

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

1. PRESENT	2
1.1 APOLOGIES & LEAVE OF ABSENCE	2
1.2 IN ATTENDANCE	2
2. CONFIRMATION OF MINUTES	3
2.1 ORDINARY COUNCIL MEETING HELD 29 TH JUNE 2021	3
3. LATE ITEMS	4
4. PUBLIC QUESTION TIME	5
4.1 PUBLIC QUESTION TIME PROCEDURE	5
4.2 PUBLIC QUESTIONS ON NOTICE	6
4.3 PUBLIC QUESTION TIME	7
4.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME	8
5. DECLARATIONS OF INTEREST	9
6. GENERAL MANAGER'S DECLARATION	9
7. PLANNING AUTHORITY	10
8. OFFICE OF GENERAL MANAGER	11
8.1 COUNCIL WORKSHOPS – JUNE/JULY 2021	11
8.2 NRM NORTH GROUP A ASSOCIATION MEMBERSHIP	13
8.3 DRAFT 2021/2022 ANNUAL PLAN	15
8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR	18
8.5 LGAT GENERAL MEETING 5 TH AUGUST 2021	27
8.6 NATIONAL GENERAL ASSEMBLY 2021	33
9. DEVELOPMENT AND ENVIRONMENT	36
9.1 DIVERSITY, EQUITABLE ACCESS & INCLUSION POLICY	36
9.2 HILLWOOD STRUCTURE PLAN REVIEW & UPDATE	41
9.3 GEORGE TOWN AREA STRUCTURE PLAN	54
10. WORKS AND INFRASTRUCTURE	70
11. CORPORATE SERVICES AND FINANCE	71
12. LIVEABLE & CONNECTED COMMUNITIES	72
13. MAYOR	73
13.1 MATTERS OF INVOLVEMENT – MAYOR	73
14. PETITIONS	74
15. NOTICES OF MOTIONS	75
16. COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE	76
17. COUNCIL COMMITTEE REPORTS	77
17.1 GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING – 1 ST JUNE 2021	77
18. CLOSED MEETING	79
18.1 INTO CLOSED MEETING	79
18.4 OUT OF CLOSED MEETING	80

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

Meeting Commencing at 1.00 pm

Acknowledgement of Country

The George Town Council pays its respect to the traditional and original owners of the land in which we meet, their elders past, present and emerging and we pay respect to those that have passed before us and acknowledge today's Tasmanian Aboriginal people who are the custodians of this land.

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.

In accordance with the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020, Part 4, Section 18, and as given notice by the Premier of Tasmania, Peter Gutwein, under the same act and published in the Tasmanian Government Gazette No. 21 963, 3 April 2020, this meeting is being held face to face with limitation on public attendance to maintain social distancing.

Council will be allowing a maximum of 10 persons into the Ordinary Council meeting. You must pre-register to attend this meeting of Council.

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the above act and notice, and the standard applicable provisions of the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

1. PRESENT

1.1 APOLOGIES & LEAVE OF ABSENCE

1.2 IN ATTENDANCE

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

2. CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 29TH JUNE 2021

RECOMMENDATION

That the Minutes of Council's Ordinary meeting held on the 29th June 2021 numbered 080/21 to 093/21 and 096/21 as provided to Councillors be received and confirmed as a true record of proceedings (attached).

DECISION

Moved:
Seconded:

VOTING

For:

Against:

3. LATE ITEMS

Nil.

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

4. PUBLIC QUESTION TIME

4.1 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.

Due to restrictions in place during the COVID19 pandemic as enabled through the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020, public question time will be conducted in the following manner.

George Town Council will be allowing members of the public that have submitted an objection to a planning matter (priority attendance) and questions from the public to a maximum of 10 persons (to maintain social distancing) into the Ordinary meeting of Council.

Council will accept all other written questions which will be asked and responded to at the meeting. These questions will be recorded in Council's minutes and will be available on the audio recording.

You must pre-register to attend this meeting of Council.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

4.2 PUBLIC QUESTIONS ON NOTICE

Nil.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

4.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

4.4 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.

5. DECLARATIONS OF INTEREST

6. 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.



Shane Power
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.

7. PLANNING AUTHORITY

Nil.

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

8. OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS – JUNE/JULY 2021

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 15th July, 2021

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

TUESDAY 29TH JUNE 2021

- Update on Planning and Building
- Update on Capital Works
- Queries from Councillors on the proposed Budget
- Governance Issues

Present: Mayor Kieser, Deputy Mayor Harris, Cr Barraclough, Cr Dawson, Cr Mason, Cr Michieletto, Cr Parkes

Apologies: Cr Barwick, Cr Brooks

In Attendance: General Manager, Manager Corporate Services and Finance, Acting Manager Works & Infrastructure, Manager Liveable & Connected Communities, Manager People, Performance & Governance, Statutory Planner, Permit Officer, Executive Support & Governance Officer

Guests: Nil.

TUESDAY 13TH JULY 2021

- Draft Minutes of the Ordinary Council meeting held on the 29th June 2021
- Diversity, Equitable Access and Inclusion Policy
- Hillwood Structure Plan
- George Town Structure Plan
- EOI – Anzac Drive Bar and Restaurant Presentation
- Mountain Bike Trails update
- Fees and Charges
- Archers Road
- Annual Plan 2021/2022
- Round Two Business Grants

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.1 COUNCIL WORKSHOPS – JUNE/JULY 2021 (CONT.)

- Report on Canberra Trip
- Governance Issues
 - Discussion Paper – Local Government Code of Conduct Framework

Present: Mayor Kieser, Deputy Mayor Harris, Cr Barraclough, Cr Barwick, Cr Dawson, Cr Michieletto, Cr Mason, Cr Parkes

Apologies: Cr Brooks

In Attendance: General Manager, Manager Development Services & Environment, Acting Manager Works & Infrastructure, Manager Liveable & Connected Communities, Manager People, Performance & Governance, Executive Support and Governance Officer

Guests: Consultant – 6ty – Hillwood Structure Plan
Consultant – PlanPlace – George Town Structure Plan
EOI Presentor

OFFICER'S RECOMMENDATION

That Council receives the report on the Council Workshops 29th June and 13th July 2021 from the General Manager.

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

8.2 NRM NORTH GROUP A ASSOCIATION MEMBERSHIP

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 7th July 2020

FILE NO: 14.35

ATTACHMENT: Nil.

SUMMARY

To consider the nomination of a Council representative to the NRM North Association 'Group A' Representation.

BACKGROUND

Natural resource management (NRM) refers to the management of natural resources such as land, water, soil, plants and animals with a particular focus on how management affects the quality of life for both present and future generations.

The regional model for natural resource management has been established all over Australia. It complements all the ongoing NRM work undertaken by federal, state and local governments, individuals, groups and businesses.

In Tasmania, the regional approach operates under the Tasmanian Natural Resource Management Act (2002). The Act established a framework that includes the Tasmanian Natural Resource Management Council, which advises the minister on NRM issues; and three regional committees, their main role being to develop and implement an NRM strategy for their region.

The Federal Government is involved through a number of national funding programs, most of which are undertaken in cooperation with the states.

NRM North works with the community to care for our natural resources - our water, land, seas and biodiversity. NRM North is one of three formally recognised natural resource management organisations in Tasmania and one of 56 across Australia. The NRM North region covers the sub-regions of Tamar, Break O'Day, Northern Midlands, Dorset, Flinders Island and Meander. Some of our key initiatives include management of our waterways through the Tamar Estuary and Esk Rivers (TEER) Program, property management planning (PMP) and environmental works with private landholders, assisting smallholders through the Small Farm Living Program and management of high priority weeds." (source: <https://www.nrmnorth.org.au/whats-nrm>).

The Annual General Meeting of NRM North is scheduled for the 22nd September 2021 and the NRM North constitution requires that prior to each Annual General Meeting, 'Group A' organisations such as Council re-nominate their representative on the Association.

The criterion for Representatives and Proxies is that the nominated member must be an elected representative or a person within a senior role in Council. 'Group A' organisations must be financial members for their representative/s to have voting rights, the cost of which is \$20.00 per financial year.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.2 NRM NORTH ASSOCIATION ‘GROUP A’ – REPRESENTATIVE

Council’s representative to the Association is required to attend the AGM and invited to attend strategic meetings and events throughout the year. Proxy’s can now be nominated on a meeting by meeting basis.

STRATEGIC PLAN

Future Direction 4. Leadership and accountable governance:

A culture of engagement and participation; planning and regulatory responsibilities; working relationships and collaborations; change management and accountability.

RISK CONSIDERATIONS

No risks are identified.

FINANCIAL IMPLICATIONS

Annual membership fee of \$20.00.

OFFICER’S COMMENTS

At the 25th August 2020 Ordinary Council meeting, Council appointed Cr Harris as Council’s Group A representative.

Council is entitled to one representative on the Group and this representative can either be a Councillor or a senior staff member. It is suggested that Council appoints a Councillor as the representative for NRM North Association “Group A”.

OFFICER’S RECOMMENDATION

That Council:

1. Appoints Councillor.....as the George Town Council representative on the NRM North Association ‘Group A’ Representation.

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

8.3 DRAFT 2021/2022 ANNUAL PLAN

REPORT AUTHOR: General Manager - Mr S. Power

REPORT DATE: 6 July 2021

FILE NO: 17.4

ATTACHMENT: Draft 2021/2022 Annual Plan

SUMMARY

This report seeks Council endorsement of the draft 2021/2022 Annual Plan.

BACKGROUND

Council's Community Strategic Plan 2020-2030 guides future planning and investment decisions based on the four Future Directions being:

- Community Pride
- Prosperity - *for all in all aspects of life*
- Progressive - *well-resourced communities*
- Leadership - *and accountable governance*

The Community Strategic Plan 2020-2030 establishes Strategic Priorities to achieve the Desired Outcomes for each Future Direction.

The draft 2021/2022 Annual Plan is the second plan that has been developed to deliver the Community Strategic Plan 2020-2030. The Annual Plan incorporates 2021/2022 budget estimates in accordance with the provisions of the *Local Government Act 1993* and applicable Australian Accounting Standards. The Annual Plan includes specific actions to be delivered in 2021/2022 and continues Council's journey to achieve the Future Directions of its Community Strategic Plan 2020-2030.

The actions within the Annual Plan range from strategic planning, infrastructure projects, economic development, tourism, enhanced cultural awareness and reconciliation efforts, support and participation in key community and business groups and seeks to achieve greater social and health outcomes for the community.

The Annual Plan also establishes the performance measures in which the community will hold Council to account.

STRATEGIC PLAN

The Annual Plan is directly aligned with the Community Strategic Plan 2020-2030.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Section 71 of the Local Government Act 1993 requires:

- (1) *A council is to prepare an annual plan for the municipal area for each financial year.*
- (2) *An annual plan is to –*
 - (a) *be consistent with the strategic plan; and*

8.3 DRAFT 2021/2022 ANNUAL PLAN (CONT.)

- (b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and*
- (c) include a summary of the estimates adopted under section 82; and*
- (d) include a summary of the major strategies to be used in relation to the council's public health goals and objectives.*

(3) As soon as practicable after a council adopts an annual plan, the general manager is to –

- (a) make a copy of the annual plan available for public inspection at the public office during ordinary business hours; and*
- (b) provide the Director and the Director of Public Health with a copy of the annual plan.*

RISK CONSIDERATIONS

Risk associated with the adoption of the draft 2021/2022 Annual Plan is considered low. The Annual Plan has been developed in direct alignment with the Council's 2020-2030 Community Strategic Plan and Council's adopted budget for 2021/2022.

FINANCIAL IMPLICATIONS

Costs associated with the delivering actions within the 2021/2022 Annual Plan have been accommodated in the 2021/2022 budget.

CONSULTATION

The 2021/2022 Annual Plan has been developed to deliver on Council's 2020-2030 Community Strategic Plan. Extensive community consultation was undertaken in the development of the strategic plan.

The draft 2021/2022 Annual Plan has been presented to Council at its workshop 13 July 2021.

Once endorsed, a copy will be provided to the Director of Local Government and the Director of Public Health. A copy will be made available for inspection and will be released to the public through various media channels.

OPTIONS

Council can choose to:

1. Adopt the 2021/2022 Annual Plan as presented;
2. Adopt the 2021/2022 Annual Plan with amendments;
3. Defer the decision to adopt the 2021/2022 Annual Plan to a later meeting.

OFFICER'S COMMENTS

The draft Annual Plan meets Council's statutory and strategic obligations and establishes the performance measures for the organisation and Council for the 2021/2022 year.

8.3 DRAFT 2021/2022 ANNUAL PLAN (CONT.)

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the 2021/2022 Annual Plan as presented, noting design to be finalised and minor administrative changes may be made.

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR

REPORT AUTHOR/S: Manager – Corporate Services and Finance – Mrs C. Hyde

REPORT DATE: 5 July 2021

FILE NO: 32.4

ATTACHMENT: Nil.

SUMMARY

This report recommends the fees and charges for Building Permit Authority and Plumbing, Cemetery, Engineering and Right to Information for the financial year 2021/2022.

BACKGROUND

The Council set the majority of Fees and Charges at its meeting on the 29 June 2021. The attached fees and charges were inadvertently not included in the attachments and are now presented to Council for adoption. Council has workshopped these fees and charges at the June workshops of Council. The recommended schedule of fees and charges are incorporated into the officer's recommendation of this report.

