



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on
Tuesday 25 June 2024

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

commencing at **1:00 pm.**

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

The public are requested to pre-register if attending this meeting of Council.

Shane Power
GENERAL MANAGER

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Meeting Commencing at 1:00 pm

Acknowledgement of Country

George Town Council acknowledges the palawa people from the litarimirina tribe from Port Dalrymple as the traditional custodians of the land.

We honour and give thanks for the caring of country, seas and skies of kinimathatakinta and surrounds.

We pay respect to the elders past, present and future for they hold the memories, traditions, culture and hope of pakana people in lutruwita.

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 GTC 1, members of the public are not permitted to make audio recordings of Council meetings.

The community are requested to pre-register to attend this meeting of Council.

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

1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 28 MAY 2024

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 28 May 2024 numbered 67/24 to 82/24 as provided to Councillors be received and confirmed as a true record of proceedings. (Attached)

DECISION

Moved:

Seconded:

VOTING

For:

Against:

3 LATE ITEMS

Nil.

4 PUBLIC QUESTION TIME

4.1 PUBLIC QUESTION TIME PROCEDURE

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

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

For further information on Council's Public Question Time Rules and Procedure, please refer to George Town Council Public Question Time Policy GTC13.

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

Council requests that members of the public pre-register to attend meetings of Council.

4.2 PUBLIC QUESTIONS ON NOTICE

John Franken, George Town

- Q1. What responsibilities does Council have firstly by legislation and secondly to be consistent with Councils that value communication and transparency to inform near neighbours of any development applications or rezoning proposals?

Reason

The possible legislation is impractical and out-dated and likely to place effected parties at a disadvantage.

If current legislation is out-dated it does not prevent this Council from “over-servicing” their constituents in the best interest of all.

This Council could be well respected for pursuing relevant and contemporary legislation.

Response

The notification requirements for amendments are identified in Section 40 G and 40 H of the Land Use Planning and Approvals Act 1993. There is no requirement in the Act to notify individual adjoining landowners.

However, at the direction of the Tasmanian Planning Commission, dated 21st November 2023, landowners that immediately adjoined the boundaries of the lot were notified. A list of all properties individually notified was forwarded to the Planning Commission at that time.

Concerns with the practicalities of the legislation are noted. This is a matter that is better raised with the Tasmanian State Government.

The Tasmanian Planning Commission has considered additional servicing in their directions and all landowner letters sent by Council are above and beyond the requirements of the legislation.

- Q2. The Council is required to advertise new developments and re zoning, I assume this has occurred could the Council please provide with physical evidence the newspaper article and dates of the advertisements for 136 Bell Bay Road re zoning, and which residents by name and address were sent notification letters as we certainly received no notification of this major development/re zoning even though our 8 hectare property zoned general residential overlooks the site for the proposed re zoning and Sun Cable factor.

Response

A similar question was received at the May 2024 Ordinary Meeting of Council. The requested information is contained in the section of this agenda relating to questions taken on notice at the previous Council meeting. The names and addresses of parties notified not published in this agenda. Interested parties can view the adjoining properties via the LIST.

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Beverley Franken, George Town

- Q1. What evidence does Council have that the proposed Sun Cable project must be constructed at Point Effingham and in support of this conjecture what evidence does Council have that other sites within the existing Bell Bay industrial zone have been fully investigated?

Reason

This question ties in with our other question and if professionally and transparently responded will assist in allaying concerns of residents on both sides of the Tamar Estuary.

Response

Council has not received an application for the SunCable development and does not have sufficient information to answer this question. The location of the SunCable development is a matter for the proponent.

- Q2. In regard to the proposed rezoning of ... Bell Bay Rd (Point Effingham) would Council consider in the best interest of the whole township of George Town to lobby the government to tie the rezoning to the proposed Sun Cable project only?

Reason

If the said piece of land is zoned Light Industrial and is left vacant if the Sun Cable project does not proceed it leaves the “door open” for a future industry not in the best interest of the wider community to be developed possibly as of right.

To be clear that in the future any new industry that seeks to develop in the former “informal buffer zone” which was correctly zones Agriculture to protect vegetation and the intent of that zoning (as a buffer between Bell Bay and township residential areas) should prosecute to the community via their elected members justification for any future proposal.

If, which is widely commentated, that the said area to be rezoned is after careful consideration the most suitable for the Sun Cable project any future development in the event of the Sun Cable proposal not proceeding should be carefully scrutinized without the benefit to the developer over the best interests of the residents of George Town.

The linking of the rezoning to only the Sun Cable project is arguably in the best interest of residential ratepayers and would be a fair compromise for any vested interests.

If Council is not willing to explore this option they should articulate to the community why the future proofing the residential component of the municipality is most likely to be compromised.

Response

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The proposed rezoning to Light Industrial Zone does not directly facilitate the SunCable development. At this point Council has not received an application for the SunCable development, has not considered the planning merits of the proposal and does not have sufficient information to have an informed position regarding statutory links between the rezoning and the SunCable development. The intent of the Light Industrial Zone is to provide for industrial development with minimal off-site impacts.

The Agriculture Zone in the State Planning provisions does not provide any mechanism to manage vegetation and as such, is not appropriate for a buffer that relies on vegetation. Council has advocated for the retention of a formal buffer through the LPS hearing process, which is reflected in the Open Space Zone included in the amendment.

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4.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

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4.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Tracey Sherlock, Clarence Point

Q1. I am aware that Council is required to advertise new developments and have been advised that Council has fulfilled its legal obligations in this regard. Could Council please provide me with physical evidence of the newspaper article and the dates of the advertisement of 135 Bell Bay Road rezoning. Also how many residents, the name and number of the streets which were sent notification?

Response

The amendment was open to public submissions from December 4, 2023 until January 11, 2024. Notice was given in the Examiner on December 2, 2023 and December 9, 2023. Photocopies of the notice appearances in the Examiner are attached.

A copy of the landowner letter to properties immediately adjoining the effected parcel of land is also attached.

Craig Mitchell, Clarence Point

Mr Mitchell advised that he has a follow up question that was partially answered. The question is did the George Town Council notify the West Tamar Council of the rezoning application regarding the land at 135 Bell Bay Road, and if so, when and how was the West Tamar Council notified?

Response

George Town Council forwarded notification of the amendment, via post, to all Tasmanian Councils.

As a follow-up question, we have been advised in person as well as in writing that the West Tamar Council has not received notification from the George Town Council about any rezoning application. So can you please provide evidence and communication of the notification sent to all Tasmanian councils?

Response

A copy of the standard letter forwarded to Councils is attached.

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www.examiner.com.au

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EXAMINER

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Local Government

City of LAUNCESTON NOTICE OF AMENDMENT

Toraman Planning Scheme – Launceston – Amendment PSA LLP0015
Notice is given under Section 405 of the Land Use Planning and Approvals Act 1993 (the Act), that the Toraman Planning Commission has modified and granted approval under Sections 406(1)(b) and 400 of the Act for Amendment PSA LLP0015 to the Toraman Planning Scheme – Launceston as follows:
No. in the LPAU 17.2 - Site specific Qualification to add Hospital Services as an additional discretionary use class in the Commercial zone in 213-215 Wellington Street, Launceston and (b) include LAD 17.2 in the overlay mapping. This amendment comes into effect on 05 December 2023.

Moundee Valley Council Development Applications

Moundee Valley Council has received the following applications for a Permit under 457 of the Land Use Planning and Approvals Act 1993:
Applicant: O'Connell - PW240130
Location: 8 West Church Street DELORAIN (CT: 1399610)
Development: Extension to single dwelling & associated outbuilding (garage/driveway)
Applicant: O'Flynn - PW240131
Location: 335 Snowy Road DELORAIN (CT: 1192751)
Development: Extension to single dwelling & demolition of residential outbuilding (shed) - building envelope, driveway, attenuation.

The applications can be inspected with **Monday, 18 December 2023**, at www.moundeevalley.gov.au or at the Council Office, 26 Lyell Street, Westbury (during normal office hours).
Written representations may be made during the time addressed to the General Manager, PO Box 193, Westbury 7264, or by email to planning@mv.gov.au by **Friday 19th December 2023** (closed office hours). Please note any representations lodged will be available for public viewing.
For further information contact Council's Planning Department on 0813 8333.
Dated at Westbury on 1 December 2023.
Jonathan Harris
GENERAL MANAGER

FLINDERS COUNCIL REQUEST FOR EXPRESSION OF INTEREST (EOI)

Land purchase & development
Flinders Council seeks expressions of interest regarding the purchase and development of land at 7 Wilkes Street, Whittemark (PID 0427140).
The land is conveniently located within an ideal distance to the MPC and Whittemark facilities and lends itself to use and development associated with the need for housing to support the Community's aging population.
Copies of the Information Memorandum regarding this project can be obtained from Council's website: www.flinders.tas.gov.au
Any questions regarding this can be made by contacting Jacal Smith on 03 596 001 or emailing jacal.smith@flinders.tas.gov.au.
Expressions must include purchase offer amounts and associated development plans. They are to be marked "EOI - Land Purchase & Development" and submitted to Council via email to jacal.smith@flinders.tas.gov.au or mailed to PO Box 40, WHITEMARK TAS 7255 or delivered to Council's office 4 Davies Street in Whittemark by **Monday 22 January 2024**.

Local Government

NOTICE OF PLANNING APPLICATIONS

In accordance with Section 57(3) of the Land Use Planning and Approvals Act 1993, notice is hereby given that the following applications for issue of planning permits have been received:

- DA 2023/97** Woodbury 24 Pty Ltd
PROPOSAL: Residential - Single Dwelling & Outbuildings x 2
LOCATION: 793 Low Head Road, LOW HEAD (CT 164155)
- DA 2023/111** T & Glands
PROPOSAL: Arrangement of Titles (2 lots to 1 lot)
LOCATION: 312-314 Low Head Road, LOW HEAD (CT 681629 & 5493310)
- DA 2023/112** 3 Mabbett
PROPOSAL: Residential - Outbuilding
LOCATION: 17 Howard Street, BELLINGHAM (CT 12601513)
- DA 2023/114** George Town Council
PROPOSAL: Reside Reception - Carpark
LOCATION: 2 Greenhills Road, HILLWOOD (CT 1103171) with access off Craigburn Road, HILLWOOD

These applications, associated plans and documents will be available for inspection at the Council office, 10-10 Anne Street, George Town during office hours and on Council's website for a period of 14 days, until 18th December 2023.
Further, in accordance with Section 57(3) of the Land Use Planning and Approvals Act 1993 any person may make representation relating to these applications and may do so in writing to the General Manager during this period. Representations may be posted to PO Box 161, George Town, or emailed to planning@georgetown.tas.gov.au. Please note any representations lodged will be available for public viewing.
Dated at George Town this 2nd day of December 2023.

