST only applies on forfeiture of deposit)	fixed fee	\$300.00	\$213.80	N	40.32%	Reflects true cost of cleaning work. Brings into line with other bonds

* All fees and charges inclusive of GST where applicable

PERMITS, EVENTS, STAGE HIRE, USE OF PUBLIC PLACES Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Miscellaneous Fees for Activities on Council Land						
Boot camp, fitness activities & Dog obedience training at South Street reserve on council reserves (for use of sports grounds for fitness activities- please refer to Ground Hire section)	per hour	\$13.80	\$13.40	Y	2.99%	
Other Public Place Fees						
Consumption of liquor on council land and reserves (to be approved by MCS)	per application	\$70.10	\$68.40	N	2.49%	
Notation on Licensing Board permit applications on council premises (to be signed by CS; MCS)	each	\$28.70	\$28.00	N	2.50%	
Request for notation on Licensing Board permit for non council properties- (to be signed by CS EOGM or MHS)	each	DELETE	\$35.20	N	DELETE	DELETE This is covered under place of assembly fees
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 Fees and Charges Effective from 1 July 2022

CHILD CARE						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Rosny Early Learning 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		\$94.00			DELETE - changed to annual fee review rather than bi-annual - bring into line with OSHC
Daily	per child per day		\$110.00			
Morning Session	per child per session		\$68.15			
Afternoon Session	per child per session		\$59.45			
A late fee is charged for children collected after 5.45 pm			\$20.00			
Fee Schedule January – June 1 July to 30 June						Increase is around 3%. Takes into account staff casual loading increase
Discounted rate offered to families who use at least 5 days child care in one week Discount rate on weekly full-time care per child (Monday to Friday)	per child per day week	\$491.30 (\$98.26 per day)	\$95.65	N	2.73%	Change to weekly rate per child with 15% discount - discount no only available per child, not per family
Daily	per child per day	\$115.60	\$112.20	N	3.03%	
Morning Session	per child per session	\$71.40	\$69.30	N	3.03%	
Afternoon Session	per child per session	\$62.50	\$60.65	N	3.05%	
Planned absences with 14 days notice in writing - 30% discount on full fee	per child per day	\$80.90		N		NEW
A late fee is charged for children Late collected (every 15 minutes after 5.45-5.30 pm)	per child per 15 minutes	\$36.50	\$20.00	N	82.50%	To bring in line with OSHC charge
Family Day Care						
Educator Levy	per week	2% of educator's nett income	\$26.00	N		Changed fee format. More equitable to educators
Administration levy						
Per child	per hour or part thereof	\$1.50 per hour or part thereof	\$7.50 per week plus \$0.80 per hour, per child up to 2 children in care	N		Change to per hour charge. More equitable to families
Play session levy	per session	\$11.00	\$10.00	N	10.00%	
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	\$33.60	\$32.60	N	3.07%	

CHILD CARE Continued		
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ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
After School Care						
Permanent and Casual Bookings 1 July to 30 June						
After School Care	per child per session	\$31.00	\$30.00	N	3.33%	Takes into account staff casual loading increase
Absence	per child per day	\$17.50	\$17.00	N	2.94%	
Non Cancellation	per child per day	\$31.00	\$30.00	N	3.33%	
Late Collection (every 15mins after 6pm)	per child per 15 minutes	\$36.50	\$35.00	N	4.29%	
Before School Care						
Permanent and Casual Bookings 1 July to 30 June						
Before School Care	per child per session	\$12.00	\$11.50	N	4.35%	Takes into account staff casual loading increase
Absence	per child per day	\$7.00	\$6.50	N	7.69%	
Non Cancellation	per child per day	\$12.00	\$11.50	N	4.35%	
Holiday Care						
Permanent and Casual Bookings 1 July to 30 June						
Holiday Care 8.00am - 6.00pm	per child per day	\$81.00	\$78.50	N	3.18%	Takes into account staff casual loading increase
Absence	per child per day	\$42.00	\$40.00	N	5.00%	
Non Cancellation	per child per day	\$51.50	\$50.00	N	3.00%	
Late Collection (every 15mins after 6pm)	per child per 15 minutes	\$36.50	\$35.00	N	4.29%	

CLARENCE COMMUNITY VOLUNTEER SERVICE		
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ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
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%	

Clarence City Council List of Fees and Charges Effective from 1 July 2022

HALL HIRE, COMMUNITY CENTRES etc.

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Rosny Farm - The Barn						
Exhibitions/Displays/Performance/Arts related function						
Supported - Not-for-profit/Arts groups/Students/Education groups						
Rehearsal/Set-up Day	per day	\$95.00	\$90.00	Y	5.56%	
Performance Days	per day	\$230.00 per day. Half day - \$115.00	\$227.00 per day. Half day - \$113.50	Y	1.32%	
Exhibitions/Displays/Performance/Arts related function						
Commercial, Corporate, Government	per day	\$340.00 per day. Half day - \$170.00	\$328.00 per day. Half day - \$164.00	Y	3.66%	
	per week (7 days)	\$1,600.00	\$1,545.00	Y	3.56%	
		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 \$96.00 per hr. Additional Tech hrs charged at \$96.00 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 \$93.50 per hr. Additional Tech hrs charged at \$93.50 per hr	Y	2.67%	
Rosny Farm - Extras						
Extra Charge for (20) Café tables	flat rate	\$129.00	\$129.00	Y	0.00%	
Piano Hire (includes tuning)	flat rate	\$220.00	\$220.00	Y	0.00%	
Tablecloths	flat rate	\$15.00 per cloth (includes laundering)	\$10.00 per cloth (includes laundering)	Y	50.00%	Commercial rate
Projector	flat fee	\$52 per day or \$158 per week	\$51 per day or \$155 per week	Y	1.96%	
Sound Desk	flat fee	\$52 per day or \$158 per week	\$51 per day or \$155 per week	Y	1.94%	
Additional Equipment Hire	flat rate	By Negotiation	By Negotiation	Y	0.00%	
Drinking / Wine Glasses	flat rate	\$10 per 24	\$10 per 24	Y	0.00%	
Bond for Barn Hire	per booking	\$275.00	\$270.00	N	1.85%	
Rosny Farm - Gardens Only						
Private functions incl. wedding ceremonies	flat rate	\$530.00 up to 2 hours plus \$215.00 per extra hour thereafter	\$520.00 up to 2 hours plus \$210.00 per extra hour thereafter	Y	1.92%	
Photography Session	per hour	\$113.20	\$110.00	Y	2.91%	
Security callout fee for after hours functions	per hour	\$113.20	\$110.00	Y	2.91%	

* All fees and charges inclusive of GST where applicable

HALL HIRE, COMMUNITY CENTRES etc. Continued		
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ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Hall & Room Hire - Cambridge Hall, Rokeby Trust Hall, Tranmere Hall, Lauderdale Hall, Sandford Hall, Richmond Hall, Richmond Council Chambers, Lindisfarne Community Activities Centre						NEW Heading - Hall fees being combined where possible. LCAC now included in standard hire fees
Cambridge Hall						DELETE halls being combined where possible
Hall, room or kitchen hire - Casual	per hour	\$15.00	\$12.40	Y	20.97%	Large increase as CCC fees appear to be below other councils e.g. Sorell \$24.50, Rosny Link \$21; Glenorchy \$26; Hobart \$25; Kingborough \$16 p/h day rate, \$26 p/h night rate (double for commercial)
Hall, room or kitchen hire - Commercial	per hour	\$20.00	NEW	Y	NEW	NEW - Increasing number of businesses hiring our halls - some up to 13hrs per week. Propose to gradually increase commercial hire charge to 50% above casual hire charge over 3 years
Functions - Casual e.g. weddings, parties etc. (no birthday parties 16-25 years old)	per function	\$196.50	\$191.70	Y	2.50%	
Functions - Commercial	per function	\$255.00	NEW	Y	NEW	NEW - Increasing number of businesses hiring our halls - some up to 13hrs per week. Propose to gradually increase commercial hire charge to 50% above casual hire charge over 3 years
Bond (no alcohol)	per booking	\$220.00	\$213.80	N	2.90%	
Bond (alcohol) NB: Alcohol not permitted at Tranmere Hall or Richmond Council Chambers	per booking	\$440.00	\$366.50	N	20.05%	'Bond (Alcohol)' proposed to be double 'Bond (No alcohol)' from 2022/23 onwards
Bond for Cleaning/Rubbish Removal – Children's parties & general activities	per booking	DELETE	\$52.40	N	DELETE	DELETE - Simplification of hall hire fee structure - now covered by the above bonds. Low value bonds have not been effective
Bond for Cleaning/Rubbish Removal – Functions e.g. weddings, engagements	per booking	DELETE	\$84.50	N	DELETE	
Lauderdale Hall						
Hall Hire	per hour	DELETE	\$12.40	Y	DELETE	DELETE Hall charges now combined - Cambridge Hall, Rokeby Trust Hall, Lauderdale Hall, Sandford Hall, Richmond Council Chambers, Richmond Hall
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	DELETE	\$191.70	Y	DELETE	
Bond (No alcohol)	per booking	DELETE	\$213.80	N	DELETE	
Bond (Alcohol)	per booking	DELETE	\$366.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Functions e.g. weddings, engagements	per booking	DELETE	\$84.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Children's parties & general activities	per booking	DELETE	\$52.40	N	DELETE	
Richmond Council Chambers (no alcohol)						
Council Chambers Hire	per hour	DELETE	\$12.40	Y	DELETE	DELETE Hall charges now combined - Cambridge Hall, Rokeby Trust Hall, Lauderdale Hall, Sandford Hall, Richmond Council Chambers, Richmond Hall
Formal Functions	per half day	DELETE	\$238.40	Y	DELETE	
Wedding Ceremony Only	per ceremony	DELETE	\$191.70	Y	DELETE	
Bond (No alcohol)	per booking	DELETE	\$213.80	N	DELETE	

HALL HIRE, COMMUNITY CENTRES etc. Continued

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Richmond Hall						
No birthday parties 16-25 years old						
Hall Hire Only	per hour	DELETE	\$12.40	Y	DELETE	DELETE Hall charges now combined - Cambridge Hall, Rokeby Trust Hall, Lauderdale Hall, Sandford Hall, Richmond Council Chambers, Richmond Hall
Supper Room Only	per hour	DELETE	\$12.40	Y	DELETE	
Kitchen Only	per hour	DELETE	\$16.30	Y	DELETE	
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	DELETE	\$191.70	Y	DELETE	
Hire of Supper Room & Kitchen only	per hour	DELETE	\$22.80	Y	DELETE	
Hire of Hall, Kitchen & Supper Room (casual only)	per hour	DELETE	\$28.00	Y	DELETE	
Bond (No alcohol)	per booking	DELETE	\$213.80	N	DELETE	
Bond (Alcohol)	per booking	DELETE	\$366.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Functions e.g. weddings, engagements	per booking	DELETE	\$84.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Children's parties & general activities	per booking	DELETE	\$52.40	N	DELETE	
Rokeby Trust Hall						
Hall Hire	per hour	DELETE	\$12.40	Y	DELETE	DELETE Hall charges now combined - Cambridge Hall, Rokeby Trust Hall, Lauderdale Hall, Sandford Hall, Richmond Council Chambers, Richmond Hall
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	DELETE	\$191.70	Y	DELETE	
Bond (No alcohol)	per booking	DELETE	\$213.80	N	DELETE	
Bond (Alcohol)	per booking	DELETE	\$366.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Functions e.g. weddings, engagements	per booking	DELETE	\$84.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Children's parties & general activities	per booking	DELETE	\$52.40	N	DELETE	
Sandford Hall						
Hall Hire	per hour	DELETE	\$12.40	Y	DELETE	DELETE Hall charges now combined - Cambridge Hall, Rokeby Trust Hall, Lauderdale Hall, Sandford Hall, Richmond Council Chambers, Richmond Hall
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	DELETE	\$191.70	Y	DELETE	
Bond (No alcohol)	per booking	DELETE	\$213.80	N	DELETE	
Bond (Alcohol)	per booking	DELETE	\$366.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Functions e.g. weddings, engagements	per booking	DELETE	\$84.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Children's parties & general activities	per booking	DELETE	\$52.40	N	DELETE	
Tranmere Hall (no alcohol)						
Hall Hire	per hour	DELETE	\$12.40	Y	DELETE	DELETE Hall charges now combined - Cambridge Hall, Rokeby Trust Hall, Lauderdale Hall, Sandford Hall, Richmond Council Chambers, Richmond Hall
Functions, Weddings, Parties etc. (No birthday parties 16-25 years old)	per function	DELETE	\$191.70	Y	DELETE	
Bond (No alcohol)	per booking	DELETE	\$213.80	N	DELETE	
Bond for Cleaning/Rubbish Removal – Functions e.g. weddings, engagements	per booking	DELETE	\$84.50	N	DELETE	
Bond for Cleaning/Rubbish Removal – Children's parties & general activities	per booking	DELETE	\$52.40	N	DELETE	
Bellerive Community Arts Centre						
Hire Fee	per hour	DELETE	\$9.30		DELETE	DELETE Arts Centre to be included under Arts & Events umbrella - Tracey C to manage