STATUTORY REQUIREMENTS

Section 205 of the Local Government Act 1993 as amended states:

- 205.** (1) *In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:*
- (a) the use of any property or facility owned, controlled, managed or maintained by the council;*
 - (b) services supplied at a person's request;*
 - (c) carrying out work at a person's request;*
 - (d) providing information or materials, or providing copies of, or extracts from, records of the council;*
 - (e) any application to the council;*
 - (f) any licence, permit, registration or authorization granted by the council;*
 - (g) any other prescribed matter.*
- (2) *A council may not impose a fee or charge in respect of a matter if –*
- (a) a fee or charge is prescribed in respect of that matter; or*
 - (b) this or any other Act provides that a fee or charge is not payable in respect of that matter.*
- (3) *Any fee or charge under subsection (1) need not be fixed by reference to the cost to the Council*

OFFICER'S COMMENT

The fees for the 2020/2021 year and those proposed for 2021/2022 financial year are presented within the table for comparative purposes.

In particular the following points should be noted for these proposed fees and charges.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

- Fees and charges were frozen and in many cases waived for all or part of 2020/2021 in response to the COVID-19 pandemic and in accordance with Council's COVID Community Care and Recovery package.
- The fees and charges schedule has taken into account gazetted fees and charges based on decisions of the state government where applicable, and otherwise increased by 4% rounded.

The following has been extracted from the Council's adopted financial strategy in relation to the setting of fees and charges.

7. Fees and Charges

7.1 OVERVIEW AND PURPOSE

Council has for a number of years implemented a user pays principle in charging for some services. This recognises the situation whereby some services are consumed by a discrete section of the community who may or may not be ratepayers or residents. This approach does not imply that every service or function is subject to the principle nor does it prevent Council from exempting some sectors of the community from paying for the service where it deems the service to be a community service obligation.

7.2 STRATEGIES

- Review all fees and charges prior to the setting of budget each year.
- Determine those fees and charges to which the user pays principle applies.
- Consider an appropriate increase for those fees and charges where the user pays principle applies.
- Align fees and charges set in the annual budget estimates with the long term financial plan.
- Consider the application of new fees or charges where a new service is introduced or amend fees and charges where service delivery is changed significantly.
- Maintain the percentage of total cash receipts from user charges at 4.2% or increase this if possible.

7.3 AIMS AND TARGETS

Performance measure	Percentage increase in fees and charges
Performance calculation	Last year's fee or charge/this year's fee or charge (expressed as a percentage)
Aim	Local government cost index percentage increase applied
Target	Local government cost index percentage increase applied

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

Performance measure	Percentage of cash receipts from user charges
Performance calculation	Receipts from user charges/total receipts
Aim	10%
Target	4.5%

RECOMMENDATION

That Council, pursuant to Section 205 of the Local Government Act 1993 adopt the schedules of fees and charges for Building Permit Authority and Plumbing, Cemetery, Engineering and Right to Information as presented in the following table for the 2021/2022 financial year.

DECISION

VOTING

For:

Against:

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

Fees & Charges (Permit Authority) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Building Services				
NOTIFIABLE BUILDING WORK (category 3)	Processing of NOTIFIABLE WORKS	GST exempt (div81)	\$174	\$181
PERMIT BUILDING WORK (only where Cat 1 or Cat2 work does not meet required setbacks)	Application processing for PERMIT WORKS that would otherwise be Cat 1 or Cat2	GST exempt (div81)	\$174	\$181
PERMIT BUILDING WORK (category 4)	Application processing for PERMIT WORKS	GST exempt (div81)	\$320	\$333
ILLEGAL BUILDING WORK (category 4)	Application processing for <u>ALL</u> ILLEGAL WORKS	GST exempt (div81)	\$636	\$662
PERMIT EXTENTION OF TIME	Application for an extension of time for Permit Work and existing permits	GST exempt (div81)	\$175 (1 year) \$110 (shorter periods, or when paid early)	\$182 (1 year) \$115 (shorter periods, or when paid early)
STAGED PERMITS (permit work)	Application for a staged permit	GST exempt (div81)	\$320 + \$174 per stage	\$333 + \$181 per stage
AMENDED APPROVALS (permit work)	Application for an amendment to existing permits	GST exempt (div81)	\$174	\$181
BUILDING CERTIFICATE	Application for a Building Certificate	GST exempt (div81)	\$174 + hourly rate	\$181 + hourly rate
ADDITIONAL COMPLIANCE INSPECTIONS	Additional inspections on permit work/ existing permits – Permit Authority	GST exempt (div81)	\$82	\$86
NOTIFIABLE (if required) - TEMPORARY OCCUPANCY PERMIT	Processing of TOP from Building Surveyor	GST exempt (div81)	\$52 (waived for NFP groups as in kind support)	\$55 (waived for NFP groups as in kind support)
TBCIT Training Levy	Works over \$20,000		Set by State Gov	Set by State Gov
BUILDING ADMIN FEE	Works over \$20,000		Set by State Gov	Set by State Gov
PERMIT EXTENSION OF TIME	PERMIT EXTENSION OF TIME where relying on the Directors Determination for extending permits that have expired. Only in special circumstances		\$240	\$250

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

Fees & Charges (Permit Authority) for the Year 2021/2022



Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Plumbing				
LOW RISK PLUMBING WORK (cat1&2)	Processing of PLUMBING DETAILS (where these must be provided to Council)	GST exempt (div81)	Nil	Nil
NOTIFIABLE PLUMBING WORK (category 3) (Storm-water only)	Assessing and processing of NOTIFIABLE Plumbing works for storm-water only	GST exempt (div81)	\$210	\$219
NOTIFIABLE PLUMBING WORK (category 3)	Assessing and processing of NOTIFIABLE Plumbing works	GST exempt (div81)	\$425	\$442
PERMIT PLUMBING WORK (category 4) additions	Assessment, inspections and completions for plumbing works for additions to existing installations (+ EHO assessment where applicable)	GST exempt (div81)	\$425	\$442
PERMIT PLUMBING WORK (category 4) New building	Assessment, inspections and completions for plumbing works for new installations	GST exempt (div81)	\$575	\$598
INSPECTIONS	Normal inspection costing for quotes Additional inspections due to failure of booked inspection, resulting in the need for PLUMBING SURVEYOR to re-inspect a particular stage	GST exempt (div81)	\$144	\$150
Permit Authority				
FILE SEARCH	Fee for file search for building, Planning and plumbing	GST exempt (div81)	\$20 + copying at cost	\$21 + copying at cost
PERMIT AUTHORITY HOURLY RATE	File searches, inspection, reports and travelling	GST exempt (div81)	\$80	\$84
Environmental Health				
FOOD PREMISES REFERRAL (FORM 42/49)	Fee for provision of form 49 as requested from a Building Surveyor	GST exempt (div81)	\$145 + hourly rate for assessment	\$151 + hourly rate for assessment
FOOD PREMISES OCCUPANCY INSPECTION/REPORT (FORM 50)	Fee for inspection and provision of form 50 as requested from a Building Surveyor	GST exempt (div81)	\$145	\$151
WASTE WATER REFERRAL	Referral from Plumbing surveyor to EHO for assessment of On Site Waste Water system	GST exempt (div81)	\$310	\$323
INSPECTIONS	Normal inspection costing for quotes Additional inspections due to failure of booked inspection, resulting in the need for EHO to re-inspect a particular stage	GST exempt (div81)	\$145	\$151

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

Fees & Charges (Permit Authority) for the Year 2021/2022



Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
ENVIRONMENTAL HEALTH OFFICER HOURLY RATE	Hourly rate for all works that are not covered under specific fees	GST exempt (div81)	\$145	\$151
PLACE OF ASSEMBLY LICENCE	Assessment of, and issue of POA licence	GST exempt (div81)	\$145 (waived for NFP groups as in kind support)	\$151 (waived for NFP groups as in kind support)
Building Surveying				
ALL BUILDING SURVEYING SERVICES	Providing building surveying services where appointed as a building surveyor under the Building Act	yes	By set fee and by quote	By Quote as per building surveying calculator based upon below base fees
HOURLY RATE - BSL	Hourly rate for all Building Surveying	yes	\$160	\$167
HOURLY RATE - ADMIN	Building surveying administration	yes	\$80	\$84
INSPECTIONS-	Normal inspection costing for quotes, or Additional inspections due to failure of booked inspection, resulting in the need for Building surveyor to re-inspect a particular stage	yes	\$160	\$167
APPLICATION FOR OCCUPANCY PERMIT (where not part of above active CLC)	Receive application for occupancy permit, carry out inspections, referrals, etc and issue occupancy permit	yes	\$175 + hourly rate for inspection, with min 1 hour	\$181 + hourly rate for inspection, with min 1 hour
APPLICATION FOR TEMPORARY OCCUPANCY PERMIT (FORM 5)	Receive application for Temporary Occupancy Permit, asses and issue TOP	yes	\$232 (waived for NFP groups as in kind support)	\$242 (waived for NFP groups as in kind support)

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

Fees & Charges (Cemetery) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Cemetery				
George Town Cemetery - within the lawn cemetery	Single depth burial	*	\$1500	\$1560
George Town Cemetery - within the lawn cemetery	Double depth burial	*	\$1716	\$1785
George Town Cemetery - within the lawn cemetery	Second interment	*	\$1282	\$1334
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Single depth burial	*	\$1500	\$1560
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Double depth burial	*	\$1716	\$1785
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Second interment	*	\$1282	\$1334
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Reservation	*	\$645	\$671
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Single depth burial in reservation	*	\$1150	\$1196
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Double depth burial in reservation	*	\$1395	\$1451
Cemetery - Memorial Wall	Niche reservation	*	\$217	\$226
Cemetery - Memorial Wall	Placement of ashes	*	\$429	\$447
Cemetery - Memorial Rose Garden	Reservation	*	\$217	\$226
Cemetery - Memorial Rose Garden	Placement of ashes (no reservation)	*	\$540	\$562
Cemetery - Memorial Rose Garden	Second placement of ashes at same time as first	*	\$325	\$338
Cemetery - Memorial Rose Garden	Placement if reservation has been made	*	\$430	\$448
Cemetery - Memorial Rose Garden	Crypts: per single crypt	*	\$6410	\$6667
Miscellaneous Cemetery Charges	Interment on Weekends (additional)	*	\$651	\$678
Miscellaneous Cemetery Charges	Burial of children under 12 years	*	\$750	\$780
Miscellaneous Cemetery Charges	Exhumation	*	\$2050	\$2132
Miscellaneous Cemetery Charges	Ashes placement in grave	*	\$250	\$260

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

Fees & Charges (Engineering Charges) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Engineering Charges				
Road works	Road & Footpath Reinstatement.		Price on application	Price on application
Road works	Footpath and Driveway Construction.		Price on application	Price on application
Road works	Stormwater Works.		Price on application	Price on application
Stormwater Connections	Stormwater connection to kerb and gutter.		Cost plus 15%	Cost plus 15%
Stormwater Connections	Stormwater connection to piped drain.		Cost plus 15%	Cost plus 15%
Stormwater Connections	All other stormwater connections.		Cost plus 15%	Cost plus 15%
Works Permit / New Crossover Application Fee / Application to Open Road	Fee per application, including pre & post inspection fee.	*	\$238	\$248
Works Permit / New Crossover Application Fee / Application to Open Road	Additional fee, per inspection.	*	\$145	\$151
Services location	Charge per hour or part thereof.	*	\$83	\$87
Supply of Traffic Counts	Charge per count, if current data is already available.	*	\$62	\$65
Supply of Traffic Counts	Charge per count, if data must be obtained.		Price on application	Price on application
Assessment of Public Works*	Assessment of plans and final inspection.	*	1.25% of public works construction value (\$600 min.)	1.25% of public works construction value (\$600 min.)
Assessment of Public Works*	Inspection of failed works, per inspection.	*	\$205	\$214
Assessment of Public Works*	Additional Inspections, per inspection	*	\$205	\$214

Note: Public Works are defined as any works that Council is obliged to maintain after construction and handover by developers. Such works include roads, footpaths, drainage (both underground and surface), landscaping, parks, public open space and public buildings

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022 FINANCIAL YEAR (CONT.)

Fees & Charges (Provision of Information Fees) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Provision of Information				
Search fees	Less than 15 minutes	*	\$41.00	\$43.00
Search fees	Greater than 15 minutes	*	\$145.00	\$151.00
Planning scheme	Hard copy of planning scheme ordinance (available at no charge on website or by email)	*	\$58.30	\$61.00
Maps	Zoning map A4	*	\$14.50	\$16.00
Maps	GIS maps	*	\$14.50	\$16.00
Maps	Large maps	*	\$39.00	\$41.00
Council meeting agendas	Individual hardcopy upon request		Free of Charge	Free of Charge
Council Annual Report	Individual hardcopy upon request		Free of Charge	Free of Charge
Council meeting minutes or extracts thereof (as advised by Local Government Division set in accordance with the Fee units Act 1997)	Per 5 pages	*	\$1.65	\$1.65
Copy of Audio Recording of Ordinary Council Meeting	Per copy.	*	\$10.85	\$11.30
Land information certificate application under section 337 of the Act (in accordance with Local Government (General) Regulations section 41.1)	Per certificate		\$214.65	\$218.62
Issue of a certificate of liabilities under section 132 of the Act (in accordance with Local Government (General) Regulations section 41.2)	Per certificate		\$48.60	\$49.50
Right to Information request (as advised by Right to Information Act 2009 in accordance with Fee Units Act 1997)	Per request	*	\$40.50	\$41.25
Referral of a complaint under Section 28V of the Act (in accordance with Local Government (General) Regulations set under the Fee Units Act 1997)			\$81.00	\$82.50

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.5 LGAT GENERAL MEETING 5TH AUGUST 2021

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 20th July 2021

FILE NO: 14.35

ATTACHMENT: Previously circulated to Councillors

SUMMARY

To provide Council with options in respect of the motions for which notice has been given for the upcoming 2021 LGAT General Meeting for review, consideration and adoption.