Shaun Power
GENERAL MANAGER

Break O'Day Council Development Applications

Notice is hereby given under Section 57(3) of the Land Use Planning and Approvals Act 1993 that applications have been made to the Break O'Day Council for a permit for the use or development of land as follows:

- DA Number:** DA 201-2023
Applicant/Proposal: Neil Sheppard & Associates, SA 161 of Subdivision 1771 Tasmant Highway, Broadmarsh
Location: Broadmarsh
- DA Number:** DA 207-2023
Applicant/Proposal: B J O'Reilly, Visitor Accommodation - Additional Use for Visitor Accommodation, 22 Goodwills Drive, Ansons Bay
Location: Ansons Bay
- DA Number:** DA 201-2023
Applicant/Proposal: TOR Building Design, Residential - Dem-3sh Dwelling & Outbuild New Dwelling, 9 Stanrock Street, Ansons
Location: Ansons Bay

Plans and documents can be inspected at the Council Office by appointment, 30 - 34 Georges Bay Esplanade, 26-Weeks during normal office hours or online at www.bodc.tas.gov.au.
Representations must be submitted in writing to the General Manager, Break O'Day Council, 30 - 34 Georges Bay Esplanade, St Helens 7210 or emailed to admin@bodc.tas.gov.au and referenced with the Application Number in accordance with section 57(5) of the above mentioned Act during the fourteen (14) day advertised period commencing on Saturday 24th December, 2023 until 5pm Friday 15th December, 2023.

John Brown
General Manager

See what the others don't
View www.bodc.tas.gov.au

Local Government

City of LAUNCESTON Development Applications received

- In accordance with Section 57(3) of the Land Use Planning and Approvals Act 1993, public notice is given for the following applications:
Site: 23-25 Armistead Street, Norwood
Applicant/Proposal: Radan Surveying, DA0328/2023 Subdivision, Subdivide one (1) lot into three (3) lots.
- Site:** 48 Blessington Road, White Hills
Applicant/Proposal: Engineering Plus (Aust) Pty Ltd, DA0343/2023 Residential - Construction of an outbuilding.
- Site:** 37A Deacon Road, West Launceston
Applicant/Proposal: S Tronayvic & W Tronayvic, DA0516/2023 Visitor accommodation - Change of use to holiday unit.
- Site:** 4 Munford Street and 8 Gasomere Street, Kings Meadows
Applicant/Proposal: Woolcott Surveys Pty Ltd, DA0523/2023 Subdivision - Boundary adjustment between three (3) lots and demolition of outbuildings.
- Site:** 164 Abbott Street, Newstead
Applicant/Proposal: TR Sutton & AG Sutton, DA0553/2023 Residential - Construction of alterations and additions to an existing dwelling.

All plans and documents can be inspected at our Customer Service Centre, Monday to Friday from 9:30am to 5:00pm until Monday 18 December 2023. In addition to the statutory requirements, some documents are available on our website at www.examiner.com.au.

<http://www.examiner.com.au> during this period.

Written representations to the Chief Executive Officer may be made during this time to PO Box 396, LAUNCESTON TAS 7250 or by email to contact@launceston.tas.gov.au. However, the full content of your submission may not be included in the report available for public access if the application is presented at a Council meeting for consideration. It is therefore the responsibility of the author of this submission to ensure that what is written is factual, fair and reasonable and not defamatory against any person.
Please provide day time phone contact details with representations. For further information please call 03 6323 3220.

More online
View a copy of your Council website
Michael Stronach, CHIEF EXECUTIVE OFFICER

When words are not enough

There's Emoji!

Local Government

dorset PLANNING APPLICATION

Dorset Council has received the following applications for a Permit under 457 of the Land Use Planning and Approvals Act 1993:

- Site:** 2205 Cape Portland Road CAPE PORTLAND
Proposal: Installation of 30 identification towers ancillary to existing wharves to support prevention of bird collisions. 31 towers to be located in the Environmental Management Zone and 27 towers to be located in the Agriculture Zone.
- Applicant:** Mr R Barbour

The application and associated plans and documents will be available for inspection on Council's website or at the Council Office, 3 Elder Street, Scottsdale, during normal office hours from the date of publication of this notice until 16/12/2023. Any person may make representations in relation to the proposal by letter addressed to the General Manager, Dorset Council during this public notification period.
John Mark
GENERAL MANAGER

Draft Amendment to the George Town Local Provisions Schedule (LPS) NOTICE OF EXHIBITION - INVITATION FOR WRITTEN REPRESENTATIONS

The Tasmanian Planning Commission (the Commission) has directed the Planning Authority George Town Council to make and publicly exhibit, subject to modification to the George Town Local Provisions Schedule (LPS) under section 26(3)(4)(b) of the Land Use Planning and Approvals Act 1993 (the Act).

In accordance with Section 400 of the Land Use Planning and Approvals Act 1993, the Planning Authority gives notice of the following draft amendments to the George Town Local Provisions Schedule:

- AMD 02/2023 - Apply the Rural Zone to the following:
a. 34 Snowy Road, Sainsbury;
b. lots of the Register 2218271;
c. 55 Geeb Moun Road, Bellingham;
d. lots of the Register 2218261 and 2218272;
e. 177 Saltwood Road, Pipes Brook
lots of the Register 2219271 and
f. adjoining road reserve to the road centreline.

- AMD 03/2023 - Apply:
a. the Light Industrial Zone and Open Space Zone to part of 125 Bell Bay Road, Bell Bay, lots of the Register 1548281 and adjoining road reserve to the road centreline;
b. Apply the Light and Medium Zone to part of the Crown land adjacent to 135 Bell Bay Road, Bell Bay, lots of the Register 1340291.

George Town Council invites any representations or the relevant exhibition documents relating to the draft amendment to the LPS within the exhibition period.

The relevant exhibition documents, along with the Commission's decision and reasons for directing the Planning Authority to prepare the draft amendments are available for viewing at the George Town Council offices, 9am-5pm Monday to Friday at 16-18 Anne Street, George Town.

Please note the Council office will be closed from 12pm Friday 22nd December, reopening 9am Tuesday 23rd January. Additional days for the exhibition period have been allowed due to this closure.

These documents may also be viewed and downloaded from the George Town Council website at www.georgetown.tas.gov.au.

Representations can be made in writing to the George Town Council from Monday 4th December 2023 until Thursday 11th January 2024 (28 days, excluding office closures).

Please email your representations to planning@georgetown.tas.gov.au or post to George Town Council, PO Box 161, George Town TAS 7250.

Shaun Power
GENERAL MANAGER

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DEVELOPMENT APPLICATIONS

The following applications, under Section 51 of the Land Use Planning & Approvals Act 1993 have been received:

PA NO: 2023106
APPLICANT: Westport Survey
PROPOSAL: Community Cultural Centre
LOCATION: 6A Alibonns Road, Legana

PA NO: 2023289
APPLICANT: R Milbourne
PROPOSAL: Domestic Animal Breeding, Boarding or Training
LOCATION: 16 Gairns Lane, Trevely Beach

PA NO: 2023380
APPLICANT: The Shed Company
PROPOSAL: Outbuilding
LOCATION: 40 Netherals Drive, Legana

The applications and associated plans and documents may be viewed on Council's Website at Council's Website Office. Any person may make representations in relation to the proposal by letter addressed to the Chief Executive Officer, PO Box 16, Longford, 7501, by no later than **5pm on 2 January 2024** - please include a contact phone number.

Kristen Desmond
CHIEF EXECUTIVE OFFICER

www.wta.tas.gov.au

ORDINARY COUNCIL MEETINGS

Notice is hereby given that the 2024 Ordinary Meetings of Flinders Council will be held at the Flinders - Arts and Entertainment Centre, Whitmark on the following Wednesdays unless stated otherwise:

- 24 January
- 21 February
- 20 March
- 17 April
- 22 May
- 26 June
- 24 July
- 21 August
- 25 September
- 30 October
- 20 November
- 11 December

Council Meetings will start at 10:00pm and Public Question Time will be from 1:00pm - 1:30pm.

Each meeting agenda will be available for personal on the Council Website www.flinders.tas.gov.au or at the Council Office on the Friday before the meeting.

Warren Groves
General Manager

PLANNING APPLICATION

Dorset Council has received the following applications for a Permit under s.67 of the Land Use Planning and Approvals Act 1993:

Site: 162 Nabowla Road NABOWLA

Proposal: Construction of a single dwelling (with relaxation of frontage setback and scenic protection code standards)

Applicant: MDC Design and Drafting

The application and associated plans and documents will be available for inspection on Council's website or at the Council Offices, 3 Ellener Street, Scottsdale, during normal office hours from the date of publication of this notice until 30/12/2023. Any person may make representations in relation to the proposal by letter addressed to the General Manager, Dorset Council during this public notification period.

John Mark
GENERAL MANAGER

PLANNING APPLICATIONS

The following applications, under the Land Use Planning & Approvals Act 1993, may be inspected during business hours at the Council Office, 13 Smith St, Longford, and online at www.northernmidlands.tas.gov.au until **02 January 2024**. Written representations in accordance with section 57(3) of the Land Use and Planning Approvals Act 1993 may be made during this time to the General Manager, mailed to PO Box 156, Longford 7501, delivered to Council offices or a pdf letter emailed to planning@nmc.tas.gov.au

PLN-23-0190 - 58 Main Street, Cressy (stormwater works and connection at CT165040/3 - 38 King City (CT 35079/1) - Multiple Dwellings (5 new) (Cressy SAP, Flood Prone)

PLN-23-0215 - 38 Hobhouse Street, Longford (Re-advised to include sewer connection at CT147010/3 - 32 Hobhouse St; (CT 215062/5) - 2 Lot Subdivision & Demolition of Outbuildings (Longford Specific Area Plan)

Des Jennings
General Manager

Development Applications

Meander Valley Council has received the following applications for a Permit under s.67 of the Land Use Planning and Approvals Act 1993:

Applicant: PDA Surveys 100 Topique Holdings Proprietary Limited - PA/24/0107
Location: Paranauna Road & 12 Neptune Drive BLACSDOWN MICHAM
(CT: 121935/1, 112632/1, 112632/3 & 146423/2)

Development: Subdivision (4 lots to 5 lots) - lot design, not connected to sewerage & stormwater.

Applicant: BV2 Designs - PA/24/0111
Location: 975 Meander Valley Road CARRICK (CT 31586/1 with access over 981 Meander Valley Road, CARRICK (CT 46462/3)

Development: Demolition of existing dwelling, New Single dwelling - earthworks, access, storm road, road corner.

Applicant: Prime Design - PA/24/0120
Location: 19 Hawk Road TRAVELLERS REST (CT 105315/2)

Development: Extension to single dwelling (pool - deck or sink, landscape protection, privacy vegetation area, scenic protection area).

Applicant: Cleverton Homes Building Co - PA/24/0123
Location: 22 Church Street CARRICK (CT 25587/8)

Development: Single dwelling - attenuation area.

Applicant: Caslake Design - PA/24/0128
Location: 67 New Acre Row WESTBURY (CT: 179831/3)

Development: Single dwelling - setback, driveway.

Applicant: Wilson Homes - PA/24/0139
Location: 4A Veterans Row WESTBURY (CT 182147/2)

Development: Single dwelling - setback, driveway.

The applications can be inspected until **Wednesday, 3 January 2024**, at www.meander.tas.gov.au or at the Council Office, 26 Lyell Street, Westbury during normal office hours.

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7503, or by email to planning@mc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

Please note: Council will be closed from 12:00pm Friday 22 December 2023 & will reopen at 8:30am Tuesday 2 January 2024.

For further information contact Council's Planning Department on 6191 2320.

Dated at Westbury on 9 December 2023.

