



GEORGE TOWN COUNCIL

Public Copy

Notice is hereby given
that the next Ordinary meeting of Council
will be held on

Tuesday 21st December 2021

in the Council Chambers
16-18 Anne Street, George Town

commencing at **1.00pm.**

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.

Shane Power
GENERAL MANAGER

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

1.	PRESENT	3
1.1	<i>APOLOGIES & LEAVE OF ABSENCE</i>	3
1.2	<i>IN ATTENDANCE</i>	3
2.	GOVERNANCE MATTERS	4
2.1	<i>TABLING OF CERTIFICATE OF ELECTIONS</i>	4
2.2	<i>DECLARATION OF OFFICE</i>	5
2.3	<i>RECEIPT OF OFFICE – COUNCILLOR DEAN GIBBONS</i>	6
3.	CONFIRMATION OF MINUTES	7
3.1	<i>ORDINARY COUNCIL MEETING HELD 23RD NOVEMBER 2021</i>	7
4.	LATE ITEMS	8
5.	PUBLIC QUESTION TIME	9
5.1	<i>PUBLIC QUESTION TIME PROCEDURE</i>	9
5.2	<i>PUBLIC QUESTIONS ON NOTICE</i>	10
5.3	<i>PUBLIC QUESTION TIME</i>	11
5.4	<i>RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME</i>	12
6.	DECLARATIONS OF INTEREST	16
7.	GENERAL MANAGER'S DECLARATION	16
8.	PLANNING AUTHORITY	17
8.1	<i>DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD</i>	17
9.	OFFICE OF GENERAL MANAGER	42
9.1	<i>COUNCIL WORKSHOPS – NOVEMBER/DECEMBER 2021</i>	42
9.2	<i>DRAFT GIFTS AND DONATIONS POLICY GTC-10 – VERSION 03</i>	44
10.	DEVELOPMENT AND ENVIRONMENT	47
11.	WORKS AND INFRASTRUCTURE	48
11.1	<i>GEORGE TOWN SPORTS OVALS DRAINAGE WORKS</i>	48
12.	CORPORATE SERVICES AND FINANCE	53
12.1	<i>AUDIT PANEL MEMBERSHIP</i>	53
13.	LIVEABLE & CONNECTED COMMUNITIES	56
13.1	<i>EVENT SPONSORSHIP - ID RODEO PROMOTIONS</i>	56
14.	MAYOR	62
14.1	<i>MATTERS OF INVOLVEMENT – MAYOR</i>	62
15.	PETITIONS	63
16.	NOTICES OF MOTIONS	64
17.	COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE	65
18.	COUNCIL COMMITTEE REPORTS	66
18.1	<i>GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING MINUTES – 2ND NOVEMBER 2021</i>	66
19.	CLOSED MEETING	68
19.1	<i>INTO CLOSED MEETING</i>	68
19.4	<i>OUT OF CLOSED MEETING</i>	69

George Town Council
COUNCIL MEETING – 21ST DECEMBER 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.

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**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

1. PRESENT

1.1 APOLOGIES & LEAVE OF ABSENCE

1.2 IN ATTENDANCE

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

2. GOVERNANCE MATTERS

2.1 TABLING OF CERTIFICATE OF ELECTIONS

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 16th December 2021

FILE NO: 14.15, 14.12

ATTACHMENT: Certificate of Election

In accordance with the provisions of the Local Government (General) Regulations 2015 8(2), Council's General Manager is to "*ensure that the result of the ballot for each office is recorded in the minutes of the meeting.*" The Certificate of Election was provided by Andrew Hawkey, Electoral Commissioner for the Tasmanian Electoral Commission dated the 13th December 2021 showing the following candidates elected as Councillor as a result of the resignation of Cr Justine Brooks on the 30th November 2021.

1 Councillor

Elected to fill the vacant office of councillor to serve until the next ordinary election of the Council.

Dean GIBBONS

OFFICER'S COMMENT

The Certificate of Election was received from the Tasmanian Electoral Commission on the 16th December. The Certificate of Election is to be tabled by the General Manager.

OFFICER'S RECOMMENDATION

That the Certificate of Election as provided by the Tasmanian Electoral Commission dated 16th December 2021 be received and recorded in the minutes of the meeting.

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

2.2 DECLARATION OF OFFICE

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 16th December 2021

FILE NO: 14.15, 14.12

ATTACHMENT/S: Declarations of Office

DECISION STATEMENT

To acknowledge and record the making of the declaration of office by the newly elected Councillor.

OFFICER'S COMMENTS

In accordance with the requirements of s.321(3) of the Local Government Act 1993, a council is to acknowledge the making of a declaration at its meeting and the General Manager is to record that fact in the minutes of that meeting.

OFFICER'S RECOMMENDATION

That the Declarations of Office made under Section 321 of the Local Government Act 1993 and in accordance with Schedule 2 of the Local Government (General Regulations) 2015 by the newly elected Councillor Dean Gibbons and as witnessed by the General Manager, be noted and form part of these minutes.

DECISION

VOTING

For:

Against:

2.3 RECEIPT OF OFFICE – COUNCILLOR DEAN GIBBONS

DECISION STATEMENT

To allow Councillor Dean Gibbons the opportunity to address Council and to thank the public and supporters.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

3. CONFIRMATION OF MINUTES

3.1 ORDINARY COUNCIL MEETING HELD 23RD NOVEMBER 2021

RECOMMENDATION

That the Minutes of Council's Ordinary meeting held on the 23rd November 2021 numbered 171/21 to 182/21 and 187/21 as provided to Councillors be received and confirmed as a true record of proceedings (attached).

DECISION

Moved:
Seconded:

VOTING

For:

Against:

4. LATE ITEMS

Nil.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

5. PUBLIC QUESTION TIME

5.1 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 COVID-19 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.

5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

5.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

5.4 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.”)



16 December 2021

Mr J. Glisson
28 McKenzie Drive
Low Head TAS 7253

Dear Mr Glisson

RE: PUBLIC QUESTION TIME – 23rd NOVEMBER 2021 ORDINARY COUNCIL MEETING

Thank you for your attendance at the 23rd November 2021 Ordinary meeting of Council where you provided the following preamble, subsequent discussion and resulting questions:

“Same question at the last Ordinary Council meeting, Mr Glisson stated that he did not receive an answer and that I was fobbed off basically. On the same subject, that Council made a decision based on Regulation 19.2 to resubmit an issue that had been resolved. The trouble with this is that regulation 91.1 says that before you can do that you must have a motion passed by the Council to go back to it. Mr Glisson stated that he had read the minutes and listened to the audio and no motion of the sort has been passed. Is Council ignoring the regulations or can you please tell me why there was no motion of the sort carried on the day?”

Through the Chair, the General Manager asked for clarification that there was two questions from Mr Glisson?

Mr Glisson advised that there were two questions and confirmed that the first question was:

“Why Council not following the procedures/regulations; and second question

Why was there no motion?”

In response to these questions I provide the following:

The General Manager having considered S19 1 (b) and (c) of the Local Government (Meeting Procedures) Regulations 2015, recommended the Chair to consider a motion in relation to Agenda Item 9.1 that prescribed the full membership of the s23 Committee; and to empower the General Manager to develop procedures for the committee for the purpose of a hearing to be presided by the mayor.

The motion is recorded in minutes of the 24 August Ordinary Meeting of Council listed as 130/21 being:

That Council in respect to agenda item 9.1 having considered S19 1 (b) and (c) of the Local Government (Meeting Procedures) Regulations 2015:

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

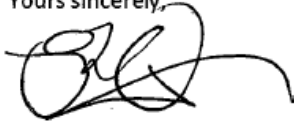
5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME (CONT.)

-2-

1. *Appoint all Councillors to the Committee as per S 23 Council Committees for the purposes of actioning motion 9.1;*
2. *Authorise the General Manager to develop prescribed procedures as per S 23 (3).*

Again, thank you for attending Council's Ordinary meeting.

Yours sincerely,



Shane Power
General Manager

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME (CONT.)



16th December 2021

Mrs Louise Flood
louiseflood@netspeed.com.au

Dear Mrs Flood,

RE: PUBLIC QUESTION TIME – 23RD NOVEMBER 2021 ORDINARY COUNCIL MEETING

Thank you for your questions submitted to the 23rd November 2021 Ordinary meeting of Council where you provided the following questions. In response to the questions taken on notice, I provide the following:

“Q1. The Planning Officer’s Report states that: “...the planning scheme does not have a heritage code: (p21). So the question is: Why on not? Because without a Heritage Code Council is powerless to offer any statutory heritage protection not only for the Ruin Paddock, but for the whole of the George Town municipality.

The Chair replied that his and the planner’s response is that there are a number of properties in the George Town and Low Head Area which are State Heritage Listed under the Historic Cultural Heritage Act 1995. Any planning application for a heritage listed property must be referred to Heritage Tas. for advice and the decision of the Heritage Council is reflected in any permit issued by Council. This provides adequate protection for the properties considered to be of State and National significance.” (extract for the 23rd November 2021 minutes)

Q2. So would Council please explain why doesn’t George Town – one of the first European Settlements in Australia have a local heritage code in its planning scheme? According to the productivity Commission over 80% of Tasmanian Local Councils had already established Heritage codes in their planning schemes way back in 2006.

There are a number of properties in the George Town and Low Head Area which are State Heritage Listed under the Historic Cultural Heritage Act 1995. Any planning application for a heritage listed property must be referred to Heritage Tas. for advice and the decision of the Heritage Council is reflected in any permit issued by Council. This provides adequate protection for the properties considered to be of State and National significance. *(As per Q1. answer above.)*

Q3. So is George Town’s 15 year delay in establishing a Local Heritage Code due to a failure of State Government policy? or Heritage Tasmania? or The Tasmanian Planning Commission? Or simply a lack of adequate resources for George Town Council?

Council’s previous planning scheme contained Heritage provisions and a schedule of properties. This was prepared prior to the existence of the *Historic Cultural Heritage Act 1995* and the Tasmanian Heritage Register. These were not transitioned into the Interim Planning Scheme 2013. This is a decision that the sitting Council made at the time. The decision was due to all of the properties scheduled, with Historic

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME (CONT.)

significance, now being listed on the Tasmanian Heritage Register. An additional code, with lesser protections than those afforded by the above act was considered to be an unnecessary duplication of legislation.