BACKGROUND

The 5th August 2021 LGAT General Meeting Agenda has previously been circulated to Councillors. A copy of the Agenda is also available via LGAT's website www.lgat.tas.gov.au

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030.

Future direction 4 - Leadership and accountable governance

- i. A culture of engagement and participation
 - a. Understanding processes and participating in decision making
- ii. Positive and productive working relationship will all levels of government and their agencies
 - a. Ensuring the area's needs and priorities are understood

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Nil.

FINANCIAL IMPLICATIONS

No financial implications are identified.

RISK CONSIDERATIONS

No risks are identified subject to voting preferences aligning with Council resolution, strategic direction and policy.

CONSULTATION

The 2021 LGAT General Meeting Agenda has been previously circulated to Councillors and discussed at the Council Workshops on 13th July and 29th July 2021.

OFFICER'S COMMENTS

The 2021 LGAT General Meeting is scheduled to be held on 5th August 2021.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.5 LGAT GENERAL MEETING 5TH AUGUST 2021 (CONT.)

As in previous years, Council is requested to provide voting direction to the Council delegate, the Mayor, on the items listed for decision, noting and discussion at the 2021 LGAT General Meeting.

George Town Council has submitted the following items for members' decision which have been included in the LGAT General Meeting:

LGAT 2021 General Meeting Agenda Item No.	Items for Decision
10.1	<p>Stronger Penalties for Malicious Vandalism of Public Facilities – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for significantly stronger penalties for malicious damage and vandalism to public facilities and infrastructure.</p>
10.2	<p>Heavy Motor Vehicle Road Tax Distribution – Circular Head</p> <p>That LGAT continue to lobby the State Government to implement funding change by-</p> <ol style="list-style-type: none"> a. A 3 year, phased in reinstatement of the equitable distribution of the heavy motor vehicle road tax distribution to the percentage of funds collected; and b. A one off additional annual payment allocation of the heavy motor vehicle road tax distribution as compensation for 25 years of no indexation of the funding allocation and to support enhanced road infrastructure development in all local government areas.
11.1	<p>Code of Conduct Training Costs – Kingborough</p> <p>That LGAT lobby the State Government to change S 28ZNA (2) of the Local Government Act 1993 to require that 'if, as a result of a determination report, a Councillor is required to undergo training, the costs associated with that training are to be borne by the relevant Councillor, and not the rate payer'.</p>
12.1	<p>Renewable Energy Project Developments on Crown Land – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a state development policy to make suitable crown land made available for all types of renewable energy project developments to support social and economic benefit to Tasmania.</p>
12.2	<p>Workplace Health and Safety Review for Elected Members – City of Hobart</p> <p>That LGAT calls on the State Government to commission Equal Opportunity Tasmania to undertake a review of the workplace health and safety of the Local Government sector for elected representatives.</p>
14.1	<p>Statewide Planning Scheme Provisions – Northern Midlands</p> <p>That LGAT lobby the State Government to urgently review recent Resource Management and Planning Appeal Tribunal and Supreme Court planning decisions with a view to amending the statewide planning scheme provisions to take account of any recent issues and to ensure loopholes are not exploited resulting in development contrary to the intention of the provision of the scheme.</p>
14.2	<p>Integrated Regional Housing Supply Strategy – Circular Head</p> <p>That LGAT Lobby the State Government to develop an integrated regional housing supply strategy in partnership with the federal government and the private sector to deliver a diversified housing supply to all the areas of housing undersupply across the state.</p>

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

LGAT 2021 General Meeting Agenda Item No.	Items for Decision
14.3	Review of State Regional Land Use Strategies – Circular Head That LGAT Lobby the State Government to activate a comprehensive review of all state regional land use strategies given the expanding development growth demands and statewide housing shortages being experienced in most local government areas.
14.4	Coastal Hazards Management – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the early completion of Coastal Hazards Management for Existing Settlements and Values project, with a final report and recommendations being made publicly available.
14.5	Community Based Engagement Strategy – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a local community based engagement strategy to inform and empower local communities to have better understanding of the policy contents and opportunities for social and economic wellbeing through enhancing a strong and growing renewables industry across Tasmania.
14.6	Parks and Wildlife Service Maintenance of Infrastructure – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a coordinated long term 10 Year strategic asset management plan to be implemented by the Tasmanian Parks and Wildlife Service for all their customer facing public use assets and infrastructure services.
14.7	Environmental Protection Authority Role in Planning Assessment – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for improved & mandated Environment Protection Authority (EPA) transparency, community facing participation and engagement processes in the assessment of development proposals for which the Environment Protection Authority have levels of responsibility in determining recommendations and approvals.
14.8	Cost Shifting – Northern Midlands That LGAT lobby the State Government to increase the resourcing for cat management and control of weeds.
16.1	Introduction of Referendums – Burnie City That the LGAT investigate the option of the introduction of “propositions” (referendums) for local and state elections, and that a mechanism for this change be initiated.
16.2	Recognition of Assistance Dogs – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the inclusion of assistance animals into the Dog Control Act 2000 section 28(2) as they provide a valuable community wellbeing service.

The following two options are submitted for Council’s consideration:

OPTIONS

Option 1

That Council determines that the Mayor be authorised to vote at the LGAT 2021 General Meeting in accordance with Council’s strategic direction, policy and Council resolutions with due consideration of any conference debate on items listed for decision at that meeting;

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

8.5 LGAT GENERAL MEETING 5TH AUGUST 2021 (CONT.)

OR

Option 2

That Council considers and provides voting preferences to the Mayor for the LGAT 2021 General Meeting by a show of hands in respect to each individual item listed below and formally endorses that direction.

LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
10.1	<p>Stronger Penalties for Malicious Vandalism of Public Facilities – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for significantly stronger penalties for malicious damage and vandalism to public facilities and infrastructure.</p>	
10.2	<p>Heavy Motor Vehicle Road Tax Distribution – Circular Head</p> <p>That LGAT continue to lobby the State Government to implement funding change by-</p> <ul style="list-style-type: none"> a. A 3 year, phased in reinstatement of the equitable distribution of the heavy motor vehicle road tax distribution to the percentage of funds collected; and b. A one off additional annual payment allocation of the heavy motor vehicle road tax distribution as compensation for 25 years of no indexation of the funding allocation and to support enhanced road infrastructure development in all local government areas. 	
11.1	<p>Code of Conduct Training Costs – Kingborough</p> <p>That LGAT lobby the State Government to change S 28ZNA (2) of the Local Government Act 1993 to require that 'if, as a result of a determination report, a Councillor is required to undergo training, the costs associated with that training are to be borne by the relevant Councillor, and not the rate payer'.</p>	
12.1	<p>Renewable Energy Project Developments on Crown Land – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a state development policy to make suitable crown land made available for all types of renewable energy project developments to support social and economic benefit to Tasmania.</p>	
12.2	<p>Workplace Health and Safety Review for Elected Members – City of Hobart</p> <p>That LGAT calls on the State Government to commission Equal Opportunity Tasmania to undertake a review of the workplace health and safety of the Local Government sector for elected representatives.</p>	
14.1	<p>Statewide Planning Scheme Provisions – Northern Midlands</p> <p>That LGAT lobby the State Government to urgently review</p>	

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
	recent Resource Management and Planning Appeal Tribunal and Supreme Court planning decisions with a view to amending the statewide planning scheme provisions to take account of any recent issues and to ensure loopholes are not exploited resulting in development contrary to the intention of the provision of the scheme.	
14.2	Integrated Regional Housing Supply Strategy – Circular Head That LGAT Lobby the State Government to develop an integrated regional housing supply strategy in partnership with the federal government and the private sector to deliver a diversified housing supply to all the areas of housing undersupply across the state.	
14.3	Review of State Regional Land Use Strategies – Circular Head That LGAT Lobby the State Government to activate a comprehensive review of all state regional land use strategies given the expanding development growth demands and statewide housing shortages being experienced in most local government areas.	
14.4	Coastal Hazards Management – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the early completion of Coastal Hazards Management for Existing Settlements and Values project, with a final report and recommendations being made publicly available.	
14.5	Community Based Engagement Strategy – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a local community based engagement strategy to inform and empower local communities to have better understanding of the policy contents and opportunities for social and economic wellbeing through enhancing a strong and growing renewables industry across Tasmania.	
14.6	Parks and Wildlife Service Maintenance of Infrastructure – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a coordinated long term 10 Year strategic asset management plan to be implemented by the Tasmanian Parks and Wildlife Service for all their customer facing public use assets and infrastructure services.	
14.7	Environmental Protection Authority Role in Planning Assessment – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for improved & mandated Environment Protection Authority (EPA) transparency, community facing participation and engagement processes in the assessment of development proposals for which the Environment Protection Authority have levels of responsibility in determining recommendations and approvals.	

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
14.8	Cost Shifting – Northern Midlands That LGAT lobby the State Government to increase the resourcing for cat management and control of weeds.	
16.1	Introduction of Referendums – Burnie City That the LGAT investigate the option of the introduction of “propositions” (referendums) for local and state elections, and that a mechanism for this change be initiated.	
16.2	Recognition of Assistance Dogs – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the inclusion of assistance animals into the Dog Control Act 2000 section 28(2) as they provide a valuable community wellbeing service.	

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

8.6 NATIONAL GENERAL ASSEMBLY 2021

REPORT AUTHOR: General Manager, Mr S.Power

REPORT DATE: 1 July 2021

FILE NO: 14.101, 4.11

ATTACHMENT/S: Nil

SUMMARY

The 27th Australian Local Government Association National General Assembly was held in Canberra 20-23 June 2021. Representing Council at the assembly was Mayor Cr Greg Kieser and the General Manager. This report provides Council with an overview of the event.

BACKGROUND

The Australian Local Government Association (ALGA) National General Assembly is held in Canberra annually and is the largest gathering of Australian Councils attracting over 800 delegates each year.

The theme for the 2021 assembly was *working Together for our Communities* and included a full and diverse program that covered topics such as pending federal election implications and opportunities on local government, Indigenous Voices, Climate Change, Circular Economy and many COVID related topics. The Deputy Prime Minister and Minister for Infrastructure addressed the assembly and encouraged councils to continue to advocate on behalf of their communities as the closet level of government and emphasised the important role local government will continue to play in the economic and social recovery from COVID.

The assembly also provided the opportunity for George Town Council to voice its position through the Mayor on a number of motions ranging from recognising local government in the constitution, including local government in National Cabinet, returning Federal Assistance Grant funding to 1% of federal tax revenue, increased financial assistance to local governments impacted by COVID, national waste reduction and circular economy initiatives.

The Mayor and General Manager were accompanied by the CEO of Bell Bay Advanced Manufacturing Zone (BBAMZ), the CEO and the Chair of the Northern Tasmania Development Corporation (NTDC) and colleagues from councils from across northern Tasmania. We were provided the opportunity through the Federal Member Bass to meet with a number of federal ministers to advocate on behalf of George Town and northern Tasmania on issues such as national energy policy, security and investment, improved health services, skills and jobs in regions. Our delegation also met with shadow minister including the shadow minister for Energy Hon Chris Bowen MP who has since reached out to meet in Tasmania and discuss national energy policy further.

Other appointments included meetings with Woodside Energy, Director of Australia – Korea Business Council, Hyundai and Hydrostar each of which have committed to visit northern Tasmania to explore hydrogen opportunities. This includes a demonstration project at Bell Bay that uses patented micro electrolyzers to produce hydrogen, exploring light and heavy hydrogen powered vehicles among other initiatives.

8.6 NATIONAL GENERAL ASSEMBLY 2021 (CONT.)

The 2021 Australian Local Government Association National General presented a number of contemporary issues relating to local government across Australia, and afforded George Town Council the opportunity to weigh in on such issues and also delivered a number of networking opportunities that may be used for the betterment of Council and community into the future.

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030.

Future Direction 1 - Community pride

- i. World renowned Advanced Manufacturing Zone including hydrogen energy plant
 - a. Taking pride in, advocating for and promoting the Bell Bay Advanced Manufacturing Zone
 - b. Securing the Hydrogen production facility
 - c. Moving to a circular economy
 - d. Becoming a Centre of Excellence for green technology

- ii. Supported entrepreneurial endeavours and start-ups
 - a. Establishing and strengthening a start-up eco-system
 - b. Attracting start-ups and entrepreneurial endeavours to the area

Future Direction 4 – Leadership and Accountable Governance.

