

George Town Council
COUNCIL MEETING – 12TH DECEMBER 2018
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Meeting Commencing at 5.00pm

AUDIO RECORDING OF COUNCIL MEETINGS

The public is advised that it is **Council Policy** to record the proceedings of meetings of Council on digital media to assist in the preparation of minutes, and to clarify any queries relating to the Minutes that is raised during a subsequent meeting under the section “Confirmation of Minutes”.

The recording does not replace the written minutes and a transcript of the recording will not be prepared.

All meetings of the Council shall be digitally recorded as provided for by Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 15(2).

In accordance with the requirements of Council’s Audio Recording of Council Meetings Policy No. 40, members of the public are not permitted to make audio recordings of Council meetings.

1. PRESENT

1.1 APOLOGIES & LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2. CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 21ST NOVEMBER 2018

DECISION

Moved:
Seconded:

That the Minutes of Council's Ordinary meeting held on the 21st November 2018 numbered 171/18 to 196/18 and 199/18 as circulated to Elected Members be received and confirmed as a true record of proceedings.

VOTING

For:

Against:

2.2 SPECIAL COUNCIL MEETING HELD 5TH DECEMBER 2018

DECISION

Moved:
Seconded:

That the Minutes of Council's Special meeting held on the 5th December 2018 numbered 200/18 and 202/18 as circulated to Elected Members be received and confirmed as a true record of proceedings.

VOTING

For:

Against:

3. PUBLIC QUESTION TIME

3.1 PUBLIC QUESTION TIME PROCEDURE

[Refer to Minute No. 243/16. The period set aside for public question time will be at least 15 minutes. Questions given on notice will be addressed first. Once questions on notice have been addressed, persons who have registered their interest to ask a question will be called to do so in the order in which they have registered. Persons attending Council meetings will have the opportunity to register their interest to ask a question without notice prior to the commencement of the meeting. Council staff will be on hand to assist with this process.

Participants cannot ask more than 2 questions in a row with a maximum of 2 minutes per question. If a person has more than (2) questions, they will be placed at the 'end of the queue' and may, if time permits, ask their further questions once all other persons have had an opportunity to ask questions. Persons who have not registered their interest to ask a question will be given an opportunity to do so following all those who have registered. All questions must be directed to the Chairperson.

For further information on Council's Public Question Time Rules and Procedure, please refer to George Town Council Public Question Time Policy No. 18.]

Questions asked and answers provided may be summarised in the minutes of the meeting.

3.2 PUBLIC QUESTIONS ON NOTICE

Nil.

3.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

3.4 QUESTIONS ON NOTICE FROM COUNCILLORS

Nil.

3.5 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

(Refer to Minute No. 425/00, which states in part, “that a copy of all written replies to questions from the Public Gallery be included in the following Council Agenda.”)

Nil.

4. DECLARATIONS OF INTEREST

5. GENERAL MANAGER'S DECLARATION

I certify that with respect to all advice, information or recommendations provided to Council with this Agenda:

- the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- where any advice is given directly to Council by a person who does not have the required qualifications of experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.



Harry Galea
ACTING GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

- (1) A general manager must ensure that any advice, information or recommendation given to the council or a council committee is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
 - (a) the general manager certifies, in writing –
 - (i) that such advice was obtained; and
 - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

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6. PLANNING AUTHORITY

Nil.

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7. PLANNING AND DEVELOPMENT

Nil.

8. WORKS AND INFRASTRUCTURE

Nil.

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9. CORPORATE AND FINANCE

Nil.

10. COMMUNITY SERVICES

10.1 YOUTH STRATEGY

REPORT AUTHOR: Youth Development Officer

REPORT DATE: 6th December 2018

FILE NO: 21.1

ATTACHMENTS: Youth Strategy

SUMMARY

This report provides a summary and recommendations relating to the endorsement of Council's Youth Strategy.

STRATEGIC PLAN 2016 - 2026

Goal 02:

Support an active, vibrant and culturally diverse community life that enjoys liveable and amenity rich neighbourhoods.

Key Objective 4

Actively engage and consult with the community, notably young people and those from different cultural and economic backgrounds.

Key Objective 5

Support the sport and recreation, work opportunities, health and education services for young people.

RISK CONSIDERATIONS

No risks have been identified.

FINANCIAL IMPLICATIONS

Council currently allocates funds specifically for the provision of Council to run youth specific activities, programs and events.