Heritage Codes are useful for the protection of properties that are not on the Register or where values such as streetscapes or intact precincts are considered worthy of protection. Councils which adopted such codes did it to protect heritage values that had already been identified, but did not get covered by the State Register. George Town does not have any clearly defined precincts or streetscapes of this nature. While the Low Head Pilot Station, Lighthouse and associated maritime structures could be considered a precinct, they are fragmented and interspersed with existing development and in the existing context are better protected as a collection of individual buildings.

Q4. The George Town Area Structure Plan finally appears to be a step in the right direction with its commitment to ensure adequate heritage protection measures are implemented in statutory process. (SP, NVS7, p.64) So the supplementary question now is: How much longer will it be before Council implements a Heritage Code in the planning scheme? And what progress has been made in the past 4 months to achieve this code objective?

Council will continue to respect the heritage values of those properties that have been identified on the State Register in its decision making. However, at this time there has been no compelling reason for Council to revisit the need for a Heritage Code to cover values which are not covered by the *Historic Cultural Heritage Act 1995*. If you are aware of any particular site or precinct, can provide detail as to why the site is of such value that it warrants additional protections, and identify exactly what those protections should hope to achieve, Council can consider if such a code is necessary. If appropriate, Council may support an application to the Tasmanian Heritage Council for State listing. However, it is not appropriate to do this with respect to a specific site after a development application has already been submitted in good faith under the existing legislative framework.

Yours sincerely,



Shane Power
General Manager

6. DECLARATIONS OF INTEREST

7. 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.

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

8. PLANNING AUTHORITY

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD

REPORT AUTHOR: Statutory Town Planner – Mr J. Simons
Manager – Development and Environment – Mr R. Cassidy

REPORT DATE: 10/12/2021

FILE NO: DA 2021/125

ATTACHMENT: (A) Title documents
(B) Application plans and description
(C) Representation (x2)
(D) Response from Applicant

APPLICATION INFORMATION

Applicant: J R Atkins

Site Address: 1/371 Low Head Road, Low Head

Titles details: CT 136825/1 with access via CT 62894/5

Property ID: 2100371

Zone: General Residential

Use: Visitor Accommodation

Proposed Development: Use for Visitor Accommodation – No development

Application Received: 16/11/2021

1. SUMMARY

Application is made to use the existing dwelling at 1/371 Low Head Road for visitor accommodation. The site will be managed in an Airbnb style arrangement. Visitors are intended to be accommodated in the two existing habitable buildings on the site. Up to six (6) beds will be provided across the site. The two bedrooms each contain a double bed and there are two additional single futon chairs in the living areas. Patrons will have the option of using one or both of the buildings.

An indicative site plan is included below. Full details of the change of use are included in the attached documents.

Visitor Accommodation is a permitted use in the General Residential Zone. The application is discretionary due to the property being within a strata.

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

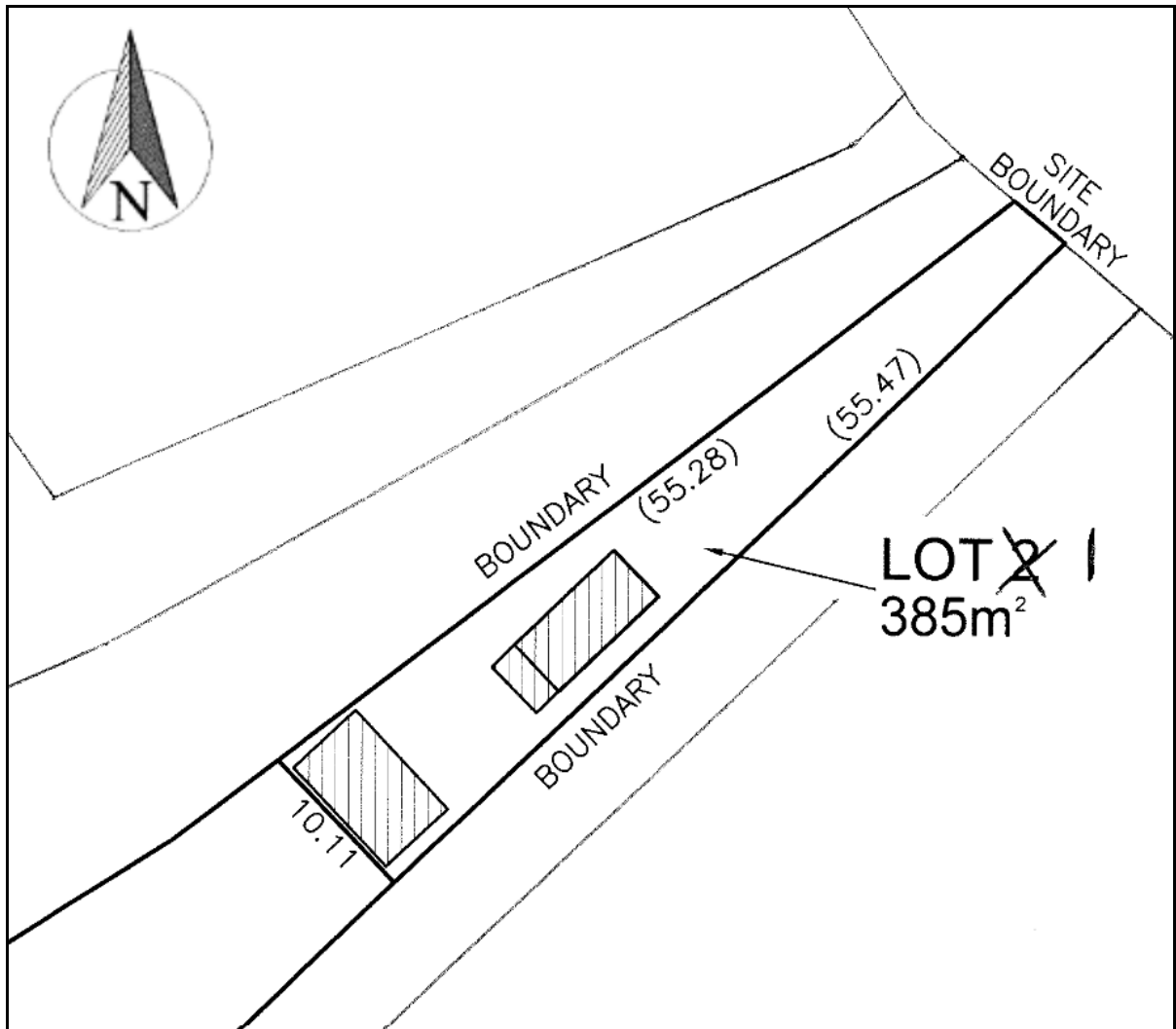


Figure 1: Title plan showing the title boundaries and the footprint of the buildings to be used for visitor accommodation.

The application received two (2) representations during the advertising period. Concerns raised in the representations largely relate to parking and access along Low Head Road, the suitability of the site for multiple occupancies and the suitability of a strata for visitor accommodation.

The existing dwelling has sufficient parking onsite to meet the requirements of the planning scheme for visitor accommodation and does not rely on street parking.

In response to the representations, the applicant has proposed to limit the site to a single occupancy, so that the buildings will not be leased simultaneously to separate groups and the impacts will be very similar to the current use of the site as a dwelling.

While located in a strata with 2/371 Low Head Road, the dwellings have substantial separation between them and have a level of independence atypical of strata developments. While they share a driveway, they do not share parking areas, recreation areas or living areas and enjoy a greater degree of separation and independence than typical strata

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

developments. Use of the subject dwelling for Visitor Accommodation will have similar impacts to its use as a residence and the impacts of the proposal are considered reasonable.

The proposal is recommended for approval with a number of conditions.

2. STRATEGIC PLAN 2020-2030

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

Future Direction (4) Leadership and Accountable Governance

2. Planning and regulatory responsibilities are undertaken fairly and openly
 - I. Building knowledge and understanding of planning and regulatory responsibilities and processes.

3. CONSULTATION

In accordance with section 57(5) of *The Land Use Planning and Approvals Act 1993*, the application was advertised for public comment for the period of 14 days. Two (2) representations were received and are further discussed in the assessment below.

4. RISK IMPLICATIONS

Risk is managed through the decision and conditioning of any permit issued.

5. FINANCIAL IMPLICATIONS

In the case of an appeal there are costs associated with the defence of Council's decision.

6. SITE AND LOCATION

The subject land is located within the residential area to the south of Low Head Road, in the vicinity of Pilots Bay and Cordell Point. The property is Unit 1 of a strata title with 2/371 Low Head Road, the dwelling to the south-west, being the only other unit entitlement in the strata. The strata allotment has an area of 385m².

Unit 1, 371 Low Head Road has been developed with a two storied dwelling which is spread across two buildings. A residential outbuilding has also been erected on the title between the dwelling and Low Head Road.

The title is fully serviced. While the property has direct frontage to Low Head Road, access is taken via a private road.

The site is located within an established residential area. The land immediately surrounding the strata title is used for residential purposes and properties have been developed with dwellings and associated outbuildings.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)



Figure 2: Aerial view of Cordell Point, showing the subject site outlined in red, and adjoining lots.



Figure 3: Aerial view of subject site, outlined in red, and adjoining lots.