- iv. Positive and productive working relationship with all levels of government and their agencies:
 - a. ensuring the area's needs and priorities are understood
 - b. understanding the outcomes and directions sought by all levels of government
 - c. building skills in attracting funding and investment.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Priority projects contained within Council revised Advocacy Plan (draft) were discussed with various ministers as was projects within the Regional Collaboration Framework.

RISK IMPLICATIONS

This report has been reviewed in accordance with GTC-15 Risk Management Framework. There is a risk that the community may not value Council representation at the Australian Local Government Association National General Assembly.

FINANCIAL IMPLICATIONS

Costs associated with the attendance at the National General Assembly have been accommodated for within the approved 2020-2021 budget.

8.6 NATIONAL GENERAL ASSEMBLY 2021 (CONT.)

CONSULTATION

Success of any funding resulting from advocacy efforts may require community consultation being required for specific projects prior to commencement.

OPTIONS

1. This paper only seeks Council acknowledgement.

OFFICER'S COMMENTS

With over 800 delegates from across the country extending from areas as remote as Arnhem Land, Mt Isa and Port Hedland, capital and metropolitan cities and everywhere in between, it demonstrates to national leaders that George Town Council holds great value in taking opportunities to advocate for its local community on a national stage. Further, such opportunities not only communicate the needs and opportunities of our local community to national decision makers and influencers, but it also establishes relationships that may prove beneficial particularly during election periods.

OFFICER'S RECOMMENDATION

That Council:

1. Note the report; and
2. Support the attendance of the Mayor and General Manager at future Australian Local Government Association National General Assemblies.

DECISION

VOTING

For:

Against:

9. DEVELOPMENT AND ENVIRONMENT

9.1 DIVERSITY, EQUITABLE ACCESS & INCLUSION POLICY

REPORT AUTHOR: Manager Development and Environment – Mr R. Cassidy

REPORT DATE: 20th July 2021

FILE NO: 14.13

ATTACHMENT: (A) Draft Diversity, Equitable Access & Inclusion Policy
(B) Consultation Feedback

SUMMARY

This report seeks endorsement from Council to adopt the Diversity, Equitable Access and Inclusion Policy (and incorporated strategy) as attached.

The policy (and incorporated strategy) is the result of significant internal and public consultation, that when implemented will provide Council with guidance to direct decision making, planning for the needs of all in our community.

It is the intention that Diversity, Equitable Access and Inclusion Policy supersedes Council's existing policy GTC-17 Disability Access Policy. While the new policy has been expanded to cover the full spectrum of access needs, it does not in any way reduce the focus on the disabled access considerations.

BACKGROUND

The draft policy and strategy has been presented to Council at Workshop on 12th May 2020, following its original adoption on 25th July 2006 in the form of a 'Disability Access Policy'.

The review process was intentionally delayed during the initial phase of the Covid-19 outbreak to provide sufficient opportunity for a public consultation process. The public consultation process subsequently commenced 19th February 2021 through to 19th March 2021.

This followed numerous internal consultations on the direction to take, with the decision made to develop the new policy with incorporated 'strategy' and 'objectives' to guide Council in its decision-making process.

The policy does not specify actions for Council, but rather requires due consideration of diversity, equitable access and inclusion measures in all areas of Council business. This includes the development of specific actions that may require budget consideration and may also include incorporation into existing policies and procedures.

The aim of the policy is to establish diversity, equitable access and inclusion considerations in all areas of Council operations. Diversity, equitable access and inclusion measure should be in every consideration, interaction, contemplation and decision of Council.

9.1 DIVERSITY, EQUITABLE ACCESS & INCLUSION POLICY (CONT.)

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030.

Future Direction (1) Community pride

- 1/ All are valued and included
- I. Taking a 'whole of community' approach to everything
 - II. Communicating so everyone knows what each group is doing
 - III. Working towards removing all barriers to participation in community life

Future Direction (2) Prosperity for all in all aspects of life

- 11/ Healthy, active communities
- I. Getting and staying active. Participation in recreation, arts and cultural activities

Future direction (3) Progressive well-resourced communities

- 3/ Social infrastructure meets community needs
- I. Developing and maintaining social infrastructure that meets the community's changing needs
- 4/ Persons with special needs have local access to needed services
- I. Understanding local needs and service gaps
 - II. Building local service provision capability
- 8/ Public infrastructure relevant to needs
- I. Maintaining access to quality health, well-being, education and training
 - II. All ability amenities to meet the needs of residents and visitors
 - III. Improve access through the design, maintenance and extension of footpaths, tracks and trails

Future direction (4) Leadership and accountable governance

- 1/ A culture of engagement and participation
- I. Trusted, transparent and inclusive community engagement processes
 - II. Engaging over things that matter to the community.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Statutory Requirements

The following legislation and documents are relevant to this policy

Commonwealth

- Disability Discrimination Act (DDA) 1992
- Age Discrimination Act 2004
- Racial Discrimination Act 1975
- Sex Discrimination Amendment (Sexual Orientation, Gender Identity and Intersex Status) Act 2013
- The Human Rights and Equal Opportunity Act 1986
- Workplace Gender Equality Act 2012

9.1 DIVERSITY, EQUITABLE ACCESS & INCLUSION POLICY (CONT.)

State

- Tasmanian Anti-Discrimination Act (1998)
- Disability Services Act 2011 (Tas) and Disability Services Regulations 2015
- Disability Framework for Action 2013-2017 (Tas)
- National Construction Code (NCC)
- Disability (Access to Premises – Building) Standards 2010
- Guideline on the Application of The Access To Premises Standard (V2-2013)
- Australian Standard (AS) 1428-1 2009

The Disability Discrimination Act 1992 (DDA), under Part 2, prohibits an “action planner” (any person or body responsible for developing an action plan for the purposes of the Act) from discriminating against another person on the ground of disability of that person.

The DDA also provides that under Part 3; S60, “the action planner may prepare and implement an ACTION PLAN. There is no obligation or requirement to, but if you do, you must not discriminate. S61 of the DDA sets out the minimum inclusions of an Action Plan. While the Diversity, Equitable Access and Inclusion is not an ‘action plan’ but is a ‘policy’ and ‘strategy’, it would be reasonable to expect the same obligations.

Therefore, in taking any ‘actions’ whether developing a policy, or carrying out day to day activities, Council must not ‘discriminate’.

RISK CONSIDERATIONS

There is a high risk exposure to Council should Council not have an adequate policy to provide direction and guidance in the appropriate provision of infrastructure, information, citizen engagement and services that considers Diversity, Equitable Access and Inclusiveness.

There is a high risk exposure to litigation resultant from non-compliance with relevant legislation, if Council does not have policy and practices to ensure it meets it’s legislative obligations.

There is a medium risk of exposure to reputational damage through not meeting community expectations in the provision of infrastructure, information, citizen engagement and services that considers Diversity, Equitable Access and Inclusiveness.

Adopting a policy that is too prescriptive or onerous, could place Council at risk of failing to meet unrealistic expectations.

To minimise risks, the policy ensures legislative compliance, while setting acceptable standards for our community that can be realistically achieved by Council and meeting contemporary needs.

9.1 DIVERSITY, EQUITABLE ACCESS & INCLUSION POLICY (CONT.)

FINANCIAL IMPLICATIONS

There will be financial implications in the adoption of this policy. This is due to the need to increase consultation, to the likely increase in costs to implement the objectives of the policy. Financial benefits will include the reduced likelihood of doing re-work due to unsuitable original outcomes.

To manage the financial implications and reduce the need for last minute changes, it will be necessary to develop implementation plans to build the objectives of the policy into normal processes.

CONSULTATION

Community consultation was carried out in accordance with Council's Community Consultation Framework and managed by Council's Manager – Liveable and Connected Communities.

Along with the typical public processes, numerous community groups were contacted directly and the draft policy was provided to George Town Council Community Safety Committee for review and comment.

The community consultation was open from 19th February until 19th March 2021. While we did not receive a lot of representations, we did receive some good and valid ones.

The representations have been reviewed and wherever possible incorporated into the current draft document, resulting in a clearer and more concise outcome.

The responses are included in attachment 2.

OPTIONS

Council may choose to:

1. Adopt the policy as presented; or
2. Adopt the policy with amendment; or
3. Not adopt the policy at this point in time.

OFFICER'S COMMENTS

We acknowledge the demography of the municipality is rich with members from various places of origin, cultural backgrounds and religious beliefs and includes over 4.4% of our population identifying as being of Aboriginal or Torres Strait Islander descent. Adding to the cultural fabric and sensitivities of our society are those of the LGBTQ community. Each of these groups deserve due consideration in the way in which they interact with Council services and engagement.

The policy also aims to extend beyond the accessibility requirements for infrastructure as prescribed with the *Disability Discrimination Act 1992*, to consider limitations to those within our community who may have lower literacy and numeracy levels of competency or sight or hearing impairments that require alternate communication and engagement methods.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

9.1 DIVERSITY, EQUITABLE ACCESS & INCLUSION POLICY (CONT.)

The expansion of Councils exiting Disabled Access Policy to include considerations for diversity, equitable access (beyond disability) and inclusion aligns with contemporary expectations of an ever-increasing diverse community.

OFFICER'S RECOMMENDATION

That Council:

1. Rescind GTC-17 Disability Access Policy; and
2. Adopts the Diversity, Equitable Access and Inclusion Policy (and incorporated strategy) as GTC-17 Diversity, Equitable Access and Inclusion Policy.

DECISION

VOTING

For:

Against:

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

9.2 HILLWOOD STRUCTURE PLAN REVIEW & UPDATE

REPORT AUTHOR:	Town Planner – Mr J. Simons Planning Consultant – Mr A. Brook
REPORT DATE:	16 July 2021
FILE NO:	51.16
ATTACHMENT:	(A) Hillwood Structure Plan Review & Update – Draft D (B) Hillwood Structure Plan Submissions

SUMMARY

This report seeks Council’s endorsement and adoption of the post-community consultation version of the draft Hillwood Structure Plan Review & Update.

BACKGROUND

Preparation of the Hillwood Structure Plan commenced in April 2015 and it was endorsed and adopted by Council in November 2016. The requirement for its preparation was instigated by several applications from individual landowners to rezone land from Rural Resource to Rural Living at Hillwood. The Northern Tasmania Regional Land Use Strategy requires a local strategy to be in existence in order for rezoning proposals to be considered in rural residential areas. The Structure Plan seeks to manage future development at Hillwood whilst maintaining its character and amenity.

Implementation of the Structure Plan has occurred by way of subsequent rezoning amendments to Council’s planning scheme. Additionally, Council’s capital works program has made provision for upgrades to the Hillwood road network. It was originally identified that the Structure Plan would require review and amendment over time to remain current and relevant. A 2019 decision of the Tasmanian Planning Commission in relation to a proposed rezoning identified the need for the review and update prior to further rezonings.

The key issues identified as requiring review included lot supply and demand at Hillwood in light of the recent approved rezonings and the impact of development on the safety and efficiency of the East Tamar Highway.

STRATEGIC PLAN

The Hillwood Structure Plan, including the Review & Update, provides a framework for sustainable development over a 20-year period including provision for additional lots in a manner that compatible with the existing settlement pattern, lot densities and demand projections, improvements to the road network, increased provision for pedestrian and bicycle movements and other services and facilities. It therefore aligns with the following components of the Community Strategic Plan 2020-2030.

Future Direction	Desired Outcomes	Strategic Priorities
Community pride	All are valued and included.	Taking a ‘whole of community’ approach to everything.
	All communities take pride in their place.	Developing well-designed public spaces which are attractive, safe and support the area’s identity and reputation.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

	A strong, recognisable, positive reputation.	Promoting the area as the place to live, work, play and invest.
Prosperity for all in all aspects of life	Increased population across the municipality.	Attracting workforce aged people with skills in gap areas. Playing a positive role in the population growth strategy for the Region.
	Strengths-based reputation building.	Focusing population attraction on the area's advantages of well-connected and supportive communities: digital advantage; community of learners.
	Protected local natural landscapes and values.	Caring for our environment.
Progressive well-resourced communities	Recreational opportunities for all.	Developing well-designed and maintained recreational facilities – shared pathways, tracks, trails, exercise stations – all ages, all abilities.
	Public infrastructure relevant to needs.	Making sure the place works well through good design, safety standards asset management and ongoing maintenance. Improve access through the design, maintenance and extension of footpaths, tracks and trails.
Leadership and accountable governance	A culture of engagement and participation.	Trusted, transparent and inclusive community engagement processes. Engaging over things that matter to the community.
	Planning and regulatory responsibilities are undertaken fairly and openly.	Building knowledge and understanding of planning and regulatory responsibilities and processes.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The *Land Use Planning and Approvals Act 1993* requires Council's planning scheme, including any amendment to the planning scheme, to be, as far as practicable, consistent with the Northern Tasmania Regional Land Use Strategy ("NTRLUS").

Regional Action RSN-A26 in the NTRLUS requires consolidation and growth of rural residential areas to be directed to areas identified in local strategy, such as a structure plan, that align with specified sustainability criteria.

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

9.2 HILLWOOD STRUCTURE PLAN REVIEW & UPDATE (CONT.)

Regional Action RIN-A8 in the NTRLUS requires protection of strategic road corridors that are predominantly State Roads (Category 1-3) under the Tasmania Road Hierarchy, which includes the East Tamar Highway.