* All fees and charges inclusive of GST where applicable

HALL HIRE, COMMUNITY CENTRES etc. Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Rokeby Community Centre						
Activities Room	per hour	DELETE	\$12.40	Y	DELETE	DELETE Not available to hire, property has an exclusive use lease to Rokeby Neighbourhood Centre
Gym Day/Night	per hour	DELETE	\$12.40	Y	DELETE	
Kitchen – first hour	first hour	DELETE	\$16.50	Y	DELETE	
————– after the first hour	per hour thereafter	DELETE	\$8.20	Y	DELETE	
Receptions (+ bond as below)	per function	DELETE	\$162.90	Y	DELETE	
Teenage admission (all activities)	per head	DELETE	\$0.55	Y	DELETE	
Bond (No alcohol)	per booking	DELETE	\$213.80	N	DELETE	
Bond (Alcohol)	per booking	DELETE	\$366.50	N	DELETE	
Community events at Centre held by Rokeby Neighbourhood Centre	per event	DELETE	\$57.00	Y	DELETE	
Community Centre hired by Rokeby Neighbourhood Centre	per hour	DELETE	\$5.70	Y	DELETE	
Risdon Vale Hall						Aldermen please note this hall is charged at a lower hourly rate than others in the city in order to provide opportunities to community members in a lower socioeconomic area
Charity functions -Casual Hire						
Hall / Foyer Hire (including Kitchen)	per hour	\$12.00	\$9.80	Y	22.45%	Gradual increase to bring into line with other halls
Kitchen and Supper Room (including Kitchen)	per hour	\$8.00	\$6.00	Y	33.33%	Gradual increase to bring into line with other halls
Meeting Room	per hour	\$12.00	NEW	Y	NEW	NEW this room was not previously available for hire- is also being refurbished
Basement Room	per hour week	Fee negotiable with hall committee	Fee negotiable with hall committee	Y		New fee structure for this room
Commercial Hire						
Hall Hire (including Kitchen)	per hour	\$16.00	NEW	Y	NEW	NEW - Increasing number of businesses hiring our halls - some up to 13hrs per week. Propose to gradually increase commercial hire charge to 50% above casual hire charge over 3 years
Supper Room (including Kitchen)	per hour	\$10.50	NEW	Y	NEW	
Meeting Room	per hour	\$18.00	NEW	Y	NEW	
Basement	per hour	\$10.50	NEW	Y	NEW	
Functions	per function	DELETE	\$95.60		DELETE	DELETE - Simplifying like all halls - just hire at hourly rate
Bond (no alcohol)	per booking	\$220.00	\$103.80	N	111.95%	Bringing into line with other halls
Bond (alcohol)	per booking	\$440.00	\$285.00	N	54.39%	Bringing into line with other halls
♦ Charitable organisations, fundraising events and some sporting events - Risdon Vale hall hire fee may be waived, on application, at the discretion of the General Manager or the General Manager's delegate					NEW	NEW GM discretion to waive Risdon Vale hall hire fee
Seven Mile Beach Community Centre (Lewis Park) (no alcohol)						Lower hire charges due to lack of facilities at this community centre
Casual Hire of Centre	per hour	\$10.00	\$9.10	Y	9.89%	
Commercial Hire of Centre	per hour	\$15.00	NEW	Y	NEW	NEW - Increasing number of businesses hiring our halls - some up to 13hrs per week. Propose to gradually increase commercial hire charge to 50% above casual hire charge over 3 years
Bond (no alcohol)	per booking	\$220.00	\$213.80	N	2.90%	Same as other halls
Bond for Cleaning/Rubbish Removal – Children's parties & general activities	per booking	DELETE	\$52.40	N	DELETE	DELETE covered by bond above
South Arm Calverton Hall						Run by a committee but is not a special committee of council
Booking Deposit for Functions	per booking	\$50.00	\$50.00	Y	0.00%	No change per committee
Functions - Locals	per function	\$125.00	\$125.00	Y	0.00%	No change per committee
Functions - Others	per function	\$150.00	\$150.00	Y	0.00%	No change per committee
Per hour bookings - Locals	per hour	\$35.00	\$35.00	Y	0.00%	No change per committee
Per hour bookings - Others	per hour	\$40.00	\$40.00	Y	0.00%	No change per committee
Tennis Courts	per hour	\$10.00	\$10.00	Y	0.00%	No change per committee
Booking Deposit for Sports Ground	per booking	\$20.00	\$20.00	Y	0.00%	No change per committee
Sports Ground - Locals	per day	\$30.00	\$30.00	Y	0.00%	No change per committee
Sports Ground - Others	per day	\$50.00	\$50.00	Y	0.00%	No change per committee
Bond (no alcohol)	per booking	\$100.00	\$100.00	N	0.00%	No change per committee
Bond (alcohol)	per booking	\$250.00	\$250.00	N	0.00%	No change per committee
Bond (cleaning)	per booking	\$50.00	\$50.00	N	0.00%	No change per committee

HALL HIRE, COMMUNITY CENTRES etc. Continued

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Alma's Activities Centre (not currently operational)						Was previously run by special committee of council Suggest these fees are reviewed as per below but not published on our website until the facility is available for booking
Casual Room Hire-Rate	per hour, per room	\$27.20	\$26.50	Y	2.64%	
Commercial Room Hire-fee	per booking per hour, per room	\$35.00	\$21.00	Y		Changed fee structure - now charged per hour, not per booking - increase to bring into line with other CCC centres
Function Rate no bar Functions excluding bar	per booking	\$150.00	\$150.00	Y	0.00%	
Function Rate Functions including bar (Wedding receptions, private functions etc. including kitchen) 5 to 8 hours (maximum of 8 hours)	per booking function	\$250.00	\$250.00	Y	0.00%	
Kitchen hire for functions (additional charge) Function Rate no bar	per booking	\$51.90	\$50.00	Y	3.80%	
Kitchen only - casual	per hour	\$22.00	NEW	Y	NEW	NEW fee to bring into line with other CCC centres
Kitchen only - commercial	per hour	\$30.00	NEW	Y	NEW	NEW fee to split fees between casual and commercial use
Bond for Cleaning	per booking	\$250.00	\$100.00	N	150.00%	
Conference Rates for hall no bar 1 - 4 hours	per hour	DELETE	\$37.50		DELETE	DELETE Commercial Hire Fee applies to conferences
Conference Rates for hall no bar 4 - 8 hours (maximum of 8 hours)	per hour	DELETE	\$31.25		DELETE	DELETE Commercial Hire Fee applies to conferences
Kitchen						
Includes use of kitchen including crockery, cutlery, urns, microwave, pie warmer and commercial oven & hob (breakages will be paid for)				DELETE		DELETE Kitchen hire is now included above
Combined Kitchen / Hall Hire				DELETE		
Alma's Bar & Lounge				DELETE		
Bonds						
Geilston Bay Community Centre						Run by special committee of council
Hire Charge Week Days	per hour	\$12.00	\$12.00	Y	0.00%	No change per committee
Hire Charge Weekend 4 hour session - 9am to 1pm or 1.30pm to 5.30pm	per session	\$48.00	\$48.00	Y	0.00%	No change per committee
Hire Charge Weekend all day (8 hour) session - 9am to 5pm	per session	\$96.00	\$96.00	Y	0.00%	No change per committee
Bond for use of equipment inside Centre only - includes cleaning of centre	per booking	\$60.00	\$60.00	N	0.00%	No change per committee
Bond for use of equipment both inside and stored in shed - includes cleaning of centre	per booking	\$100.00	\$100.00	N	0.00%	No change per committee
Lindisfarne Community Activities Centre						DELETE LCAC now included in standard hire fees
Casual & commercial hire	per hall, per hour	\$24.00	\$23.00	Y	4.35%	DELETE Committee ceased. LCAC fees standardised with other hall hire fees
Commercial hire	per hall, per hour	\$35.00	NEW	Y		
Hire for not for profit and community groups	per hall, per hour	DELETE	\$16.00	Y	DELETE	
Functions - both halls and kitchen (no birthday parties 15-25 years old)	per function	\$150.00	Negotiable	Y		
Kitchen Fee	per hour	\$15.30	\$15.00	Y	2.00%	
Cleaning Bond (no alcohol) (large party/function)	per booking	\$220.00	\$60.00	N	266.67%	
Bond (alcohol)	per booking	\$440.00	NEW	N		
Alcohol - sale of alcohol prohibited, can only be consumed with meal						

* All fees and charges inclusive of GST where applicable

HALL HIRE, COMMUNITY CENTRES etc. Continued						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Howrah Community Centre					Run by special committee of council	
Function Rates - Baudinet Lounge (including Derwent Room)						
Excluding Bar	per hour	\$50.00	\$48.70	Y	2.67%	
Including Bar - 6pm to midnight	per function per booking	\$250.00	\$193.40	Y	29.27%	Large increase to part cover staff wage costs. Previous charge not viable
Including Kitchen—includes use of crockery, cutlery, urns, microwave, pie-warmer (breakages will be paid for)	per booking	\$51.90	\$50.90	Y	1.96%	
Refundable Cleaning Bond	per booking	\$250.00	\$100.00	N	150.00%	Large increase to cover after hours contractor costs if cleaning is required. Also to encourage responsible behaviour from hirers.
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		DELETE			DELETE	DELETE Hire of this gear is included in hire fee
Conference Rates 1 – 4 hours	per hour	DELETE	\$40.70		DELETE	DELETE Replace with Commercial Use Hire Fee. Committee no longer wishes to offer conference rates
Conference Rates 4 – 8 hours	per hour	DELETE	\$35.60		DELETE	DELETE Replace with Commercial Use Hire Fee. Committee no longer wishes to offer conference rates
Casual & Commercial Hire Rates Sunshine, Skyline, Derwent Room, Baudinet Lounge and Guide Hall						
Casual Room Hire	per hour	\$27.70	\$27.00	Y	2.59%	
Commercial Room Hire	per hour	\$35.00	NEW	Y	NEW	NEW replaces conference rate
Kitchen						
Kitchen Only (excluding oven)	per hour	DELETE	\$16.30		DELETE	DELETE all kitchen hire includes option to use oven
Kitchen only - casual (including oven)	per hour	\$22.00	\$21.40	Y	2.80%	Changed wording - all kitchen hire includes option to use oven
Kitchen only - commercial	per hour	\$30.00	NEW	Y	NEW	NEW fee to split fees between casual and commercial use
BBQ Hire	per booking	DELETE	\$35.60		DELETE	DELETE BBQ no longer being used
Chair Hire	per chair	\$0.50	\$0.50	Y	0.00%	
Hire Fees (NFP, Fundraising etc.)						
Not for Profit, Community, Charity, Fund Raiser in an outdoor public place (at discretion of General Manager)	per event	DELETE	\$57.00	Y	DELETE	DELETE Duplication of fees in Permits section. Permits section is a more appropriate place for these fees.
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	DELETE	60% of relevant schedule-hire fee	Y	DELETE	
Commercial vendor on site at NFP fundraising events per vendor (e.g. coffee vans)	per vendor per event	DELETE	\$32.10	Y	DELETE	
Miscellaneous						
Administration fee for change of bookings	per change	DELETE	\$50.90	Y	DELETE	DELETE Replaced with cancellation fee
Key Deposit (Forfeit - if not returned by following working day) GST applies only on forfeiture of deposit	per key	\$55.00	\$38.40	N	43.23%	Large increase to make fee consistent with cost in ovals
Insurance levy for public liability insurance for informal user groups	per hour	\$3.00	\$3.00	Y	0.00%	Not full cost recovery
Holding fee for hall hire (non-refundable)	per hire	DELETE	\$26.00	Y	DELETE	DELETE Replaced with cancellation fee
Cancellation/Amendment fee for hall hire - if not cancelled within 48 hours of booking	per hire	\$50.00	NEW	Y	NEW	NEW to discourage users from holding a booking and cancelling at the last minute, which prevents other users from being able to book venue
Unauthorised use of hall (4 hours minimum)	per incident	\$250 fixed fee plus 4 hours minimum	Hourly rate of venue (4 hours minimum) + \$50.90 fixed fee	Y	391.16%	Large increase to make fee consistent with ovals fee - and try to discourage users from overstaying their bookings