No further financial impact is anticipated should Council adopt the Youth Strategy.

OFFICER'S COMMENTS

The Youth Strategy has been developed to provide youth-focused, guiding principles for Council regarding the direction and development of youth service provision and advocacy within the George Town municipality.

10.1 YOUTH STRATEGY (CONT.)

The focus of the Youth Strategy is:

- to work in conjunction with George Town’s Destination Action Plan,
- to demonstrate that the George Town municipality values its young people,
- to grow, develop and better our current youth activities, events and programs,
- to be a way for young people to directly identify their needs, particularly ones which will be unique to the George Town municipality,
- to work collaboratively with the community, schools, Non-Government Organisations and other key stakeholders to generate benefits for local young people and the George Town community.

The Youth Strategy was resubmitted and discussed at the Council Workshop held on the 5th December 2018.

OFFICER’S RECOMMENDATION

That Council endorses the Youth Strategy.

DECISION

VOTING

For:

Against:

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11. MAYOR

11.1 MATTERS OF INVOLVEMENT – MAYOR

FILE NO.: 14.11

REPORT DATE: 4th December 2018

Mayor Bridget Archer		
November	23	Met with Ben Bowring re Beacon foundation role/collective impact
	26	Participated in General Manager Interviews
	27	Attended Official Opening Lighthouse Regional Arts – Photography Competition
	28	Met with representative Neighbourhood House re Council owned house on Marguerite Street.
	29	Attended TasWater General Meeting
	30	Met with representatives George Town Airport Association Attended Population TaskForce Meeting
December	3	Participated in General Manager Interview
	5	Attended Mt George Mountain Bike Trail meeting
		Attended meet and greet with Councillors and Council Staff
		Attended Council workshop
		Attended Special Council meeting
	6	Attended Mayor's Workshop
		Attended LGAT Dinner
	7	Attended LGAT General Meeting
		Met with representative CatholicCare
	12	Attended Destination Action Plan Meeting
Attended ordinary Council meeting		

OFFICER'S RECOMMENDATION

That the information report from the Mayor on Matters of Involvement be received and the information noted.

DECISION

VOTING

For:

Against:

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12. GENERAL MANAGER

12.1 COUNCIL WORKSHOPS – DECEMBER 2018

REPORT AUTHOR: Acting General Manager

REPORT DATE: 6th December 2018

FILE NO: 14.10

ATTACHMENT/S: Nil

SUMMARY

The purpose of this report is to provide a record of workshops held in accordance with the requirements of Section 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015*.

DATE AND PURPOSE OF WORKSHOP HELD

WEDNESDAY 5TH DECEMBER 2018

- George Town Mountain Bike Trail Project – Presentation on Stage 1 Design
- Bell Bay Precinct Project Officer - Presentation
- George Town Mountain Bike Trail – Due Diligence Report
- Youth Strategy
- Councillor Allowances Policy
- Draft Dog Management Policy Resubmitted
- Reporting Schedule – 2019 Council Workshops
- Unconfirmed Minutes – November 2018 Council Meeting
- Governance Matters

Present: Cr Archer, Cr Harris, Cr Barraclough, Cr Barwick, Cr Dawson, Cr Kieser, Cr Mason, Cr Michieletto

Apologies: Cr Brooks

In Attendance: Acting General Manager, Governance Support Officer, Youth Officer

Guests: Ms Bower, Bell Bay Manufacturing Precinct Project Officer and Mr Leigh Darcy (Bell Bay Manufacturing Precinct Sub-Committee)

OFFICER'S RECOMMENDATION

That Council receives the report on the Council Workshops – December 2018 from the Acting General Manager.

DECISION

VOTING

For:

Against:

12.2 DRAFT DOG MANAGEMENT POLICY NO. 35 – VERSION 03

REPORT AUTHOR:	Acting General Manager Governance Support Officer
REPORT DATE:	6 December 2018
FILE NO:	14.31, 43.1
ATTACHMENT:	Draft Dog Management Policy No. 35 – Version 03

SUMMARY

To recommend the revised Draft Dog Management Policy No. 35 – Version 03 to Council for adoption.

BACKGROUND

Council's existing Dog Management Policy was originally adopted in 2002 and reviewed in 2007. Prior to 2017 no further review had been undertaken.

The revised Draft Policy – Version 03 (refer tracked changes) was presented to the September and November 2017 workshops and the September 2018 workshop.