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

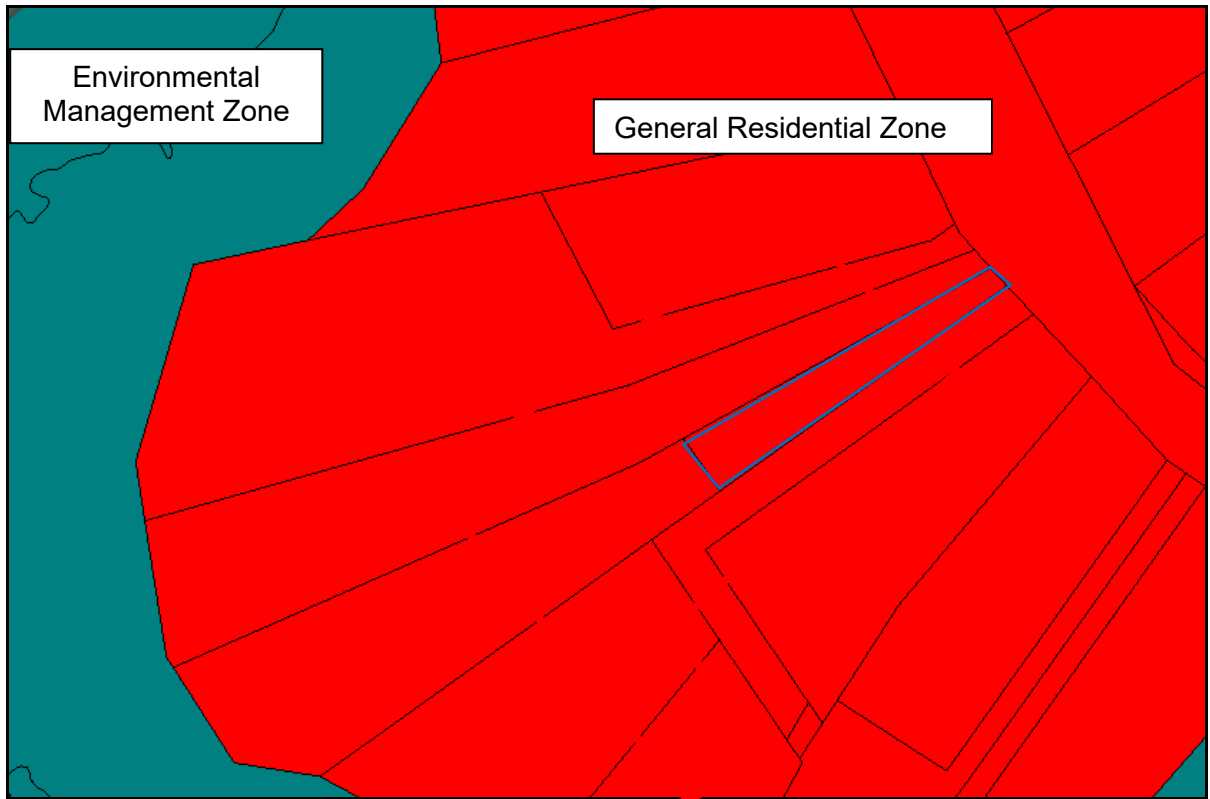


Figure 4: Zoning of subject site (outlined in blue) and surrounds.



Figure 5: Subject property, viewed from Low Head Road.

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)



Figure 6: Existing dwelling (1st habitable building) viewed from adjacent access road.



Figure 7: Existing dwelling (2nd habitable building and rear access) viewed from adjacent access road.

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval to use the existing dwelling for visitor accommodation. The dwelling is divided between two (2) approved habitable buildings. Both buildings are constructed over two (2) levels. Both buildings include a bathroom and open plan kitchen/living areas on the ground floor. The first floor of each building contains a bedroom; the main building also including a first floor ensuite. The application proposes to provide a total of six (6) beds for visitor accommodation, comprising two (2) queen beds in the bedrooms and two (2) single futon beds in the living areas.



Figure 8: Floor plan of existing dwelling.

While the separate buildings would allow the site to accommodate two independent small parties at a time, in response to concerns raised in the representations, the applicant has offered to limit the use of the site to just one party at a time.

The application proposes to utilise the existing parking, noting that there is sufficient space within the site for an additional informal parking space.

The site will be operated in an Airbnb style via a property manager.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

8. REPRESENTATIONS

The application was advertised for community consultation from the 20/11/2021 – 06/12/2021. Two (2) representations were received and are summarised below. A full copy of the representations has also been included as an attachment to this report.

Issues raised in representations	Council response
<p><i>Limited size of lot and narrow dimensions make the site unsuitable for multiple occupancies, increased inhabitants, increased parking and increased vehicle movements.</i></p>	<p>It is not anticipated that the proposal will result in a notable intensification of the use of the site. The property currently is a two bedroom dwelling and will continue to be offered as two bedroom accommodation. The demands for parking and the vehicle movements associated with an accommodation use of this scale are consistent with that of a residential use.</p> <p>In response to the concerns raised by the representors, the land owner has proposed to limit the use of the site to a single occupancy. The entire property will be made available as a single accommodation unit, whether one or both of the buildings are utilised.</p> <p>It is recommended that this be reinforced via a condition on the planning permit.</p>
<p><i>Existing issues associated with vehicles parking on Low Head Road, obstructing access. Accommodation will increase the risk of vehicles/boats/trailers parking over the access.</i></p>	<p>Parking is discussed in relation to the relevant code below. The proposed development provides sufficient parking in accordance with the Acceptable Solutions of the planning scheme.</p> <p>Issues associated with parking outside of the property are a result of the informal nature of parking on Low Head Road in general and are not a direct result of the proposed development.</p> <p>Obstruction of access is a Police matter. However it is noted that the property at 379 Low Head Road does not have a formed crossover and as such may be difficult to identify as an access. Upgrading the access to the municipal standard would likely reduce the instance of this occurring. This is the responsibility of the property owner.</p>
<p><i>Not acceptable for the accommodation to be provided for in a strata. Don't believe there is a strata agreement in place.</i></p>	<p>A body corporate comes into effect automatically on registration of a strata scheme. The body corporate was</p>

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

<p><i>Application should be delayed until an agreement is in place.</i></p>	<p>registered in 2002. It is the responsibility of the owners within a strata to engage with their body corporate and to develop by-laws regarding the management of strata lots within the strata. Council does not play a role in the development or enforcement of the body corporate by-laws, and they are not an applicable factor in an assessment against the planning scheme.</p> <p>Council is bound by the Land Use Planning and Approvals Act 1993 to make a planning decision and does not have the flexibility to refuse or delay the application on this basis.</p>
<p><i>Impact of proposal on use and maintenance of the private driveway. Should separate driveway be formed? Southern boundary fence incomplete and should be continued to the front boundary.</i></p> <p><i>Reversing from Low Head Road dangerous.</i></p> <p><i>Site should have a 1 car limit.</i></p>	<p>The subject strata lot takes access via a private road by virtue of a right of way registered on the title, providing a legal right to use the private road for access purposes.</p> <p>As the landowners have a right of way for the full length of the strata allotment, they have full access at any point along their southern boundary. The erection of additional fencing may be construed as an obstruction of access via the right of way.</p> <p>The current arrangement, including the lack of a side fence close to the road, substantially increases the visibility of the existing access to incoming and outgoing vehicles. An additional narrow access onto Low Head Road and additional fencing obstructing the view from the access is likely to result in a detrimental impact on the safety and efficiency of Low Head Road.</p> <p>The proposed development is unlikely to directly result in increased use of the access. Generally the vehicle movements associated with short term, dwelling based accommodation are less than those associated with a residential use. It is highly unlikely that the property will have a 100% occupancy rate and there are likely to be substantial periods of time where the property will be vacant.</p> <p>The proposal does not increase the occupancy capacity of the buildings.</p>
<p><i>Renters/visitors have no concerns or commitments and no care for neighbours.</i></p>	<p>Some land owners have no concerns or commitments or care for neighbours. Council cannot make a planning decision</p>

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

	<p>based on the speculative behaviour of individuals.</p> <p>Generally accommodation users are more reserved as they may be required to leave should they cause an issue or nuisance.</p>
<p><i>Insufficient room for bin collection. Consideration should be given to “no standing signs” or a “no parking zone” on Low Head Road, to the north of Lagoon Beach.</i></p> <p><i>Council should formalise the driveway of 379 Low Head Road and other properties to denote accesses and eliminate confusion.</i></p>	<p>These matters relate to the existing conditions of Low Head Road and are unlikely to be intensified as a result of the proposal.</p> <p>The proposal will not directly require additional bins and the nature of short term accommodation usually results in rubbish being removed by the operators between patrons rather than accumulating.</p> <p>Council’s Works and Infrastructure Department may consider the erection of “no standing signs” or a “no parking zone” as part of general road management, however, the issues are existing, not directly related to the proposal and not the responsibility of the applicant.</p> <p>The construction of a formal crossover to 379 Low Head Road is the responsibility of the owner of 379 Low Head Road and is not related to the proposal.</p>

9. STATUTORY REQUIREMENTS

The assessment of the development is dealt with under the following sections of the George Town Interim Planning Scheme 2013:

- 10.0 General Residential Zone
- E6.0 Car Parking and Sustainable Transport Code

This is an application which is to be determined under section 57 of the *Land Use Planning and Approval Act 1993* (the Act) as discretionary.

9.1 Use Class

The application is classified as a Visitor Accommodation Use. The definition of Visitor Accommodation as outlined in *Planning Directive No. 6 – Exemption Standards for Visitor Accommodation in Planning Schemes* is:

“use of land for providing short or medium term accommodation, for persons away from their normal place of residence, on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.”

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

The Visitor Accommodation Use Class is classified as a **Permitted** use in the General Residential Zone, in accordance with *Planning Directive No. 6*. However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

9.2 Planning Scheme Assessment

10 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

- | | |
|----------|--|
| 10.1.1.1 | To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided. |
| 10.1.1.2 | To provide for compatible non-residential uses that primarily serve the local community. |
| 10.1.1.3 | Dwellings are to maintain as the predominant form of development with some higher densities encouraged near services and the business area. Some redevelopment sites may also be appropriate for higher density development. |
| 10.1.1.4 | Typical residential and non residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries. |
| 10.1.1.5 | To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity. |

Planners Response:

The proposal provides for the use of an existing dwelling for Visitor Accommodation.

Planning Directive No.6 came into effect in 2018 to provide permitted and no permit required pathways for the use of existing dwellings for short term visitor accommodation. The directive is founded on the consensus that short term accommodation in a domestic setting and of a scale similar to that of a standard dwelling, has very similar impacts to a residential use and generally does not impact the amenity of surrounding properties.