Clarence City Council List of Fees and Charges Effective from 1 July 2022

SPORTS GROUND HIRE OPEN SPACE ACTIVITY HIRE						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Sports Ground Use Permits (Effective 1 Oct for 12 month period)						Fees to apply from 1 July to 30 June - streamline system adjustments - constant with all fees
Junior (up to and including U18)	per hour	\$19.50	\$19.10	Y	2.09%	Glenorchy \$17; Sorell \$32 (no junior rate); Kingborough twin oval \$30, other ovals \$25 (no junior rate); Hobart \$25
Senior	per hour	\$39.00	\$38.20	Y	2.09%	Hobart average \$42 training rate (match rates approx 50%-60% higher than training rate); Sorell \$32; Kingborough twin ovals \$59.50 (all other ovals \$25); Glenorchy \$34
Soccer						
Soccer Small Sided Grounds No Fixed Goals	per hour	\$4.70	\$4.60	Y	2.17%	
Soccer Small Sided Ground Fixed Goals	per hour	\$9.20	\$9.00	Y	2.22%	
Cambridge New Ground 1010 Cambridge Rd (Junior/Youth)	per hour	DELETE	\$25.50	Y	DELETE	DELETE This ground is now charged at normal Junior & Senior ground hire rates
Cricket						
Junior including synthetic practice wickets where applicable	per hour	\$19.50	\$19.10	Y	2.09%	
Senior including synthetic practice wickets where applicable	per hour	\$39.00	\$38.20	Y	2.09%	
Lindisfarne Oval / Kangaroo Bay Oval						
Turf Wickets on ground - (No junior rates)	per hour	\$50.50	\$49.20	Y	2.64%	
Turf Wicket - Special Event Match / Training National / International	per day or part thereof	\$920.00	\$865.30	Y	6.32%	Large increase to make consistent with special events on other council land
Turf Practice Wicket - Special Event Match / Training National / International	per day or part thereof	\$88.10	\$86.00	Y	2.44%	
Lindisfarne - Turf Practice Wickets (Separate to ground)	per hour	\$17.50	\$17.10	Y	2.34%	
Lindisfarne - Synthetic Practice Wickets (separate to ground)	per hour	\$9.00	\$8.80	Y	2.27%	
Lindisfarne - Seasonal Turf Practice Wickets (separate to ground)	per hour	\$12.70	\$12.40	Y	2.42%	
Kangaroo Bay - Turf Practice Wickets	per hour	\$17.50	\$17.10	Y	2.34%	
Kangaroo Bay - Synthetic Practice Wickets	per hour	\$9.00	\$8.80	Y	2.27%	
Kangaroo Bay - Seasonal Turf Practice Wickets	per hour	\$12.70	\$12.40	Y	2.42%	
NB: An additional fee will be charged for use of outfield. This fee will be charged at the senior (\$40) or junior rate (\$20) as appropriate per hour						DELETE This line is a repetition of oval hire fees above. Removed for clarity

OPEN SPACE ACTIVITY SPORTS GROUND HIRE Continued						
ITEM	Unit	PROPOSED 2022-23 F	2021-22 Fee*	GST Applied	% Change	Comments
Miscellaneous Sports & Fitness Ground Hire Fees						
Casual Ground Hire (Social – not club related) – Evidence of own insurance with \$20m minimum coverage–	per hour	DELETE	\$38.20		DELETE	DELETE Fee is not used. Users are charged the normal ground hire per particular oval rates
Commercial Organisation Ground Hire (Junior) - (Own Insurance Mandatory)	per hour	\$25.00	\$20.00	Y	25.00%	Increased for consistency with commercial hall hire charges - Commercial hall hire is around 30% higher than casual hire
Commercial Organisation Ground Hire (Senior) - (Own Insurance Mandatory)	per hour	\$50.00	\$60.00	Y	-16.67%	Decreased for consistency with commercial hall hire charges - Commercial hall hire is around 30% higher than casual hire
Use of Ovals by High Schools/Colleges where no licence agreement exists–	per hour	DELETE	\$38.40	Y	DELETE	DELETE Fee is not used. Users are charged the normal ground hire per particular oval rates
Wentworth Park - Salacia Ave Training Ground (Up to U18)	per hour	\$14.90	\$14.50	Y	2.76%	
Wentworth Park - Salacia Ave Training Ground (Senior)	per hour	\$28.70	\$28.00	Y	2.50%	
Wentworth Park - Sports Centre hire for sporting activities only	per hour	\$12.70	\$12.40	Y	2.42%	
Kiosk Hire (Environmental Health approved kiosk only)	per hour	\$10.60	\$10.30	Y	2.91%	
Commercial Boot Camp & Fitness Activities on Council Land Sports Grounds-(own insurance mandatory) NB: Use of sports grounds not permitted	per hour	\$50.00	\$60.00	Y	-16.67%	Decreased for consistency with commercial hall hire charges - Commercial hall hire is around 30% higher than casual hire
Unauthorised removal of maintenance barriers & barricades on council land ovals (regardless of whether barriers have been reinstated to their original position at end of hire period)	per incident	\$250.00	\$158.80	Y	57.43%	Large increase for deterrence & consistency with unauthorised ground use
Unauthorised use of sportsgrounds Surcharge for use of sporting facility without prior booking + Hire Rate minimum 4 hours	per incident	\$250 fixed fee plus hourly hire rate (4 hours minimum)	\$158.80	Y	57.43%	Large increase to discourage unauthorised use of council grounds
Carnivals / Events (ex light charges)						
School Carnivals other ovals (no line marking)	per hour	DELETE	\$19.10		DELETE	DELETE These events are charged at normal junior or senior hire rate above
School Carnivals other ovals (basic line mark perimeter line no running lanes & 100m grid only marked)	Per ground - fixed fee + hourly rate	\$234.00 + applicable hourly ground hire rate	\$228.30 + \$38.30 per hour	Y	2.50%	Changed fee structure for clarity for either junior or senior hirers
Sports Carnivals/Tournaments requiring additional line marking Adjustment to line marking (subject to approval)	fixed fee per request booking	\$229.50	\$223.90	Y	2.50%	This fee is intended to encourage forward planning and as a deterrent for adhoc adjustments
School athletic carnivals Clarence High School (Summer Only)	per hour	DELETE	\$39.90		DELETE	DELETE These events are charged at normal junior or senior hire rate above
State, National & International All events on sportsgrounds & council land additional cleaning of grounds, change rooms / toilets	per event	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/Council Land - Special Event, Match, Promotional / State / National / International - Junior - excluding lights	Per ground / section - per day or part thereof	\$460.00	NEW	Y	NEW	NEW to provide a new junior rate for the existing fee below
Sports Ground/Council Land - Special Event, Match, Promotional / State / National / International - Commercial/Senior - excluding lights	Per ground/section - per day or part thereof	\$920.00	\$916.20	Y	0.41%	

OPEN SPACE ACTIVITY SPORTS GROUND HIRE Continued

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Bonds						
Bond for seasonal users	per season	DELETE	\$432.70	N	DELETE	DELETE Bonds not currently being charged as damage rarely occurs.
Bond for sportsground casual commercial occupation	per booking	DELETE	\$318.60	N	DELETE	Grounds have multiple users therefore no way to determine when damage
Keys						
Key Bond Charges Use of Facilities (Forfeit non-return within one month from end of season) GST only applies on forfeiture of deposit	per key	\$55.00	\$53.30	N	3.19%	Changed wording for clarity
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/section	\$21.20	\$20.70	Y	2.42%	
Sportsgrounds without remote access lights	per hour per ground/section	\$21.20	\$20.70	Y	2.42%	

* All fees and charges inclusive of GST where applicable

Clarence City Council List of Fees and Charges Effective from 1 July 2022

WASTE & VEHICLE TOWING						
ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Mornington Waste Transfer Station Clarence Domestic Resident Users						
Any Resident vehicle under 4.9 tonne GVM						
Minimum Gate Fee	per visit	\$13.50	\$11.00	Y	22.73%	Includes the waste levy of \$20.40 per tonne
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	\$127.00	\$107.00	Y	18.69%	Includes the waste levy of \$20.40 per tonne
Residual Waste - General Domestic/Tonne	per tonne	\$127.00	\$107.00	Y	18.69%	Includes the waste levy of \$20.40 per tonne
Residual Waste - General Mixed/Tonne	per tonne	\$127.00	\$107.00	Y	18.69%	Includes the waste levy of \$20.40 per tonne
Fees for non residential waste set by operator						
Refuse Bins - New						
80 Litre General Waste Bin (residential)	per bin	\$66.00	\$86.80	Y	-23.96%	Proposed charge to come into effect with new waste contract. Contract date yet to be announced. Until that time 2021/22 fees still apply
120 Litre General Waste Bin (residential)	per bin	\$67.10	\$91.60	Y	-26.75%	
140 Litre Recycle Waste Bin (residential)	per bin	\$67.10	\$93.60	Y	-28.31%	
240 Litre Recycle Waste Bin (residential or commercial)	per bin	\$71.50	\$95.80	Y	-25.37%	
240 Litre Green Waste Bin (residential)	per bin	\$71.50	\$95.80	Y	-25.37%	
240 Litre General Waste Bin (commercial)	per bin	\$71.50	\$95.80	Y	-25.37%	
Waste Collection Call-Back					NEW	
Additional, or extra, waste collection outside normal kerbside collection schedule ♦	per call-back	\$60.50	NEW	Y		NEW Ability to pass on full or partial cost to resident for additional or extra collections outside agreed collection schedule
Waste collection call-back fee may be discounted or waived, on application, at the discretion of the General Manager or the General Manager's delegate; or where there is evidence to indicate that the relevant bin was in place but not collected.					NEW	
Refuse Bins -- Size Upgrade						
Upgrade 80 Litre to 120 Litre General Waste Bin (pro-rata charge)	per bin pro-rata charge	DELETE	\$37.20	N		DELETE - will be charged via supplementary rates adjustment
Upgrade 140 Litre to 240 Litre Recycle Waste Bin (pro-rata charge)	per bin pro-rata charge	DELETE	\$34.20	N		
Vehicle Tow Away Fee						
Towing Abandoned Vehicle	per vehicle	\$206.50	\$201.50	Y	2.48%	
Holding Fee for abandoned vehicles until collection or approval for disposal	per 30 day period or part thereof	\$206.50	\$201.50	Y	2.48%	
Clean-up & other costs associated with abandoned vehicles (if applicable)	per occurrence	Direct cost recovery dependent on individual vehicle circumstances	Direct cost recovery dependent on individual vehicle circumstances	Y		

* All fees and charges inclusive of GST where applicable

ROAD CLOSURE REQUESTS

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Temporary	per event	\$460.00	\$448.70	N	2.52%	
Permanent for Private Benefit	per event	\$521.50	\$508.80	N	2.50%	
Road Closure - Statutory Advertising ♦	Per closure	\$280.00	NEW	Y	NEW	New fee, full cost recovery for advertising. HCC is \$280. LCC is \$297.
♦ Charitable organisations, fundraising events and some sporting events - Statutory Advertising Fee may be waived, on application, at the discretion of the General Manager or the General Manager's delegate					NEW	NEW GM discretion to waive Statutory Advertising fee

Clarence City Council List of Fees and Charges Effective from 1 July 2022

COUNCIL PROPERTIES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Lease or Licence Application Fee	per application	\$113.00	\$110.00	N	2.73%	
Lease Preparation Fee	per lease	\$120.00	\$117.00	N	2.56%	
Licence Preparation Fee	per licence	\$65.00	\$63.50	N	2.36%	
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	\$594.50 + \$106.50 for each additional easement within that application	\$580 + \$104 for each additional easement within that application	N	2.50% 2.40%	
Reinstatement of licence fee for non-payment of rent	per licence	\$51.20	\$50.00	N	2.40%	

OCCUPATIONAL LICENCES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Helicopter/Hot air balloons landing fee	per flight	\$108.30	\$105.70	Y	2.46%	
Public Land - Annual rental for Commercial Activity - Use of Footpath /Forecourt for Outdoor Dining	per m2	\$43.50	\$42.50	N	2.35%	
Public Land - Occupation of Public Land for activities associated with Commercial Film Production). NB Bonds apply (see Infrastructure Bonds)	per application	\$265.50	\$259.10	N	2.47%	

INFRASTRUCTURE BONDS

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied		Comments
Infrastructure Agreement establishment fee	per bond	\$320.00	\$310.90	N	2.93%	
Infrastructure Agreement administration fee - for extensions or alterations not specified in original bond agreement	per amended bond	\$207.00	\$202.00	N	2.48%	
Parking permit within council car park (temporary permit for building works only)	per day per space/part space	\$18.00	\$17.10	N	5.26%	Metered space hood in Hobart is \$26 per space per day, in Launceston is \$29 per space per day.
Associated building site works occupation of council land	per month per m2	\$11.15	\$10.90	N	2.29%	
Skip bin permits	per week	\$35.00	\$32.10	N	9.03%	HCC is \$40 per week. LCC is \$68 per week.
Surcharge for occupation of council land without prior approval + Infrastructure Bond applicable	per application	\$132.75	\$129.50	Y	2.51%	
Crane/concrete pump/cherry picker etc. Permits on council land including roads	per 4 hrs or part thereof	\$82.80	\$80.80	N	2.48%	HCC is \$125 per week.
Infrastructure Protection Bond (Skip Bin - residential dwellings, and additions)	per bin	\$414.10	\$404.00	N	2.50%	
Infrastructure Protection Bond (Skip Bin - commercial buildings & additions & all demolition/removal works)	per bin	\$1,593.00	\$1,554.50	N	2.48%	
Infrastructure Protection Bond (occupation of council reserve, road or public car park for activities associated with film production)	per event application	\$1,593.00	\$1,554.50	N	2.48%	

Clarence City Council List of Fees and Charges Effective from 1 July 2022

PHOTOCOPYING

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
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 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Council Documents						
Copy of full council agenda or minutes		Free (as per Regulations)	Free (as per Regulations)	N		
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	DELETE	Delete CDs no longer provided
Tender & Contract Documents						
Minor (\$100,000 or less)	per document	\$76.90	\$75.00	Y	2.53%	
Major (\$100,001 or more)	per document	\$256.20	\$250.00	Y	2.48%	

Clarence City Council List of Fees and Charges Effective from 1 July 2022

REPRODUCTION FEES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
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		
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						

ADDITIONAL FEES

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Request for document signing and/or sealing fee	per document	\$119.00	\$116.00	N	2.59%	
Section 132 Certificate (fee set by statute)	per certificate	\$51.00	\$49.50	N	3.03%	Fee set by statute. Notice of \$amount has been received from DPIPWE and also via Tas Govt Gazette
Section 337 Certificate (fee set by statute)	per certificate	\$225.25	\$218.62	N	3.03%	
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 \$122.00, minimum charge \$122.00	Hourly rate of \$119.00, minimum charge \$119.00	N	2.52%	
Supplementary Information request arising from Section 337 Certificates regarding planning permits on adjacent properties	per nominated property	Hourly rate of \$113.00, minimum charge \$113.00	Hourly rate of \$110.00, minimum charge \$110.00	N	2.73%	
Purchase and installation of directional/name signage for business/schools/community organisations attached to a street signpost	per sign	\$190.00	\$155.50	Y	22.19%	significant increase in cost of materials
Electric Vehicle Charge Fee - Council owned 22kW EV charging station located at 38 Bligh Street, Rosny Park	cents per kWh	\$0.465	NEW	Y		NEW fee. Free fee period has expired. Fee recovers costs to council and included investment margin

COUNCIL COMMUNITY BUS

ITEM	Unit	PROPOSED 2022-23 Fee*	2021-22 Fee*	GST Applied	% Change	Comments
Per person	half day	\$3.00	\$3.00	Y	0.00%	
Per person	full day	\$5.00	\$5.00	Y	0.00%	

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. The policy also provides a framework for the assessment of hardship applications.