During the review process, Council officers met with Parks and Wildlife Services Tasmania (Parks) and Crown Land Officers. During these discussions it became apparent that many of the areas contained within the 2007 version of the Dog Management Policy had not been approved by Crown Land for use as designated exercise areas. Council held no authority to promote the use of these areas for the purposes outlined within the existing Policy reviewed in 2007.

Given the majority of the existing dog exercise areas declared in the 2007 Policy involved potentially sensitive coastal foreshores, each area would have needed to be assessed and approved by the appropriate land manager (Crown Land Services) before any such activity could occur.

In the case of Crown Land managed by Crown Land Services, Crown Land Officers indicated they would also require a formal agreement with Council in the form of a licence prior to any agreement for any Crown Land to be considered for use as a dog exercise area.

An option was for Council to enter into of a Memorandum of Understanding with Crown Land in respect to those areas deemed to be suitable by Crown Land whereby Council is licensed to allow dog owners to exercise their dogs on this land, however Council would be responsible for controlling the area and the issuing and enforcement of infringement notices, etc.

Council's authorised officer would also be required to become an authorised officer under the Parks and Crown Land Acts so they have a legal right to carry out any enforcement in these areas.

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12.2 DRAFT DOG MANAGEMENT POLICY NO. 35 – VERSION 03 (CONT.)

Taking the above into consideration, Council officers removed reference to those areas of land managed by Crown Land from the revised Draft Policy (*excluding East Beach, east of Cimitiere Creek*).

Subsequently, Council officer's approached Crown Land with a view to entering into a formal agreement in respect to the continued use of East Beach, east of Cimitiere Creek as a designated "Off Lead Exercise Area".

Correspondence was received from Parks and Wildlife Services (PWS) (23 August 2018) expressing support for the Council to undertake enforcement of the prescriptions contained within Council's Dog Management Policy on PWS land at East Beach.

Following receipt of the above correspondence an email was sent to PWS to confirm whether it was necessary to enter into an MOU with PWS. The advice received from PWS is that "the letter is all that is required".

As stipulated in the revised Policy, dog owners are now responsible for obtaining information from the Department of Primary Industries, Parks, Water and Environment in respect to exercising their dogs on land outside of Council's jurisdiction and managed by the Department.

At the September 2018 Council meeting it was resolved that Council (137/18):

- (a) advertises the Draft Dog Management Policy No. 35 – Version 03 for public comment for a period of four (4) weeks from the date of the advertisement; and
- (b) any submissions to be referred to the next available Council Workshop following the closure of the public submission period, for review and discussion.

LEGISLATION

S.7 of the Dog Control Act 2009 requires that:

- (1) a Council is to develop and implement a policy relating to dog management in its municipal area.
- (2) A dog management policy is to include the following:
 - (a) a code relating to responsible ownership of dogs;
 - (b) the provision of declared areas;
 - (c) a fee structure;
 - (d) any other relevant matter.
- (3) A council is to:
 - (a) invite public submissions relating to a proposed dog management policy; and
 - (b) consult with any appropriate body or organisation; and
 - (c) consider any submissions and results of any consultation before finalising the policy.

12.2 DRAFT DOG MANAGEMENT POLICY NO. 35 – VERSION 03 (CONT.)

- (4) A council is to review its dog management policy at least once every 5 years.
- (5) In reviewing its dog management policy, a council is to take the actions referred to above.

STRATEGIC PLAN

Goal 04

Strengthen the vibrancy of our towns and enhance the benefits of living in a rural setting and living close to the river and coast.

Key Objective 11

Continue to provide an efficient animal control service promoting the amenity and safety of the community and animal welfare.

RISK CONSIDERATIONS

By reviewing its Dog Management Policy in accordance with the requirements of section 7 of the Dog Control Act 2009 and promoting the intent of the reviewed Policy risk to Council is significantly reduced.

FINANCIAL IMPLICATIONS

No significant financial implications are recognised other than the costs associated with advertising the Draft Dog Management Policy for public comment.

OFFICER'S COMMENTS

The Draft Dog Management Policy and updated declared areas maps were last reviewed and discussed at the September 2018 Council workshop and presented to the September 2018 Council meeting.