The application does not propose any development. As such, the visual character and the urban form will not be altered.

The application is consistent with the Zone Purpose.

10.1.2 Local Area Objectives

George Town will continue as the main centre for residential development and expansion will be based on optimising available and planned infrastructure provision and community services

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

Planners Response:	
The proposal does not include any residential development or expansion. The application is consistent with the Local Area Objective.	
16.1.3	Desired Future Character Statements
Dwellings are to maintain as the predominant form of development with some higher densities encouraged near services and the business area. Some redevelopment sites may also be appropriate for higher density development. Typical residential and non residential development is to be detached, rarely exceeding two storeys and be setback from the street and property boundaries	
Planners Response:	
The application is for the use of an existing dwelling for Visitor Accommodation. The proposal will not alter the built form and dwellings will remain the predominant form of development in the area.	

10.2 Use Standards

Planning Directive No.6 - Visitor Accommodation

Objective	
That Visitor Accommodation:	
(a) is compatible with the character and use of the area;	
(b) does not cause an unreasonable loss of residential amenity; and	
(c) does not impact the safety and efficiency of local roads or rights of way.	
Acceptable Solutions	Performance Criteria
A1 Visitor Accommodation must: (a) accommodate guests in existing habitable buildings; and (b) have a gross floor area of not more than 200m ² per lot.	P1 Visitor Accommodation must be compatible with the character and use of the area and not cause an unreasonable loss of residential amenity, having regard to: (a) the privacy of adjoining properties; (b) any likely increase in noise to adjoining properties; (c) the scale of the use and its compatibility with the surrounding character and uses within the area; (d) retaining the primary residential function of an area; (e) the impact on the safety and efficiency of the local road network; and (f) any impact on the owners and users rights of way.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

Planners Response:

Complies with the Acceptable Solution. Guests are proposed to be accommodated in existing, approved, habitable buildings. The gross floor area of the two habitable buildings and the existing outbuilding on the site is less than 200m².

Building 1 has a floor area of 83.5m² (including the 38m² upper floor), while building 2 has a floor area of 60m² (including the 20m² upper floor). This results in a total habitable floor area of 143.5m².

Including the non-habitable garage, the site has a total floor area of 164.5m²; less than 200m².

A2 Visitor Accommodation is not for a lot, as defined in the Strata Titles Act 1998, that is part of a strata scheme where another lot within that strata scheme is used for a residential use.

P2 Visitor Accommodation within a strata scheme must not cause an unreasonable loss of residential amenity to long term residents occupying other lots within the strata scheme, having regard to:

- (a) the privacy of residents;
- (b) any likely increase in noise;
- (c) the residential function of the strata scheme;
- (d) the location and layout of the lots;
- (e) the extent and nature of any other nonresidential uses; and
- (f) any impact on shared access and common property.

Planners Response:

Relies on Performance Criteria. The lot is a strata lot, as defined by the *Strata Titles Act 1998*.

The proposed use of the existing dwelling will not result in an unreasonable loss of residential amenity to the residents of other lots within the strata scheme. In this instance there is one other dwelling within the strata scheme No. 136825. Unit 2/371 Low Head Road is located to the South West of the subject dwelling.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

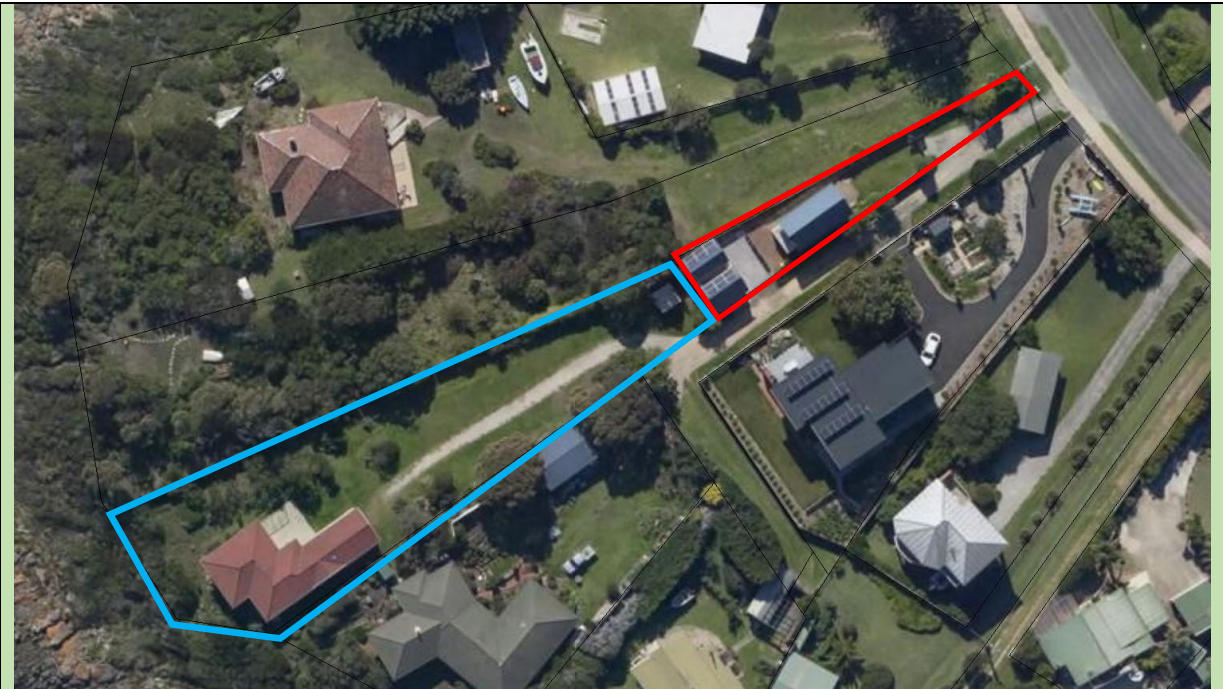


Figure 9: Strata scheme No. 136825, showing Unit 1 outlined in red and Unit 2 in blue.



Figure 10: Unit 2 viewed from the shared access to the rear of Unit 1.

While it is acknowledged that the allotment for Unit 1 is relatively small, the low overall density results in a high degree of separation between the dwellings. They are not in close proximity to one another in the context of the General Residential Zone and do not share the

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

same recreational spaces, dining areas, parking areas. The configuration of the lots and the location of the existing structures ensures a high degree of separation and distinct delineation of the areas of each strata allotment. Shared spaces are limited to the right of way, which contains a gravel access road. In built form, appearance and amenity, the strata scheme is more similar to the surrounding subdivisions than a traditional unit development.

The subject dwelling is constructed immediately adjacent the boundary shared with Unit 2. While it does contain two windows in the upper floor which face Unit 2, these windows are highlight windows with a sill height more than 1.8m above the natural ground level and do not result in overlooking. An additional window located on the stairwell is fixed with opaque glass, effectively obscuring views. The location of the subject building against the shared boundary results in it functioning as an effective screen, ensuring both privacy and separation between the dwellings and private open space areas.

The application does not propose an occupancy level that is greater than what the building can currently accommodate as a dwelling and, as such, noise impacts are likely to be consistent with a residential use. It is also noted that the separation between Unit 1 and Unit 2 is in excess of 50m. The separation, combined with the physical barrier created by the building on the title boundary will further assist to mitigate any noise impacts consistent with a residential environment.

There are no other non-residential uses proposed or existing on the lots.

Impacts on the shared access are likely to be consistent with those generated by the existing residence. Visitor accommodation uses in a domestic setting are unlikely to generate traffic in excess of the routine comings and goings of an owner occupied dwelling. As discussed above, the applicant has also offered to limit the site to a single occupancy, consistent with the current residential permit for the property. This will generally result in a lower volume of traffic than if the buildings were made available separately.

The proposed use of Unit 1 for Visitor Accommodation complies with the Performance Criteria and will not result in an unreasonable loss of residential amenity for other residents within the strata scheme. There is significant separation and physical barriers between the strata allotments and use of the shared driveway will be generally consistent with that of the existing situation.

It is noted that if the residents of a strata scheme desire a level of amenity which exceeds that which is generally acceptable in residential areas or seeks to prohibit particular use and development or activities, the appropriate mechanism for further restrictions and conflict resolution is via the body corporate and strata by-laws.

10.3.1 Amenity

Objective	
To ensure that non-residential uses do not cause an unreasonable loss of amenity to adjoining and nearby residential uses.	
Acceptable Solutions	Performance Criteria
A1 If for permitted or no permit required uses.	P1 The use must not cause or be likely to cause an environmental nuisance through emissions including noise and traffic movement, smoke, odour, dust and illumination.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

Planners Response:	
Complies with the Acceptable Solutions. Visitor Accommodation is a permitted use in the General Residential Zone, without qualification, in accordance with <i>Planning Directive No. 6</i> .	
A2 Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	P2 Commercial vehicle movements for discretionary uses must not unreasonably impact on the amenity of occupants of adjoining and nearby dwellings.
Planners Response:	
Not applicable. The proposal is not for a discretionary use.	
A3 If for permitted or no permit required uses.	P3 External lighting must demonstrate that: a) floodlighting or security lights used on the site will not unreasonably impact on the amenity of adjoining land; and b) all direct light will be contained within the boundaries of the site.
Planners Response:	
Complies with the Acceptable Solutions. The use is a permitted use.	

10.3.2 Residential Character – Discretionary Uses

Objective	
To ensure that discretionary uses support:	
a) the visual character of the area; and	
b) the local area objectives, if any.	
Acceptable Solutions	Performance Criteria
A1 Commercial vehicles for discretionary uses must be parked within the boundary of the property.	P1 No performance criteria.
Planners Response:	
Not applicable. The application is not for a discretionary use.	
A2 Goods or material storage for discretionary uses must not be stored outside in locations visible from adjacent properties, the road or public land.	P2 No performance criteria.
Planners Response:	
Not applicable. The application is not for a discretionary use.	

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

<p>A3 Waste material storage for discretionary uses must:</p> <p>a) not be visible from the road to which the lot has frontage ; and</p> <p>b) use self-contained receptacles designed to ensure waste does not escape to the environment.</p>	<p>P3 No performance criteria.</p>
<p>Planners Response:</p> <p>Not applicable. The proposal is not for a discretionary use.</p>	

10.4 Development Standards

Not applicable. The application is for a change of use only and does not propose development.