2. 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.

3. PRINCIPLES

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. DEFINITIONS

The following definitions apply to this policy:

Council	means the Clarence City Council.
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. <i>Refer further detail below.</i>
Policy	means this policy.
Ratepayer	means 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.
Rates and charges	means the following council rates and charges that appear on a rates notice: <ul style="list-style-type: none"> ○ 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.
Tenant	means 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

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:

- 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.

5. RELATIONSHIP TO COUNCIL STRATEGIC PLAN

The following strategies are identified in council's Strategic Plan 2021-2031, under the goal area 'Governance and Leadership':

- 5.1 Responding to the changing needs of the community through leadership, advocacy and best practice governance; and
- 5.7 Providing equitable access to programs and services.

- .

6. STATUTORY REQUIREMENTS

Sections 125, 126 and 127 of the *Local Government Act 1993* (the Act) set 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.

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, 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 cannot pay their rates and charges payments as a result of experiencing genuine financial hardship.

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, and
- evidence of any qualification for Federal Government assistance in response to their financial hardship.

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 of the application year
- 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.

13. ADMINISTRATIVE ARRANGEMENTS

TABLE OF AMENDMENTS

No.	Date	Brief Details

APPROVAL

COUNCIL APPROVAL DATE	
REVIEW	Every 5 years
RESPONSIBLE POSITION	Chief Financial Officer
ECM REFERENCE	

8.4 GOVERNANCE**8.4.1 COMPETITIVE NEUTRALITY AND COMMUNITY SERVICE OBLIGATION POLICY (2022)****EXECUTIVE SUMMARY****PURPOSE**

To approve a new policy addressing Council's obligations under the National Competition Policy, including establishment of Community Service Obligations in relevant circumstances.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

The *Local Government Act* 1993 is relevant.

The Competition Principles Agreement, 11 April 1995 (as amended 13 April 2007), between the Australian Government and Tasmanian Government is applicable.

CONSULTATION

No community consultation has been undertaken on this matter.

FINANCIAL IMPLICATIONS

Local government organisations are required to comply with the National Competition Policy in accordance with the Competition Principles Agreement and its associated Application Statements. This requires councils to identify any significant business activities and to ensure that those business activities apply full cost attribution to their services, or in circumstances where a community service obligation is identified, account for the cost of that community service obligation through budgeting and other processes.

RECOMMENDATION:

That Council approves the Competitive Neutrality and Community Service Obligation Policy (2022).

ASSOCIATED REPORT**1. BACKGROUND**

1.1. The Australian and Tasmanian Governments established the National Competition Policy in the late 1990s. The National Competition Policy is embodied via the Competition Principles Agreement, 11 April 1995 (as amended 13 April 2007).

- 1.2.** Tasmanian Councils are subject to the Competition Principles Agreement. The Department of Treasury and Finance oversees the implementation of the agreement, and the Tasmanian Economic Regulator undertakes investigations into complaints.
- 1.3.** The Tasmanian Economic Regulator has issued findings in respect to the Clarence Aquatic Centre. To address those findings, a policy has been developed. The policy will provide high level direction to Council in respect to its compliance with National Competition Policy requirements for significant business activities.

2. REPORT IN DETAIL

- 2.1.** Tasmanian Councils are subject to National Competition Policy requirements. Those requirements, broadly stated, require Councils to:
- Identify any business activities they undertake and determine whether those business activities are significant (within the context of the relevant Application Statement). Significant business activities must be specifically identified reported in a council's Annual Report.
 - Undertake an analysis of the significant business activity and ensure that full cost attribution is applied or, where a community service obligation is identified, include that cost within council's budget Estimates.
 - Identify and report all significant business activities within each Council Annual Report, including information required by the relevant Accounting Standard and/or Application Statement.
- 2.2.** Following a complaint to the Tasmanian Economic Regulator in respect to the Clarence Aquatic Centre, the regulator has determined that council must undertake a number of actions to address identified issues.
- 2.3.** Council officers engaged Wise Lord and Ferguson to undertake a review of the Clarence Aquatic Centre.

- 2.4.** The Competitive Neutrality and Community Service Obligation Policy (2022) has been developed to guide council’s compliance program in respect to the National Competition Policy.
- 2.5.** It is important to note that the Clarence Aquatic Centre is Council’s only identified significant business activity. In accordance with the Application Statements that underpin the National Competition Policy obligations, council must review its business activities annually to determine if any are “significant”.
- 2.6.** Assuming that the proposed policy is approved by Council, council officers will apply the policy to Council’s significant business activities. This will involve determining the full cost associated with providing the relevant services, and whether any Community Service Obligation is recommended. Approval of any recommended Community Service Obligation is a matter for Council.

3. CONSULTATION

3.1. Community Consultation

No community consultation has been undertaken to date.

3.2. State/Local Government Protocol

There has been on-going liaison with the Tasmanian Economic Regulator regarding the original complaint. The Regulator’s office has reviewed the draft policy and has indicated that the process being followed is satisfactory from their perspective. The Tasmanian Economic Regulator will update the Treasurer in accordance with their usual practice.

3.3. Other

Not applicable.

3.4. Further Community Consultation

Further liaison with the Tasmanian Economic Regulator will occur as each stage of this process is undertaken.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 within the *Governance and Leadership* area contains the following Strategies:

“5.3 Continuing to focus on providing transparency in our decision-making processes.”

“5.7 Providing equitable access to programs and services.”

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

The Treasurer may issue an order requiring Council to undertake certain actions if not satisfied that the Regulator's requirements have not been satisfactorily met.

7. FINANCIAL IMPLICATIONS

7.1. There are no financial implications arising from adoption of the policy itself.

7.2. Financial implications may arise from the application of the policy to a significant business activity, via an approved Community Service Obligation. Any financial implication would be a matter considered as part of council's budget Estimates and then reported in its Annual Report.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

9.1. To meet the requirements set by the Tasmanian Economic Regulator it is important that council adopts a policy to guide its compliance with National Competition Policy obligations, including the approval of any Community Service Obligations.

- 9.2.** The proposed policy will be applied to the Clarence Aquatic Centre and referred to council for consideration as part of the FY2023/24 budget, including any proposed amendments to the lease between YMCA and council arising as a consequence. Any proposed amendments will necessarily require agreement between council and YMCA.

Attachments: 1. Competitive Neutrality & Community Service Obligation Policy [2022] (6)

Ian Nelson
GENERAL MANAGER

COMPETITIVE NEUTRALITY & COMMUNITY SERVICE OBLIGATION POLICY (2022)

(COUNCIL POLICY)

1. PURPOSE

The purpose of the policy is to ensure that council's assessed significant business activities are operating in accordance with the requirements of the Tasmanian Government's Competition Principles Agreement and associated Application Statements applicable to Local Government in Tasmania, subject to any Community Service Obligation arrangements approved by Council in accordance with this policy.

2. SCOPE

This policy applies to all commercial activities undertaken by council as part of an assessed significant business activity, including services undertaken on behalf of contractors where those products and/or services are provided at a discount to the community. This policy is to be applied with reference to, and consistent with, council's Leased Facilities Pricing and Term of Lease Policy 2006 (or any successor to that policy).

This policy does not apply to:

- costs incurred in meeting regulatory requirements that are also incurred by private sector enterprises;
- market segmentation initiatives to maximise profit; and
- community activities, such as community development, arts and culture programs.

3. DEFINITIONS

The following definitions apply to this policy:

Competition Principles Agreement

means the Competition Principles Agreement – 11 April 1995 (as amended to 13 April 2007), between the

	Commonwealth of Australia and the Tasmanian Government.
Community Service Obligation	means a service, function or concession provided by council to achieve a policy objective that is not pursued on a purely commercial basis.
Council	means the Clarence City Council.
Application Statements	<p>means the following documents:</p> <ul style="list-style-type: none"> • National Competition Policy: Applying the Principles to Local Government in Tasmania, December 2013 (Dept of Treasury and Finance) • Identification and Management of Significant Business Activities by Local Government in Tasmania to comply with National Competition Policy, December 2013 (Dept of Treasury and Finance) • Corporatisation Principles for Local Government Business Activities, December 1998 (Dept of Treasury and Finance) • Full Cost Attribution Principles for Local Government Business Activities, June 1997 (Dept of Treasury and Finance) • Community Service Obligation Policy and Guidelines for Local Government in Tasmania, November 2000 (Department of Premier and Cabinet, Local Government Division)
Policy	means this policy.
Significant Business Activity	means a Council business activity determined to be significant in accordance with relevant Application Statements.

4. POLICY STATEMENT

Council is committed to ensuring that identified Significant Business Activities comply with the Competition Principles Agreement requirements, subject to any assessed Community Service Obligation approved in accordance with this policy.

This policy provides the framework for council to:

- identify Significant Business Activities in accordance with the Competition Principles Agreement
- identify and cost any Community Service Obligations arising in respect to a Significant Business Activity
- ensure identified Community Service Obligations are included in council's budget and financial reporting by:
 - ensuring that Community Service Obligations are identified and considered in councils strategic and operational planning processes
 - have clear community service objectives
 - ensuring that each Community Service Obligation is an appropriate and effective method of meeting council's social objectives and priorities,
- identify if the Community Service Obligation is most appropriately delivered by the Significant Business Activity, or by an alternative service provider.

WHAT IS A CSO?

A Community Service Obligation is created when Council requires a Significant Business Activity to undertake a commercial function or activity at a subsidised rate, in order to achieve a council policy directive for the benefit of the community.

Community Service Obligations should be used to achieve a specific community outcome for a well-defined target group and should not be used to provide generic operating subsidies via a Significant Business Activity.

For a Community Service Obligation to exist there must be:

- an assessed Significant Business Activity or a contract between council and a third party for provision of a subsidised service in a competitive market
- a function, service or concession imposed on the Significant Business Activity which would not be performed as part of its normal commercial activities.
- a specific policy directive from council in respect to provision of a subsidised service or project for community benefit
- an assessed net cost to the Significant Business Activity from providing the discounted function, service or concession

WHAT IS NOT A COMMUNITY SERVICE OBLIGATION

The following activities are not Community Service Obligations:

- costs incurred in meeting regulatory requirements (e.g. environmental standards) as they are also incurred by private sector enterprises
- implementation of a legislative requirement
- corporate social responsibility activities (e.g. hardship programs)
- demand management (e.g. encouraging use of off peak services), and
- governance and corporate functions.

5. RELATIONSHIP TO COUNCIL STRATEGIC PLAN

The following strategies are identified in Council's Strategic Plan 2021 – 2031:

Governance and Leadership

5.7 Providing equitable access to programs and services

Council's assets and resources

6.11 Effectively administering compliance with statutory obligations, legal responsibilities and governance standards

6. RELATED DOCUMENTS

The legislation and documents listed below form the framework to give effect to this policy:

LEGISLATIVE (ACTS, REGULATIONS AND STANDARDS)

- *Economic Regulator Act 2009* (Tas)
- *Local Government Act 1993* (Tas)
- Competition Principles Agreement
- National Competition Policy Application Statements
- Leased Facilities Pricing and Terms of Lease Policy (2006)
- Waste Management Strategy (1996)

7. POLICY REQUIREMENTS

The purpose of this policy will be achieved through implementation of the Community Service Obligation Assessment Procedure.

8. IMPLEMENTATION AND COMMUNICATION

The Chief Financial Officer is responsible for the implementation of this policy.

This policy will be communicated via:

- advice in writing to The Economic Regulator and Department of Treasury and Finance; and
- Council's Audit Panel
- council's website (in accordance with S.70G of *the Local Government Act 1993*), and
- Internal communication to staff

9. REPORTING

This policy requires that there be an on-going identification and monitoring of Significant Business Activities to ensure that competitive neutrality principles are upheld and activities continue to be appropriately defined, managed and delivered. Community Service Obligations will be reviewed annually as part of council's budget preparation process and reported as part of council's Annual Report.