It is intended that the Review & Update will inform future planning scheme amendments, including a broad amendment by Council to implement key elements of the Structure Plan. This will require preparation of detailed supporting information which will be examined by the community, stakeholders and ultimately the Commission to confirm consistency with the relevant State, regional and local planning strategies.

RISK CONSIDERATIONS

There is a risk that some future planning scheme amendments will not be approved. The Review & Update document recommends that the land supply pipeline is reviewed on an on-going basis to ensure that it continues to be well understood. This will assist in determining whether subsequent amendments are consistent with the growth framework and traffic assessment, and in identifying when subsequent updates are required.

There is a risk that the level of funding required for the infrastructure improvements is unable to be raised. The Review & Update document recommends the implementation of an infrastructure contribution scheme to assist funding upgrades to the road network.

FINANCIAL IMPLICATIONS

Implementation of the Structure Plan will continue to be subject to future budgets and external funding opportunities.

CONSULTATION

The draft Hillwood Structure Plan Review & Update was subject to a 1-month period of community and stakeholder consultation commencing on 22 May 2021. During this period, the document was advertised and available on Council's website and Facebook page. A drop-in session was held at the Hillwood Community Hall on 15 June 2021. Community members and stakeholders were invited to provide written comment, and attendees at the drop-in session were invited to provide written responses to questions that were posed about Hillwood and the Structure Plan.

Twenty-three submissions were received including one submission from State Growth. Relevant feedback has been incorporated into the Review & Update document. The table below provides a summary of the key issues raised together with a response and details of revisions made to the document. An overview of these matters was also provided in the July Council workshop.

Issues	Response
<p>Purpose of the Structure Plan</p> <ul style="list-style-type: none">• Apparent bias towards developers.• Why are the irregular study area boundaries irregular?• Short, medium and long-term timeframes should be quantified.	<ul style="list-style-type: none">• The Review & Update document has been revised to include a revised introductory section that describes the purpose of the Structure Plan.• Additionally, the section that described Council's Strategic Plan has been expanded to include a broader overview of the Strategic Planning Context, including the NTRLUS, State Policies, the interim planning scheme and future Tasmanian Planning Scheme.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
<ul style="list-style-type: none"> • Council should provide for new dwellings and businesses to be built with high sustainability ratings. 	<ul style="list-style-type: none"> • The key matters have been reflected in the description of the Background and Statutory Requirements in this Agenda Report. • The Northern Tasmania Regional Land Use Strategy (“NTRLUS”) places a priority on accommodating the demand for additional rural residential lots by consolidating existing rural residential areas, prior to expanding such areas or creating new areas. • Having regard to the requirements of the NTRLUS, the study area boundaries were originally defined to encompass the extent of the existing lifestyle residential development pattern within the Hillwood locality. • Structure Plans are primarily implemented by subsequent planning scheme amendments, undertaking further planning the provision/upgrade of infrastructure and any other actions or investigations that are identified. This requires the preparation of more detailed supporting information and the timeframe for such work is variable and is typically expressed as short, medium or long-term. • The Structure Plan is therefore one of a suite of documents that is relevant to the future development of Hillwood. For instance, the requirements of the planning scheme and building regulations will also be applicable cover a broad range of matters, including construction requirements.
<p>Demand / Growth Framework</p> <ul style="list-style-type: none"> • Potential significant increase in lots identified; the historical growth has not been that high. • What evidence is that the planned major projects will eventuate? • Population projections for entire local government area used. • 1ha lot sizes not large enough. • The Department of State Growth (“State Growth”) submission identifies that growth needs to be considered at a regional level and that residential land demand in George Town in recent years has been 	<ul style="list-style-type: none"> • Future demand scenarios needs to be projected for planning purposes and to develop a framework for responding to potential future growth. The actual growth will ultimately depend on whether sites are developed by individual landowners. • Demand has been relatively low however there has been an increase in vacant lot sales in Hillwood in recent years and an increased interest in developing land. The major industries and other projects planned for the George Town LGA, and other recent changes in the economy, provide a potential driver for growth beyond recent trends. • Recent changes to the NTRLUS, introduced on 23 June 2021, have shifted the focus from considering provision of rural residential land at a regional level to a recognition that rural residential lots form part of the housing demand within local areas. It is noted that population projections for the LGA are included in the draft George Town

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
<p>relatively low.</p>	<p>Structure Plan. Based on these projections, the projected number of additional lots, identified the growth framework in the Hillwood Structure Plan Review & Update, would form a relatively minor part of the housing mix.</p> <ul style="list-style-type: none"> • The growth framework seeks to provide rural residential lot sizes that are compatible with the existing lots in Hillwood. • The Strategic Planning Context section in the revised Review & Update document includes details of the key NTRLUS requirements. • Additionally, in response to comments in some of the submissions, the Development Framework on page 4 of the Review & Update document has been updated to present the information more clearly. • The areas identified with yellow outline are existing rural living zoned areas with subdivision potential. However, any subdivision of these areas is subject to the intention of landowners. • The areas identified with dark blue outline require rezoning to rural living, either wholly or partly. They include sites that have been subject to previous proposals that were lodged or otherwise previously planned to be lodged. • The areas identified with pink outline are properties currently zoned rural living which are identified for potential low density residential rezoning. This is intended to accommodate the demand for smaller lot sizes, providing a greater variety of housing. • Based on the demand projections and the desire to coordinate the provision of road infrastructure and shared pathways, the 20-year framework is focused upon these areas. The development of additional lots in the low density residential expansion area will likely need to be staged to ensure they remain a balance part of the housing mix.
<p>Request/Desire to Rezone & Subdivide</p> <ul style="list-style-type: none"> • 32 Murphys Hill Track & Lot 4 Brownrigg Street (Rural Living; 1 additional lot). 	<ul style="list-style-type: none"> • The Review & Update document seeks to provide for consolidation and growth within the central and southern sector and this site is located within the northern sector. Further changes in relation to this site have therefore not been recommended.
<ul style="list-style-type: none"> • 129 Leam Road (Low Density Residential; 1 additional lot). 	<ul style="list-style-type: none"> • This site is included in the amended low density residential expansion area. It is subject to landslide hazards which will need to be considered as part of future development in

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
<ul style="list-style-type: none"> • 127 Leam Road (Low Density Residential) • 69 Leam Road (Low Density Residential; 26 lot proposal); frustration in not being able to proceed with an application. • 25 Hillwood Jetty Road. 	<p>accordance with the code requirements in the relevant planning scheme.</p> <ul style="list-style-type: none"> • As per 129 Leam Road. • The site was included in the low density residential area and this is not altered by the proposed amendments to this area. • This site is within the agricultural area which is proposed to be retained in accordance with the requirements of the NTRLUS and State Policy on the Protection of Agricultural Land 2009. Further changes in relation to this site have therefore not been recommended.
<p>Road infrastructure</p> <ul style="list-style-type: none"> • Some upgrades should occur prior to further development. • A works schedule to the upgrade works should be prepared, costed and included in the works program especially Leam Road. • Objections to the opening of Burton Street; impacts on privacy, security, safety. Width of the road reserve and safety issues with the identified intersection point with Leam Road. • Protection order relating to 3 oak trees at the intersection of Hillwood and Hillwood Jetty Roads. • Query whether road widening will acquisition of land. • Footpaths should be given priority, and more of them. • Street lighting at intersections? • Speed limits / traffic calming / vehicle size limits / signage to advise of shared road usage (e.g. cyclists, horse riders). 	<ul style="list-style-type: none"> • The Structure Plan, including the Review & Update, seeks to facilitate extensions and upgrades to the road network including footpaths. The short-term improvements identified relate to the left-turn lane from the highway into Hillwood Road and the western part of Hillwood Jetty Road. • A method for funding the upgrades to existing road infrastructure needs to be determined, including the likely need for staged investment. Developer contributions are a mechanism that can assist in funding infrastructure upgrades. • The Implementation Plan in the Review & Update document recommends the development of a detailed priority schedule, concept designs and cost estimates for upgrades to road infrastructure and the introduction of an infrastructure contribution scheme. • This subsequent work will determine the suitability of the width of existing road reservations, and can review the requirements for regulatory/advisory signage, speed limits and street lighting. • It is anticipated that extensions to the local road network would occur in conjunction with consolidation and growth within the central and southern sectors. • This includes the Burton Street extension, which was identified in the original Structure Plan. It is anticipated this will be undertaken as part of (and subject to) subdivision of existing Rural Living zoned properties and would largely utilise the alignment of the existing road reservation. • It is noted that, as part of a subdivision undertaken since the Structure Plan was

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
	<p>introduced, an easement has been created to provide for a future connection of Burton Street through to Leam Road. The alignment for this extension has been revised in the current Review & Update document to reflect the location of that easement.</p> <ul style="list-style-type: none"> • Potential impacts on the 3 oak trees will need to be assessed as part of future intersection works in this location. However, it is noted that the trees are located within private property rather than road reservation.
<p>State Growth Comments</p> <ul style="list-style-type: none"> • Trigger points for medium-term highway upgrades. • Infrastructure contribution scheme. • Signal Station Tavern access. 	<ul style="list-style-type: none"> • The State Growth comments relate to the medium-term upgrades identified in the traffic assessment which underpins the Review & Update document. This identifies the potential to tie the upgrades in the with implementation of the “2+1” philosophy, involving at grade treatment with protected turn facilities and median barrier fencing. However, the State Growth has advised such work is unlikely within the next 10 years. • It is noted that not all turn facilities at the intersections need upgrading in accordance with the traffic assessment recommendations. The key ones, in addition to the left-turn into Hillwood Road, include the left-turn into Hillwood Jetty Road and the right turn into Hillwood Road. State Growth’s position is that these should be funded by an infrastructure contribution scheme. • The other key aspect of State Growth’s advice is it does not support an increase in the number of access points to the highway, with particular reference to the Signal Station Tavern which is earmarked to have an internal connection provided as part of subdivision development in the southern sector. • The Review & Update document has been revised to reflect the comments received from State Growth. It already identified that the expectation that an infrastructure contribution scheme will assist in funding upgrades to road infrastructure. This will need to be informed by a priority schedule, concept designs an cost estimates for the relevant turn facilities associated with the highway requiring upgrade. • The revised document also identifies the need to update the traffic assessment to more clearly identify the trigger points for upgrading the turn facilities.
<p>Agriculture</p> <ul style="list-style-type: none"> • Apparent protection of 	<ul style="list-style-type: none"> • The NTRLUS requires any consolidation or growth of rural residential areas to occur in a manner which will not compromise or fragment

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
<p>agricultural interests at the expense of the Hillwood community.</p> <ul style="list-style-type: none"> • Encroachment of the agricultural zoning further to the south-west. • Setbacks between agricultural and residential areas. • Implement guidelines for developers and agricultural operators to mitigate the impacts associated with their activities. • Why not consider land to the west bounded by Craighburn Road, Batman Highway, East Tamar Highway (outside of study area). • The State Growth submission notes the commercial fruit growing enterprises in Hillwood and the need to ensure that the expansion of the low density residential zone will not lead to land use conflict. 	<p>agricultural land. Consistency with the State Policy on the Protection of Agricultural Land 2009 (“PAL Policy”) is also required.</p> <ul style="list-style-type: none"> • The extents of the agricultural area in the Structure Plan is reflective of Council’s draft Local Provisions Schedule (“LPS”). The LPS mapping in turn is informed by the Agricultural Land Mapping Project undertaken by the State Government in 2017, which assists with identifying the extent of agricultural land. • The rural living zone provisions in the planning scheme require new houses to have separation of 200m from land zoned for agricultural purposes, or a lesser distance where it can be demonstrated there will be no conflict or interference with agricultural use. • These comments are reflected in the Strategic Planning Context section in the revised Review & Update document. • The Structure Plan seeks to minimise the potential for land use conflict by including larger lots along the interface with the agricultural area. The Review & Update document has provided greater separation between the potential low density expansion area and the agricultural area.
<p>Hillwood Berry Farm</p> <ul style="list-style-type: none"> • Previous impacts on flora and fauna habitat. • Scenic issues including polytunnels; mitigation required. • Minimal visual separation associated with the 40m buffer; view from highway needs to be improved. • The operation has increased to an industrial scale. • Potential land use conflict (with residential) & risks to public health. • Burton Street extension is to enable Hillwood Road between Leam Road and Hillwood Jetty Road to become private for berry farm use. 	<ul style="list-style-type: none"> • Further to the above, it is noted that the agricultural area is within a rural/agricultural zone wherein the berry farm is treated as an allowable land use. The zoning is to be retained in accordance with the NTRLUS and PAL Policy. • Previous and on-going use and development has been and is required to comply with the applicable planning scheme requirements, and any other relevant legislation. • The Structure Plan does not alter the status of Hillwood Road as a public road.
<p>Public open space</p>	<ul style="list-style-type: none"> • The strategies for Open Space and Linkages