<i>CODE</i>	<i>APPLICABILITY</i>
<i>E1 BUSHFIRE-PRONE AREAS CODE</i>	<i>NOT APPLICABLE - NO SUBDIVISION, SENSITIVE USE OR HAZARDOUS USE.</i>
<i>E2 POTENTIALLY CONTAMINATED LAND CODE</i>	<i>NOT APPLICABLE – LAND NOT IDENTIFIED AS BEING CONTAMINATED .</i>
<i>E3 LANDSLIP CODE</i>	<i>NOT APPLICABLE – LAND NOT IDENTIFIED AS PRONE TO LANDSLIP.</i>
<i>E4 ROAD AND RAILWAY ASSETS CODE</i>	<i>CODE APPLICABLE – WHILE IT IS UNLIKELY THAT THE USE WILL RESULT IN AN INTENSIFICATION OF THE ACCESS AN ASSESSMENT HAS BEEN UNDERTAKEN FOR THE SAKE OF CLARITY.</i>
<i>E5 FLOOD PRONE AREAS CODE</i>	<i>NOT APPLICABLE – LAND NOT IDENTIFIED AS BEING PRONE TO FLOOD.</i>
<i>E6 CAR PARKING AND SUSTAINABLE TRANSPORT CODE</i>	<i>CODE IS APPLICABLE.</i>
<i>E7 SCENIC MANAGEMENT CODE</i>	<i>NOT APPLICABLE – NOT IN A SCENIC MANAGEMENT AREA OR WITHIN 100M OF A SCENIC TOURIST CORRIDOR.</i>
<i>E8 BIODIVERSITY CODE</i>	<i>NOT APPLICABLE – NO VEGETATION REMOVAL IS PROPOSED.</i>
<i>E9 WATER QUALITY CODE</i>	<i>NOT APPLICABLE – DEVELOPMENT IS NOT WITHIN 50M OF A WATERCOURSE.</i>
<i>E10 RECREATION & OPEN SPACE CODE</i>	<i>NOT APPLICABLE – APPLICATION IS NOT FOR SUBDIVISION.</i>
<i>E11 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE</i>	<i>NOT APPLICABLE – THE PROPOSAL DOES NOT INCLUDE A USE IDENTIFIED AS REQUIRING ATTENUATION AND IS NOT WITHIN AN IDENTIFIED ATTENUATION AREA.</i>

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

<i>E12 AIRPORTS IMPACT MANAGEMENT CODE</i>	<i>NOT APPLICABLE.</i>
<i>E13 COASTAL CODE</i>	<i>NOT APPLICABLE – DEVELOPMENT IS NOT ADJACENT THE DUNE SYSTEM OR ON VULNERABLE LAND.</i>
<i>E14 SIGNS CODE</i>	<i>CODE NOT APPLICABLE. NO SIGNAGE IS PROPOSED.</i>

E4.0 Road and Railway Assets Code

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

<p>Objective</p> <p>To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
Acceptable Solution	Performance Criteria
<p>A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway, must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.</p>	<p>P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.</p>
<p>Planners Response:</p> <p>Not applicable. The use is not within 50m of a Category 1 or 2 Satet Road, a railway or a future road.</p>	
<p>A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day</p>	<p>P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
<p>Planners Response:</p> <p>Complies with the Acceptable Solution. Use of the existng dwelling for visitor accommodation will not result in more than 40 vehicle movements per day. While there is the possibility that some visitors will come and go from the site more than others, the scale of the use is consistent with that generally associated with a residential use, which would see similar fluctuations on a daily basis and from land owner to landowner. The</p>	

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

nature of the access and volumes of use will not fundamentally change as a result of the proposal.

<p>A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.</p>	<p>P3 For limited access roads and roads with a speed limit of more than 60km/h:</p> <ul style="list-style-type: none"> a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
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Planners Response:

Not applicable. The road has a speed limit less than 60km/h.

E4.7 Development Standards

Not applicable. The application is for a change of use only and does not propose any development.

E6.0 Car Parking and Sustainable Transport Code

E6.6 Use Standards

E6.6.1 Car Parking Numbers

<p>Objective</p> <p>To ensure that an appropriate level of car parking is provided to service use.</p>
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George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

Acceptable Solution	Performance Criteria
<p>A1 The number of car parking spaces will not:</p> <p>a) If for dwellings in the General Residential Zone, be less than 100% of the requirements of Table E6.1; or</p> <p>b) be less than 90% of the requirements of Table E6.1 and not exceed the requirements of Table E6.1 by more than 2 spaces or 5% whichever is the greater (except for dwellings in the General Residential Zone).</p>	<p>P1 The number of car parking spaces provided must have regard to:</p> <p>a) the provisions of any relevant location specific car parking plan; and</p> <p>b) the availability of public car parking spaces within reasonable walking distance; and</p> <p>c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</p> <p>d) the availability and frequency of public transport within reasonable walking distance of the site; and</p> <p>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</p> <p>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</p> <p>g) an empirical assessment of the car parking demand; and</p> <p>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</p> <p>i) the recommendations of a traffic impact assessment prepared for the proposal; and</p> <p>j) any heritage values of the site; and</p> <p>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</p> <p>i) the size of the dwelling and the number of bedrooms; and</p> <p>ii) the pattern of parking in the locality; and</p> <p>iii) any existing structure on the land.</p>

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

Planners Response:

Complies with the Acceptable Solution. Visitor accommodation requires 1 space per unit or 1 space per 4 beds, whichever is the greater. The application proposes two parking spaces and complies with Table E6.1 in respect to the provision of 6 beds. One space is available in the garage and one space is available between the two buildings via the rear access. It is also noted that there is adequate space in front of the existing garage for an additional vehicle and likely sufficient informal parking for a further vehicle in the frontage, within the title boundary.

E6.6.2 Bicycle Parking Numbers

Objective

To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Acceptable Solution	Performance Criteria
<p>A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or</p> <p>A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.</p>	<p>P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:</p> <p>a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and</p> <p>b) location of the site and the distance a cyclist would need to travel to reach the site; and</p> <p>c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.</p>

Planners Response:

Complies with the Acceptable Solution. 1 space is required per 10 beds. There is sufficient space for bicycle parking in the existing garage and within the private open space areas of the site to provide for the parking of a bike.

E6.6.3 Taxi Drop-off and Pickup

Objective

To ensure that taxis can adequately access developments.

Acceptable Solution	Performance Criteria
<p>A1 One dedicated taxi drop-off and pickup space must be provided for</p>	<p>P1 No performance criteria.</p>

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	
<p>Planners Response:</p> <p>Complies with the Acceptable Solution. There is adequate space within the site for taxi drop off and pick up. The frequency and impact of this is not likely to be any greater than for the existing residential use.</p>	

E6.6.4 Motorbike Parking Provisions

<p>Objective</p> <p>To ensure that motorbikes are adequately provided for in parking considerations.</p>	
Acceptable Solution	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
<p>Planners Response:</p> <p>Complies with the Acceptable Solutions. The proposal has sufficient space to provide for motorbike parking within the site, in existing parking spaces or within the private open space areas. Demand for motorbike parking is unlikely to be significantly greater than for the existing use.</p>	

E6.7 Development Standards

Not applicable. The application is for a change of use with no development and will make use of the existing parking spaces.

10. REFERRALS

Internal Referrals

Not applicable.

External Referrals

Not applicable.

11. SERVICES

Road

Access is available to Low Head Road, via the existing driveway crossover.

Sewer

The land is serviced by sewer. The use will not increase the demand for sewerage services.

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

Water

The land is serviced by reticulated water. The use will not increase the demand for water.

Storm Water

No development is proposed and no changes to stormwater management are proposed.

12. STATE POLICIES

The State Policies are inculcated in the standards of the planning scheme. Compliance with the planning scheme ensures compliance with the State Policies.

13. CONCLUSION

The application for use of the existing dwelling at 1/371 Low Head Road has been assessed against all relevant zone and code criteria of the *George Town Interim Planning Scheme 2013*. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

14. RECOMMENDATION

That the application for use and development, change of use to Visitor Accommodation at 1/371 Low Head Road, Low Head (CT 136825/1) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

The use and/or development must be carried out as shown on the endorsed plans and described in the endorsed documents:

- a) Floor Plan – existing dwelling
- b) Photographs – front and rear parking areas
- c) Diagram Supporting a Reduction of Impacts;
- d) J Atkins – Email dated 15 November 2021
- e) J Atkins – Email dated 8 December 2021

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. USE

The existing buildings on the site are not to be made available as separate accommodation units for lease by separate parties. Patrons may lease one or both of the buildings, however only one party or group is to make use of the property at any one time.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2021/125. You should contact Council with any other use or development, as it may require the separate approval of Council. Councils planning staff can be contacted on 6382 8800.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

2. This permit does not take into account any private covenants included on the title or any strata agreement or body corporate by-laws. The granting of a permit by Council does not negate or supersede such covenants and agreements. The risks associated with covenants and body corporate by-laws should be discussed with a solicitor.
3. This permit is not intended to prohibit the use of the existing dwelling from continuing to be used for residential purposes.
4. Registration as a Food Business under the Food Act 2003 may be required if it is intended for any food to be provided as part of the proposed business. Please contact Council's Environmental Health Officer on (6382 8800).
5. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a) Plumbing approval
 - b) Building approval

All enquiries should be directed to Council's Permit Authority, via 3882 8800.
6. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
7. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au
8. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
9. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
10. If any Aboriginal relics are uncovered during works:
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c) The relevant approval processes will apply with state and federal government agencies.