10. ADMINISTRATIVE ARRANGEMENTS

TABLE OF AMENDMENTS

No.	Date	Brief Details

APPROVAL

COUNCIL APPROVAL DATE	XX XXX 2022
REVIEW	Every 5 years
RESPONSIBLE POSITION	Chief Financial Officer
ECM REFERENCE	TBD

8.4.2 RENEWAL OF LEASE – RISDON VALE COMMUNITY GARDEN– 26 SUGARLOAF ROAD, RISDON VALE**EXECUTIVE SUMMARY****PURPOSE**

To consider issuing a new lease agreement with the Risdon Vale Neighbourhood Centre Inc. for the existing community garden that is partially constructed on council land adjacent to the Risdon Vale Hall at 26 Sugarloaf Road, Risdon Vale.

RELATION TO EXISTING POLICY/PLANS

- Council's Leased Facilities Pricing and Term of Lease Policy applies; and
- the Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

Section 178 of the Local Government Act, 1993 is applicable.

CONSULTATION

Section 178 of the Local Government Act, 1993 provides that Council must advertise its intention to dispose of public land through public advertisement.

FINANCIAL IMPLICATIONS

Recommendation has no direct implications on Council's Annual Operating Plan.

RECOMMENDATION:

- A. That in accordance with section 178 of the Local Government Act 1993, Council gives notice of intention to enter a new lease for the public land at 26 Sugarloaf Road, Risdon Vale for the existing community centre to the Risdon Vale Neighbourhood Centre Inc.
- B. That once the notice of intention to lease process is finalised and no objections are received and that all necessary approvals are in place:
 - (i) Council enter a new lease agreement with the Risdon Vale Neighbourhood Centre Inc. for a term of 10 years from 1 January 2022.
 - (ii) the annual rental for the lease is to be in accordance with Council's Leased Facilities Pricing and Term of Lease Policy.
- C. That, in the alternative to Recommendation B above, should objections be received, the matter be referred to a further meeting of council for consideration.

NB: A decision to lease public land requires an absolute majority of Council.

RENEWAL OF LEASE – RISDON VALE COMMUNITY GARDEN– 26 SUGARLOAF ROAD, RISDON VALE /contd...
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ASSOCIATED REPORT

1. BACKGROUND

- 1.1.** Since 2012, Council has leased an area of council land adjacent to the Risdon Vale Hall 26 Sugarloaf Road, Risdon Vale to the Risdon Vale Neighbourhood Centre Inc. to use as a community garden.
- 1.2.** The most recent lease expired on 31 December 2021 and the Association has requested a new lease for the centre and the adjacent community garden.

2. REPORT IN DETAIL

- 2.1.** The Association is a very active community-based association providing support and activities to the Risdon Vale community including a community garden and men's shed.
- 2.2.** The community garden was established in 2012 and is partially constructed over council land adjacent to the Risdon Vale hall with the balance of the garden and men's shed being established on land owned by the Department of Education.
- 2.3.** Facilities include the community garden, men's shed, barbeque/wood fire oven with a seating area and greenhouse.
- 2.4.** The Association is under new management and there is a fresh focus on increasing the interest in the garden with the amount of people accessing the garden and attending events doubling in recent months.

- 2.5. The community garden is a hub for the Risdon Vale community and the Association runs many events in the garden to involve the local children and teach them skills in growing and cooking produce. The garden is cared for by inmates from Risdon Prison, which gives them the opportunity to give back to the community and learn new skills.
- 2.6. Food that is produced by the garden is given back to the community through either food relief or meals being cooked and served at the Centre.
- 2.7. The Association has requested a new lease of the council land to enable the continuation of this valuable community service.
- 2.8. The land is classified as “public land” and it is a requirement to advertise Council’s intention to enter into a new lease in accordance with the *Local Government Act, 1993*.

3. CONSULTATION

3.1. Community Consultation

Section 178 of the Local Government Act, 1993 provides that Council must advertise its intention to dispose of public land through public advertisement. The notice of intention to lease public land will be publicly advertised and invite members of the public to lodge an objection within 21 days. Council is required to consider any objection received.

3.2. State/Local Government Protocol

Nil.

3.3. Further community consultation

The community will be notified of Council’s intention to lease the public land via advertisements in “The Mercury”, a notice placed on the public land and a notice on the Council website. The public will have the right to lodge an objection to the proposed lease. Any objections received will be referred to Council for consideration as part of the process.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

4.1. Council’s Leased Facilities Pricing and Term of Lease Policy applies.

4.2. The Strategic Plan 2021-2031 provides under “A well-planned liveable city”:

“2.15 Ensuring neighbourhoods have pleasant streetscapes and access to recreational spaces and appropriate neighbourhood facilities.”

5. EXTERNAL IMPACTS

There are no external impacts identified.

6. RISK AND LEGAL IMPLICATIONS

Section 178 of the Local Government Act requires Council to give notice of an intention to lease public land if the lease is for more than five years.

7. FINANCIAL IMPLICATIONS

Recommendation has no direct implications on Council’s Annual Operating Plan.

8. ANY OTHER UNIQUE ISSUES

Nil.

9. CONCLUSION

The Risdon Vale Neighbourhood Centre Inc. has leased the council land since 2012 and it is appropriate to enter into a new lease to allow the Association’s community activities to continue.

Attachments: 1. Aerial Photograph (1)

Ian Nelson
GENERAL MANAGER

Risdon Vale Neighborhood Centre Lease- community garden

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.

2/06/2022

1:564



8.4.3 ESTABLISHMENT OF THE SOUTHERN TASMANIAN REGIONAL WASTE AUTHORITY**EXECUTIVE SUMMARY****PURPOSE**

To update Council on the creation of the new Southern Tasmanian Regional Waste Authority, to approve the proposed rules and to advise of the next steps required to create the Joint Authority.

RELATION TO EXISTING POLICY/PLANS

Council's Strategic Plan 2021-2031 is relevant.

LEGISLATIVE REQUIREMENTS

The *Local Government Act 1993* is relevant.

CONSULTATION

Community consultation was undertaken by Hobart City Council (as the nominated council representing the southern region) from 25 March to 17 April 2022.

FINANCIAL IMPLICATIONS

The proposed Joint Authority Rules include a mechanism for member Councils to contribute to operating costs, should funding be required. It is anticipated that funding in the long term will largely come from the Tasmanian Government as part of the State-wide Waste Levy, however, in the short-term Councils will need to make a contribution to operating costs.

RECOMMENDATION:

That Council:

- A. Notes that no submissions were received during the public consultation process undertaken to establish the Southern Tasmanian Regional Waste Authority.
- B. Approves the proposed rules of the Southern Tasmanian Regional Waste Authority (Attachment 1 of the Associated Report), as notified in accordance with Section 31 of the *Local Government Act 1993*.
- C. The General Manager be authorised to undertake all necessary actions to enable the establishment of the new Joint Authority in accordance with the *Local Government Act 1993*.

ESTABLISHMENT OF THE SOUTHERN TASMANIAN REGIONAL WASTE AUTHORITY /contd...

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** At its meeting of 28 February 2022, Council resolved to work with the other 11 Southern Tasmanian Councils to establish a new Joint Authority. A copy of the proposed rules was provided to Council at that meeting.
- 1.2.** One step in the process to establish a new Joint Authority was for Hobart City Council, as the nominated Council for the southern region, to undertake a public consultation process to advertise the Councils' intent to establish the Joint Authority, including the proposed rules for the new Joint Authority. This was publicly advertised in "The Mercury" as well as calling for submissions using the City's "Your Say" platform, commencing 25 March 2022 and closing 17 April 2022.
- 1.3.** Section 32(1) of the *Local Government Act 1993* requires that after considering any submissions lodged and making any alterations to the proposed rules of a proposed single authority or joint authority, each Council may approve the proposed rules.
- 1.4.** No submissions were received. As no submissions were received, no alterations to the rules are proposed. Consequently, Council may now approve the rules and proceed to establish the new Joint Authority.

2. REPORT IN DETAIL

- 2.1.** Council, at its meeting of 28 February 2022, resolved:

"That Council:

- A. Confirms the intent to join the new Southern Tasmanian Regional Waste Authority as a member.*

- B. Approved the proposed Rules of the South Tasmanian Regional Waste Authority for inclusion in a public notice in accordance with section 31 of the Local Government Act 1993, notifying the intention to establish a new joint authority in conjunction with other southern Tasmanian councils.*
- C. Authorises the General Manager to act as the nominated council General Manager, on behalf each southern Tasmanian council, in accordance with the relevant requirements of the Local Government Act 1993, if requested to do so by the Local Government Association of Tasmania (acting on behalf of those councils).*
- D. Approves a contribution of \$23,000 from within the Waste Programme estimates associated with the Annual Estimates for 2021/2022 to be paid to the new Joint Authority upon its formal establishment as a legal entity.”*

2.2. To summarise the extensive process for establishing a new Joint Authority, the following steps have now been completed.

- A Council resolution to establish the Authority; this was completed on 20 September 2021.
- A Council resolution to approve the Joint Authority’s proposed rules to be publicly advertised; this was completed on 28 February 2022.
- Hobart City Council undertaking the public consultation by publishing a notice of the intent to establish the Joint Authority, providing details and inviting submissions; this was undertaken during the period 25 March to 17 April 2022.
- Copies of the notice have been provided to the Director of Local Government and made available to the public.

2.3. No submissions were received during the public consultation period and consequently no amendments to the proposed rules are proposed.

2.4. The final steps of the process to establish the Joint Authority are:

- Each participating Council to provide final approval of the proposed rules (per Attachment 1);

- Hobart City Council to seek certification of the rules by a legal practitioner – Page Seager Lawyers has indicated that they will certify the proposed rules;
- Hobart City Council to provide certification from its CEO (General Manager) that the proposed rules have been made in accordance with the Act;
- Hobart City Council to publish a notice of the establishment of the Joint Authority in the Government Gazette.

2.5. The final action to complete the process of establishing a new Joint Authority is to have the rules gazetted, which can only occur after each participating Council has provided their certification.

2.6. Once established, arrangements will be made for the appointment of the inaugural Chief Executive Officer, who will convene the inaugural STRWA Local Government Forum to enable the election and appointment of the new Board.

3. CONSULTATION

3.1. Community Consultation

As a requirement of the statutory process, the proposed rules for the new Joint Authority were required to be publicly advertised for comment. The proposed rules were publicly advertised by Hobart City Council as the lead Council representing the southern region through public notice in “The Mercury” as well as on their “Your Say” community engagement platform. The advertisement invited submissions, commencing 25 March 2022 and closing 17 April 2022. No submissions were received.

3.2. State/Local Government Protocol

A considerable amount of key stakeholder engagement has been undertaken by consultants Urban EP, on behalf of LGAT.

The Southern Tasmanian Waste Management Group (facilitated by LGAT) has committed to a range of activities including supporting Councils in securing efficient, sustainable and suitably scaled end-of-collection facilities for processing materials including co-mingled recycling.

3.3. Other

Not applicable.

3.4. Further Community Consultation

As no submissions were received, the approval processes will now be undertaken. Once approved and finalised, a notice will be placed in the Gazette publicly advising the formal establishment of the new Joint Authority.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Council's Strategic Plan 2021-2031 within the *Environmentally Responsible City* area contains the following Strategy:

"4.6 Developing and implementing local and regional waste management strategies that consider all forms of waste."

5. EXTERNAL IMPACTS

The southern Tasmanian Councils, through LGAT, and the new Southern Tasmanian Regional Waste Authority will continue to work with the Tasmanian Government to consider initiatives arising from the State Waste Action Plan.

6. RISK AND LEGAL IMPLICATIONS

6.1. The *Local Government Act 1993* provides for the establishment of a Joint Authority.

6.2. Advice has been obtained from Page Seager Lawyers in relation to the process for the establishment of a Joint Authority and the drafting of the rules. Page Seager Lawyers will undertake the review and certification of the proposed rules in concert with the CEO (General Manager) of Hobart City Council.

7. FINANCIAL IMPLICATIONS

7.1. Funding Source and Impact on Current Year Operating Budget

As set out in the report to Council on 28 February 2022, a commitment has been provided by the State Government to allocate a portion of the new waste levy to the region.

This allocation is expected to cover the costs associated with the operation of the new Joint Authority, with Council funding its proportion of the initial establishment period.

7.2. Impact on Future Year's Financial Result

It is anticipated the State Government allocation of the portion of the new waste levy will meet the future operational costs of the new Joint Authority.

While the quantum and format of funding from the State Government is yet to be determined, it has formally documented that levy funds will flow to the regional waste authorities, ensuring the ongoing sustainability of the STRWA (independent of direct Local Government funding).

Notwithstanding the above, Rule 14.2 provides that the 12 southern Councils will make up any shortfall in funding should external funding be inadequate to meet expenditure and obligations arising from the Joint Authority's operations.

8. ANY OTHER UNIQUE ISSUES

8.1. Forming the Southern Tasmanian Regional Waste Authority will initiate some consistency across the state for regional waste management. The first responsibility of the waste authority is to manage the recycling processing contract on behalf of the twelve southern Councils.

8.2. The kerbside recycling service is currently diverting significant tonnes of recyclable material from landfill to processing at a recoverable facility.

9. CONCLUSION

9.1. There have been numerous challenges and changes associated with the processing of recyclables over recent years.

9.2. The establishment of a new Joint Authority is considered to be an appropriate governance arrangement to manage the new recycling processing contract on behalf of the 12 southern Tasmanian Councils. All 12 Councils are separately considering this matter so the process in forming the Joint Authority can proceed to the next steps.