Jonathan Harney
GENERAL MANAGER

Office Closure

The Dorset Council Offices will be closed from 12 noon - Friday 29 December 2023 until 8:30 am - Tuesday 2 January 2024. For emergencies, please contact our after-hours centre on 1300 888 824

Kerbside Waste & Recycling Collection

Council wish to advise the following kerbside collection dates for the Christmas / New Year period:

GENERAL WASTE	
Tuesday 26 December	Derby, Hantik, Winnimah, Pioneer, Gladstone, Tamarawk
Wednesday 27 December	Scottsdale
Thursday 28 December	Brickport
Friday 29 December	Nabowla, Legenwood, Ringarooma, Brainsholer

RECYCLING	
Monday 1 January	Brickport

As per the circulated calendar, waste collection for Brickport will not occur on Christmas Day.

Waste Transfer Stations

All Waste Transfer Stations will be closed on Christmas Day, Boxing Day & New Year's Day. Normal operating hours apply for the rest of the Christmas/New Year period.

	Scottsdale	Brainsholer	Glaciana*
Monday	10am-2pm	Closed	9am-3pm
Tuesday	Closed	Closed	Closed
Wednesday	8am-5pm	9am-5pm	7pm-5pm
Thursday	Closed	Closed	Closed
Friday	8am-5pm	Closed	Closed
Saturday	9am-5pm	9am-5pm	9am-4pm
Sunday	9am-5pm	1pm-5pm	10am-5pm

*Nabowla Waste Transfer Station is also open from 8 am - 2 pm on Tuesdays, Thursdays or Fridays that are also public holidays.

2023/24 Rates - 3rd Instalment

Ratespayers are reminded that the final instalment of rates is due and payable by 31 January 2024. There are a range of payment methods and arrangements available - contact Council's friendly customer service team on 03 6332 6500 or visit our website www.dorset.tas.gov.au for more information.

The Commissioner, Management & Staff wish everyone a very Merry Christmas and prosperous New Year!

John Mark
GENERAL MANAGER

Draft Amendment to the George Town Local Provisions Schedule (LPS)

NOTICE OF EXHIBITION - INVITATION FOR WRITTEN REPRESENTATIONS

The Tasmanian Planning Commission (the Commission) has directed the Planning Authority (George Town Council) to make and publicly exhibit substantial modifications to the George Town Local Provisions Schedule (LPS) under section 39(8)(b)(i) of the Land Use Planning and Approvals Act 1993 (the Act).

In accordance with Section 400 of the Land Use Planning and Approvals Act 1993, the Planning Authority gives notice of the following draft amendments (2) to the George Town Local Provisions Schedule:

AMD 01/2023 - Apply the Rural Zone to the following:

- a. 94 Gies Marsh Road, Bellingham (lot of the Register 121822/1)
- b. 95 Gies Marsh Road, Bellingham (lot of the Register 221925/1 and 121822/2)
- c. 177 Sutherland Road, Plains Block (lot of the Register 121927/1, and d. adjoining road reserve to the road centreline.

AMD 02/2023 - Apply:

- a. the Light Industrial Zone and Open Space Zone to part of 135 Bell Bay Road, Bell Bay, (lot of the Register 154829/1) and adjoining road reserves to the road centrelines.
- b. Apply the Port and Marine Zone to part of the Crown land adjacent to 130 Bell Bay Road, Bell Bay, (lot of the Register 154829/1)

George Town Council invites written representations on the relevant exhibition documents relating to the draft amendment to the LPS within the exhibition period.

The relevant exhibition documents, along with the Commission's decision and reasons for directing the Planning Authority to prepare the draft amendments are available for viewing at the **George Town Council offices, 8am-4pm Monday to Friday at 16-18 Anne Street, George Town.**

Please note the Council office will be closed from 12pm Friday 22nd December, reopening 8am Tuesday 2nd January. Additional days for the exhibition period have been allowed due to this closure.

These documents may also be viewed and downloaded from the George Town Council website at www.georgetown.tas.gov.au

Representations can be made in writing to the George Town Council on **Monday 4th December 2023 until Thursday 11th January 2024 (28 days, excluding office closures)**.

Please email your representations to Planning@georgetown.tas.gov.au or post to George Town Council, PO Box 181, George Town 745 7253.

Shane Power
GENERAL MANAGER

NOTICE OF PLANNING APPLICATIONS

In accordance with Section 57(3) of the Land Use Planning and Approvals Act 1993, notice is hereby given that the following applications for issue of planning permits have been received:

DA 2023/100 MDC Design & Drafting
PROPOSAL: Residential - Single Dwelling
LOCATION: 45 Hazewoods Farm Road, HULLWOOD (CT 170197/2) with access via CT 170197/3, CT 170197/4 & Crown Road Reserve

DA 2023/115 Design to Live
PROPOSAL: Residential - Multiple Dwellings
LOCATION: Lot 2 Arthur Street, GEORGE TOWN (CT 195304/2)

DA 2023/116 D-Society
PROPOSAL: Residential - Fencing, FFI & Retaining Wall
LOCATION: 6 Eastview Court, EDW HEAD (CT 184883/3)

DA 2023/117 Design to Live
PROPOSAL: Residential - Single Dwelling
LOCATION: 38 Davis Street, BEECHFORD (CT 108871/2)

These applications, associated plans and documents will be available for inspection at the Council office, 16-18 Anne Street, George Town during office hours and on Council's website for a period of 14 days, until 10 January 2024. (Please be advised the Council office will be closed from 12pm Friday 22nd December, reopening 8am Tuesday 2nd January. Additional days for the exhibition period have been allowed due to this closure).

Further in accordance with Section 57(3) of the Land Use Planning and Approvals Act 1993 any person may make representation relating to these applications and may do so in writing to the General Manager during this period. Representations may be posted to PO Box 181, George Town, or emailed to Planning@georgetown.tas.gov.au (please note any representations lodged will be available for public viewing).

Dated at George Town this 09th day of December 2023.

Shane Power
GENERAL MANAGER

2023/24 Rates - 3rd Instalment

Ratespayers are reminded that the final instalment of rates is due and payable by 31 January 2024. There are a range of payment methods and arrangements available - contact Council's friendly customer service team on 03 6332 6500 or visit our website www.dorset.tas.gov.au for more information.

The Commissioner, Management & Staff wish everyone a very Merry Christmas and prosperous New Year!

John Mark
GENERAL MANAGER

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1st December 2023

The General Manager
West Tamar Council
PO Box 16
RIVERSIDE TAS 7250

Re: Draft Amendment to the George Town Local Provisions Schedule (LPS)
NOTICE OF EXHIBITION - INVITATION FOR WRITTEN REPRESENTATIONS
Exhibition Period: 04/12/2023 – 11/01/2024

Dear Sir/Madam,

The Tasmanian Planning Commission (the Commission) has directed the Planning Authority (George Town Council) to make and publicly exhibit substantial modifications to the George Town Local Provisions Schedule (LPS) under section 35KB(4)(b)(i) of the *Land Use Planning and Approvals Act 1993* (the Act).

In accordance with Section 40G of the *Land Use Planning and Approvals Act 1993*, the Planning Authority gives notice of the following draft amendments (x2) to the *George Town Local Provisions Schedule*:

AMD 01/2023 – Apply the Rural Zone to the following:

- a. 94 Gees Marsh Road, Bellingham, folio of the Register 121822/1;
- b. 95 Gees Marsh Road, Bellingham, folios of the Register 221928/1 and 121822/2;
- c. 177 Saltwood Road, Pipers Brook folio of the Register 221927/1; and
- d. adjoining road reserve to the road centreline.

AMD 02/2023 – Apply:

- a. the Light Industrial Zone and Open Space Zone to part of 135 Bell Bay Road, Bell Bay, folio of the Register 154929/1 and adjoining road reserves to the road centrelines.
- b. Apply the Port and Marine Zone to part of the Crown land adjacent to 135 Bell Bay Road, Bell Bay, folio of the Register 154929/1.

George Town Council invites written representations on the relevant exhibition documents relating to the draft amendment to the LPS within the exhibition period.

The relevant exhibition documents, along with the Commission's decision and reasons for directing the Planning Authority to prepare the draft amendments are available for viewing at the George Town Council offices, 9am-4pm Monday to Friday at 16-18 Anne Street, George Town.

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Please email your representations to Planning@georgetown.tas.gov.au or post to George Town Council, PO Box 161, George Town TAS 7253.

If you have any questions or would like to speak with, or book an appointment with one of our Town Planners, please contact council on 6382 8800.

Yours sincerely



Shane Power
General Manager

George Town Council
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ABN 68 300 116 092

1st December 2023



GEORGE TOWN TAS 7253

Re: Draft Amendment to the George Town Local Provisions Schedule (LPS)
NOTICE OF EXHIBITION - INVITATION FOR WRITTEN REPRESENTATIONS
Exhibition Period: 04/12/2023 – 11/01/2024

Dear Sir/Madam,

The Tasmanian Planning Commission (the Commission) has directed the Planning Authority (George Town Council) to make and publicly exhibit substantial modifications to the George Town Local Provisions Schedule (LPS) under section 35KB(4)(b)(i) of the *Land Use Planning and Approvals Act 1993* (the Act).

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George Town Council invites written representations on the relevant exhibition documents relating to the draft amendment to the LPS within the exhibition period.

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These documents may also be viewed and downloaded from the George Town Council website at www.georgetown.tas.gov.au

Council Office: 16-18 Anne Street George Town Tasmania 7253 Postal Address: PO Box 161 George Town Tasmania 7253
T: (03) 6382 8800 F: (03) 6382 8899 E: council@georgetown.tas.gov.au W: www.georgetown.tas.gov.au

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Representations can be made in writing to the George Town Council from **Monday 4th December 2023** until **Thursday 11th January 2024** (28 days, excluding office closures).

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Yours sincerely



Shane Power
General Manager

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5 DECLARATIONS OF INTEREST

6 GENERAL MANAGER'S DECLARATION

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

- the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and
- where any advice is given directly to Council by a person who does not have the required qualifications or 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.

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7 PLANNING AUTHORITY

Councils are a planning authority. Each council acts as the planning authority for their municipality. In this role, councillors consider development applications and make administrative decisions that are based on the council's planning scheme. While councillors are obliged to consider the community's views, this does not mean they can vote in favour of those views while fulfilling the role of a planning authority. Councillors must make planning decisions based on whether a planning application is consistent with the local planning scheme, even if members of the community object to the planning proposal.

7.1 DA2023/125 - 253 LEAM ROAD, HILLWOOD (CT 174593/7) - RESIDENTIAL - SINGLE DWELLING & OUTBUILDING

REPORT AUTHOR:	Town Planner - Mr A. Bowles
REPORT DATE:	13 June 2024
FILE NO:	DA 2023/125
ATTACHMENTS:	<ol style="list-style-type: none">1. Assessment of Compliance with Acceptable Solutions - DA2023-125 [7.1.1 - 34 pages]2. DA 2023-125 - Advertising Documents - 253 Leam Road, Hillwood - Single Dwelling [7.1.2 - 112 pages]3. Redacted Representation - J & A Barr - DA 2023/125 [7.1.3 - 1 page]4. Response to Representation - DA 2023/125 [7.1.4 - 2 pages]

APPLICATION INFORMATION

Planning Instrument:	Tasmanian Planning Scheme – George Town
Applicant:	Room 11 Architects
Site Address:	253 Leam Road, Hillwood
Titles Details:	174593/7
Property ID:	3601581
Zone:	Rural Living Zone
Use:	Residential
Proposed Development:	Residential - Single Dwelling & Outbuilding
Application Received:	12/12/2023

1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Residential - Single Dwelling & Outbuilding at 253 Leam Road, Hillwood (CT 174593/7).