In accordance with Council resolution 137/18 the Draft Dog Management Policy No. 35 Version 03 was advertised on the 2nd October 2018 for public comment for a period of four (4) weeks with submissions closing on the 26th October 2018. The Draft Policy was also promoted on Council's Facebook page and website for comment. It is interesting to note that whilst only two submissions were received, it reached 1,444 people via Facebook.

The following comments are provided in response to the two submissions received:

Submission One

Requests that the policy is amended to permit on-lead dogs to access Lagoon Beach and Pilots Bay Beach during the day over summer, and in particular, outside of the school holiday period.

Response

Lagoon Beach and Pilots Bay Beach are popular destinations for families, recreational users and people exercising their dogs.

12.2 DRAFT DOG MANAGEMENT POLICY NO. 35 – VERSION 03 (CONT.)

These areas are classified as restricted areas in the reviewed Policy where it stipulates that dogs may only be exercised on a lead during specified hours from December 1st to March 31st each year. Whilst dogs may be exercised outside of these specified hours for the remainder of the year, they must be on a lead.

Historically, whilst most dog exercisers adhere to the requirements of the Dog Management Policy and signage in the area, Council has in the past, received complaints where people have allowed their dogs to roam free on these beaches causing discomfort to other users.

Due to the preceding comments it is recommended that these restrictions remain in place.

These restrictions also provide Council's Ranger with greater enforcement powers in respect to reacting to any reports of nuisance dogs on these areas.

Submission Two

Requests one fee per dog for the life of the dog.

Response

During the review process, discussion evolved around the introduction of a one fee per dog for the life of the dog registration. Council's Corporate team are currently undertaking some research in this regard and there is potential for this one off fee to be introduced into Council's fees and charges (subject to Council approval) in the 2019/2020 financial year.

The introduction of a one off fee would also require a minor administrative amendment to the Policy which can be undertaken at the time. Any change to the Policy would require Council endorsement.

The above submissions were discussed at the Council workshop on the 5 December 2018.

CONCLUSION

Upon adoption of the revised Dog Management Policy it will be necessary for Council staff to remove any Council erected dog control signage in areas no longer declared in the Policy (ie. areas controlled by DPIPWE).

The Policy will be reviewed in 2023 unless otherwise required by minor administrative amendment or legislative requirements.

It is recommended that the revised Dog Management Policy No. 35 – Version 03 be adopted in its revised form effective 12 December 2018.

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12.2 DRAFT DOG MANAGEMENT POLICY NO. 35 – VERSION 03 (CONT.)

OFFICER'S RECOMMENDATION

That the revised Dog Management Policy No. 35 – Version 03 as attached to this report be adopted effective 12 December 2018.

DECISION

VOTING

For:

Against:

George Town Council
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12.3 GEORGE TOWN MOUNTAIN BIKE TRAIL AND PREFERRED PRIORITY PROJECT

REPORT AUTHOR: Acting General Manager
REPORT DATE: 6th December 2018
FILE NO: 62.11
ATTACHMENT: 1. Stage 1 Detailed Design Plan
2. Strategic Priority Projects list (v October 2018)

SUMMARY

The purpose of this report is to present Councillors due diligence information on the George Town Mountain Bike Trail project and to identify a preferred priority project to advocate federal government funding assistance.

BACKGROUND

The Mt George Bike Trail project has been on the horizon of the Council and a Council sponsored working group.

George Town Mountain Bike Trial Feasibility Study

The preparation of a feasibility study into mountain bike trials at Mount George and the immediate environs was undertaken at a cost of \$12,400 funded from the General Managers Discretionary Budget in FY2017-18. A copy of the George Town Mountain Bike Feasibility Study has previously been circulated to Elected Members, discussed at Council Workshops held on the 3 October and 5 December 2018 and endorsed by the Council on 17 October to allow public exhibition. Further copies are available on the intranet.

The feasibility report encompasses land owned by the George Town Council (Mount George), Comalco Bell Bay (Private Freehold) and Parks and Wildlife Services (Tipogoree Hills Conservation Area). Initially 15 trials were proposed covering a distance of 105.8 km. The trials and lengths are shown on pages 54 & 55.

The feasibility report contains a concept estimate for the whole project:

• Construction of 15 trials (= 105.8km)	\$3,815,000
• Design and approvals	\$ 296,550
• Other – ancillaries	<u>\$ 290,750</u>
Total	\$4,402,300

The feasibility report divided the project into 2 stages (#1 - 66.4km @ \$2.9m and #2 – 39.4km @ \$1.5m).