Attachments: 1. Rules of the Southern Tasmanian Regional Waste Authority (20)

Ross Graham

GROUP MANAGER ENGINEERING SERVICES

Attachment 2

Rules of the Southern Tasmanian Regional Waste Authority

1. Establishment and commencement

- 1.1 The Southern Tasmanian Regional Waste Authority (**STRWA**) is a joint authority established pursuant to section 30 of the *Local Government Act 1993* (Tas) (the **Act**).
- 1.2 The STRWA is a body corporate with perpetual succession and has the powers and functions specified in the Act and these Rules.
- 1.3 These Rules come into effect on and from the commencement date agreed to by resolution of the STRWA as constituted immediately before the coming into effect of these Rules.

2. Definitions and interpretation

2.1 In these Rules, unless the contrary intention is expressed, defined terms have the meanings set out below:

Act has the meaning given in Rule 1.1.

AGM has the meaning given in Rule 7.1.

Annual Plan has the meaning given in Rule 11.1.

Board means the Board of Directors of the STRWA appointed in accordance with Rule 8.

Budget has the meaning given in Rule 14.2.a.

Chair means the Chair of the Board appointed in accordance with Rule 8.6.

Close Associate has the meaning given in section 51 of the Act.

Council means a Council established under section 18 of the Act.

Corporations Act means the *Corporations Act 2001* (Cth).

Director means a person appointed under these Rules as the Chair or as a member of the Board.

Financial Contribution means the annual financial contribution of each Member for its membership of the STRWA as determined in accordance with Rule 14.2.

Forum has the meaning given in Rule 6.1.

General Manager means the General Manager or Chief Executive Officer of a Council or the General Manager's or Chief Executive Officer's nominee.

Member means a Participating Council.

Officer has the same meaning as given in the Corporations Act.

Participating Council means those Councils that established the STRWA in accordance with the Act or were admitted to the STRWA after its establishment in accordance with these Rules but does not include a Council that has withdrawn from the STRWA or has been expelled from the STRWA in accordance with these Rules.

Representative means a natural person appointed by a Member to be the representative of the Member in accordance with Rule 6.

Rules means these Rules of the Southern Tasmanian Regional Waste Authority as altered or added to from time to time.

Special Resolution means a resolution that is passed by 75 percent of the votes cast by Members entitled to vote on the resolution where a Member has the number of votes set out opposite their name in Schedule 1.

Strategic Plan has the meaning given in Rule 10.1.

STRWA has the meaning given in Rule 1.1.

STRWA Chief Executive Officer or **STRWA CEO** means the Chief Executive Officer of the STRWA appointed under Rule 9.

Treasurer means the Treasurer for the State of Tasmania.

Waste Action Plan means the Tasmanian Government's Draft Waste Action Plan Consultation Draft, June 2019 as may be amended or finalised.

Yearly Member Contribution Budget means the aggregate Financial Contributions required to be paid by all Members in a financial year as determined in accordance with Rule 14.2.

Yearly Member Contribution Cap means \$360, 170.

2.2 Interpretation

In these Rules, a reference to:

- a. words and phrases which are defined in the Act have the same meaning in these Rules;
- b. the singular includes the plural and the plural includes the singular;
- c. a person includes a body corporate or unincorporate;
- d. a party includes the party's executors, administrators, successors and permitted assigns;
- e. a statute, regulation or provision of a statute or regulation (**Statutory Provision**) includes:
 - (A) that Statutory Provision as amended or re-enacted from time to time;
 - (B) a statute, regulation or provision enacted in replacement of that Statutory Provision; and
 - (C) another regulation or other statutory instrument made or issued under that Statutory Provision;
- f. "including" and similar expressions are not words of limitation;

- g. a reference to a Rule or schedule is a reference to a Rule of or a schedule to these Rules;
- h. a reference to a document (including, without limitation, a reference to these Rules) is to that document as amended, novated or replaced;
- i. where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning; and
- j. headings and any table of contents or index are for convenience only and do not form part of these Rules or affect their interpretation.

3. Purpose

3.1. The purpose of the STRWA is to coordinate local government's resource recovery and management of solid waste in the southern region for a more sustainable future.

3.2. The objectives and goals of the STRWA are to:

- a. Foster sustainable use of resources
- b. Deliver efficient collection and reprocessing of resources
- c. Support opportunities for the circular economy to reduce environmental impact and grow Tasmania's economy
- d. Provide a collective voice for Member Councils on the circular economy, resource recovery and waste management.

4. Functions and Powers

4.1. The functions of the STRWA are to:

- a. Support Members to deliver on their Council's resource recovery and waste management strategies or objectives.
- b. Manage resource recovery or waste management contracts on behalf of Members, ensuring contract compliance and timely, on-budget delivery of contract outcomes and output.
- c. Develop a Strategic Plan, and subsidiary plans, for the region to deliver upon its purpose and objectives.
- d. Identify and implement, with partners, opportunities to recover more resources from waste.
- e. Identify and seek external funding opportunities and partnerships to support the objectives of the STRWA.
- f. Partner with the Tasmanian Government on delivery of the Waste Action Plan, or future similar strategy, where appropriate.
- g. Support Members to engage their communities through resource education and behaviour change programs.
- h. Support the development of policies and guidance for Members in their resource recovery and waste management activities.
- i. Undertake reasonably incidental actions in achieving its purpose and objectives that are not explicitly identified.

- j. Advocate for policy or legislative change in collaboration with the Local Government Association of Tasmania that will support the achievement of the STRWA's objectives.

4.2. The powers of the STRWA in performing its functions include:

- a. Anything the Act authorises a joint authority to do.
- b. Anything that a Member Council is empowered to do under statute¹ and that the Council could otherwise perform in relation to the functions of the STRWA.
- c. Anything the STRWA is otherwise empowered to do specifically, or generally under statute.
- d. Raising of revenue by:
 - i. calling for contributions from all or some Members additional to annual Financial Contributions;
 - ii. applying for and receiving grants or contributions from the Tasmanian Government or Australian Government;
 - iii. sourcing funds from service agreements for regional resource recovery or waste management.
- e. Acquiring land to deliver the STRWA's purpose, objectives and functions provided that such acquisition is approved by a Special Resolution of Members at a Forum meeting or AGM.
- f. To acquire, hold, dispose of or otherwise deal with property.
- g. To enter into contracts for the performance or exercise of any of its functions or powers.
- h. To set fees, charges, terms and conditions relating to work done, or services, goods or information supplied by it, except any fee or charge referred to in section 205(2) of the Act or any rate or charge referred to in Part 9 of the Act.
- i. To make by-laws under Part 11 of the Act as if it were a Council.

5. Members

5.1. Councils able to participate as Members of the STRWA are listed in Schedule 1.

5.2. Councils are Members when a Council:

- a. resolves to agree to these Rules and Council provides written notification of such resolution to the STRWA Chief Executive Officer (**STRWA CEO**); and
- b. pays their respective annual Financial Contribution (if any), amended by yearly notice.

5.3. Subject to any requirements of the Act and of these Rules, Member Councils may withdraw their membership by providing a notice of intent to withdraw to the STRWA CEO at least six months prior to the commencement of the new financial year, provided that:

¹ An Act, Regulation or By-law made by State of Tasmania, Commonwealth of Australia or by a participating Council

- a. the Member provides written notice of its intention to withdraw, detailing reasons, addressed to the STRWA CEO; and
 - b. such withdrawal does not take effect until the completion of the STRWA's financial year following the STRWA's financial year in which written notice of the intention to withdraw is provided; and
 - c. until the period referred to in Rule 5.3(b) expires, the Member pays the Financial Contributions as determined by the STRWA in accordance with these Rules; and
 - d. prior to withdrawal the Member pays to the STRWA all sums of money (if any) presently payable by that Member to the STRWA whether on account of Financial Contributions or otherwise.
- 5.4. A Member ceases to be a member of the STRWA at the completion of the period referred to in Rule 5.3(b).
- 5.5. Where the STRWA has entered into a contract with a third party on behalf of, or for the benefit of, a Member and that Member ceases to be a Member of the STRWA in accordance with Rule 5.3 (**Exiting Council**), that Exiting Council will, unless otherwise agreed by the STRWA, be required to enter into a contract individually with the third party on the same terms and conditions as the STRWA contract, for the balance of the term of the STRWA contract in order to continue the scope of services provided by the third party for the benefit of the Exiting Council.
- 5.6. A Member may, in writing to the STRWA CEO, withdraw a notice of intention to withdraw at any time.

6. Member Representatives

- 6.1. Member Councils are to appoint one Representative to attend meetings of the STRWA Local Government Forum (**Forum**) (Rule 6.8) and the Annual General Meetings (Rule 7).
- 6.2. Subject to clause 6.3, the Member Council Representative is the only person authorised to vote on behalf of a Member Council.
- 6.3. Member Councils are to appoint one substitute Representative who may vote if the Representative is unable.
- 6.4. Member Councils may appoint an observer to attend Forum meetings and the Annual General Meeting.
- 6.5. A Member Representative must be an elected representative of the Council² or an employee of the Council. Where the Representative ceases to be either an elected representative of the Council or an employee of the Council, they will cease to be a member of:
- a. The Forum; or
 - b. Any of the Forum's subsidiary groups, except if approved by the Forum.
- 6.6. Representatives may be changed when:
- a. A Representative provides notice to the Member Council's General Manager;

² Includes Mayor, Deputy Mayor, Alderman, or Councillor.

- b. A Member Council terminates an appointment and appoints a new Representative;
or
- c. A Member Council's General Manager temporarily appoints a substitute Representative if the Representative is unable to act as a Representative.

6.7. Changes to a Member Council's Representative are effective when the STRWA CEO has been advised in writing.

6.8. STRWA Local Government Forum

- a. The role of the Forum is to:
 - i. Elect a Chief Member Representative and Deputy Chief Member Representative from within Forum members.
 - ii. Elect Directors of the STRWA in accordance with Rule 8.5.
 - iii. Receive information from, and provide feedback to, the Board and STRWA CEO on performance of the STRWA against its objectives, functions and Strategic Plan.
- b. Members of the Forum
 - i. Each Participating Council will have one Representative and may have a Council observer as part of the Forum.
 - ii. Members of the Forum will vote on the Chief Member Representatives and Deputy Chief Member Representatives on a three yearly basis. The Chief Member Representative and the Deputy Chief Member will also be Directors of the Board.
 - iii. Member votes will carry the number of votes opposite their name in Schedule 1.
- c. The Chief Member Representative will be the Chair of the Forum.
- d. The Forum will meet at least three times a year.
- e. In addition to the three Forum meetings per year, the Board may provide notice to Members of a Special Forum in accordance with Rule 6.9.
- f. The STRWA will provide secretariat to the Forum.
- g. The Forum may, following consultation with the STRWA, develop working groups where these will help to deliver on the objectives of the STRWA or to deliver particular projects or programs.
- h. The Local Government Association of Tasmania may have an observer at Forum meetings.

6.9. Special Forums

- a. The Board may, at its discretion, convene a Special Forum of the STRWA at any time.
- b. A Special Forum means any Forum of the STRWA that is not one of the three Forums provided for in Rule 6.8.

- c. The Board, on the requisition in writing of at least 25% of Members of the STRWA, is to convene a Special Forum of the STRWA.
- d. A requisition for a Special Forum is to state the objects of the Special Forum.
- e. Where the nature of the business proposed to be dealt with at a Special Forum requires a Special Resolution of the STRWA, the Board must, at least 14 days before the date fixed for the holding of the Special Forum, cause notice to be sent to each Member specifying the intention to propose a resolution as a Special Resolution.

7. Annual General Meeting of Members and Forum meetings

7.1. Annual General Meeting

The STRWA must hold an Annual General Meeting (**AGM**) within four months after the end of the financial year.

7.2. Purpose of AGM

The purpose of the AGM is for Members to:

- a. Receive the annual report
- b. Receive the annual financial statements
- c. Be updated on the performance of the STRWA against its objectives and Annual Plan for the financial year just ended.

7.3. Convening an AGM or Forum meeting

An AGM or Forum meeting may be convened by resolution of the Board whenever they think fit and must be convened if required to do so under these Rules or the Act.

7.4. Notice of meeting

Notice of an AGM or Forum meeting must be provided to Members, Directors and an auditor of the STRWA. It must specify the date, time and place and the general nature of the business and must be provided in writing at least 14 days before the meeting.

7.5. Cancellation or postponement of meeting

The Board may, whenever they think fit, postpone, cancel or change the venue for an AGM or Forum meeting by giving notice as follows:

- a. The notice must be provided not later than five business days before the time the AGM or Forum meeting was to be held to Members, directors, the auditor of the STRWA.
- b. A notice postponing or changing the venue for an AGM or Forum meeting must specify the date, time and place of the meeting.

7.6. Directors may attend an AGM or Forum meeting.

7.7. At least 50 per cent of the Members by number are a quorum at an AGM or Forum meeting. A quorum must be present to conduct any business, except to adjourn the meeting by an elected Chair.

7.8. Decisions at an AGM or Forum meeting

- a. Except if a Special Resolution is required under these Rules, a resolution at the AGM or a Forum meeting is taken to be carried if 50% by number of the total votes as set out in Schedule 1 is cast by the Members present at the meeting are in favour of it and that decision is for all purposes a decision of the STRWA.
- b. In the case of an equality of votes upon any proposed resolution:
 - i. the chair of the meeting does not have a second or casting vote; and
 - ii. the proposed resolution is taken as having been lost.