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The proposal is for a Residential – Single Dwelling, subservient outbuilding, solar array and retaining wall.

One (1) representation was received during the advertising period. The representation did outline support for the project generally. However, the representation also expressed concerns relating to the ground mounted solar array's visual appearance and lack of harmony with other established properties in the area. While it is acknowledged that the array has not been replicated within the immediate area, the array will not undermine the established character of the area and will not cause any unreasonable visual impacts.

The proposal has been assessed against the provisions of the planning scheme and is considered compliant with the applicable Acceptable Solutions and Performance Criteria.

The proposal is recommended for approval with conditions.

2. STRATEGIC PLAN

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

Future Direction Four - 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. One (1) representation was received and is 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 site is located at 253 Leam Road, Hillwood (CT 174593/7).

The site is located within the Rural Living Zone under the *Tasmanian Planning Scheme – George Town*.

The site is subject to a number of conditions including safeguarding of airports, bushfire prone area and landslip hazard bands (medium and low). However, these conditions do not trigger any additional assessment requirements within their relevant codes.

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The land falls towards the west of the site on an approximate 11.5% slope (or 6.5°).

The land does have proximity to the reticulated stormwater system managed by Council.

The land is not serviced by reticulated water and sewer. Therefore, any development on the site will be required to manage these services.

The land surrounding the property is predominantly residential low-density lifestyle lots with single dwellings and outbuilding of a variety of sizes and setbacks. There is a large agricultural lot to the south of the site.



Figure 1: Aerial photo of subject title (outlined in red) and surrounding land.

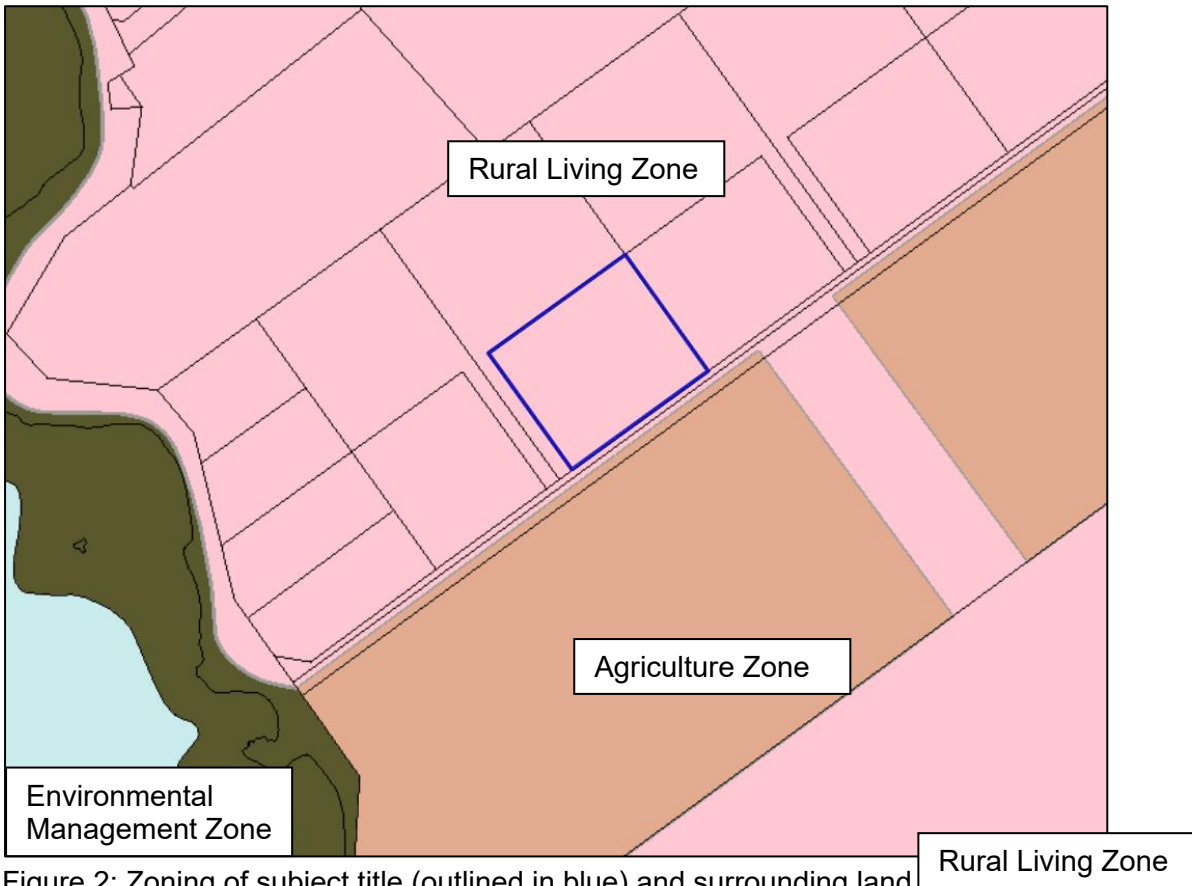


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at 253 Leam Road, Hillwood (CT 174593/7) for Residential - Single Dwelling & Outbuilding.

The dwelling is located on the western portion of the site, with the structures consistent with the contours of the site.

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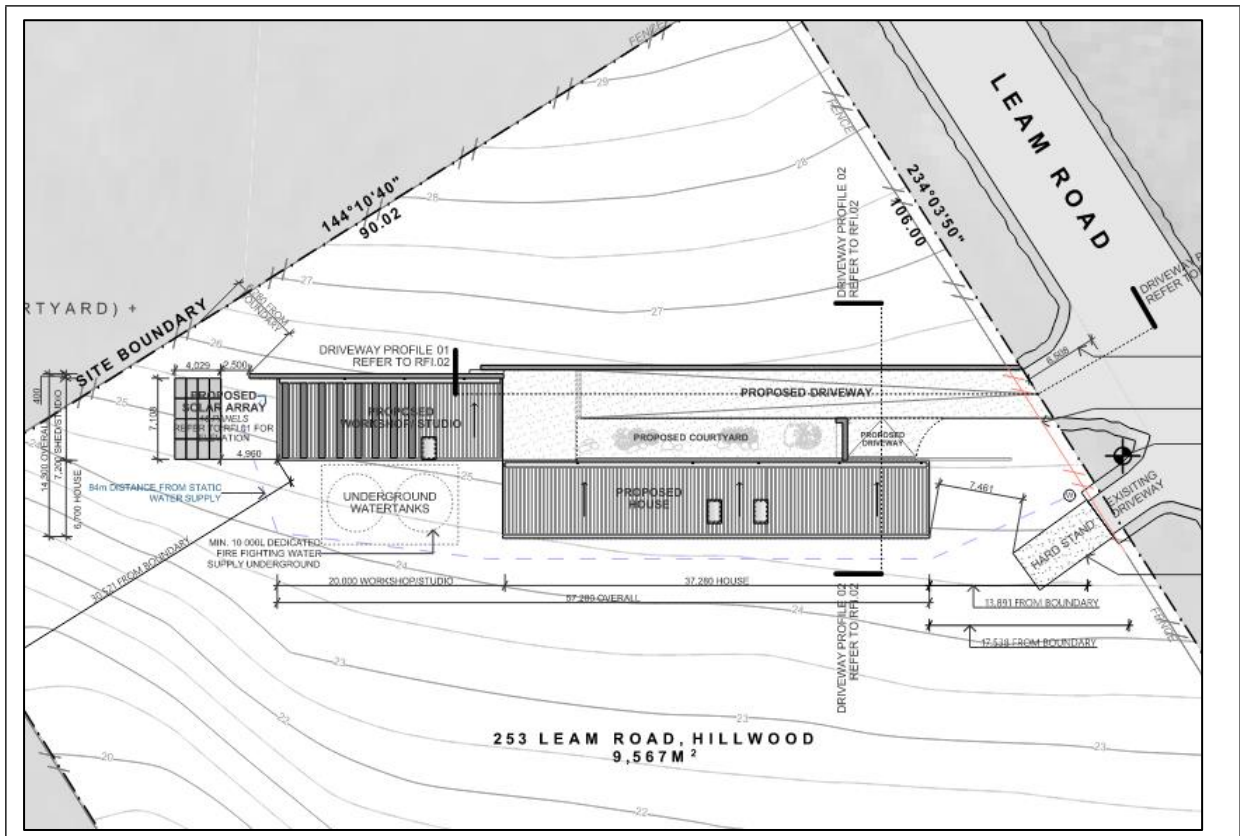


Figure 3: Proposal Plans – Site Plan

The dwelling will have a floor area of 207.5m². The dwelling comprises of an open plan kitchen/lounge/dining arrangement, two (2) bathrooms each with dedicated ensuites, study and a two (2) car garage. The maximum height of the dwelling is proposed to be 5.096m above the existing natural ground level.

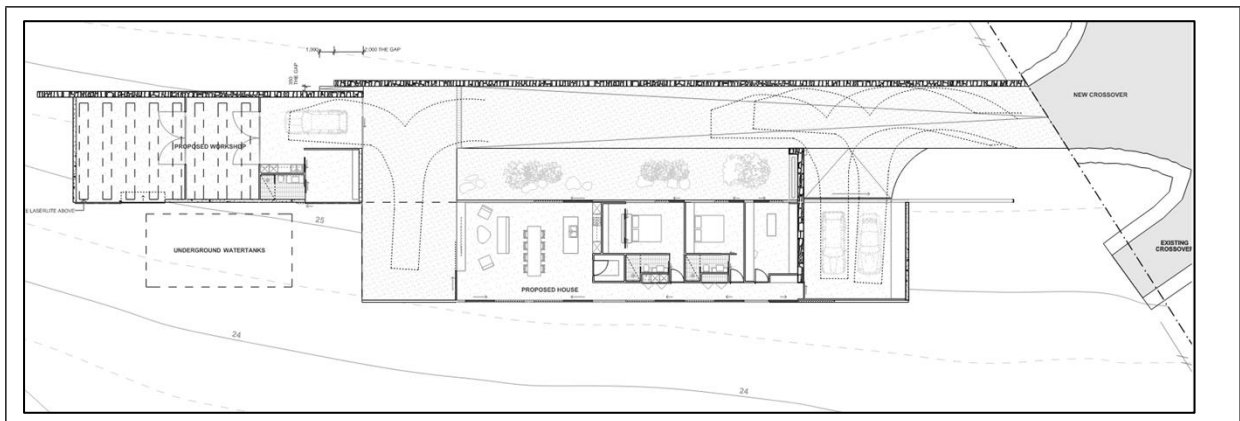


Figure 4: Proposal Plans – Site and Floor Plan - Dwelling

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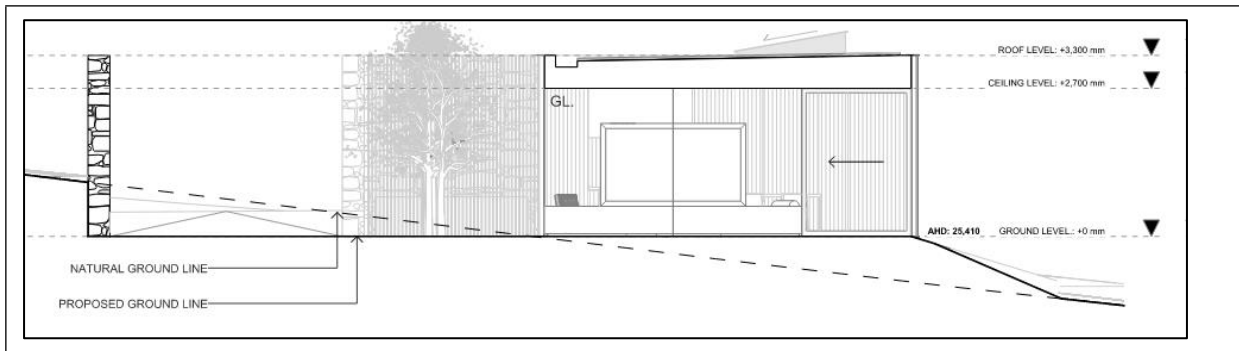


Figure 5: Proposal Plans – Northern Elevation – Dwelling & Retaining Wall

The application includes a 144m² workshop/studio to the north of the dwelling containing vehicle access, kitchenette, office, bathroom, clean room and a machine room.