Stage 1 Detailed Design Plan

As a result of a successful funding application to the State Growth for a sum of \$50,000 the project has progressed to the preparation of the Stage 1 Concept Design covering ground proofing 24 trials (plus the ‘Town Link’ path) covering a network size of 82 km. Design work for stage 1 is complete.

12.3 GEORGE TOWN MOUNTAIN BIKE TRAIL AND PREFERRED PRIORITY PROJECT (CONT.)

During the ground proofing for stage 1 additional detail design was undertaken and hence this stage has increased to 82km. At some point in the future additional detail design will be required for the 20+km to fulfil the full potential of the site.

The consultant undertaking the details design indicated that a network approximately 60km in length is necessary to supply a scale of trails that will attract repeat visitation.

A copy of the Detailed Design document is enclosed as an Attachment. Accompanying the printed document is an electronic GPS version necessary for future use by the construction contractor – this has not been circulated.

STRATEGIC PLAN

Goal 01

Foster the growth of a diverse business and industry mix and to foster population growth

Key Objectives

- 1 Promote growth, both in population and business (particularly tourism) through advocacy, promotion, marketing and engagement.
- 2 Support tourism stakeholders in the municipality to develop destination experiences, particularly targeting integration into State-wide and Regional initiatives.

Goal 02

Support an active, vibrant and culturally diverse community life that enjoys liveable and amenity rich neighbourhoods.

Goal 03

Conserve our natural environment and heritage and ensure it is enjoyed by our community, visitors and future generations.

OFFICER'S COMMENTS

Strategic Priority Projects Document

The Council's Strategic Priority Projects document (version October 2018) lists 17 projects including the Mountain Bike Trail Development project. A list of the projects is enclosed as an Attachment. The purpose of the strategic priority projects document is a combination of historically supported projects and 'aspiration' projects to allow officers to opportunistically seek funding. It appears the Strategic Priority Projects document, which was initially discussed 16 February 2016, has not been presented to ratification. This is not unusual given the priority projects document is a living document – but this tends to result in high-value projects not properly endorsed by the elected Council. In recent months another project has surfaced justifying inclusion on the Priority Projects list – Macquarie Street redevelopment (a supporting project to Regents Square Master Plan). In combination they are proposed to reinvigorate the central area – traffic calming, pedestrian friendly, widen spaces for outdoor dining/activities/street trading, strong linkages between the 2 and defining an importance for weekend trading to support increased activity at Regents Square.

In recent weeks the Mayor and General Manager have had independent discussions with the Federal Member for Bass, Ross Hart and the Northern Tasmania Development Corporation (NTDC) were seeking information on the Mountain Bike Trail Project. The Priority Projects document lists the projects as a 50km network at a total cost of \$2m.

12.3 GEORGE TOWN MOUNTAIN BIKE TRAIL AND PREFERRED PRIORITY PROJECT (CONT.)

Both Mr Hart and NTDC were seeking information on the level of commitment from the Council – both in terms of supporting Council funding for capital construction (suggesting 50/50) and its priority in the list of projects. Presumably this recent interest flags a possibility that if the project has unified Council support and the highest priority then it may succeed in Federal Funding as part of the imminent Federal Government Elections. It was not possible to provide the degree of assurance to the 2 parties as they would have wanted. It is very important that the Council nominate their highest priority project given that any funding from the major parties at the forthcoming Federal Elections will only support one project. During those discussions the more current Regent Square masterplan and playground and adjacent Macquarie Street redevelopment were forwarded as important projects.

In any determination in identifying the highest priority project it is necessary to consider:

- Whether the asset will increase the Council's recurrent expenditure.
- Whether the funds are available or loans are able to be raised to fund the Council's expected contribution to the capital cost.

These are very important considerations for George Town in the current climate (given the significant staff resource reduction to reduce the recurrent operating result from a –ve \$1.1m pa to a +ve \$265,000pa. It may be prudent to stabilise spending (recurrent and capital) to ensure confidence that George Town is on a more secure financial footing.