7.9. Electronic technology to conduct meetings

- a. Any meeting of the STRWA may be conducted by video conference or other means of communication that gives the Members a reasonable opportunity to participate.
- b. A Member who participates in a meeting as permitted under this Rule is taken to be present at the meeting.

8. Board

8.1. Board to manage STRWA

The STRWA is governed by the Board which shall have the responsibility to manage the business and other affairs of the STRWA, ensuring that the STRWA acts in accordance with these Rules. The Board is a board of management for the purposes of the Act.

8.2. Decisions of Board

A question arising at a meeting of Directors is to be decided by a majority of votes of Directors present and entitled to vote with each Director having one vote.

8.3. Meetings of the Board

- a. The Board shall meet at such times and places, which includes by electronic means, as are determined by the Board as often as is necessary to properly discharge its responsibilities and functions under these Rules, and shall meet at least ten times each year.
- b. The Chair, after giving each Director reasonable notice of a meeting, may convene a meeting at any time.
- c. A Director may participate in a meeting of the Board by telephone or any electronic means of communication. A Director who participates by such means shall be taken to have been present in person at the meeting.
- d. The number of Directors whose presence in person is necessary to constitute a quorum for a meeting of Directors is more than half of the Directors by number.
- e. A quorum must be present to conduct any business, except to adjourn the meeting by the Chair.
- f. The STRWA CEO shall attend meetings of the Board and shall provide information as required.

8.4. Composition

- a. The Board of the STRWA will comprise five Directors one of who will be appointed as Chair.
- b. Directors are appointed based on merit, through a transparent process, and in alignment with the purpose and strategy, and ability to manage the financial and strategic affairs of the STRWA.
- c. The Chief Member Representative and Deputy Chief Member Representative appointed by the Forum will be Directors of the Board (refer to Rule 6.8).
- d. Directors are appointed for terms of up to three years, and may be reappointed provided that no Director shall be appointed for more than six consecutive years.
- e. Director recruitment is to balance renewal of Board, knowledge and perspective, and corporate knowledge.

8.5. Appointment of the Board

- a. Members of the Forum appoint, or reappoint, Directors to the Board through a Special Resolution of the Forum. The Forum appoints a total of five Directors as follows:
 - i. the Chief Member Representative and Deputy Chief Member Representative in accordance with Rule 6.8.a; and
 - ii. three Directors at a Forum meeting.
- b. In making the Board appointments, Forum members and the Chair are to:
 - i. consider the skills and experience and personal attributes needed of the Chair and Directors to deliver on the Board's functions
 - ii. consider the gender, social and cultural diversity of the Board
 - iii. take into account any likely or perceived conflict of interest(s) arising from employment or association with other organisations
 - iv. consult with the Chair regarding desirable skills, experience and diversity required in Director(s) appointment
 - v. consult with the Chair to set terms of appointment that support continuity of knowledge and skills within the Board and respond to the Director's personal circumstances, in line with this Rule 8.5.

8.6. The Chair of the Board

- a. The Directors may elect one of their number as Chair and may also determine the period for which the person elected as chairman is to hold office.
- b. Directors are to consider the skills and experience and personal attributes needed of the Chair.
- c. The Chair is to be appointed for a term of between one and three years and may be reappointed provided that no Chair is appointed for more than six consecutive years.

8.7. Eligibility as Chair or Director

- a. Persons are ineligible for appointment as Chair or Director if they:
 - i. are an elected representative³ of a Member Council, except the local government Representatives appointed by the Forum; or an administrator appointed by the Tasmanian Government;
 - ii. are an undischarged bankrupt;
 - iii. have entered into a personal insolvency agreement under the *Bankruptcy Act 1966* (Cth) and failed to fully comply with the terms of the agreement;
 - iv. have been banned by ASIC or a court from managing corporations under the Corporations Act;
 - v. have been convicted of dishonesty-related offences, such as fraud; or
 - vi. are suspending payment to creditors, or compounding with, or assigning, their estate for the benefit of creditors.
- b. Persons will immediately cease to be the Chair or Director if they:
 - i. become ineligible by meeting one of the conditions detailed in Rule 8.7a;
 - ii. for the local government representative(s) appointed by the Forum, cease to be an elected representative, or for an Officer, are no longer be employed within the local government sector;
 - iii. die;
 - iv. become of unsound mind;
 - v. are physically or mentally incapable of acting as Director;
 - vi. fail to attend Board meetings for a continuous period of 3 meetings without first obtaining a leave of absence;
 - vii. are not permitted under the Corporations Act to be a Director;
 - viii. resign by notice in writing; or
 - ix. fail to be appointed by the Forum.

8.8. Suspension or removal of Chair or Director

- a. Members may, by Special Resolution suspend the Chair or a Director where there is reasonable suspicion that they are not fulfilling their Directors' duties (see Rule 8.10).
- b. Suspension may be for a period of up to three months while an investigation in relation to the Chair or Director is undertaken.
- c. Whether or not a period of suspension has occurred or is occurring, Members may without prior notice, by Special Resolution, immediately remove the Chair or Director where Members form the reasonable view that they are guilty of grave misconduct, or are wilfully negligent in the discharge of their duties.

³ Includes Mayor, Deputy Mayor, Alderman, or Councillor.

8.9. Functions of the Board

Functions of the Board are to:

- a. ensure the business and affairs of the STRWA and other functions and powers are conducted in a manner that is commercially sound, is consistent with the STRWA's strategic and business plans and objectives, and in accordance with its approvals, permits, licences and statute.
- b. approve the annual Budget and annual Financial Contributions.
- c. declare dividends in accordance with Rule 14.8.
- d. provide advice, information and assistance to the STRWA on its functions and powers as needed.
- e. consult with Members on the strategic direction of the STRWA.
- f. have regard to the economic and social wellbeing of its customers, employees and the community generally.
- g. follow environmentally sound principles in its development and resource management activities.
- h. prepare the Strategic Plan for the STRWA.
- i. manage annual reporting.
- j. appoint the STRWA CEO.
- k. ensure appropriate risk management and policy frameworks are in place.
- l. ensure a safe and healthy workplace through the implementation and monitoring of appropriate systems, in line with legislative requirements.
- m. brief Members on the performance of the Board's functions from time to time.

8.10. Directors' duties

Directors' duties are to:

- a. act honestly, lawfully and ethically.
- b. exercise a degree of care and diligence that a reasonable person in a like position would exercise in the circumstances.
- c. not make improper use of information acquired through the position on the Board to gain, directly or indirectly, an advantage for themselves or another person, or to cause direct or indirect damage to the STRWA or any other person, or similarly a disadvantage.
- d. avoid and declare conflicts of interest.
- e. prevent insolvent trading.
- f. disclose to the STRWA CEO any direct or indirect pecuniary or other interest in a matter being considered by the STRWA.

8.11. Directors' remuneration and expenses

- a. The Chair and Directors are to be remunerated in accordance with the Tasmanian Government Board Fee Policy⁴ and escalated in line with increases to the Tasmanian State Service Award.
- b. The relevant category under Rule 8.11.a is Regional/state-wide (narrow focus), the competitive situation Category C Full Monopoly/Non-competitive; and turnover is the total value of the contracts let in the applicable financial year.
- c. Directors' remuneration may be increased by up to 20 per cent to attract particular skills with the approval of the Chair.
- d. The Chair's remuneration may be increased through a Special Resolution at the Forum.
- e. Directors will be reimbursed for all reasonable travel, accommodation and other expenses they incur while engaged on the business of the STRWA.

9. Chief Executive Officer and employees

- 9.1. The Board may appoint a STRWA CEO to be responsible for the operation and administration of the STRWA.
- 9.2. The CEO may be removed by the Board at any time.
- 9.3. The Board may delegate to the STRWA CEO, any of the STRWA's powers, discretions and duties as they think fit, and may resolve to delegate any powers, discretions and duties vested in, or exercisable by the directors to the STRWA CEO in writing.
- 9.4. The Board may withdraw, suspend or vary any of the powers, discretions and duties to the STRWA CEO at any time.
- 9.5. The Board may authorise the STRWA CEO to delegate all or any of the powers, discretions and duties conferred on the STRWA CEO.
- 9.6. The Board may require the STRWA CEO to attend meetings of the Board, or leave any part of a Board meeting.
- 9.7. The STRWA CEO may appoint, or remove, staff as necessary to fulfil the objectives, functions and strategic aims of the STRWA.
- 9.8. The STRWA CEO is to keep a register of interests of the Board of the STRWA in accordance with section 53B of the Act.

10. Strategic Plan

- 10.1. The STRWA is to prepare a strategic plan that sets out the strategic priorities of the STRWA (**Strategic Plan**).
- 10.2. Each Strategic Plan is to be for at least a three to five year period.
- 10.3. In preparing a proposed Strategic Plan, the STRWA will consult with each Member and any other organisations that it considers appropriate.

⁴ Available at:
http://www.dpac.tas.gov.au/divisions/People_Performance_and_Governance/Executive_Services/tasmanian_government_boards

- 10.4. The STRWA CEO is to make a copy of a proposed Strategic Plan available for public inspection at the STRWA's office during ordinary office hours and online on the STRWA's website.

11. Annual Plan

- 11.1. The STRWA is to prepare an annual plan for each financial year (**Annual Plan**).
- 11.2. Each Annual Plan is to:
- a. Be consistent with the Strategic Plan;
 - b. Include a statement of the manner in which the STRWA is to meet the goals and objectives of the Strategic Plan; and
 - c. Include a summary of the major strategies to be used in relation to the STRWA's objectives and goals outlined in Rule 3.2.

12. Annual reporting

- 12.1. The STRWA will provide an annual report no later than 30 October each year to Members and publish the report on its website following its adoption at the Annual General Meeting.
- 12.2. The annual report is to include at a minimum:
- a. A summary of the STRWA's activities for the preceding year and performance against the authority's overall goals and objectives, as set in any Strategic Plan.
 - b. Performance of contracts let for resource recovery, waste management or other activities.
 - c. Financial statements for the preceding year and accompanying audit opinion.
 - d. Any other information it considers appropriate or necessary to inform the Member Councils of its performance and progress during the financial year.

13. Quarterly reporting

- 13.1 The STRWA must provide a report to Members as soon as practicable after the end of March, June, September and December in each year.
- 13.2 The quarterly report must include:
- a. A statement of the STRWA's general performance; and
 - b. A statement of the STRWA's financial performance.

14. Finance, accounts and audit

- 14.1. Financing of the STRWA
- a. The STRWA's expenses are to be met or defrayed from:
 - i. Financial Contributions and other Member contributions
 - ii. Fees charged for services or facilities provided by the STRWA, including to Members

- iii. Other revenue received by the STRWA
- iv. Loans taken by the STRWA from a financial institution with the authorisation of the Board
- v. Loans taken by the STRWA from one or more Member Councils with the prior written consent of all Member Councils.

14.2. Member contributions

- a. The budget of the STRWA for each financial year (**Budget**), which includes the Yearly Member Contribution Budget (if any, depending on the external sources of revenue available to the STRWA), will be determined by the Board not less than 60 days prior to the end of the previous financial year. The Yearly Member Contribution Budget will not exceed the Yearly Member Contribution Cap unless the proposed Yearly Member Contribution Budget is first approved by a Special Resolution of the Board.
- b. If Annual Member Financial Contributions are required, they will be required in proportion to the contribution percentage for each Member Council as set out in Schedule 1. The Board will give written notice to each Member of the Member's required Financial Contribution for each financial year.
- c. Each Member must pay its Financial Contribution within 30 days of receiving the written notice under rule 14.2**Error! Reference source not found..**

14.3. The STRWA may only invest money in a manner in which a trustee is authorised by law to invest trust funds.

14.4. Borrowing

- a. The Board, for the purpose of raising a loan or obtaining any form of financial accommodation may decide by an absolute majority to provide any of the following forms of security:
 - i. debentures
 - ii. mortgages , security interests or other charges
 - iii. guarantees
 - iv. any other document evidencing indebtedness other than bearer instruments.
- b. The STRWA may not raise a loan in any financial year exceeding any amount the Treasurer determines for that financial year.

14.5. The STRWA is to keep accounting records that correctly record and explain its transaction and financial position and keep those records in line with standards detailed by the Australian Accounting Standards Board and Australian law.

14.6. Financial statements

- a. Within the time prescribed by the Tasmanian Audit Office, the Board is to prepare the financial statements of the STRWA relating to that financial year including statements of:
 - i. financial performance for the financial year
 - ii. financial position as at the end of the financial year
 - iii. cash flows for the financial year
 - iv. reports and notes attached to, or intended to be read with, the financial statements.

14.7. Audit

- a. The accounts and financial reports of the STRWA are subject to the *Audit Act 2008* (Tas).
- b. The Board shall keep accounting records that correctly record and explain its transactions and financial position.
- c. The accounts and financial reports of the STRWA may be audited by private auditors with the approval of, and subject to any terms and conditions determined by the Auditor-General.
- d. The Member Representatives are to appoint and review the appointment of the auditor.
- e. The auditor is to report to the Board.