The outbuilding is intended to be utilised by one of the occupants for furniture making, with no external employees proposed for the operation. The expected hours of operation for this component of the proposal is 8:30am to 5pm, Monday to Friday. The noise and odour generated from this proposal is not expected to exceed that of a hobby workshop. This component of the development is consistent with the definition of a ‘home-based business’ within the *Tasmanian Planning Scheme* and does warrant a separate use classification for this activity.

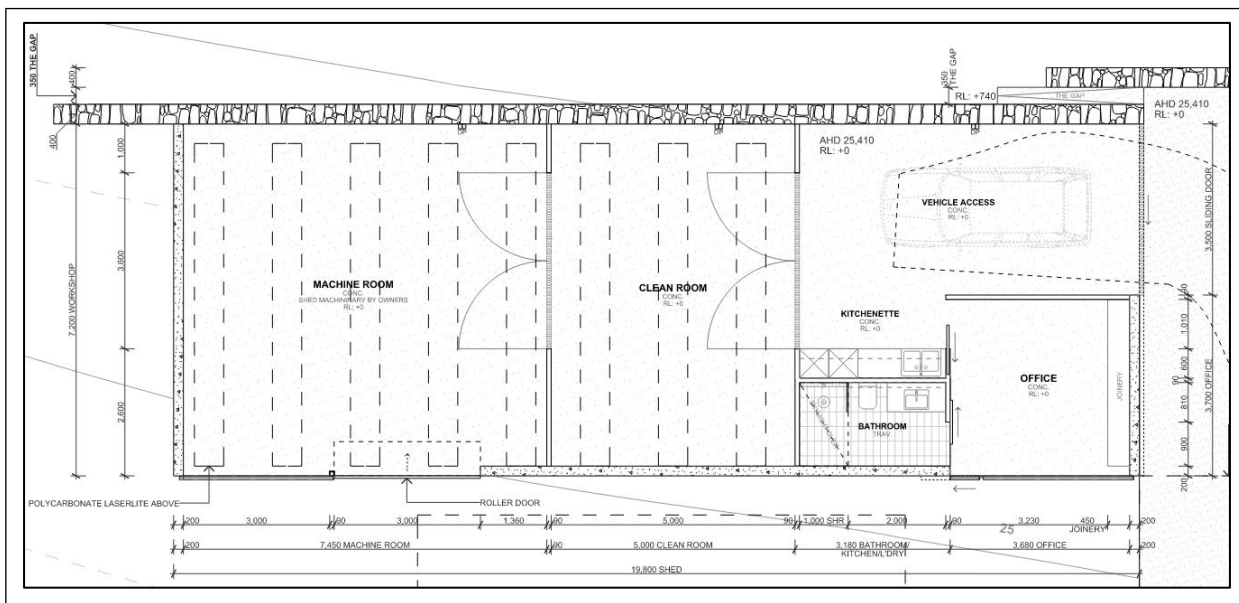


Figure 6: Proposal Plans – Floor Plan

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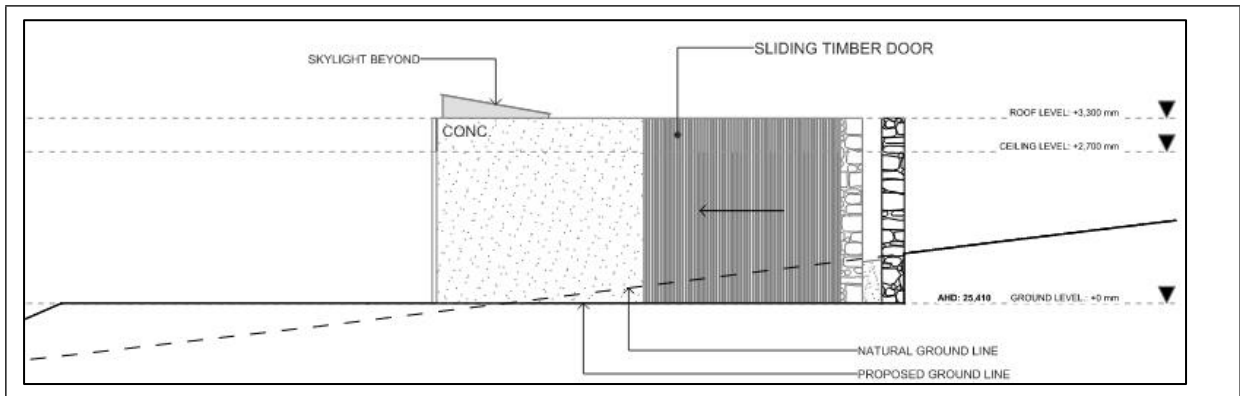


Figure 7: Proposal Plans – Southern Elevations – Workshop & Retaining Wall

One of the notable components of the development is the large stone retaining wall located parallel to the eastern side of the dwelling, which is where the project derives its name (the 'Long Wall'). This large stone retaining wall is 3.3m in height from the proposed ground level, with heights ranging from 2.2m to 2.8m above natural ground level. The wall is split into two (2) segments, each extending for 47.4m and 22.35m, respectively. The walls do overlap one another by 2m, leaving the overall length of the structure at approximately 67.7m following the contours of the site.

A ground mounted solar array is located on the northern side of the workshop. This installation is proposed to be 3.91m above the existing natural ground level at its highest point. The array will contain 16 panels, encompassing a total site coverage of 28.6m².

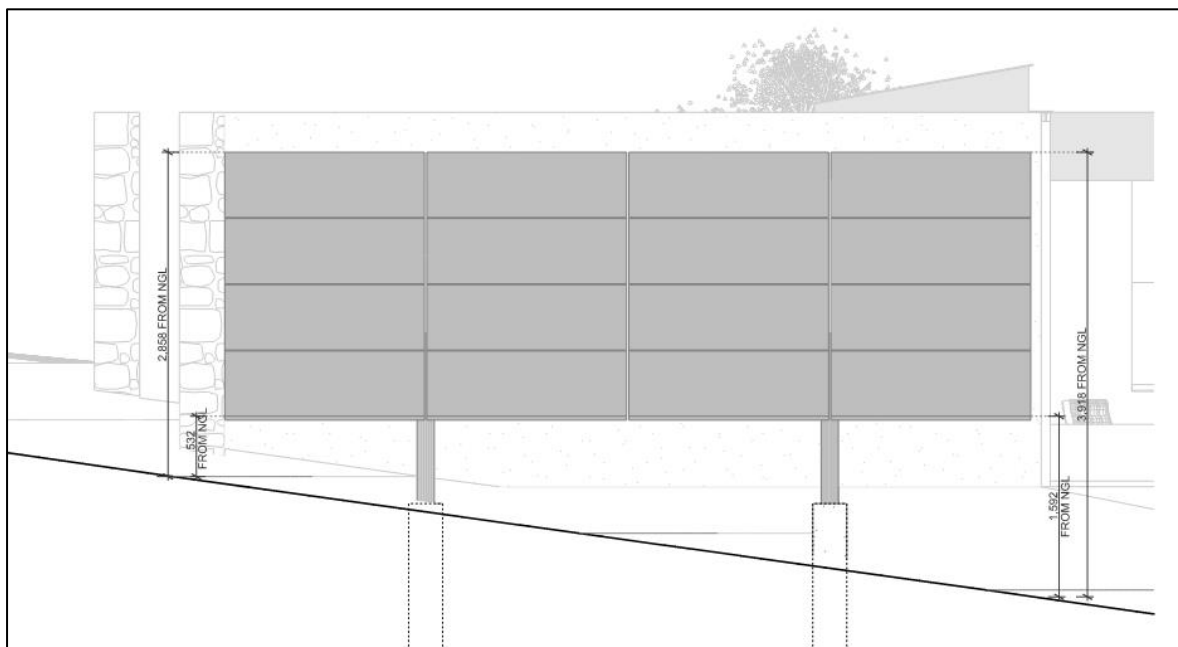


Figure 8: Proposal plans – Northern Elevations – Solar Panel

The full plans submitted are included in the attachments.

8. REPRESENTATIONS

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The application was advertised for community consultation from 18 May 2024 to 3 June 2024. One (1) representation was received and is summarised below.

A full copy of the representation(s) has also been included as an attachment to this report.

Issues Raised in Representations	Council Response
<p>The ground mounted solar array is not considered in keeping with the character of the street.</p>	<p>The representation received largely relates to the visual appearance of the solar array and the degree to which these are aesthetically in keeping with existing structures in the vicinity.</p> <p>There are currently no other ground mounted solar arrays in the area. This does not mean that they are discouraged by any means within the planning scheme. The planning scheme provides provisions for 'ground mounted solar arrays' of 18m² and under to be exempt from planning. Therefore, there is opportunity for development of this nature to be erected on multiple properties within the area, without any approval being required.</p> <p>The proposal contains a solar array forming an approximate 28m² site coverage, consisting of 16 panels in total, with a height of 3.9m from natural ground level to its highest point.</p> <p>A response (see attachment) from the applicant in relation to the representation has outlined the following reasons for this design decision:</p> <ol style="list-style-type: none"> 1. Ease of maintenance. 2. Ease of access as the occupants age. 3. The prominence of a roof mounted system (noting a high angle bracket is required for efficiency). 4. Vegetation intended to soften visual impacts. <p>While Council does have some discretion regarding the visual impacts relative to specific Performance Criteria, it does not have a general discretion to approve or refuse an application based on visual appearance.</p> <p>There is no requirement for structures to match or be in keeping with the style, appearance or materials of other properties in the vicinity. Due to the distance from other dwellings, topography providing some visual impact mitigation and the scale proposed, the solar array is considered reasonable for the area.</p>

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	Council can consider increasing the setback to meet the acceptable solution or reducing the scale of the array. However, this will bear no impact on the character of the structure and is not considered necessary. No recommendations are considered warranted as a result of this representation.
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9. STATUTORY REQUIREMENTS

The assessment of the development is dealt with under the following sections of the *Tasmanian Planning Scheme – George Town*:

- 11.0 Rural Living Zone
- C2.0 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 Residential. The definition of the Residential use as outlined in the *Tasmanian Planning Scheme – George Town* is:

Residential	use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
-------------	--

The Residential Use Class is classified as a No Permit Required use in the Rural Living Zone. However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

9.2 Planning Scheme Assessment

Please see Attachment 1 for a full planning assessment against all of the relevant Acceptable Solutions of the Planning Scheme.