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

8.1 DA 2021/125 – USE FOR VISITOR ACCOMMODATION – 1/371 LOW HEAD ROAD, LOW HEAD (CONT.)

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

9. OFFICE OF GENERAL MANAGER

9.1 COUNCIL WORKSHOPS – NOVEMBER/DECEMBER 2021

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 14th December 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 23RD NOVEMBER 2021

- Update on Planning and Building Applications for the month of October 2021
- Update on Development Applications
- Update on Capital Works
- Governance Issues
- General Manager/Councillor Discussions

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

Apologies: Cr Brooks

In Attendance: General Manager, Manager Works & Infrastructure, Manager Liveable & Connected Communities, Statutory Town Planner, Manager Corporate Services & Finance, Manager Development & Environment, Manager People, Performance & Governance, Executive Support & Governance Officer

Guests: Nil.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

9.1 COUNCIL WORKSHOPS – NOVEMBER/DECEMBER 2021 (CONT.)

TUESDAY 14th DECEMBER 2021

- Unconfirmed Minutes of the 23rd November, 2021 Ordinary Council Meeting
- Local Government Loans Program – LGLP Borrowing Allocation
- Audit Panel Membership
- Sponsorship Application – iD Rodeo Promotions
- Domestic Kerbside, General Waste and Recyclables Collection Contract
- Gifts and Donations Policy
- Governance Issues
- Councillor/General Manager Discussions

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

Apologies: Cr Mason,

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

Guests: Nil.

OFFICER’S RECOMMENDATION

That Council receives the report on the Council Workshops 21st November 2021 and 14th December 2021 from the General Manager.

DECISION

VOTING

For:

Against:

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

9.2 DRAFT GIFTS AND DONATIONS POLICY GTC-10 – VERSION 03

REPORT AUTHOR: Shane Power, General Manager

REPORT DATE: 14 December, 2021

FILE NO: 14.3

ATTACHMENT: Draft Gifts and Donations Policy No. GTC-10 – Version 03

SUMMARY

To submit the Draft Gifts and Donations Policy No. GTC-10 (the Policy) to Council for review and consideration.

BACKGROUND

This Policy has been reviewed in consultation with LGAT's Model Gifts and Benefits Policy and is consistent with Council's related policies and procedures.

This matter was discussed at the Council workshop held on the 14th December 2021.

LEGISLATION

Local Government Act 1993
Local Government (General) Regulations 2015

STRATEGIC PLAN

Future Direction 4 – Leadership and accountable governance

- i. A culture of engagement and participation
 - a. Trusted, transparent and inclusive community engagement processes
 - b. Engaging over things that matter to the community.
 - c. Understanding processes and participating in decision making

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

In accordance with the Local Government Act 1993 S339A:

339A. Misuse of office

(1) *A councillor, an employee or a member must not procure the doing or not doing of anything by the council to gain, directly or indirectly, an advantage or to avoid, directly or indirectly, a disadvantage for –*

- (a) *the councillor, employee or member; or*
 - (b) *a close associate of the councillor, employee or member; or*
 - (c) *a member of the councillor's, employee's or member's family.*
- Penalty: Fine not exceeding 50 penalty units.*

(2) *In addition to any penalty imposed under this section, a court may make an order –*

9.2 DRAFT GIFTS AND DONATIONS POLICY GTC-10 – VERSION 03 (CONT.)

- (a) *barring the councillor from nominating as a candidate at any election for a period not exceeding 7 years; or*
 - (b) *dismissing the councillor or member from office.*
- (3) *In this section –*
member includes a member of an audit panel.

Council has established a Policy Governance Framework which prescribes review periods for each policy of Council. GTC-10 Gifts and Donations Policy is required to be reviewed in accordance with Council's Policy Governance Framework and it has been determined that only minor changes of the policy are required.

RISK CONSIDERATIONS

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

There is a moderate risk, given the potential for acceptance of gifts and donations to be misinterpreted and to cause reputational damage to Council and the Council officials involved. It is necessary for Council officials to conduct themselves in accordance with a recognised and appropriate set of acceptable procedures.

FINANCIAL IMPLICATIONS

No financial implications foreseen.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, with all aspects of Council. The GTC-10 Gifts and Donations policy will be made available to the public on Council's website and available by hard copy on request.

CONSULTATION

It is not considered necessary that the Policy be advertised for public comment due to its statutory nature and the minor amendments proposed. Any public input would have little impact on the intent of the Policy.

OPTIONS

Council may choose to:

1. Support the motion to accept minor alterations to Draft Gifts and Donations Policy GTC-10; or
2. Support the motion to accept minor alterations to Draft Gifts and Donations Policy GTC-10 with further amendments; or
3. Not support the motion to accept minor alterations to Draft Gifts and Donations Policy GTC-10.

9.2 DRAFT GIFTS AND DONATIONS POLICY GTC-10 – VERSION 03 (CONT.)

OFFICER’S COMMENTS

The function of the Policy is to recognise that the conduct of Council business may give rise to gifts or donations of appreciation being offered to Council officials and that in appropriate circumstances it is acceptable for such gifts or donations to be accepted.

The main objective of this Policy is to:

1. Ensure that Council officials are made aware of their obligations and responsibilities concerning the offer or acceptance of any gift or donation; and
2. Provide guidance to Council officials in identifying, assessing and managing offers of gifts or donations to ensure that they do not constitute or are perceived to constitute corrupt conduct; and
3. To align with Council’s Code of Conduct, Standard of Conduct.

The Policy has been updated to reflect:

- (1) Council’s 2020-2030 Strategic Plan; and
- (2) Council’s Governance Framework and Policy numbering; and
- (3) Minor alterations.

Please refer to tracked changes within the attached reviewed Policy.

OFFICER’S RECOMMENDATION

That Council:

1. Accepts the minor alterations as attached and adopts the Draft Gifts and Donations Policy GTC-10.

DECISION

VOTING

For:

Against:

10. DEVELOPMENT AND ENVIRONMENT

Nil.

11. WORKS AND INFRASTRUCTURE

11.1 GEORGE TOWN SPORTS OVALS DRAINAGE WORKS

REPORT AUTHOR: Manager Infrastructure & Works, Mr Jon Herron

REPORT DATE: 15 December 2021

FILE NO: 66.34

ATTACHMENT: Report Blue Gum Park 06.07.21

SUMMARY

This report outlines the consideration to undertake drainage works on the George Town Sports Ovals and recommends that Council utilise anticipated 'Improving the Playing Field' grant funding for this purpose, if successful.

BACKGROUND

On 25 October 2021 Council submitted an application to Department of Communities Tasmania to the 'Improving the Playing Field' Grants Program 2021-22 to:

- Install a Drainage system into the George Town Football Oval to remove the surface water across the oval and prevent the water having to flow from the high side across the oval and off the oval at the building side.
- Install a Drainage system into the George Town Cricket Oval, including a Sand Grooving system connected into a series of Main and Collector Drains and a new Irrigation System to allow for regular efficient and uniform watering.

The anticipated total project cost is \$592,782, including the grant request of \$492,782 and Council to fund the balance of \$100,000. The grant request must be less than 85% of the total cost of the project.

The anticipated project start date on the grant application is 01 April 2022 and the anticipated project finish date is 28 February 2023. This will give Council sufficient time to plan, deliver and acquit this project in accordance with the potential deed of funding agreement. Council is expecting to receive advice on the outcome of this grant application in late January 2022.

The George Town Football Club has now expressed their desire to install a drainage system into the George Town Football Ground as soon as possible. The Football Club is concerned that they can't wait until the grant is received, if Council is successful, to commence this project. The Football Club requests the Football Ground to be available for the entire 2022 season.

The George Town Cricket Club has expressed their concerns regarding the need for drainage and irrigation on the cricket ground as soon as possible.

11.1 GEORGE TOWN SPORTS OVALS DRAINAGE WORKS (CONT.)

STRATEGIC PLAN

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

Future Direction (1) Community Pride

1/ All communities take pride in their place

I. Developing well-designed public spaces which are attractive, safe and support the area's identity and reputation

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

1/ Healthy, active communities

I. Getting and staying active. Participation in recreation, arts and cultural activities

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

2/ Social infrastructure meets community needs

I. Developing and maintaining social infrastructure that meets the community's changing needs

3/ Public infrastructure relevant to needs

I. Making sure the place works well through good design, safety standards asset management and ongoing maintenance

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Section 74 of the *Local Government Act 1993* explains that a council may expend its funds for the purpose of exercising its powers or carrying out its functions under this or any other Act within the estimates adopted under [section 82](#).

Section 82 of the *Local Government Act 1993* explains:

- (1) The general manager must prepare estimates of the council's revenue and expenditure for each financial year.
- (2) Estimates are to contain details of the following:
 - (a) the estimated revenue of the council;
 - (b) the estimated expenditure of the council;
 - (c) the estimated borrowings by the council;
 - (d) the estimated capital works of the council;
- (3) Estimates for a financial year must –
 - (a) be adopted by the council, with or without alteration, by absolute majority;
- (4) A council may alter by absolute majority any estimate referred to in subsection (2) during the financial year.

Council has certified to have read, understood and agreed to the terms and conditions of the grant program as outlined in the program guidelines for 'Improving the Playing Field' grant funding. In accordance with these guidelines, the works for the project shall not commence until the deed of funding agreement is signed by both parties.

11.1 GEORGE TOWN SPORTS OVALS DRAINAGE WORKS (CONT.)

RISK CONSIDERATIONS

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

This project is dependent on Council successfully receiving the grant application for 'Improving the Playing Field 2021-22'.

Council has limited funding sources to complete this project within the near future. Therefore, this project is at risk within the next two years unless grant funding can be successfully received for this purpose or adequate funding allocation is included in the 2022/2023 budget.

FINANCIAL IMPLICATIONS

The anticipated total project cost is \$592,782, including the existing grant request of \$492,782 and Council to fund the balance of \$100,000. The grant request must be less than 85% of the total cost of the project. If this grant request is successful Council must identify \$100,000 to fund the balance of this project.

If the grant is unsuccessful Council will need to consider alternate funding avenues including through its own budget processes and any implications such funding may have on the Long Term Financial Plan and forward capital works programs.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objects of the Community Strategic Plan 2020-2030.

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community, regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, within all aspects of Council. The aims are as follows:

- Encourage people to participate in the community by having fair and inclusive opportunities, including appropriate and equal access to facilities, services and activities.