14.8. Dividends

- a. The Board may declare a dividend in respect of the results of the financial transactions of the STRWA during each financial year, that is to be distributed to the Members. The dividend is to be paid by the end of the following financial year.
- b. The dividend may be paid only out of profits and after payment of fees and taxes and must be distributed in proportion to the percentage contribution of each Member as set out in Schedule 1.
- c. The Board may:
 - i. before paying any dividend, set aside out of the profits of the STRWA such sums as they think proper as a reserve, to be applied, at the discretion of the Directors, for any purpose for which the profits of the STRWA may be properly applied; and
 - ii. carry forward so much of the profits remaining as they consider ought not to be distributed as dividends without transferring those profits to a reserve.

Pending application, any sum set aside as a reserve may, at the discretion of the Directors, be used in the business of the STRWA or be invested as the Directors think fit.

- d. The Directors may deduct from any dividend payable to a Member all sums of money (if any) presently payable by that Member to STRWA whether on account of Financial Contributions or otherwise.

15. Winding Up

- 15.1. The STRWA may only be wound up in accordance with section 37 of the Act.
- 15.2. Winding up will be triggered when Member Councils resolve by majority of Member Councils that the STRWA will be wound up.
- 15.3. Winding up is to be notified in the Gazette by one of the STRWA's Members.

15.4. Distribution of surplus - subject to these Rules

If the STRWA is wound up and the property of the STRWA is more than sufficient to pay all of its debts and liabilities; and the costs, charges and expenses of the winding up, then the excess must be divided among the Members in accordance with the equity proportions of each member set out in Schedule 1 of these Rules, irrespective of the amounts paid or credited as paid on the shares; and for the purpose of calculating the excess referred in previous point, any amount unpaid on an annual Financial Contribution is to be treated as property of the STRWA.

15.5. Division of property

If the STRWA is wound up, the liquidator may divide among the Members the whole or any part of the property of the STRWA in accordance with the proportions as set out in Schedule 1 of these Rules.

- 15.6. In the case of insolvency, Member Councils are responsible for the net liabilities of the STRWA in proportion to the contributions as listed in Schedule 1. This also includes former Member Councils that have withdrawn within the last two years of the decision to wind up.

16. Indemnity and insurance

16.1. Applicable persons for rules 16.2 and 16.4

- a. Each person who is, or has been, a Director or STRWA CEO of the STRWA.
- b. Other Officers or former Officers of the STRWA that the Directors determine on a case-by-case basis.
- c. Any auditor or former auditor of the STRWA determined by the Directors.

16.2. Indemnity

The STRWA must indemnify to the extent permitted by law each person to whom this Rule applies for all losses or liabilities incurred by the person as an Officer, or an auditor of the STRWA if the Directors so determine, including, but not limited to, a liability for negligence and for legal costs on a full indemnity basis.

16.3. Extent of indemnity

The indemnity in Rule 16.2:

- a. is a continuing obligation and is enforceable by a person whom Rule 16.2 applies even though that person may have ceased to be an Officer or auditor of the STRWA;
- b. applies to losses and liabilities incurred both before and after the date of adoption of that rule; and
- c. operates only to the extent that the loss or liability is not covered by insurance.

16.4. Insurance

The STRWA may, to the extent permitted by law:

- a. purchase and maintain insurance; or
- b. pay or agree to pay a premium for insurance

for any person to whom this Rule applies against any liability incurred by the person as an Officer or auditor of the STRWA including, but not limited to, a liability for negligence and for legal costs.

17. Dispute resolution

17.1. This Rule applies to dispute between:

- a. Any or all of the Member Councils; or
- b. Any or all of the Member Councils and the Representatives or the Board; or
- c. The Representatives and the Board; or
- d. Any withdrawn Member Council and the STRWA, the Board or the Representatives.

17.2. This Rule does not apply where a dispute has arisen from a Member Council in its capacity as a customer of the STRWA.

17.3. The dispute resolution process is:

- a. Negotiation in good faith;
- b. If negotiation do not resolve the dispute, then mediation;
- c. If mediation does not resolve the dispute then arbitration if rule 17.8 applies.

17.4. Other parties may require that they join a dispute resolution process as a party.

17.5. If a dispute arises, the disputed party must give written notice to the other, and to the STRWA.

17.6. If after 30 days of the dispute notice, any party that considers that the dispute, or part of, is unlikely to be resolved through negotiation may give written notice to the other and the STRWA that mediation is required.

17.7. Mediation rules

- a. If within 14 days of receiving the notice of mediation the parties do not agree on:
 - i. the selection and compensation of an appropriate mediator; or

- ii. another dispute resolution technique and procedures; or
- iii. an actual resolution of the dispute;

then the dispute must be mediated in accordance with the mediation rules of the Law Society of Tasmania. The mediator is to be selected by the President of the Local Government Association of Tasmania who may determine the mediator's remuneration.

17.8. Arbitration

- a. If the mediator appointed under 17.7 certifies that the mediation has been unable, and is unlikely, to resolve the dispute, or any part of it, then the dispute, or that part that is unresolved is to be referred to arbitration under the *Commercial Arbitration Act 2011* (Tas). If the parties cannot agree on an arbitrator, the arbitrator is to be selected by the President of the Local Government Association of Tasmania.
- b. Rule 17.8(a) only applies if the unresolved dispute is one where the party had a right enforceable in a Court of law and that party wishes to enforce that right.

18. Adverse developments

- 18.1. The Board shall notify Members as soon as practicable after becoming aware of any development which, in the opinion of the STRWA may:
 - a. significantly affect the financial viability or operating ability of the STRWA; or
 - b. significantly affect the STRWA in an adverse manner.

19. Disclosure of interests

- 19.1. A Member, Representative or Director shall disclose to the STRWA CEO a direct or indirect pecuniary or other interest in a matter being considered or about to be considered by the STRWA.
- 19.2. At any meeting of the STRWA or the Board, a Representative or Director shall not participate in any discussion or vote on any matter in respect of which the Representative or Director has an interest or is aware or ought to be aware that a Close Associate has an interest.
- 19.3. A Member, Representative or Director shall declare any interest in a matter before any discussion on that matter commences.
- 19.4. On declaring an interest, a Representative or Director is to leave the room in which the meeting is being held.
- 19.5. A Member, Representative or Director shall advise the STRWA CEO in writing of the details of any interest declared in accordance with these Rules within 7 days.
- 19.6. The STRWA CEO must ensure that an employee of the STRWA notifies them in writing of any interest (pecuniary or otherwise) of the employee in any matter in respect of which they:
 - a. provide advice to the STRWA or to the Board;

- b. make a decision or determination; or
 - c. make a recommendation to the STRWA or to the Board.
- 19.7. The STRWA CEO must advise the Board of the existence of any interest notified under Rule 19.6.
- 19.8. The STRWA CEO shall:
- a. ensure that the declaration of interest of any Representative or Director is recorded in the minutes of the meeting at which it is made; and
 - b. keep a register of interests of Members, Representatives, Directors and employees of the STRWA in accordance with sections 48A, 53B and 55A of the Act.

20. Seal and Execution of Sealed Documents

- 20.1. The STRWA is a body corporate with a common seal.
- 20.2. The seal of the STRWA is to be in the form of a rubber stamp, inscribed with the name of the Southern Tasmanian Regional Waste Authority and the words “common seal”.
- 20.3. The seal may be affixed to documents requiring execution under seal and where affixed must be witnessed by two Board Directors.
- 20.4. The seal must not be affixed to a document except to give effect to a resolution of the Board.
- 20.5. The Board may, by instrument under seal, authorise a person to execute documents on behalf of the STRWA.

21. Amendment of Rules

- 21.1. These Rules may be amended by a resolution of a majority of Member Councils.
- 21.2. Amendment of these Rules must comply with sections 31 and 32 of the Act in respect to publishing a notice and approval.
- 21.3. These Rules must be reviewed at least every five years and updated to reflect contemporary best practice and the requirements of Members.

1.1 Schedule 1

Council	Population (2019-20 estimate)	% Population	Contribution % of relevant part of budget	Votes
Brighton (M)	18,123	6%	% population x budget	2
Central Highlands (M)	2,166	1%	“	1
Clarence (C)	58,729	21%	“	3
Derwent Valley (M)	10,518	4%	“	1
Glamorgan-Spring Bay (M)	4,750	2%	“	1
Glenorchy (C)	47,963	17%	“	3
Hobart (C)	55,250	20%	“	3
Huon Valley (M)	17,966	6%	“	2
Kingborough (M)	38,628	14%	“	3
Sorell (M)	16,030	6%	“	2
Southern Midlands (M)	6,400	2%	“	1
Tasman (M)	2,479	1%	“	1
TOTAL Southern Region	279,002	100%	\$yearly member contribution budget	23

9. MOTIONS ON NOTICE**9.1 NOTICE OF MOTION - ALD MULDER
COMPULSORY VOTING**

In accordance with Notice given, Ald Mulder intends to move the following motion:

“That this Council does not support compulsory voting in local government elections as recently passed by both Houses of Parliament”.

EXPLANATORY NOTES

Mandatory voting is a denial of freedom, namely the freedom not to vote.

The Government has not engaged with Councils or the Local Government Association (LGAT) on the latest proposal.

The lack of engagement is ironic in that the legislation forces constituents to engage with Local Government, something that it has not done itself.

The identical 2015 proposal was not supported by LGAT and subsequently rejected by the Parliament.

Mandatory voting forces disengaged voters to engage in a political choice or make an uninformed choice based on party affiliation.

Party politics and caucusing is inappropriate, and in some cases illegal at the local government level.

The additional cost associated with compulsory voting is unknown and will be a further impost on our community. Additionally, the cost of enforcement is likely to exceed any fine recovery.

T Mulder
ALDERMAN

GENERAL MANAGER'S COMMENTS

After the Council Elections in 2018, council was charged approximately \$290,000 for the conduct of the election by the Tasmanian Electoral Commission. That amount can be expected to increase by approximately 25 – 35% due to compulsory voting.

We are not aware of any steps proposed by the Tasmanian Government to assist councils to meet this additional cost for the 2022 council elections.

10. 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.

10.1 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.

10.2 ANSWERS TO QUESTIONS ON NOTICE

Nil.

10.3 ANSWERS TO QUESTIONS WITHOUT NOTICE – PREVIOUS COUNCIL MEETING

Ald Kennedy

Could you provide an update on the footpath works at Balook Street, Lauderdale?

ANSWER

The footpath repair work in Balook Street, Lauderdale is complete. The crew is still working in the Lauderdale area.

Ald Peers

Clarence Zebras bought some movable goal posts. They said that either Tasmania or Clarence are the only state or council that does not allow their use. Is this correct?

ANSWER

I do not know how other councils operate but our insurers have talked about the limitations in using portable goals, but we have worked with Clarence Zebras closely because they received state government funding, on how the proposed goals can be used at Wentworth Park.

Ald Walker

In regard to the first 40-50 metres of track along Victoria Esplanade can rangers or officers do an inspection of that site and trim any overhanging foliage? I am getting feedback that there is a little bit of a state of disrepair there that's disorderly given the volume of people that use it.

ANSWER

An inspection of the footpath has been undertaken and the overgrown vegetation will be removed within the next fortnight.

Ald Blomeley

1. Following my question from the 11 April meeting regarding the safety audit for the wombat crossing at Lincoln Street, Lindisfarne has the report from the independent engineer been received by council?

ANSWER

We have contacted the consultant. It is due to be with us this week.

2. In very recent times I submitted an Alderman's request about a property in Derwent Avenue. The residents have lived there for 52 years. In the last seven months they have been flooded on three separate occasions. They have been told by the experts they have had there that it is subterranean water coming through and it is only in the last seven months this has happened. There is concern that stormwater works in the neighbourhood may be causing this concern. I have asked that it be urgently addressed and if that could be taken as a priority, please Mr Mayor because I would hate to see these elderly residents for the fourth time in a row be flooded out yet again?

ANSWER

An investigation of the stormwater runoff adjacent this property has been completed by council officers. A minor blockage was observed in a nearby council stormwater main and this has been cleared. Some further minor pipe damage was found downstream, and this will be repaired. These stormwater issues do not appear to have a significant contributing factor to the stormwater runoff experienced by the residents.

Ald Edmunds

Could we have an update on where things are at with the airport?

ANSWER

There is a Directions Hearing scheduled very shortly it may even be this week. I would need to check the date. Once that Directions Hearing has been concluded we will have a firmer idea what the hearing date will be and the process to get there.

(Further information) A directions hearing is scheduled for 10 June 2022.

Ald von Bertouch

1. Regarding the Clarence author series that is being undertaken the first session was at Sandford Hall. There are two further interviews to be conducted at Cambridge Hall and Tranmere Hall. Both those halls have wheelchair access facilities and bathrooms. When will Sandford Hall have wheelchair accessibility?

ANSWER

We have no immediate plans to provide disability access to Sandford Hall. We will undertake a review of our halls in terms of DDA compliance.

2. By whom and how long ago was council advised that the access and egress to Alma's Activities Centre second floor is unsafe?

ANSWER

My understanding is that it was around 2016 as part of some preliminary work that led to the design work that was undertaken by Preston Lane, but I will take it on notice to confirm.

(Further information) In 2017, council engaged a consultant to undertake DDA assessments of its community facilities. The DDA assessment report identified that there were several issues with access to the building including that the sole access to the second floor, being the external stairway, is non-compliant.

10.4 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.

11. 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.

11.1 APPLICATIONS FOR LEAVE OF ABSENCE**11.2 JOINT AUTHORITY MATTER**

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:

- information provided to the council on the condition it is kept confidential; and
- 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”.