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
<ul style="list-style-type: none"> • Numerous submissions have called for more open space, recreation and other community facilities, including: <ul style="list-style-type: none"> – Nature based play space, improved community space, green belts. – Foreshore walking tracks. – Existing picnic area at Pontoon not identifies (only the recreation ground). – Open space within subdivisions. Council should look at purchasing land for open space. – Use Burton Street road reserve as green space. – Structure plan should include a recreation master plan. 	<p>(Section 8.3) of the Review & Update document have been revised to more clearly:</p> <ul style="list-style-type: none"> – Support the ongoing upgrade of open space and recreation areas, including walking trails along the foreshore and planned dog exercise area. – Seek to provide for pedestrian and bicycle movement as part of upgrades within the Hillwood road network and the extension of Burton Street, including the potential use of widened road verges to provide separated pathways. – Seek to retain sufficient space for the creation of purpose built pathways as part of subdivision development in consolidation and growth areas to provide linkages to the foreshore and key facilities including the recreation ground (community hall, football oval and playground) and the pontoon and BBQ shelter near the café.
<p>Village concept</p> <ul style="list-style-type: none"> • Urban density lots in the centre and larger rural blocks surrounding. • Consistency with State Coastal Policy. <p>Retirement village concept.</p> <ul style="list-style-type: none"> • Between the café & recreation ground along Hillwood Jetty Road. • Co-located with a Village Green/communal park with BBQ and recreational facilities. • Related community facilities & amenities including small supermarket, cafes & specialty shops, a Hillwood Tourism Strategy, Community Hub (at Community Hall), additional sporting facilities at the recreation ground, other recreation facilities as per above. • Subdivision and lot sizes between 1000m² to 1500m² to 	<ul style="list-style-type: none"> • The Structure Plan is consistent with the State Coastal Policy because it promotes a contained settlement pattern and supports recreational use within the foreshore. • Hillwood is not an urban settlement which means that urban density lots would not be supported under the regional strategy. • There are other reasons why lots need to have a relatively lower density including the need to deal with wastewater and stormwater management and, in some cases, slope stability. • The potential low density residential area has been amended in the revised Review & Update document to provide greater separation from the agricultural area and, correspondingly, to provide increase opportunities for consolidation along the river frontage. • It is noted however that the low density residential zone provisions would allow strata-type development and would therefore provide for the retirement village type concept albeit on relatively large lots

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
improve affordability.	
<p>Local business</p> <ul style="list-style-type: none"> • What is the attitude/intention of the Signal Station Tavern? • Preference to retaining the jetty/café/community hall as a focal point for the community. • Café (former post office) should be zoned commercial or similar, assist with on-going operation (rather than relying on non-conforming existing use rights). • The State Growth submission identifies potential concerns with the Signal Tavern Station proposal and potential intensification of the use of the highway access. 	<ul style="list-style-type: none"> • The Structure Plan seeks to encourage the provision of services that are commensurate with the role of the settlement and provide for the economic and social well being of residents in Hillwood. • The concept involving Signal Station Tavern was introduced in the original Structure Plan document and it is logical to enable the facility to broaden its offering, if desired, to include day-to-day supplies in conjunction with the development in the southern sector including an internal road linkage • The revised Review & Update document seeks to recognise the current and historical usage of the Hillwood café site and apply a local business zoning to provide for a continuation and appropriate intensification of usage in the future. • A new Section 8.5 Services and Facilities in the Review & Update document identifies these initiatives.
<p>Public transport</p> <ul style="list-style-type: none"> • More regular and improve public transport service through Hillwood. • Alternatively, secure carpark at the bus stop would encourage use of the bus network. • The State Growth submission identifies that bus services are unlikely to be extended into Hillwood in the future due to consolidation and growth. The upgrade of the East Tamar Highway / Hillwood Road / Dalrymple Road intersection may create the opportunity to move existing nearby bus stops closer to the Hillwood Road intersection. These bus stops would need to be made DDA accessible compliant and made safe for passengers 	<ul style="list-style-type: none"> • The revised Review & Update document recommends that the potential bus stop improvements suggested by State Growth should be investigated further, together with the potential to develop a parking area near the bus stop on Hillwood Jetty Road as suggested in the submissions.
<p>Water supply</p> <ul style="list-style-type: none"> • Queries around connecting to existing infrastructure. • Some agreement in 	<ul style="list-style-type: none"> • TasWater has advised that there is no spare capacity within the reticulated water supply system at Hillwood and it does not have any current plans to upgrade the system. Rural living and low density residential lots are typically

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
<p>submissions to static water supplies.</p> <ul style="list-style-type: none"> • Additional commentary around infrastructure contributions for increased water supply should be included. 	<p>capable of accommodating water storage tanks for potable and fire fighting purposes.</p> <ul style="list-style-type: none"> • The revised Review & Update identifies that use and development on land that is not capable of connecting to a reticulated water supply system is supported where appropriate static water storages are capable of being provided.
<p>Wastewater</p> <ul style="list-style-type: none"> • Difficulties with on-site management. • Water quality concerns including impacts on watercourses and Tamar River. • What processes are there to ensure that users comply with the recommended maintenance measure? 	<ul style="list-style-type: none"> • There is no reticulated sewerage system within the study area. The capacity for lots to accommodate on-site wastewater management and associated reserve areas will need to be demonstrated, unless proposals involve a private treatment system managed as part of a body corporate. • Property owners have an obligation to ensure that on-site wastewater management systems area adequately maintained.
<p>Stormwater management</p> <ul style="list-style-type: none"> • Difficulties with on-site management. • Upgrade of existing infrastructure required to accommodate future development; assessment required. • Water quality concerns including impacts on watercourses and Tamar River. • Water sensitive urban design should be implemented on slopes to decrease the velocity of flows and manage water quality. 	<ul style="list-style-type: none"> • There is no requirement for rural living and low density residential lots to be connected to a public stormwater system. An expanded discussion of this matter is included in the revised Review & Update document. • While the collection of concentrated surface water into storage tanks will assist with controlling stormwater within individual lots, appropriate stormwater management will need to be implemented as part of subdivision development and road upgrades including water sensitive urban design. All lots should have an appropriate layout, or be provided with benefitting easements, to provide flow paths either into roadside drains or natural drainage lines.
<p>Land stability</p> <ul style="list-style-type: none"> • Monitoring should be undertaken and residents should have access to advice on mitigation. 	<ul style="list-style-type: none"> • The Structure Plan identifies that use and development on land at risk to landslide is supported where this can be appropriately located and managed within lots of sufficient size and does not contribute to a further risk of landslides. This is required by the planning scheme provisions. • It is anticipated that the density of development in medium landslide hazard bands in these areas will need to be limited to enable sufficient space to appropriately manage surface water, groundwater and changes in ground levels.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Issues	Response
<p>Threatened flora and fauna</p> <ul style="list-style-type: none"> • Regular assessments should be undertaken. Can a reference list be included in the structure plan? • Regular assessments should be undertaken and monitoring of development impacts. • Wildlife corridors should be provided for. 	<ul style="list-style-type: none"> • The Strategic Planning Context section in the revised Review & Update document includes an expanded discussion of the planning controls around biodiversity, including: <ul style="list-style-type: none"> – The Biodiversity Code in the Scheme seeks to protect, conserve and enhance the region's biodiversity in consideration of the extent, condition and connectivity of critical habitats and priority vegetation communities, and the number and status of vulnerable and threatened species. It is applicable to subdivision development that will involve the removal of native vegetation. – The application of the Natural Assets Code in the TPS will broaden the requirements to minimise impacts on native vegetation including habitat for threatened flora or fauna. The Code is accompanied by priority vegetation mapping in Council's draft LPS, which encompasses areas larger than the extent of native vegetation on TASVEG 4.0 mapping. – Potential impacts on threatened flora and fauna species are addressed under the Tasmanian Threatened Species Protection Act 1995 and potential the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. However, priority vegetation mapping in Council's draft LPS seeks to protect the habitat for such species.
<p>Drafting of the Review & Update document</p> <ul style="list-style-type: none"> • Typographical/grammatical errors and clarity of mapping. 	<ul style="list-style-type: none"> • These matters have been reviewed and addressed in the revised Review & Update document.

OPTIONS

Council may choose to:

1. Adopt the draft Hillwood Structure Plan Review & Update as presented; or
2. Adopt the draft Hillwood Structure Plan Review & Update as presented with amendments; or
3. Not adopt the draft Hillwood Structure Plan Review & Update at this point in time.

9.2 HILLWOOD STRUCTURE PLAN REVIEW & UPDATE (CONT.)

OFFICER'S COMMENTS

The matters raised within the submissions have been considered and have informed revisions to the Review & Update document following the consultation period.

The majority of the supporting assessments that underpinned the original Structure Plan, and the strategic directions that it provides, remain current and are reflected in the Review & Update document.

The key issues which instigated the Review & Update were the need to reassess the lot supply and demand at Hillwood in light of the recent approved rezonings and the impact of development on the safety and efficiency of the East Tamar Highway.

The existing and future lot supply has been assessed in conjunction with an analysis of housing demand undertaken by Urban Enterprise. The key challenge for the Structure Plan is in providing a framework that enables the demand for housing to be met whilst protecting the existing and potential agricultural uses within the area and ensuring its character, river setting and rural landscape values are respected and enhanced.

The updated growth framework seeks to provide opportunities for consolidation and growth that is consistent with the projected demand over the next 20 years. It seeks to consolidate the established residential land use patterns and provide for consistency with existing housing densities.

The Review & Update also seeks to provide for the coordinated upgrade and extension of the road network, including pedestrian and bicycle movements within local roads. It is informed by a traffic assessment undertaken by Traffic & Civil Services. This includes a consideration of impacts on the East Tamar Highway. Comments from State Growth have been reviewed and considered.

The Review & Update identifies the short and medium term improvements required to provide for traffic safety. Funding sources for these works will need to be determined. An infrastructure contribution scheme will likely be required as a funding source. The traffic assessment has not identified any capacity issues with the existing highway intersections within the lift of the Structure Plan based on the adopted growth scenario.

Should Council be agreeable to adopting the draft Hillwood Structure Plan Review & Update as recommended, it will be re-issued as the final version.

OFFICER'S RECOMMENDATION

That Council:

1. Adopt the draft Hillwood Structure Plan Review & Update as presented.

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

9.3 GEORGE TOWN AREA STRUCTURE PLAN

REPORT AUTHOR:	Town Planner – Mr J. Simons Consultant Town Planner
REPORT DATE:	27 July 2021
FILE NO:	51.5, 51.10
ATTACHMENT:	(A) Attachment 1: George Town Area Structure Plan (B) Attachment 2: Summary of Written Submissions (C) Attachment 3: Written Submissions (D) Attachment 4: Online draft Structure Plan Online Survey Result Summary

SUMMARY

In 2020 the Council embarked on preparing a structure plan with a purpose of a strategic document to guide future use and development over the next twenty years. The primary purpose of the structure plan is to guide sustainable growth in the defined Structure Plan Area (refer to Figure 1).

Plan Place Pty Ltd was appointed as the lead consultant to prepare George Town Area Structure Plan (the Structure Plan). The draft Structure Plan was developed in close consultation with the Council.

The draft Structure Plan was released for public consultation in May 2021 for four weeks, concluding on the 22nd of June 2021. The draft Structure Plan attracted:

- 24 written representations;
- 56 responses from the online survey; and
- Verbal feedback received during the drop-in session.

Each submission was carefully considered and where appropriate it has led to changes to the draft Structure Plan.

The modified Structure Plan, contained in Attachment 1, is recommended to be endorsed by the Council.

BACKGROUND

In 2020, the George Town Council recognised that it required a structure plan to provide a road map for future use and development for George Town and Low Head. The Structure Plan provides a framework for sustainable growth for residential development and other activities, identifying where investments are needed for new business and residential development but also to promote community wellbeing in the Structure Plan Area.

The Structure Plan is a high-level strategic document for use and development, embracing Council's vision and guiding principles articulated in the *George Town Community Strategic Plan 2020-2030*, endorsed at Council's meeting in 28th July 2020.

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)



Figure 1: Structure Plan Area

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

The George Town Council, in 2020 committed to developing the Structure Plan for the Structure Plan Area with the purpose of:

- strengthening identity, celebrating the attributes of this unique location and the opportunities this offers;
- creating a pathway to shaping a place that its residents highly value;
- building capacity to be responsive to economic growth; and
- supporting capability to attract new residents, striving for 10,000 people in the Municipality.

The Council developed the Project Brief and provided it to the consultant, and this defined objectives and the geographic area of the Structure Plan. The objectives have guided the content and purpose of the strategic plan.

The Structure Plan Area was defined to focus on the urbanised area of George Town and Low Head and the land area immediately surrounding it, to consider the spatial relationship between development and the interface with the hinterland. The Structure Plan Area deliberately excluded coastal settlements. The coastal settlements within the Municipality vary considerably from the established development pattern in the Structure Plan Area. Similarly, Hillwood can be differentiated from the Structure Plan Area, and hence a separate strategic plan has been prepared for this location.

The desired outcomes in the Structure Plan are to increase population density and intensify residential development, which is not desirable in the outer locations or considered responsible use of land resources. The serviced area of George Town is also quite extensive, providing an opportunity for infill and consolidation on serviced land. Additionally, the Structure Plan Area contains the largest population centre in the Municipality. An estimated 75% of the population live in the Structure Plan Area.

The population target is to reach 10,000 people over the next twenty years in the Municipality. The timeframe may be shorter as different trends have emerged since the pandemic COVID-19, influencing migration patterns and where people are choosing to live. The new employment opportunities of developing green industries in the Municipality may also attract new residents in future to live within the Structure Plan Area.