The Zone Purpose and those aspects of the development which require Council to exercise discretion are outlined and addressed in the following tables. The Performance Criteria outlines the specific things that Council must consider in exercising its discretion and determining whether to approve or refuse an application.

In cases where Council considers an application does not comply with the relevant Performance Criteria the use of conditions to achieve compliance should always be considered prior to refusal of the application.

Zone Purpose Assessment

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11.1	Zone Purpose The purpose of the Rural Living Zone is:
11.1.1	To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained.
Planner Response: Use proposed is residential where services are limited. Consistent with zone purpose.	
11.1.2	To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
Planner Response: Agricultural use is not proposed within application. The application does not undermine the intention of this purpose in any respect.	
11.1.3	To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
Planner Response: Use and development onsite is considered consistent with residential use, therefore this purpose is not considered applicable to the application. However, it should be noted some noise is expected to be generated by the 'home-based business' classified as a residential use class. The impacts of the proposal are not considered to unreasonably impact the nearby properties through noise, intensity, traffic or other offsite impacts. The application does not undermine the intention of this zone purpose in any respect.	
11.1.4	To provide for Visitor Accommodation that is compatible with residential character.
Planner Response: No visitor accommodation is proposed. The application does not undermine the intention of this purpose.	

Performance Criteria assessment.

11.0 Rural Living Zone

11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

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Objective:	That the site coverage: (a) is compatible with the character of existing development in the area; and (b) assists with the management of stormwater runoff.
Acceptable Solutions	Performance Criteria
A1 The site coverage must be not more than 400m ² .	P1 The site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; and (f) the character of development existing on established properties in the area.
<p>Planner's Response: Relies on performance criteria.</p> <p>Site Coverage exceeds 400m², therefore the proposal relies on performance criteria.</p> <p>The site has extensive fall to the west of the site. The proposal is located on the highpoint of the site with the proposed location consistent with many of the structures on Leam Road.</p> <p>The site has extensive area to absorb runoff generated from the structure, however the proposal is intending to connect the development to Council's reticulated stormwater network to reduce the overall requirements for absorption to be required.</p> <p>The applicant has provided a stormwater management plan that outlines large cut off drains at the low points in the site to capture surface run off and detention dedicated to the development. This will allow the impervious surfaces proposed and surface run off to be captured and discharged prior to any impact on proximate properties.</p> <p>Due to the larger size of the subject site, there are minimal constraints to development imposed by other existing properties.</p> <p>There is no vegetation proposed to be removed, the site is cleared as part of the initial subdivision, the land therefore has no need to remove any substantial vegetation.</p> <p>The proposal is considered consistent with the existing pattern of development and density of the area. The neighbouring property to the north represents an approximate site coverage of 633m². In comparison, the proposal has a site coverage of approximately 430m² approximately 200m² less than the adjoining property. Therefore, this application is not proposing a development of extensive scale or uncharacteristic coverage that would be inconsistent with the performance criteria.</p> <p>The proposal is considered consistent with the objectives of the standards and the performance criteria.</p>	

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11.4.2 Building height, setback and siting

Objective:	That height, setback and siting of buildings: <ul style="list-style-type: none"> (a) is compatible with the character of the area; (b) does not cause an unreasonable loss of amenity; (c) minimises the impact on the natural values of the area; and (d) minimises the impact on adjacent uses.
Acceptable Solutions	Performance Criteria
<p>A2</p> <p>Buildings must have a setback from a frontage of not less than 20m.</p>	<p>P2</p> <p>Buildings must be sited to be compatible with the character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; and (e) the retention of vegetation.
<p>Planner's Response: Relies on Performance Criteria.</p> <p>The proposal is located within 20m of the frontage.</p> <p>Whilst the retaining wall is located at its closest point, 'on the boundary', the dwelling is located approximately 11m from the frontage.</p> <p>The site has extensive fall to the west of the site, the proposal is located on a highpoint of the site with the proposed location consistent with many of the structures on Leam Road.</p> <p>Although the proposal does not contain a setback of similar distance to adjacent properties (approximately 16m & 23m, respectively), this is not considered incompatible with the character of the area. The setback of the properties such as 287 Leam Road, is consistent with what is being proposed within this application, as it contains a setback of 10m.</p> <p>The verge of the road reserve is approximately 6.5m from the frontage of the property with a large open drain running parallel to the road. This separation creates additional distance between the proposal and the public realm.</p> <p>The dwelling is not especially bulky or tall containing a variety of finishes to ensure that the proposal contains elements of visual interest, reducing the overall perceived visual bulk of the project. The dwelling contains sufficient distance from the frontage to ensure that any perceived bulk observed from the frontage is mitigated.</p> <p>The retaining wall, although somewhat tall for the type of structure proposed, has a large degree of bulk and height impacts reduced by the natural topography of the land and</p>	

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screening from the dwelling. The proposal will appear much less bulky when viewed from uphill and the dwelling will remove some of the visual impacts when viewed from downhill.

No vegetation is proposed to be removed as a result of this application.

The overall design of the proposal with a variety of materials, in conjunction with the topography and relatively low profile of all structures on the site will ensure that no portion of the proposal is incompatible with the existing character of development in the area.

The proposal is considered consistent with the objectives of the standards and the performance criteria.

A3

Buildings must have a setback from side and rear boundaries of not less than 10m.

P3

Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to:

- (a) the topography of the site;
- (b) the size, shape and orientation of the site;
- (c) the setbacks of surrounding buildings;
- (d) the height bulk and form of existing and proposed buildings;
- (e) the character of the development existing on established properties in the area; and
- (f) any overshadowing of adjoining properties or public places.

Planner's Response: Relies on performance Criteria

The solar array (the closest structure to the side boundary) is 3m from the eastern boundary. It should be noted that all other boundaries are compliant with the acceptable solutions, so the impacts are considered compliant by virtue of them being sufficiently setback.

There is sufficient distance from the proposal from the nearest sensitive receptor (approx. 62m) to ensure the amenity of the neighbouring property is not compromised.

The topography of the land ensures the impacts to the adjacent properties are significantly reduced, as all proximate structures to the boundary are located downslope, reducing visual bulk experienced from other sites.

The site is large and square, there are no site constraints in regard to size, shape and orientation.

The proposal, although inconsistent with the prevailing side setback, will not unreasonably impact neighbouring properties, due to the topographical characteristics of the site mitigating any unreasonable loss of amenity due to proximity to the eastern boundary.

Although some very minor shadowing will occur during the afternoon on the adjoining property (261 Leam Road), this will not impact any habitable rooms, private open spaces or public spaces to any unreasonable degree.

The proposal is considered consistent with the objectives of the standards and the performance criteria.

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<p>A4</p> <p>Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of:</p> <p>(a) not less than 200m; or</p> <p>(b) if the setback of an existing building is within 200m, not less than the existing building.</p>	<p>P4</p> <p>Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to:</p> <p>(a) the size, shape and topography of the site;</p> <p>(b) the separation of any existing buildings for sensitive uses on adjoining properties;</p> <p>(c) the existing and potential use of adjoining properties;</p> <p>(d) any proposed attenuation measures; and</p> <p>(e) any buffers created by natural or other features.</p>
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Planner's Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.

Dwelling is located within 200m of the Rural Zone.

Like many dwellings along Leam Road, the proposal is located within 200m of the Rural and Agriculture zones within the Tasmanian Planning Scheme.

The proposal is for infill within an existing residential subdivision. Any impacts experienced by proximate Rural or Agriculture zoned properties are not going to be exacerbated as a result of this development.

There are no attenuation or buffers required for this development due to the residential nature of existing properties surrounding this site.

The proposal is considered consistent with the objectives of the standards and the performance criteria.

C2.0 Parking and Sustainable Transport Code

C2.6 *Development Standards for Buildings and Works*

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.
Acceptable Solutions	Performance Criteria

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<p>A1</p> <p>All parking, access ways, manoeuvring and circulation spaces must:</p> <ul style="list-style-type: none"> (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement. 	<p>P1</p> <p>All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
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Planner's Response: Relies on performance criteria. See section 9.2 for the planner assessment against the Performance Criteria.

Driveway is proposed to be white gravel. Parking occurs on unsealed areas; therefore the proposal relies on performance criteria.

The use of a gravel driveway in this location is not uncommon in the area, the expected traffic will consist of light vehicles, which will not transport sediments or debris from the site and this form of treatment will not generate unreasonable amounts of dust from vehicular movements.

There are no identified topographical considerations that directly impact the ability to seal the driveway. However, noting that the site is within a landslip area, recommendations previous seen within prone areas have outlined that reduction of heavy materials (such as concrete) should be encouraged in areas prone to landslip.

The proposal will be drained to Council's reticulated stormwater network.

This will be appropriate to drain the site.

A crossover condition is included within the recommendation that the new crossover to be constructed to LGAT standards. This will provide a 6m sealed separation between the edge of the road and the gravel driveway. Therefore, this will ensure sufficient separation from the sealed surface of the road to ensure sediment is not extensively distributed on the road reserve

The proposal is considered useable in all weather conditions and consistent with the area.

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Therefore, the proposal complies with the performance criteria and the objectives of the standard.

C2.6.3 Number of accesses for vehicles

Objective:	That: <ul style="list-style-type: none"> (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.
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Acceptable Solutions	Performance Criteria
<p>A1</p> <p>The number of accesses provided for each frontage must:</p> <ul style="list-style-type: none"> (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater. 	<p>P1</p> <p>The number of accesses for each frontage must be minimised, having regard to:</p> <ul style="list-style-type: none"> (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.

Planner's Response: Relies on Performance Criteria.

The access on the Leam Road frontage is increasing by one (1) to two (2) accesses on this frontage. Therefore, as there is an increase in accesses on this frontage, the proposal requires assessment against the performance criteria.

The proposal is located within an existing low density residential area with extensive off-street parking, and relatively few use classes outside of residential that would require heavy facilitation of on-street parking. The impact of increasing accesses in this location is negligible to the overall supply of on-street parking available within the estate. This proposal will therefore not undermine the supply of on-street parking available.

As there is no pedestrian footpath or infrastructure in the area, this access will not impact the existing footpath.

Council's Infrastructure Department does not have any concerns regarding the safety of the road. By virtue of Council's Infrastructure department not raising any significant concerns, the proposal is considered compliant with the performance criteria and the objectives of the standard. The design of the crossover will be managed via an application to undertake work on the road reserve.

The access in the proposed location with the anticipated usage is unlikely to impact amenity in an unreasonable capacity by frequent usage causing nuisance.

This proposed access is located in such a way to be utilised as a proximate extension to the existing crossover. The proposal is not going to impact the streetscape, amenity or safety of users, and is considered consistent with the performance criteria and objectives of the standard.

10. REFERRALS

Internal Referrals

Infrastructure Department

A referral was issued to Council's Infrastructure Department.

The following advice was provided -

- Due to the challenging topography of the whole subdivision, there are significant stormwater issues with overland flow affecting downhill properties. The council requires a thorough consideration of these factors to alleviate downstream property impact. Given numerous complaints about stormwater management in this subdivision during rain events, it's crucial to implement measures such as constructing cut-off drains to channel water into the council's main system. A grated drain should be installed on the proposed driveway to direct water into the open drain
- Council prefers the installation of a DN225mm pipe with a headwall at the lowest point on the southwestern end to catch and discharge overland flow into the council main. It is the property owner's responsibility to maintain the cutoff drain, ensuring it is cleaned before winter for proper water flow. All work must adhere to LGAT standards.
- The driveway must be constructed to LGAT standards.