Elements that are proposed to be covered by this (brief) due diligence report are:

- Robustness of capital cost
- Expected recurrent cost to maintain and depreciate asset and insure, promote and manage use of facility
- Co-funding opportunities
- Economic/Social/Recreation benefits (Council and for existing and new businesses)
- Job creation
- Constructability (land tenure and approvals)

Capital Cost

The feasibility report indicated a cost of \$4.4m for the 105km network of trails – this includes \$100,000 for a carpark at Tipogoree Hills, \$190,750 for signage and marketing and \$296,550 for design and approvals. This leaves \$3,815,000 for construction of the trails or an average \$36 per metre. An independent assessment (utilising the trails currently under construction at the Wild Mercy Mountain Bike project [Kentish and Latrobe]) indicates a rate ranging from \$23pm (moderate) to \$43pm (Difficult). The rate used by the consultant in the feasibility report appears consistent with other projects.

Although the Stage detailed design report has expanded the total trail length to 82km, if assuming a network of 52km (approximately half) then scaling the costs (as listed in the Feasibility Report) for a shorter network indicates a cost of \$2.2m.

Recurrent Cost

Information was sought from Dorset Council given they have the most mature and extensive mountain bike trail network in Tasmania and sought from Kentish Council (as operators of the Wild Mersey Mountain Bike Trails).

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12.3 GEORGE TOWN MOUNTAIN BIKE TRAIL AND PREFERRED PRIORITY PROJECT (CONT.)

The Dorset General Manager, Tim Watson indicated that the 80km network at Dorset required 2 full-time employees and related plant and materials. The Blue Derby Trails have recently been extend to 120km and it is proposed to engage an additional employee to undertake maintenance. Kentish indicated that master plans prepared by Tourism Tasmania stated that maintenance costs will be between 2-3% of construction costs – say \$105,000pa (equates to 1.5FTE, minor plant and negligible materials.)

It is reasonable to use a mid-way point between the 2 Councils as the recurrent cost for maintenance for the ultimate 105km network.

Hence:

- Labour - \$130,000 (1.75 FTE)
- Plant - \$ 20,000
- Materials - \$ 30,000
- Total \$180,000

Other recurrent costs include:

- Depreciation
 - Trail asset - \$19,000 (based on an asset life of 100 years and eliminating formation costs – may be possible to justify a longer life given that construction is essentially formation with little quarry materials)
 - Tipogoree Hills carpark - \$4,000 (based on an asset life of 25 years)
 - Signage - \$9,500 (based on an asset life of 10 years)
- Insurance – no additional surcharge by the Council's insurers
- Promotion - \$20,000 pa (estimate)
- Management Costs – \$10,000 (≈0.1 FTE) to organise events.

The total of the recurrent costs are envisaged to be \$242,500. This is considered to be a new budget item.

There may be some opportunity to seek a Bell Bay industry sponsor for the project and discuss a sponsorship equal to the recurrent cost. Comalco Bell Bay is the obvious company – particularly given that they are one of the landowners encumbered by the trail network. Other options could include to levy (either voluntary or a special rate) businesses in the commercial district who are expect to gain from the increased activity – although the degree of increased activity is very subjective.

Co-funding opportunities

It is a very real possibility that the major parties contesting the Federal Election would seek to invest in a community project at George Town. George Town is a low socio economic area and funding could be justified on any of the economic, social and/or environmental grounds. A community project that can justify advancement of any of these grounds and have broad community support would likely success in funding.

One reality is that promises will only be made on one major project.

The total project cost is envisaged to be \$4.4m. It is not unreasonable to expect a 1/3, 1/3, 1/3 approach for the Federal Government, State Government and George Town Council to fund this project – hence \$1.45m each. A 2-way split is \$2.2m. If construction was pursued in 2 stages then cost would be half that quoted for each stage.

12.3 GEORGE TOWN MOUNTAIN BIKE TRAIL AND PREFERRED PRIORITY PROJECT (CONT.)

The Team Leader Corporate and Finance, Cheryl Hyde has provided the following comments on George Town's commitment to capital and recurrent funding as mentioned above.

The recurrent cost associated with a commitment to the Mountain Bike project will impact negatively on Council's projected operating surplus as outlined in the Long Term Financial Plan. Current projection are for a surplus of \$309,000 in the 2019-2020 year, anticipated recurrent costs associated with the Mountain Bike Trail could reduce this to less than \$60,000 in the 2020-2021 year and going forward. Additional interest costs may also be taken into account should Council decide to take out a loan facility to fund part or all of the project. Depending on the amount of a loan, interest expense may be between \$95,000 and \$270,000 per annum. Which, on a \$60,000 surplus, may result in returning to a deficit operational result.