At least 75% of the anticipated population growth in the Municipality is expected to be in the Structure Plan Area, reaching a minimum of 7500 persons over a twenty-year timeframe. If growth is unprecedented over the next decade, the Structure Plan Area may reach the target sooner. The Australian Bureau of Statistics Census 2021 will give us a better guide.

Over time, the planning principles and the recommended actions in the Structure Plan are likely to be modified or amended, ensuring it is responsive and reflective of use and development trends and the economic climate. Regardless of any future amendments or changes, the Structure Plan provides a framework which will form the basis of the Council's decisions and priorities influencing the direction of its governance concerning the built and natural environment. Regular reviews of the Structure Plan are encouraged and paramount if it is to remain agile and current. It is also important that it remains a current tool to signal to the community and stakeholders the direction for future sustainable growth and development.

The Structure Plan implements the *George Town Community Strategic Plan 2020-2030* as it applies to use and development, influencing the built environment to improve the enjoyment of the people who live, work and visit the Structure Plan Area. In summary, the Structure Plan determines:

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

- Residential areas that can sustainably grow, providing affordable housing and connected neighbourhoods;
- Improvements that can make the town centre a place for people to live and work while attracting visitors locally and further afield;
- Mechanisms that can support the revitalising vacant buildings and attract new businesses to locate in the town centre;
- Changes needed to the built environment that facilitate alternative modes of transport such as cycling, walking and public transportation;
- Environmental and sustainable elements that must be protected or supported through sustainable water/stormwater reuse, greenbelt and riparian development and minimising fossil fuel use;
- Wise use of income generated from public open space contributions to best serve the community;
- Improvements to parks and recreational facilities to increase the uptake of their use; and
- Recommendations concerning future zoning to guide amendments to the planning scheme.

The Structure Plan (refer to Attachment 1) provides a strategic plan for the Structure Plan area which has resulted from analysis and research of:

- State, local and other strategic documents;
- George Town Community Strategic Plan 2020-2030;
- Past community survey and data collected to capture community aspirations; and
- Knowledge and data collected from commissioned studies held by the Council.

The Structure Plan is divided into three parts:

- Part 1: Shaping the Plan;
- Part 2: Planning Principles and Recommendations; and
- Part 3: Neighbourhood, Recommendations.

Part 1 provides an overview of the Structure Plan outlining the purpose of the plan and the methodology employed to develop the planning principles and recommended actions. It also acknowledges that parameters are set by the established development pattern as we move into the future.

Part 2 sets out the planning principles which underpins the fundamental direction of the Structure Plan and is supported by several recommended actions. The recommended actions set out in Part 2 are those that apply to the overall Structure Plan Area and prompts Council to undertake tasks or investigations required to further finetune its policies to achieve the desired planning outcomes.

Part 3 focusses on each neighbourhood within the Structure Plan Area and provides additional recommended actions as needed. These recommended actions are unique to the neighbourhood.

The Structure Plan does not include an implementation plan and it is recommended that one is devised, identifying the key priorities of the Structure Plan for the Council to consider over the next five years.

The Council has considered the various stages of the draft Structure Plan through its workshops but it has not been subject to any earlier resolution.

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

STRATEGIC PLAN

This action relates to the following components of the Community Strategic Plan 2020-2030.

Future Direction (1) Community pride

- 2/ All communities take pride in their place
 - I. Maintaining public spaces so they are clean, tidy and appealing
 - II. Developing well-designed public spaces which are attractive, safe and support the area's identity and reputation
 - III. Improving maintenance of public spaces particularly the entrances to the municipality and communities

- 3/ A strong, recognisable, positive reputation
 - I. Developing and promoting a new 'capital' brand and associated program for George Town, focusing on strengths and aspirations and leveraging the stories of the area's people
 - II. Promoting the area as the place to live, work, play and invest

- 4/ Safe and secure communities
 - I. Focusing on prevention

Future Direction (2) Prosperity for all in all aspects of life

- 7/ Increased population across the municipality
 - I. Attracting workforce aged people with skills in gap areas
 - II. Focusing on families
 - III. Focusing on those who can come and start their own enterprises and businesses
 - IV. Playing a positive role in the population growth strategy for the Region

- 8/ Strengths-based reputation building
 - I. Focusing population attraction on the area's advantages of well-connected and supportive communities: digital advantage; community of learners

- 10/ Local shops and cafes thrive and respond to local and visitor needs
 - I. Focusing on 'Support Local; Buy Local; Employ Local'

- 12/ Protected local natural landscapes and values
 - I. Caring for our environment

Future direction (3) Progressive well-resourced communities

- 1/ Recreational opportunities for all
 - I. Developing well-designed and maintained recreational facilities – shared pathways, tracks, trails, exercise stations – all ages, all abilities

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

- 3/ Social infrastructure meets community needs
 - I. Developing and maintaining social infrastructure that meets the community's changing needs
 - II. Responding to the needs of young people

- 4/ Persons with special needs have local access to needed services
 - I. Understanding local needs and service gaps
 - II. Building local service provision capability
 - III. Facilitating transport to services e.g. community car

- 5/ Communities have agreed strategic plans
 - I. Making sure communities remain connected, engaged and empowered
 - II. Celebrating project successes

- 8/ Public infrastructure relevant to needs
 - I. Making sure the place works well through good design, safety standards asset management and ongoing maintenance
 - II. Understanding priorities and scheduling responses
 - III. Maintaining access to quality health, well-being, education and training
 - IV. All ability amenities to meet the needs of residents and visitors
 - V. Improve access through the design, maintenance and extension of footpaths, tracks and trails

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

A council can prepare a strategic plan for its Municipality pursuant to section 66 of the Local Government Act 1993. The Structure Plan is a strategic framework setting out the future direction for use and development for the Municipality.

66. Strategic plan

- (1) A council is to prepare a strategic plan for the municipal area.
- (2) A strategic plan is to be in respect of at least a 10 year period.
- (3) In preparing a proposed strategic plan, a council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.
- (4) The general manager is to make a copy of a proposed strategic plan available for public inspection at the public office during ordinary office hours.

RISK CONSIDERATIONS

The following risks have been identified in accordance with Council's adopted Risk Management Framework and Risk Matrix.

The Council will be required to provide funding for the implementation of the Structure Plan and may also commission additional studies. Additional funding may need to be secured to implement the Recommended Actions in the Structure Plan, particularly with respect to future infrastructure provision. Applying for grants and being successful is not guaranteed. There is a medium risk of Council that there is a reliance to self-fund the Recommended Actions of the Structure Plan.

The Structure Plan sets the intended future direction for sustainable growth. The Growth Areas identified are not shown in the Regional Land Use Strategy of Northern Tasmania (RLUSNT).

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

Rezoning the Growth Areas identified will require changes to the RLUSNT to enable it to demonstrate compliance with the *Land Use Planning and Approvals Act 1993*. There is a moderate risk that the RLUSNT will not be modified.

FINANCIAL IMPLICATIONS

The Council will require an implementation plan to ascertain annual funding budgeting requirements to support the Recommended Actions of the Structure Plan.

Annual funding will need to be set aside for its implementation and to undertake the tasks set out by the Recommended Actions. Once an implementation plan is completed there will be improved understanding of funding required.

CONSULTATION

The community implications of the recommendation action/s has been assessed against Councils Community Consultation Framework as having a high impact requiring category four consultation.

The Structure Plan was released for public consultation in May 2021 for four weeks, concluding on the 22nd of June 2021. A drop-in session was held on 10th of June from 1pm to 7pm in the Memorial Hall.

The community was invited to make comment for a period of 28 days on the proposal through Council's website, Facebook page, Public Notice in the Examiner, direct phone contact to key stakeholders and announced on Tamar FM.

OPTIONS

To endorse the changes to the Structure Plan, there are three recommendations:

1. *The revised George Town Area Structure Plan contained in Attachment 1 be endorsed as a strategic plan pursuant to section 66 of the Local Government Act 1993;*
2. *The Council delegate to the General Manager to allow minor alterations, editorials and amendments to the endorsed George Town Area Structure Plan in Attachment 1 that does not result in substantial changes to the intent of the planning principles and recommended actions; and*
3. *The Council set aside funding in future budget considerations to prepare an implementation plan which priorities the recommended actions of the George Town Structure Plan Area*

Council may choose to:

1. Support the motion as presented; or
2. Support the motion with amendment; or
3. Not support the motion.

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

OFFICER'S COMMENTS

The public exhibition of the draft Structure Plan attracted:

- 26 written representations;
- 56 responses from the online survey; and
- Verbal feedback received during the drop-in session.

Nineteen persons attended the drop-in session at Memorial Hall with a handful following up with written submissions.

A range of other stakeholders were consulted directly, such as Communities Tasmania (Housing), Department of State Growth, TasWater, Tasmanian Gas Pipeline, Low Head Company. Please note that not all stakeholders consulted provided written comments.

Table 1 below collates the matters raised during public consultation into several general points raised. The summary points in Table 1 were derived from the responses made to the written submissions, online survey and feedback made at the drop-in session and are not shown in any order of importance. The written submissions and the responses to these are in Attachments 2 and 3. An overview of the online survey and its findings are in Attachment 4.

The draft Structure Plan was revised after public consultation (including verbal submissions made at the drop-in session) to address the issues and concerns raised. Adjustments and modifications were made to the mapping and text of the Structure Plan.

The overall intent of the strategic document, however, was not significantly altered because of public consultation. Table 1 identifies the key issue raised during public consultation and the draft structure plan changes. More detailed assessment of the written submissions are contained in Attachment 2. The original submissions made during public consultation are contained in Attachment 3.

The results of the online survey conducted during public consultation are contained in Attachment 4. The online survey reaffirmed the importance providing a quality walking and cycling network, connecting each neighbourhood. The recommended actions reflect the desired outcomes revealed by the online survey.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

Table 1: Summary issues raised during public consultation.			
Issue	Request/Concern	Response	Change
George Town Aboriginal Cultural Community Centre	Requests that land at the top of Anne Street be returned into Aboriginal Tasmanian ownership.	<p>The representation is focussed on identifying the location for an Aboriginal Cultural Centre. Determining the indigenous values and whether a George Town Aboriginal and Cultural Community Centre should be established at the top of Anne Street requires consultation with the Aboriginal community.</p> <p>While the importance of indigenous issues is not discounted, it is premature for its inclusion in the Structure Plan as it would not have undertaken the relevant consultation with the Aboriginal community.</p> <p>Based on comments received, an additional recommended action is proposed ensuring that future use and development considers indigenous issues.</p>	Minor adjustments to the Structure Plan to improve clarity with respect to consideration of indigenous issues. Recommended action inserted.
Residential growth at Low Head.	<p>Increase Structure Plan Area to include Bell Buoy settlement.</p> <p>Alternative Road route suggested as part of the Tam O'Shanter Drive to be included in the Structure Plan.</p> <p>Increase the extent of the residential area to allow additional development east of residential area and Low Head Road.</p>	<p>The Structure Plan seeks the efficient use of land and is confined by the parameters of the established development pattern. The Structure Plan does not propose an outcome resulting in the further rezoning of land at Low Head.</p> <p>Not all submissions made support for residential expansion at Low Head. There are opposing views expressed requesting that further subdivision is prohibited, and that farmland is protected.</p> <p>If the take up of land accelerates over the next five years, a Structure Plan review may revisit the opportunity for new development. Currently, expansion is not warranted and would deviate away from the priority focus to intensify residential use on serviced</p>	No change.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

		land. In the absence of any proposed expansion of residential development at Low Head, planning for the road network extension is unnecessary.	
Mountain Bike Village	Council has committed to the RSL building as the new GT Mountain Bike Hub. Requests that the hub be shown in the Structure Plan as a gateway location, incorporating the tourist information centre.	The RSL site is appropriately zoned and is not seeking any changes concerning the hub. To reference the RSL as the Mountain Bike hub is premature at this stage.	No change.
Motocross Network	Requests Council to make allowance for a trail head/hub for the Motocross Network in the Structure Plan.	A trail head/hub could be incorporated with the Sports Complex. However, at this stage it is premature to reference it in the Structure Plan.	No change.
Structure Plan Area	The defined Structure Plan Area should be redefined to incorporate a larger area of the municipality.	The Structure Plan Area is focussed on the defined urban areas of George Town and Low Head and the land immediately around it. There was a deliberate intent to preclude outer lying areas. The Structure Plan promotes sustainable growth within the main urban centre of the Municipality. The Airfield is acknowledged in the Structure Plan. The coastal settlements are excluded as the character of these settlements and their locations have different attributes from the main urban areas of the Municipality.	No change.
Council's Planning Protection Powers	Raises concern about the threat to Council's Planning Protection Powers.	The Structure Plan seeks to introduced tailored use and development controls. However, changes to the planning scheme are subject to a separate regulatory process.	No change
Population Growth	Confusion over the growth rate of 4% sought for Low Head. Mixed support with aiming to grow the population of the Municipality to 10,000 persons.	It is acknowledged that population growth will be minimal for Low Head and there is no intention for the Structure Plan to drive growth of 4% per annum at Low Head. The Structure Plan review in time will reassess if the	The Structure Plan is modified, emphasising target population moving rather than a growth rate.