External Referrals

TasNetworks

A referral was issued to TasNetworks.

The following advice was provided -

"Based on the information provided, the development is not likely to adversely affect TasNetworks' operations."

11. SERVICES

Road

Access is available to Leam Road, via the existing driveway crossover and the proposed crossover.

Sewer

Reticulated sewerage is unavailable onsite, therefore the proposal relies on onsite wastewater management.

Water

Reticulated water is unavailable onsite, therefore the proposal relies on onsite water systems to service the property.

Stormwater

Records indicate the land is serviced by Council's reticulated stormwater infrastructure.

12. PART V'S, COVENANTS, HERITAGE & LEVEL 2 ACTIVITIES

Easements:

The subject property does not contain any registered burdening or benefitting easements on the title.

Part V Agreements:

No Part V's are registered against the subject property's title.

Covenants:

No covenants are registered against the subject property's title.

Heritage Register:

The subject property is not registered within the Tasmanian Heritage Register administered under Part 4 of the *Historic Cultural Heritage Act 1995*.

Level 2 Activities:

The subject property does not contain a use that could be considered a Level 2 activity as classified within Schedule 2 of the *Environmental Management and Pollution Control Act 1994*.

13. 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.

14. ALTERNATIVE OPTIONS

Council can refuse the application or approve it with alternative conditions.

15. CONCLUSION

The application for construction and use of Residential - Single Dwelling & Outbuilding at 253 Leam Road, Hillwood (CT 174593/7), has been assessed against all relevant zone and code criteria of the *Tasmanian Planning Scheme – George Town*. With appropriate conditions, the

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application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

16. RECOMMENDATION

That the application for use and development, Residential - Single Dwelling & Outbuilding at 253 Leam Road, Hillwood (CT 174593/7) 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. Room 11 Architects, Project no. 2222, drawing no. A0.01 to A0.02, A1.01 to A1.05, A2.01 to A2.04, A3.01, A5.01 to A5.04, RFI.01 & RFI.02, dated 19 April 2024;
- b. Geo-Environmental Solutions, Stormwater Assessment, incorporating Flussig Engineers, Hydraulic Design Report, pages 1 to 17 inclusive, dated February 2024
- c. Room 11 Architects, Response to Request for Information, dated 06 March 2024;

to the satisfaction of the Council, unless specifically provided for otherwise by condition of this permit. Any other proposed development and/or use will require a separate application to and assessment by the Council.

2. VEHICULAR CROSSOVER

Prior to the commencement of the use, the proposed vehicular crossover must be constructed in accordance with LGAT Standard Drawing. All works must be carried out to the satisfaction of Council's Infrastructure Department.

Prior to undertaking any works within the Council road reserve, including the installation of the vehicle crossover, separate consent is required from Council as the relevant Road Authority. The developer must make application to Council for a Permit to Undertake Works in the Road Reserve using Council's designated form and obtain approval prior to the start of works. This work must be at expense of the person responsible for the development.

3. STORMWATER

Prior to the commencement of works, detailed stormwater design drawings in accordance with the endorsed Traffic Impact are to be submitted to the satisfaction of Council's Director Infrastructure and Development. The drawings are to:

- a) be prepared by a suitably qualified person;
- b) Be generally in accordance with the drainage shown on the endorsed plans;
- c) show the means of connection to Council's reticulated stormwater network;
- d) show the size and location of stormwater pits required to adequately drain the driveway; and
- e) show details, including calculations, of the on-site detention system;

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to the satisfaction of Council's Director Infrastructure and Development.

Prior to the commencement of use the stormwater connection is to be installed to the satisfaction of Council's Director Infrastructure and Development.

4. RESIDENTIAL OUTBUILDING

The use of the outbuilding approved by this permit is not permitted for human habitation and is limited to domestic storage, garaging, recreation and related residential activities only.

5. NO POLLUTED RUNOFF

No polluted and/or sediment laden runoff must be discharged directly or indirectly into Council's drains, watercourses or the foreshore during and after development.

6. DAMAGE TO PUBLIC INFRASTRUCTURE

Any damage to public infrastructure shall be repaired at the owner's cost. If any repairs are necessary, they will be undertaken in accordance with the requirements and to the satisfaction of the Manager of Infrastructure and Works.

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2023/125. You should contact Council with any other use or development, as it may require the separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. 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 6382 8800.

3. This permit takes effect after:
 - i. the 14 day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or any other required approvals under this or any other Act are granted.
4. It is the responsibility of the land owner to ensure concentrated stormwater is not directed outside of the property, unless it is to an approved legal discharge point. Any nuisance caused by the failure to comply may result in enforcement action under the *Urban Drainage Act 2013* and *Local Government Act 1993*.

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5. A planning appeal may be instituted by lodging a notice of appeal with the Tasmanian Civil & Administrative 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 Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.
6. 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.
7. 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.
8. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
9. 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.

The applicant is requested to remove any planning advertising signs from the property boundary, and to dispose of it in a thoughtful and sustainable manner.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS APRIL, MAY AND JUNE 2024

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 15 May 2024
FILE NO: 14.10
ATTACHMENTS: 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

THURSDAY 16 April 2024

- 2024/2025 Budget

Present: Mayor Greg Kieser, Deputy Mayor Greg Dawson Cr Winston Archer, Cr Heather Ashley, Cr Heather Barwick, Cr Tim Harris, Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

Apologies: Nil

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Development
Director Organisational Performance, Strategy & Engagement

Guests: Nil.

TUESDAY 28 MAY 2024

- Planning and Building Update
- Capital Works Update
- Agenda Review
- Township Character Plan
- Heritage Study
- Street Trees Strategy
- Governance Issues
- Councillors/General Manager Discussions

Present: Mayor Greg Kieser, Cr Winston Archer, Cr Heather Ashley, Cr Heather Barwick, Cr Tim Harris, Cr Simone Lowe,

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Cr Winston Mason, Cr Jason Orr

Apologies: Deputy Mayor Greg Dawson

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Development
Director Organisational Performance, Strategy & Engagement
Town Planner
Team Leader Building and Planning

Guests: Southern Archaeology – Archaeological and Heritage Consultants

THURSDAY 6 JUNE 2024

- 2024/2025 Budget

Present: Mayor Greg Kieser, Deputy Mayor Greg Dawson Cr Winston Archer,
Cr Heather Ashley, Cr Heather Barwick, Cr Tim Harris,
Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

Apologies: Nil

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Development
Director Organisational Performance, Strategy & Engagement
Senior Executive Support & Governance Officer

Guests: Nil.

TUESDAY 11 JUNE 2024

- Unconfirmed Ordinary Council Minutes 28 May 2024
- Unconfirmed Closed Ordinary Council Minutes 28 May 2024
- Drainage Assessment for Coastal Communities (External Presenter)
- TasWater Update (External Presenter)
- Review Asset Management Plan Framework (External Presenter)
- Annual Plan 2024/2025
- WHS Obligations for Elected Members and Senior Officers (External Presenter)
- Dog Management Policy Review
- Policy Review – Information Disclosure Policy
- Policy Review – GTC-14 Rates and Charges Policy
- Policy Review – Community Assistance and Sponsorship Policies
- Sponsorship Request – Tamar Valley Folk Festival
- Governance

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- Councillors/General Manager Discussions

Present: Mayor, Cr Greg Kieser (part), Deputy Mayor Greg Dawson,
Cr Winston Archer, Cr Heather Ashley, Cr Tim Harris,
Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

Apologies: Cr Heather Barwick
Director Organisational Performance, Strategy & Engagement

In Attendance: General Manager
Director Corporate & Community
Director Infrastructure & Development
Senior Executive Support and Governance Officer
Team Leader – Planning & Building Services
Coordinator – Engineering & Projects

Guests: Hydrodynamica Consulting Engineer
TasWater Representative
CT Management Group Representatives
Edge Legal Representative

STRATEGIC PLAN

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

Future Direction Four - 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.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government (Meeting Procedures) Regulations 2015.

RISK CONSIDERATIONS

This report is provided in accordance with Local Government (Meeting Procedures) Regulations 2015, Section 8(2)(c). Risk implications are therefore considered to be low.

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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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.

CONSULTATION

Nil.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Nil.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the report on the Council Workshops held on the 16 April, 28 May, 6 June and 11 June 2024.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.2 MAKING OF RATES AND CHARGES FOR THE 2024/2025 YEAR

REPORT AUTHOR:	General Manager – Mr S. Power Director Corporate & Community – Mrs C. Hyde
REPORT DATE:	19 June 2024
FILE NO:	32.1
ATTACHMENTS:	Nil

SUMMARY

This report provides information on the making of rates and charges for the 2024/2025 financial year.

BACKGROUND

RATES & CHARGES FOR 2024/2025

Rates and charges as detailed in the recommendation below are in accordance with Council's current GTC -14 Rates and Charges Policy V4. This policy was reviewed and adopted by Council at the 28 March 2023 meeting.

STRATEGIC PLAN

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

Future Direction One - Community Pride

1. All are valued and included
 - i. Taking a 'whole of community' approach to everything.

Future Direction Three - 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.

Future Direction Four - Leadership and Accountable Governance

1. A culture of engagement and participation
 - i. Trusted, transparent and inclusive community engagement processes.

Future Direction Four - Leadership and Accountable Governance

4. Positive and productive working relationship with all levels of government and their agencies
 - i. Ensuring the area's needs and priorities are understood.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Part 9 of the Local Government Act 1993 contains the detailed requirements of Council in relation to rates and charges. Part 9 is considered too voluminous to reproduce in this report.

RISK CONSIDERATIONS

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

There is a medium risk if an appropriate rating structure is not set, including:

- Risks associated with inadequate maintenance and service levels resulting in community dissatisfaction.
- Risks associated with inadequate finances to ensure long-term financial sustainability.

FINANCIAL IMPLICATIONS

In accordance with Council's Financial Strategy, when setting rates and charges, Council's financial position will have a margin of comfort to enable it to absorb unexpected developments without having to resort to substantial rate increases. Council will ensure that it accumulates sufficient financial resources and has the borrowing capacity to deal with volatility and unexpected events. Council's operational budget will be flexible enough to ensure that volatile changes in revenues and expenses because of a changing economic environment can be absorbed.

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.

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CONSULTATION

Council has workshopped the rates and charges in April and June 2024. Councillors were provided an opportunity to further consider the rates and charges on 9 June 2024. Audit Panel reviewed the rates and charges methodology at the 19 June 2024 meeting.

OPTIONS

Council may choose to:

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

OFFICERS COMMENTS

DEFINITIONS AND INTERPRETATION

1. **'Planning Scheme'** means the George Town Interim Planning Scheme 2013 as amended or replaced pursuant to the *Land Use Planning and Approvals Act 1993* (Tas).
2. Where the context permits, terms used in this resolution have the meaning given to those terms in the *Local Government Act 1993* (Tas) or the *Fire Service Act 1979* (Tas) (as applicable).

SETTING OF RATES AND CHARGES

The rates and charges resolutions as detailed in the recommendation below are presented for consideration by council in the making of rates and charges for the period 1 July 2024 to 30 June 2025. The changes made reflect a general rate increase of 5.5% for the non-residential and residential sectors.