If a loan for the project was not favoured, then from a cash flow prospective, projections in the Long Term Financial Plan are for a closing cash balance of approximately \$4 million for 2019-2020, a one third share of the project would see this fall to \$2.5 million, half share \$1.8 million and full cost –ve \$0.4 million. The impact on cash flow of a commitment to this project could leave Council in a vulnerable position with low cash reserves. The current works program is considered to be modest given the needs of the existing infrastructure but necessary due to the revised financial forecasts. Undertaking this project, from cash reserves, will significantly affect the ability to maintain infrastructure at a standard acceptable to the community.

A third share of the project would be most preferable, however consideration should still be given to some level of loan facility, which as stated above also comes with some recurrent expense.

Economic/Social/Recreation Benefits

Mountain bike projects have consistently been touted as strong economic performers. A claim certainly justified for the Derby projects. It is difficult to draw a similar performance for this project at George Town. The issues that influence this view are:

- George Town is only 30 minutes from Launceston and hence it is likely that the accommodation centroid will be Launceston
- Blue Tiers, Maydena and St Helens are the blue-ribbon and iconic mountain bike trails in Tasmania and certainly attract many users and visitors to their areas. A facility at George Town would battle to attract the interstate and intrastate visitor (from the south of the state) as a result. It would seem the new mountain bike trails across the state, currently being commissioned, are less likely to be economic stimulus for their region but rather a local recreation value. If so then there would be little economic benefit. Even if the catchment extended to Launceston environs (given it is only 30 minutes away), the likelihood that there would be positive outcomes for businesses in George Town (due to that proximity) are unlikely.

The comments reflected in this section are not considered qualified advice but are mentioned to raised there consideration in any business case assessment. It is strongly recommended that an independent business case/financial analysis be undertaken as any decision to proceed or abandon should include consideration of this advice.

12.3 GEORGE TOWN MOUNTAIN BIKE TRAIL AND PREFERRED PRIORITY PROJECT (CONT.)

As a local recreation project it is likely that less than 5% would be active/future mountain bike cyclist. Based on a municipal population of 6,670 then 330 users frequenting once per month results in 4,000 visitors per annum.

Job creation

A Business Plan prepared by TRC Tourism for the Wild Mersey Mountain Bike Projects has been used as the resource for information under this section.

Construction:

It is estimated by mountain bike trail constructors and work skills agencies that the construction of the trail at George Town will support employment of 7.5 full-time equivalents (FTEs) for 18-24 months. It is believed the majority of this employment would be local to the Northern region given the nature of the construction activities.

Post-construction:

The annual economic impact of the trail network is likely to be at a maximum a period of five years post construction. The flow-on impacts of any tourism expenditure are significant. For every dollar of direct expenditure by visitors to George Town, the broader local economy is estimated to benefit by a further \$0.73 once flow-on industrial and consumption effects are taken into consideration. The difficult assessment is to determine the value of the tourism expenditure – accommodation, cycling consumables and food.

Depending on your view, if George Town:

- Finds it difficult to draw interstate and intrastate visitors then spending on these commodities may be less than \$1000 p.day. If so then the direct and indirect economic benefit is \$630,000pa. Likely on-going jobs equal to 4 FTE.
- Alternatively if the success of the George Town parallels that of Blue Tier (promoted at \$15m p.a to the north-east region) then this equates to spending of \$41,000 p.day.

Employment:

Another way of estimating additional employment is every \$1 million of direct tourism expenditure supports 11.4 FTE jobs.

Constructability

The proposed network of trails covers an area managed by 3 organisations – land owned by the George Town Council (Mount George), Comalco Bell Bay (Private Freehold) and Parks and Wildlife Services (Tipogoree Hills Conservation Area). A risk is that one land owner may withdraw support and hence compromise the larger project. The greatest risk is the Comalco site given it is the middle section of the network. If this eventuates then either the project proceeds on 2 separated sites or the project is significantly reduced to concentrate on the Mount George area closes to the township.

CONSIDERATIONS

Given the imminent Federal Government Elections and the likelihood that both major parties would seek to committee significant funding to one economic or social or environmental project (that has widespread community support) then it is necessary for the Council to designate one preferred priority project.