CONSULTATION

George Town Council and the sporting clubs have all agreed that a new drainage system is required for the George Town Sports Oval. As a result, this was placed in the strategic plan to attract funding or for Council to identify a source of funds and include it in forward planning.

In 2021 the situation became critical as the George Town Sports Oval became inaccessible due to the poor ground condition. This caused games to be cancelled or relocated to an alternative venue, placing the community's sporting clubs in a vulnerable position.

11.1 GEORGE TOWN SPORTS OVALS DRAINAGE WORKS (CONT.)

All parties strongly agree that a new drainage system is now urgently needed to ensure all George Town sporting clubs' survival, to be able to train and host their rival teams on their own home ground during the next season.

The George Town Football Club has now expressed their desire to install a drainage system into the George Town Football Ground as soon as possible. The Football Club is concerned that they can't wait until the grant is received, if Council is successful, to commence this project. The Football Club requests for the Football Ground to be available for the entire 2022 season.

OPTIONS

Council may choose to:

1. Proceed with a public tender process for the installation of the drainage and irrigation systems at the George Town Sports Ovals; noting award of contract will be subject to funding confirmation
2. Wait until advice of the grant application is received and, if successful, proceed with the installation of the drainage and irrigation systems at the George Town Sports Ovals in accordance with the terms and conditions of the grant program as outlined in the program guidelines for 'Improving the Playing Field' grant funding.

or

Council may choose to:

3. By absolute majority, identify an alternative capital works project with sufficient funding allocation of \$592,782 excluding GST in Council's 2021/22 adopted estimates for this project.

or

Council may choose to:

4. Consider adequate funding allocation in the 2022/2023 budget process.

Council may choose to:

5. Choose not to proceed with the installation of the drainage and irrigation systems at the George Town Sports Ovals.

11.1 GEORGE TOWN SPORTS OVALS DRAINAGE WORKS (CONT.)

OFFICER'S COMMENTS

Attracting grants and external funds for the installation of drainage at the George Town Sports Ovals is the officers preferred option for these works. 'Improving the Playing Field 2021-22' program guidelines only requires Council to contribute more than 15% of the total project cost. Council's officers consider this to be the best possible option as it minimises Council's requirement to source alternative funding, i.e. borrowings or other fund sources from Council's operations.

Council has been successful in attracting grant funding for many of its capital works projects. As a result the majority of Council's Capital Works Program for 2021/22 is funded by other grants, with a significant portion of Council's funds tied as contributions to these grants. Therefore, there are insufficient funds in alternative capital works projects in 2021/22 to sacrifice and transfer to install the drainage system to the George Town Football Ground.

The existing grant application from the 'Improving the Playing Field 2021-22' program has requested funding to install drainage systems into both the George Town Football Ground and the Cricket Ground. If successful, the prioritisation and timing of both works will need to be considered by Council, in consultation with both clubs to minimise disruption.

It is the view of the officer to proceed with a tender process regardless of funding source in order to confirm project commencement dates preferred by both clubs, and to inform the 2022/203 budget process should the grant application be unsuccessful.

OFFICER'S RECOMMENDATION

That Council:

1. Proceed with a public tender process for the installation of the drainage systems at the George Town Sports Ovals; noting award of contract will be subject to funding confirmation.

DECISION

VOTING

For:

Against:

12. CORPORATE SERVICES AND FINANCE

12.1 AUDIT PANEL MEMBERSHIP

REPORT AUTHOR: Manager - Corporate Services & Finance

REPORT DATE: 14th December 2021

FILE NO: 14.12

ATTACHMENT: Audit Panel Charter

SUMMARY

To review Councillors representation on the Audit Panel Committee, in accordance with the Audit Panel Charter.

BACKGROUND

Council at the 24 September 2019 meeting appointed Councillor Winston Mason as replacement Councillor Representative on the George Town Audit Panel.

In accordance with the Audit Panel Charter, replacement Councillor representatives have a tenure for two years.

STRATEGIC PLAN

The review of GTC -19 Councillor Allowances Policy relates to the following components in the George Town Community Strategic Plan 2020-2030

Future Direction 4

Leadership and accountable governance

Desired outcome

Leadership across the community

A culture of engagement and participation

RISK IMPLICATIONS

Potential risk implications for failure to comply with legislation, if another member is not appointed.

FINANCIAL IMPLICATIONS

No financial implications are recognised.

12.1 AUDIT PANEL MEMBERSHIP (CONT.)

LEGISLATION

Local Government (Audit Panels) Order 2014

5. Membership of audit panel

- (3) A person who is an employee, or the general manager or the mayor, of a council is not entitled to be a member of the audit panel of that council.

Section 24 Special Committees – Local Government Act 1993

- (1) A council may establish, on such terms and for such purposes as it thinks fit, special committees.
- (2) A special committee consists of such persons appointed by the council as the council thinks appropriate.
- (3) The council is to determine the procedures relating to the meetings of a special committee.

CONSULTATION

The Audit Panel membership was discussed at the 14th December 2021 Council Workshop.

OPTIONS

Council may choose to:

1. Nominate and reappoint Councillor Mason as Audit Panel Member for the remaining term of this Council: or
2. Nominate and appoint another Councillor as Audit Panel Member for the remaining term of this Council:

OFFICER'S COMMENTS

George Town Audit Panel Membership

In selecting appropriate members for the Audit Panel it is important for the Council to consider relevant skills and experience required by an Audit Panel. Audit Panel members must possess good business acumen and sound management and communication skills. The composition of the Audit Panel should include a balance of professional skills, knowledge and technical expertise, as well as sufficient capacity, independence and objectivity to discharge its responsibilities.

The following table indicates the current Audit Panel Committee and membership:

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

12.1 AUDIT PANEL MEMBERSHIP (CONT.)

Committee	Membership	Frequency of meetings	Term
George Town Audit Panel Role: To provide an independent mechanism to review council processes and decision-making. The Audit Panel is not responsible for management activities, nor can it act as a substitute for management controls or the accountability functions of a council.	<ul style="list-style-type: none">• Chairperson (external appointment)• Two Councillor Representatives• One Councillor to act as Proxy	Quarterly	2 Years for replacement councillors, to align with the term of the Council.

OFFICER’S RECOMMENDATION

That Council:

1. Nominate and reappoint Councillor Mason as Audit Panel Member for the remaining term of this Council.

DECISION

VOTING

For:

Against:

13. LIVEABLE & CONNECTED COMMUNITIES

13.1 EVENT SPONSORSHIP - ID RODEO PROMOTIONS

REPORT AUTHOR: Manager Liveable & Connected Communities – Ms M. Bennett

REPORT DATE: December 2021

FILE NO: 23.2

ATTACHMENTS: (A) Sponsorship Application iD Rodeo Promotions
(B) Sponsorship Policy GTC-22
(C) Standards for the Care and Treatment of Rodeo Livestock

SUMMARY

The purpose of this report is to provide Council with the opportunity to consider a sponsorship application by iD Rodeo Promotions received by Council, in line with Council's 2021/22 Sponsorship Program.

BACKGROUND

Council at its meeting 28 January 2020, endorsed the newly created Sponsorship Policy (Attachment B). The development of the policy was in response to a request from Council to separate Sponsorship Policy (events) from the Community Assistance Policy (infrastructure and projects). The Sponsorship Policy provides for applications to be submitted to Council by organisations to seek sponsorship funding that will assist in the hosting of events in the George Town municipality.

One application has been received seeking sponsorship for a rodeo event to be held in George Town and is presented to Council for consideration.

iD Rodeo Promotions George Town Rodeo

Sponsorship Application Request for \$6000

Council has received an event sponsorship application from iD Rodeo Promotions (Attachment A) for a rodeo event to be held in George Town in March 2022, the proposal is to the value of \$6,000. iD Rodeo Promotions have indicated that the funds would be used in the following areas:

- Advertising Signage
- Printing and design of programs and posters
- TV commercial
- Hire of the Portable arena

iD Rodeo Promotions have indicated to Council officers that this event will meet the Standards for care and Treatment of Rodeo Livestock (Attachment C).

13.1 EVENT SPONSORSHIP - ID RODEO PROMOTIONS (CONT.)

Background

iD Rodeo Promotions in the 2019-2020 rodeo season we held a rodeo at Deloraine and Scottsdale.

Deloraine had a good crowd attendance and Scottsdale had a very well-behaved crowd of over 3,000 that enjoyed a great country rodeo. Due to COVID -19 we did not put on any rodeos in the 2020-2021 season.

In 2021-2022 iD Rodeo Promotions plan on holding the following events:

- Runnymede Rodeo,
- Harveydale Rodeo at Westbury,
- Scottsdale Rodeo,

and would very much like to put on a rodeo at George Town. Their working team is made up of several members that have been involved in rodeo for over 40 years, their ambition is to hold more rodeos around Tasmania. It is a great spectator sport, full of action.

Event Description

A full rodeo program with competitors coming from all over the State and mainland. Events include Bull Riding, Saddle Bronc, Bareback, Roping, Team Roping, Steer Wrestling, Barrel Race and Breakaway Roping. They hold 2nd Division events for the up-and-coming riders and hold Junior events. For the local community they like to hold a Local Steer Ride and local Barrel Race to have the Community join in the rodeo action. Both the local events are highly contested at Scottsdale Rodeo and enjoyed by the crowd.

Objectives & Outcomes

iD Rodeo Promotions would like the rodeo to become an annual event in George Town and make it the best in Tasmania. If the event was a success and with approval of the Council, they would like to put invest and put a permanent arena that could be used by other horse associated clubs in the Community.

STRATEGIC PLAN

Goal 1

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

Key Objective 3

Support tourism stakeholders in the municipality to develop destination experiences particularly targeting integration into state-wide and regional initiatives.

Goal 2

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

Key Objective 2

Promote events and festival that showcase George Town's community

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Council's Policy GTC 22 Sponsorship Policy (Attachment B) sets out the criteria in which applications are to be considered as follows.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

13.1 EVENT SPONSORSHIP - ID RODEO PROMOTIONS (CONT.)

Economic 25%

Ability of the proposed project/event to contribute to a measurable economic benefit in the George Town municipal area. The capacity to provide opportunities for local businesses to leverage the event.