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

		population growth remains a attainable target within the timeframe. The population target can be reviewed.	
Heritage Precinct	Recognition of the built environment and history.	The Structure Plan seeks to respect heritage values through the development process. This is noted and an additional recommended action has been included to place a stronger emphasis on heritage considerations.	Minor changes to recommended actions to require consideration of heritage values.
The Ruin Paddock Low Head	<p>Many representations refer to the Ruin Paddock at Low Head and its potential development.</p> <p>Also notes that priority vegetation is identified in this location.</p>	<p>The Ruin Paddock is zoned General Residential. The George Town Draft Local Provisions Schedule also proposes to spatially apply the General Residential Zone to this land. The land is serviced and has been zoned for this purpose for some time.</p> <p>The priority vegetation overlay shown in the Structure Plan is indicative and a specific site assessment may be conducted to determine the natural values.</p> <p>The confusion caused by showing priority vegetation and zoning is acknowledged.</p>	<p>Note added in the Structure Plan to clarify the purpose of showing the priority vegetation area.</p> <p>The zoning map adjusted to remove showing the George Town Interim Planning Scheme zones.</p>
Linking Public Open Spaces and Walking Paths and Trails	<p>Generally overwhelming support for this aspect of the Structure Plan.</p> <p>There are some concerns and opposing views with providing trails along the coastline particularly where there are sensitive natural values such as fauna habitat (e.g. Penguin Rookery at Low Head, complex lagoon system at Low Head).</p> <p>Public open space land in the North Neighbourhood signalled for development and should not be allocated to open space.</p> <p>The issue of landslide and access could inhibit the development of a trail for cycling and walking in the Pipeclay Neighbourhood.</p> <p>The trail shown along the Yorke Rivulet is subject to</p>	<p>The Draft Structure Plan has considered the feedback and has made adjustment to the proposed walking and cycling trails. Some future trails are shown over private land. These are retained in the Draft Structure Plan, however, noted that further investigations are required.</p> <p>Public open space in the North Neighbourhood is desired.</p> <p>However, consultation has highlighted that land shown as public open space is likely to be developed. The locations of proposed public open space shown in the Structure Plan is indicative only.</p> <p>The trails shown in the Structure Plan are indicative and may result in the adjustment to a pathway</p>	<p>Minor changes, finetuning the recommended actions to reflect the submissions received concerning public open space.</p>

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

	flooding and may not be practical.	shown once further investigations are undertaken.	
Rezoning of land for residential in the North Neighbourhood	Concern for potential zoning for Low Density Residential.	Property owner expressed concern for potential zoning. The wording in North Neighbourhood 6 will be revised to be more general.	Revised wording of recommended action.
Urban Growth Boundary	Concern that the Urban Growth Boundary is inappropriate for inclusion.	The Urban Growth Boundary is defined under the heading 'Sustainable Growth'. The Urban Growth Boundary map seems to have created confusion rather than clarity and can be removed.	Urban Growth Area map is removed.
Street Trees	Reinstatement of street trees.	Street trees are raised in several of the submissions. The recommended actions in the Structure Plan seek to green our urban areas, including the Council preparing a plan for further street tree plantings.	No change.
Public access to coastal reserve	Concern expressed that it is inappropriate to promote trails on the coastal reserves near houses and that this will compromise privacy and security.	The principle to facilitate public access to the coastline is a fundamental principle of the Structure Plan. Opportunities for trails or improved access will be encouraged, however, not at the cost of losing fauna habitat. Community consultation is likely if any future trails are proposed and any proposal will be scrutinised by the relevant statutory approval processes.	Minor changes to wording of the recommended actions concerning trails within the coastal reserve.
Tourism, other Economic Drivers	Emphasis required in the Structure Plan to promote tourism.	The Structure Plan is not intended to be tourism focussed and was not a direct consideration. It is noted that the management of future growth and development, protecting attributes in the Structure Plan Area will have indirect benefit to the visitor economy and tourism.	No change.
Car Parking	Car parking supply within the Macquarie Street area to service businesses is inadequate. Some submissions are of the view that it is too late to prepare a car parking plan.	The Structure Plan recommends that further investigations are undertaken to prepare a car parking plan. A car parking plan will consider the demand and supply for future use and activities in the business area of George Town.	No change.
Conservation of farmland at	Submission supports the prevention of fragmenting	The Structure Plan seeks to protect farming land and	No change.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

Low Head	farmland at Low Head.	operations in the Structure Plan Area.	
Reserve Activity Assessment	Land managed by Parks and Wildlife Services will require a Reserve Activity Assessment.	Any development of trails will require a Reserve Activity Assessment. This is noted.	No change.
Tas Water	Land in identified future Growth Areas can be serviced. However, the potential water supply required for Hydrogen Hub is not accounted for in the advice.	The advice is noted.	No change.
History	The history of the first surveyed plan of George Town not correctly reflected. Other historical events are incorrect.	The wording is adjusted to reflect the submissions historical account. The Structure Plan is not intended to cover history at length but merely acknowledging that early plans have influenced use and development patterns.	Minor changes to wording in the Structure Plan.
3 storey development at York Cove or adjacent to the waterfront.	Opposed to 3 storey development establishing adjacent to the waterfront.	In future when the Tasmanian Planning Scheme comes into effect for George Town, the acceptable solution in the General Business Zone of the State Planning Provisions allows for a building with a height of 12m. The Structure Plan is seeking to investigate inserting controls to manage the bulk and scale of buildings that may be adjacent to the waterfront. This is with the primary intent of protecting the important attributes of the Macquarie Street.	Minor changes to the wording. Removal of references to 3 storeys from the text and recommended actions.
Road verges	Tidy the road verges	This issue is raised by a few submissions and is a maintenance issue rather than one relevant to strategic land use planning.	No change.
August Council meeting.	Requests that the Council not consider the Structure Plan until its August meeting.	Community consultation undertaken was undertaken in accordance with the Council policy. The Structure Plan is intended to be subjected to frequent review to ensure it remains responsive and agile. Further consultation with the community is likely prior to any changes being implemented.	No change.
Bus Stops	Additional bus stops cannot be supported due to the population size.	The advice is noted that new bus stops can only be supported in response to population demand. There is	Minor changes to show correct location of bus stops.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

		<p>currently insufficient population to support new stops.</p> <p>Comments are noted. Bus stops are important to improving walking access to public transport. While technology is providing for alternative shared transport systems, bus stops will remain important action within the Structure Plan until new technologies become part of the main stream. It is acknowledged that additional bus stops will be viable if accelerated growth is experienced in the Structure Plan Area.</p>	Adjustment to recommended action and wording concerning bus stops.
Regional Land Use Strategy	Conflict between the Structure Plan and the Regional Land Use Strategy of Northern Tasmania.	The Structure Plan acknowledges that changes to the Regional Land Use Strategy of Northern Tasmania are required to facilitate future growth areas.	No change.
New Streets	Council construct unmade road reserves close to Macquarie Street.	Road reserves are usually constructed when land is developed. Council does not have the capacity to construct new roads but should investigate how to facilitate new development. Appropriate action already in the Structure Plan.	No change.
Roadkill	Speed limit leads to unnecessary roadkill.	The Structure Plan is a high-level document to provide strategic guidance to future use and development. The speed environment of the road network particularly along the primary route through to Low Head could have potentially benefits for road user safety and also address reducing roadkill. Reducing roadkill, while an important initiative, is not a planning consideration.	No change.
Footpath network	Concern that footpath network does not suit all walkers with different abilities.	The online survey responses along with the submission notes the importance of the footpath network to all users regardless of their abilities. The recommended actions in Part 2 and Part 3 seek to build all abilities primary walking loop in the Structure Plan Area.	No change.
Housing choice	Concern that driving a policy of housing choice may result in residents being forced to	Population growth is desired for George Town as articulated by the Community	No change.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

	move.	<p>Strategic Plan 2020-2030.</p> <p>The Structure Plan recognises that the established housing stock does not reflect the needs of certain parts of the population residing in the Structure Plan Area. The Structure Plan cannot force or change a person to move or relocate, it is merely recognising that a mix of housing choice, diversity and affordability are important to facilitate wellbeing. It can also be an important factor for attracting population growth.</p>	
Data and Analysis	<p>Commission studies like those commissioned for the first iteration of the Hillwood Structure Plan 2016.</p> <p>Update population statistics once the Australian Bureau of Statistics completes and releases the data associated with 2021 Census (ABS Census 2021).</p>	<p>The recommended actions throughout the Structure Plan will require further analysis and review to gather appropriate evidence. In many instances, especially for any rezoning of land, further studies will be commissioned.</p> <p>Council update population references in the Structure Plan once the ABS Census 2021 is released.</p>	No change.

9.3 GEORGE TOWN AREA STRUCTURE PLAN (CONT.)

CONCLUSION

The draft Structure Plan has been modified to reflect the comments received during public consultation. The planning principles are not substantially altered from the draft Structure Plan as a result of public consultation. The recommended actions are adjusted to reflect the community and stakeholder concerns expressed.

The Structure Plan as contained in Attachment 1 can be endorsed as a strategic plan in accordance with section 66 of the *Local Government Act 1993*.

OFFICER'S RECOMMENDATION

That Council:

1. Adopt the revised George Town Area Structure Plan contained in Attachment 1; and
2. Authorise the General Manager to allow minor alterations, editorials and amendments to the endorsed George Town Area Structure Plan in Attachment 1 that does not result in substantial changes to the intent of the planning principles and recommended actions; and
3. Considers funding to prepare an implementation plan which priorities the recommended actions of the George Town Structure Plan Area in future budget considerations.

DECISION

VOTING

For:

Against:

10. WORKS AND INFRASTRUCTURE

Nil.

11. CORPORATE SERVICES AND FINANCE

Nil.

12. LIVEABLE & CONNECTED COMMUNITIES

Nil.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

13. MAYOR

13.1 MATTERS OF INVOLVEMENT – MAYOR

FILE NO.: 14.11

REPORT DATE: 20th July 2021

Mayor Cr Greg Kieser		
June	21-24	Attended ALGA Conference - Canberra
	28	Attended Circular Economy Grant Announcement
	29	Chaired Council Workshop
	30	Tamar FM interview
July	30	Attended LGAT Annual General Meeting
	13	Chaired Council Workshop
	15	Attended breakfast hosted by BBAMZ on NERA followed by meeting with the National Cluster Development Manager
	20	Attended Roundtable discussions with Year 6 and Year 10 student leaders from Port Dalrymple School

Note: the Mayor has maintained regular contact with the General Manager and key staff to keep abreast of and respond to the COVID-19 crisis.

OFFICER'S RECOMMENDATION

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

DECISION

VOTING

For:

Against:

14. PETITIONS

Nil.

15. NOTICES OF MOTIONS

Nil.

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

16. COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

[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.

17. COUNCIL COMMITTEE REPORTS

17.1 GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING – 1ST JUNE 2021

REPORT AUTHOR: Executive Support & Governance Officer – Ms L. Dickenson

REPORT DATE: 7th July, 2021

FILE NO: 14.7

ATTACHMENT/S: George Town Community Safety Group Committee Confirmed Minutes 1st June 2021

SUMMARY

The purpose of this report is to provide information to Council on the confirmed minutes and any recommendations from the George Town Community Safety Group Committee for consideration.

BACKGROUND

The George Town Community Safety Group Committee met on the 6th July 2021 and accepted the minutes as true and accurate record of the meeting held on the 1st June, 2021.

STRATEGIC PLAN

This action related to the following components of the Community Strategic Plan 2020-2030.

Future Direction 1. Community Pride:

- i. Safe and secure communities
 - a. Focusing on prevention

RISK IMPLICATIONS

The following risks have been identified in accordance with Council's adopted risk Management Framework and Risk Matrix.

The scope of the George Town Community Safety Group Committee is governed by Council Policy GTC-16 Special Committees and the Community Safety Group Committee Terms of Reference. Risk implications are therefore considered to be low.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993 and Council Policy GTC-16 Special Committees.

FINANCIAL IMPLICATIONS

There are no identified financial implications.

George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA

17.2 GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING – 1ST JUNE 2021 (CONT.)

CONSULTATION

The minutes were discussed at the 6th July, 2021 George Town Community Safety Group Committee meeting.

OPTIONS

That Council:

1. Accepts the minutes of the 1st June, 2021 of the George Town Community Safety Group Committee; or
2. Does not accept the minutes of the 1st June, 2021 of the George Town Community Safety Group Committee.

OFFICER'S COMMENTS

The George Town Community Safety Committee is established as a Special Committee of Council in accordance with Section 24 of the Local Government Act 1993.

OFFICER'S RECOMMENDATION

That Council:

1. Accept the minutes of the George Town Safety Group Committee meeting 1st June 2021 as an accurate record of that meeting.

DECISION

VOTING

For:

Against:

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
AGENDA**

18. CLOSED MEETING

18.1 INTO CLOSED MEETING

DECISION

Moved: Cr
Seconded: Cr

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

Agenda Item 18.2 Minutes of the closed ordinary Council meeting held on the 29th June 2021

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

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

Agenda Item 18.3 RFT 03/21 – Periodic Standing Contracts
--

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

VOTING

For:

Against:

18.4 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 Greg Kieser
MAYOR**