12.3 GEORGE TOWN MOUNTAIN BIKE TRAIL AND PREFERRED PRIORITY PROJECT (CONT.)

Projects which appear to have a higher priority based on workshop discussion are:

- Dalrymple Road - \$4.2m
- George Town Mountain Bike Trial - \$4.4m
- Regents Square Master Plan/Playgrounds and abutting Macquarie Street redevelopment - \$3.05m

If there is in-principal support for the Mountain Bike project as the preferred priority project then two (2) major phases are required to maximise success that the project would receive external funding. Firstly the development of a business plan tailored to George Town’s environment and secondly a community consultation process to gauge the extent of community support. It is strongly recommended to undertake the tasks in the order listed – given the Council need to be fully committed to the project otherwise we may unrealistically raise the community’s expectation and ultimately loss their confidence in delivery of projects.

OFFICER RECOMMENDATION

- A. That the Council, in respect to the George Town Mountain Bike Trial project, resolves to:
- Commission a business plan or alternately referred to a financial analysis on the economic recurrent stimulus created by a 105km mountain bike trial network on George Town and its environs which has regard to the current and in-construction state-wide networks.
 - Seek as far as practically possible to present the report to the January Council meeting to enable consideration of:
 - The undertaking of community consultation to gauge the degree of support and
 - Identifying the Council’s preferred priority project to advocate to the major political parties contesting the Federal Government election in 2019 for funding.
- B. That the Council, in respect to the identification of a preferred priority project, identifies the following projects for consideration at a future Council meeting and seeks that the General Manager prepare a report reviewing the projects’ scope and cost estimates:
1.
 2.
 3.

13. PETITIONS

Nil.

**George Town Council
COUNCIL MEETING – 12TH DECEMBER 2018
AGENDA**

14. NOTICES OF MOTIONS

Nil.

George Town Council
COUNCIL MEETING – 12TH DECEMBER 2018
AGENDA

15. COUNCILLORS QUESTIONS WITHOUT NOTICE TAKEN ON NOTICE FROM PREVIOUS ORDINARY COUNCIL MEETING

[Refer to Minute No. 362/15 which states "At any Ordinary Meeting of Council when a 'without notice' question from a councillor is accepted, and when this question is taken on notice',

- a) The General Manager is to record in the minutes of that meeting the 'question', and that the question was 'taken on notice'.*
- b) Provide the answer to the question 'taken on notice, at the next Ordinary Meeting of Council, in writing.']*

Nil.

**George Town Council
COUNCIL MEETING – 12TH DECEMBER 2018
AGENDA**

16. COUNCIL COMMITTEE REPORTS

16.1 GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING – 4TH DECEMBER 2018

REPORT AUTHOR: Acting General Manager

REPORT DATE: 5th December, 2018

FILE NO: 22.24

ATTACHMENT/S: George Town Community Safety Group Committee Confirmed Minutes – 4th September, 2018

The George Town Community Safety Group Committee met on the 4th December, 2018, whereby it resolved the following motions:

1. To accept the minutes of the 4th September as an accurate record of that meeting (attached);
2. To request Council's support and Council to write to the Department of State Growth requesting speed reduction on Dalrymple Road to 80 km from East Arm Road to Bridport Road until such time that the road is upgraded; and
3. Request Council advise all members of the Committee of all policies that are submitted for review.

DECISION

Moved:

Seconded:

A. That the confirmed minutes of the George Town Community Safety Committee meeting held on the 4th September, 2018 as attached to this report be received and the Committee motions be noted.

B. That Council resolves to take the following actions:

1.
2.
3.

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 12TH DECEMBER 2018
AGENDA

17. CLOSED MEETING

17.1 INTO CLOSED MEETING

DECISION

Moved: Cr
Seconded: Cr

That Council move into closed meeting at to discuss the following items:

Item 1 Closed Meeting Minutes – Ordinary Council Meeting 21st November 2018

As per the provisions of regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015.

Item 2 Closed Meeting Minutes – Special Council Meeting 5th December 2018

As per the provisions of regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015.

Item 3 Dalrymple Road Stage 2

As per the provisions of regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

Item 4 Resealing of Roads FY 2018/19 – Tender No. 04/18

As per the provisions of regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

VOTING

For:

Against:

17.6 OUT OF CLOSED MEETING

In accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2015 regulation 15(8) while in a closed meeting the Council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

DECISION

Moved:

Seconded:

That Council moves out of Closed Meeting at and endorse those decisions taken while in Closed Meeting and the information remains Confidential.

VOTING

For:

Against:

There being no further business, the meeting closed at

Cr Bridget Archer
MAYOR