Tourism 25%

Ability of the project/event to increase visitation within the municipal area, or if the activity/event is held outside the municipality, it will provide direct tourism/economic benefits to the municipal area.

Marketing 20%

The degree to which the project/event proposes to increase the profile of the George Town municipality in a positive way.

Cultural 10%

Degree to which the project/event assists in the development of an inclusive and strong community and increases participation in municipal life for all.

Inspired 10%

The degree to which the project/event has a point of difference from existing project/events. The degree to which the project activates spaces in the city, particularly during quiet periods/seasonal and unused spaces.

Competency 10%

Demonstrated experience; compliance with and capacity to; manage the project/event and sponsorship requirements. The project must demonstrate financial viability.

RISK CONSIDERATIONS

Risks to Council when sponsoring events can be many and varied. Brand association is one such risk that can damage Council's reputation. Council's reputation can also be jeopardised through sponsorship of inappropriate activities held at events. Council's Sponsorship Policy addresses these risks by defining and making it clear that only 'Appropriate Associations' and 'Appropriate Activities' are to be considered for sponsorship.

Officers have assessed both sponsorship applications, investigated the Animal Welfare requirements and iD Rodeos have submitted their Standards for the Care and Treatment of Rodeo Livestock Statement that meets the State standards and therefore have determined that the event entity and event activity are 'Appropriate Associations' and 'Appropriate Activities', that pose minor risk to Council reputation.

Risks also exist about legislative requirements, public safety and protection of property and environment. Applicants will provide risk management plans with event application that provide mitigation measures to eliminate or sufficiently reduce such risks.

FINANCIAL IMPLICATIONS

Councils adopted 2021/22 sponsorship budget of \$40,000. The approval of each of these applications is accommodated for within the budget.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

13.1 EVENT SPONSORSHIP - ID RODEO PROMOTIONS (CONT.)

To date the Council sponsorships for 2021/22:

Folk Festival	\$8,250 \$2,000 Fee Remissions
Dining In Emergency Services	\$ 750
Anzac Day	\$1,500
Tas Fire Service – Christmas Lolly Run	\$ 400
Event Support: signage, road closures, advertising support, chairs, portable staging, audio	\$4,000
Biggest Morning Tea	\$ 300
Tour of Tasmania	\$2,500
RSL GT Sub Branch	\$3,420
Weymouth Progress Assoc	\$ 500
TOTAL	\$23,620

Available funds from the 2020/21 sponsorship budget: **\$16,380**

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

George Town Council is committed to maximising access and inclusion to services, facilities, features and activities for all within the community regardless of ability, literacy, numeracy and language limitations, age, race, religion or other, with all aspects of Council. This event will take into consideration the Diversity, Equitable Access and Inclusion Policy when submitting their Event Application to Council.

CONSULTATION

The sponsorship was discussed at the 14th December 2021 Council Workshop.

George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA

13.1 EVENT SPONSORSHIP - ID RODEO PROMOTIONS (CONT.)

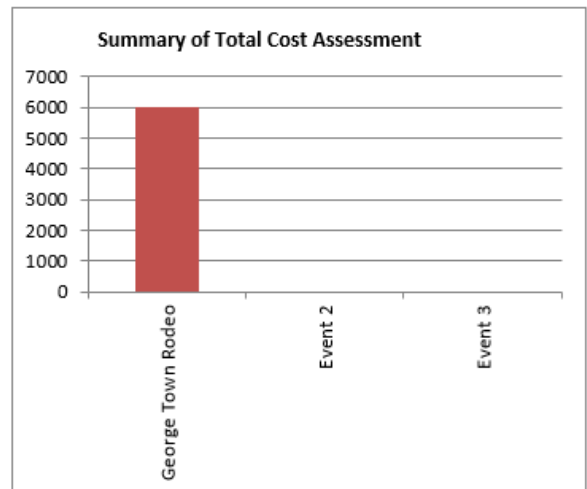
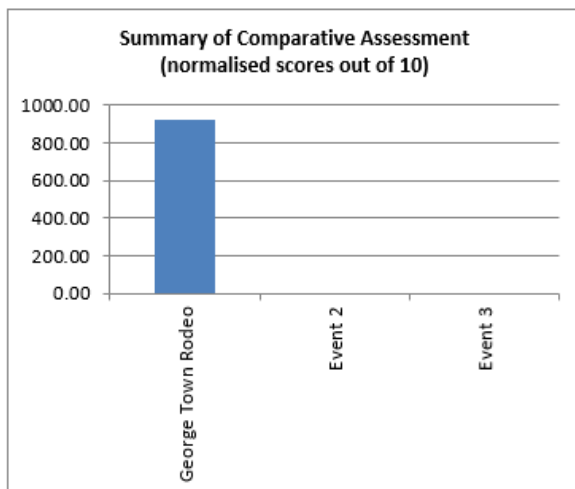
OFFICER'S COMMENTS
Assessment Table 1

Sponsorship Evaluation

Comparative Evaluation

George Town Rodeo	
Total Cost ->	\$6,000.00

Selected evaluation criteria	Weight (%)	Score/10	weighted score	Notes	
1 Economic Benefit	25.0	10.0	250.0	Looking at the numbers drawn to the Scottsdale event (3000) this would be the biggest event held in the municipality for may years. The increased patrons to the event will require food, beverage, petrol and accommodation which will increase spending in the local economy.	
2 Tourism	25.0	10.0	250.0	The opportunity to engage patrons from surrounding areas like Launceston and West Tamar would increase visitation.	
3 Marketing	20.0	8.0	160.0	There budget offers advertsing opportunity for council including posters, signage at the event, social media and event program.,	
4 Cultural	10.0	8.0	80.0	For our rural sector this would be a significant cultural event, the Scottsdale participation numbers would support this observation.	
5 Inspired	10.0	8.0	80.0	It is great to seeexternal event organisers wanting to engage Council and host their events in our municipality.	
6 Competency	10.0	10.0	100.0	Have the skills and capability to deliver the event responsibly and successfully. The fact they are re investing into current sites is an indication that this event fixture will be ongoing.	
7					
8					
Total weighting		100.0	total (norm)	920.0	6 criteria scored



This event would be a great opportunity to introduce some diversity to our event calendar. A point of difference from some of our more traditional events, and an event offering for our rural communities. This style of event is very popular and offers good exposure for both Council and the municipality. It will also compliment the Wild Tamar brand and adventure offering.

13.1 EVENT SPONSORSHIP - ID RODEO PROMOTIONS (CONT.)

OPTIONS

Based on the assessment of this applications, Council can choose to:

- Support the Sponsorship applications as presented; or
- Support the Sponsorship applications with amendments; or
- Not support the applications

OFFICERS RECOMMENDATION

That Council:

1. Accepts the sponsorship application presented as it meets Council's Sponsorship Policy guidelines and assessment criteria; and
2. Awards sponsorship financial assistance to the iD Rodeo Promotions to the amount of \$6,000.

DECISION

VOTING

For:

Against:

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

14. MAYOR

14.1 MATTERS OF INVOLVEMENT – MAYOR

FILE NO.: 14.11

REPORT DATE: 14th December 2021

Mayor Cr Greg Kieser		
November	12	Tasmania Talks interview
	13	Attended the Lighthouse Regional Arts – Visual Purple exhibition opening
	15	Attended George Town Chamber of Commerce
	15	Met with Northern Workforce Development facilitator and Neb Hub
	23	Chaired Council Workshop
	23	Chaired Ordinary Council Meeting
	24	Attended Neighbourhood House Board Meeting
	29	Attended Charles Robbin – Corporate Visitors Day
December	1	Met with Resident
	2-3	Attended LGAT Mayors Workshop and LGAT General Meeting
	6	Tasmania Talks interview
	8	Attended NTDC Mayors' Quarterly Meeting
	9	Met with BBAMZ CEO
	9	Attended South George Town Primary School Presentation Assembly
	9	Attended Star of the Sea End of Year Presentation Assembly
	10	MC at George Town Christmas Parade and Carols
	14	Chaired Council Workshop
	14	Attended Port Dalrymple School Presentation Evening
	16	Attended Star of the Sea End of Year Presentation Kinder to Year 9
	16	Attended round table with Minister Fletcher
16	Attended Loaves & Fishes Dinner	
Deputy Mayor Cr Tim Harris		
December	3	Presented the Volunteer of the Year Award – George Town

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:

15. PETITIONS

Nil.

16. NOTICES OF MOTIONS

Nil.

17. 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."]*

18. COUNCIL COMMITTEE REPORTS

**18.1 GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING
MINUTES – 2ND NOVEMBER 2021**

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

REPORT DATE: 14th December, 2021

FILE NO: 14.7

ATTACHMENT/S: George Town Community Safety Group Committee Confirmed Minutes 2nd November 2021

SUMMARY

The purpose of this report is to provide information and for noting 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 7th December 2021 and accepted the minutes as true and accurate record of the meeting held on the 2nd November, 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.

18.1 GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING
MINUTES – 2ND NOVEMBER (CONT.)

FINANCIAL IMPLICATIONS

There are no identified financial implications.

CONSULTATION

The 2nd November 2021 minutes of the meeting were discussed at the 7th December, 2021 George Town Community Safety Group Committee meeting and were accepted as an accurate record of that meeting.

OPTIONS

That Council:

1. Notes the approved minutes of the 2nd November 2021 of the George Town Community Safety Group Committee; or
2. Does not receive the approved minutes of the 2nd November 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 notes the approved minutes of the George Town Safety Group Committee meeting minutes of the 2nd November 2021.

DECISION

VOTING

For:

Against:

**George Town Council
COUNCIL MEETING – 21ST DECEMBER 2021
AGENDA**

19. CLOSED MEETING

19.1 INTO CLOSED MEETING

DECISION

Moved: Cr
Seconded: Cr

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

Agenda Item 19.2 Minutes of the closed ordinary Council meeting held on the 23rd November 2021
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As per the provisions of regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

Agenda Item 19.3 Domestic Kerbside, General Waste and Recyclables Collection Contract
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As per the provisions of regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

VOTING

For:

Against:

19.4 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**