The Office of the Valuer General has provided a valuation adjustment factor increase across the municipal area which become effective on 1 July 2024. These adjustment factors have been applied to capital values:

Vacant Commercial	1.50
Non Vacant Commercial, Other & Community Services	1.30
Non Vacant Industrial	1.45
Vacant Industrial	2.00
Primary Production	2.25
Non Vacant Residential	1.85
Vacant Residential	2.25

The resultant increase adjusted capital value has been applied against a reduced rate in the dollar to achieve the changes in rates revenue required for a 5.5% increase. Dependent upon the valuation that affects a ratepayer, their rates may increase or decrease as a result of the application of the rate in the dollar.

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In setting rates and charges council has considered the following:

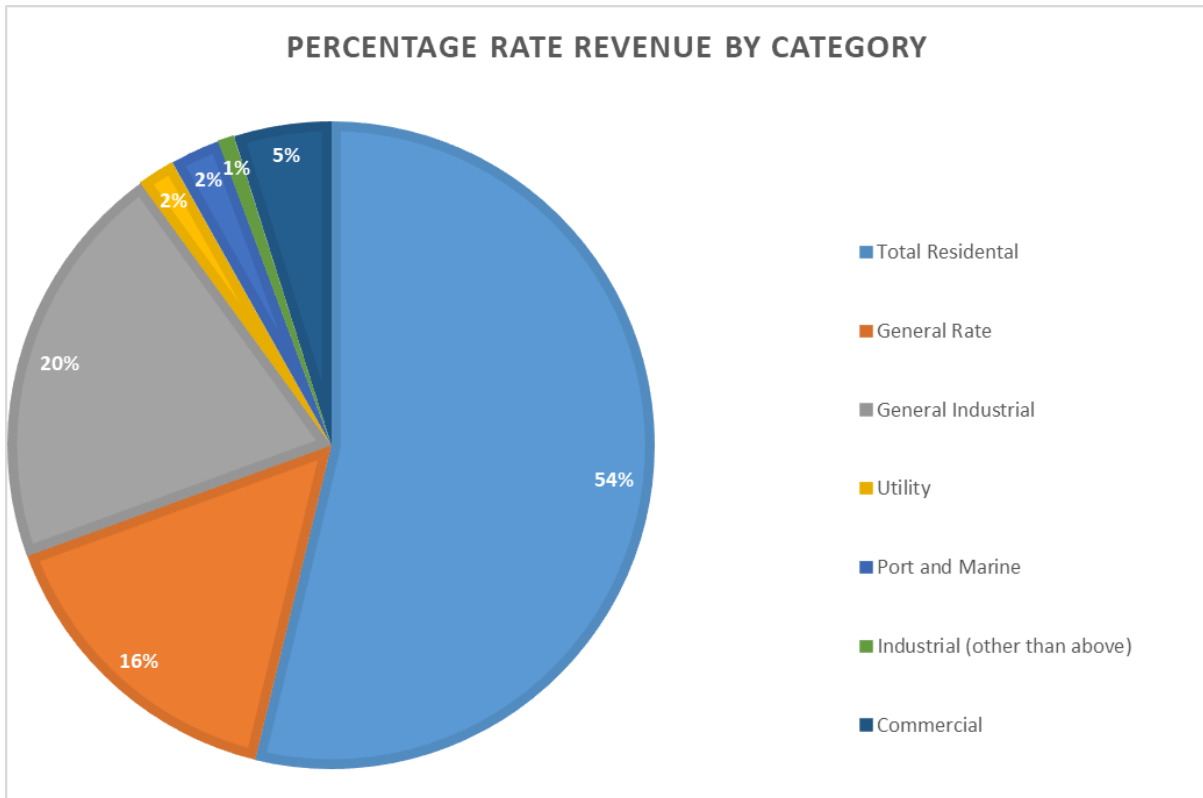
1. Increase in State Government Waste Levy from \$23.50/tonne to \$44.88/tonne
2. Statutory obligations
3. Delivery of services to the community
4. Continued and forecast changes in prices for goods and service;
5. Council's 10-year Long Term Financial Plan, Council's Financial Strategy, and the objectives in Council's Community Strategic Plan

RATING CATEGORIES

Estimated rates revenue

Estimated Rates Revenue 2024/2025	
Rating Category	5.5% increase
Total Residential	\$ 5,004,686
General Rate	\$ 1,456,414
General Industrial	\$ 1,912,219
Utility	\$ 173,205
Port and Marine	\$ 231,872
Industrial (other than above)	\$ 75,176
Commercial	\$ 451,022
Total Non-residential	\$ 4,299,908
Total General Rates	\$ 9,304,594

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WASTE

Council’s Waste Transfer Facilities will again hold two free hard and green waste days during the 2024/2025 year.

The kerbside bin collection charges have increased to reflect the increasing costs of provision of the kerbside service, waste disposal charges at the regional facility at Remount Rd, Launceston and the increased state government waste levy. The State Government waste levy was introduced at \$20 per tonne placed in landfill in 2022/2023 and will increase to \$44.88 per tonne for 2024/2025 (followed by an increase to in excess of \$60 per tonne from 2027).

Charge	2023/2024	2024/2025	Proposed Increase Per Annum
140L Kerbside Waste Collection	\$ 312.00	\$ 337.00	\$ 25.00
240L Kerbside Waste Collection	\$ 446.00	\$ 478.00	\$ 32.00
85L Kerbside Waste Collection	\$ 248.00	\$ 266.00	\$ 18.00
Waste Charge	\$ 50.00	\$ 60.00	\$ 10.00

OFFICER’S RECOMMENDATION

1. GENERAL RATE & MINIMUM AMOUNT PAYABLE

Pursuant to Section 90 of the *Local Government Act 1993* (**‘Act’**), Council makes the following General Rate on all rateable land excluding land which is exempt pursuant to the provisions of Section 87 of the Act within the municipal area of George Town for the period commencing 1st July 2024 and ending on 30th June 2025:

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1. pursuant to Sections 90(1) and 90(3)(b) of the Act, Council hereby makes a General Rate of **0.1833** cents in the dollar on the **adjusted capital value** of the land; and
2. pursuant to Section 90(4) of the Act, Council sets a minimum amount payable in respect of the General Rate of **\$908.00**.

2. VARIATIONS TO THE GENERAL RATE

Pursuant to Section 107 of the Act, Council hereby varies the General Rate of **0.1833** cents in the dollar (as previously made) as follows:

- a. For land used or predominantly used for industrial purposes, and which is zoned 'General Industrial' as defined in the Planning Scheme, the General Rate is varied by increasing it by **1.2456** cents to **1.4289** cents in the dollar on adjusted capital value;
- b. For land used or predominantly used for industrial purposes, and which is zoned 'Utilities' as defined in the Planning Scheme, the General Rate is varied by increasing it by **1.4088** cents to **1.5921** cents in the dollar on adjusted capital value;
- c. For land used or predominantly used for industrial purposes, and which is zoned 'Port And Marine' as defined in the Planning Scheme, the General Rate is varied by increasing it by **1.4163** cents to **1.5996** cents in the dollar on adjusted capital value;
- d. For land used or predominantly used for industrial purposes, and which is not zoned 'General Industrial', 'Utilities' or 'Port And Marine' as defined in the Planning Scheme, the General Rate is varied by increasing it by **0.4115** cents to **0.5948** cents in the dollar on adjusted capital value;
- e. For land used or predominantly used for commercial purposes, the General Rate is varied by increasing it by **0.4801** cents to **0.6634** cents in the dollar on adjusted capital value;
- f. In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.2009** cents to **0.3842** cents in the dollar on adjusted capital value;
- g. In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.1674** cents to **0.3507** cents in the dollar on adjusted capital value;
- h. In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.2135** cents to **0.3968** cents in the dollar on adjusted capital value;
- i. In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.00001** cents to **0.1834** cents in the dollar on adjusted capital value;
- j. In the locality of Lefroy, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.2085** cents to **0.3918** cents in the dollar on adjusted capital value;
- k. In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.0263** cents to **0.2096** cents in the dollar on adjusted capital value;
- l. In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.0956** cents to **0.2789** cents in the dollar on adjusted capital value;
- m. In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.0402** cents to **0.2235** cents in the dollar on adjusted capital value;

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- n. In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.0184** cents to **0.2017** cents in the dollar on adjusted capital value;
- o. In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.0241** cents to **0.2074** cents in the dollar on adjusted capital value; and
- p. In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, the General Rate is varied by increasing it by **0.0906** cents to **0.2739** cents in the dollar on adjusted capital value.

3. AVERAGED AREA RATES

Pursuant to Section 109A of the Act and Certificates issued to Council in accordance with Section 109H of the Act, Council hereby make the following Averaged Area Rates ('AAR') for all rateable land within the municipal area for the following categories and localities for the financial year commencing 1 July 2024 and ending 30 June 2025:

1. In the locality of Beechford, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,328.00** using the General Rate as varied pursuant to paragraph 2 (f) of this resolution;
2. In the locality of Bellingham, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,328.00** using the General Rate as varied pursuant to paragraph 2 (g) of this resolution;
3. In the locality of George Town, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,408.00** using the General Rate as varied pursuant to paragraph 2 (h) of this resolution;
4. In the locality of Hillwood, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,355.00** using the General Rate as varied pursuant to paragraph 2 (i) of this resolution;
5. In the locality of Lefroy, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,328.00** using the General Rate as varied pursuant to paragraph 2 (j) of this resolution;
6. In the locality of Low Head, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,408.00** using the General Rate as varied pursuant to paragraph 2 (k) of this resolution;
7. In the locality of Lulworth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,328.00** using the General Rate as varied pursuant to paragraph 2 (l) of this resolution;
8. In the locality of Mount Direction, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,355.00** using the General Rate as varied pursuant to paragraph 2 (m) of this resolution;
9. In the locality of Pipers Brook, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,355.00** using the General Rate as varied pursuant to paragraph 2 (n) of this resolution;
10. In the locality of Pipers River, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,355.00** using the General Rate as varied pursuant to paragraph 2 (o) of this resolution; and
11. In the locality of Weymouth, for rateable land that is used, or predominantly used, for residential purposes, an AAR is made in the amount of **\$1,328.00** using the General Rate as varied pursuant to paragraph 2 (p) of this resolution.

4. WASTE MANAGEMENT SERVICE CHARGES

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Pursuant to Section 94 of the Act, Council by absolute majority hereby makes the following service charges on all rateable land within the municipal area of George Town (including land which is otherwise exempt from general and separate rates pursuant to Section 87 of the Act but excluding Crown land to which Council does not supply waste management services) for the period commencing 1 July 2024 and ending on 30 June 2025, namely:

- (a) A service charge of **\$60.00** for waste management on all rateable land for the establishment, management, provision and rehabilitation by Council of waste management facilities, service charge has increased by \$10.00 to accommodate improvement to the Pipers River Waste Transfer Station amenities, and
- (b) A service charge for waste management in respect of all land to which Council provides or makes available waste management services, including garbage and recycling removal and disposal using mobile garbage and recycling bins, pursuant to Section 94(3A) of the Act varied according to the level of service provided or made available-of:
 - (i) \$266.00 for land serviced by one 85 litre mobile garbage bin and one 140 litre mobile recycling bin;
 - (ii) \$337.00 for land serviced by one 140 litre mobile garbage bin and one 140 litre mobile recycling bin; and
 - (iii) \$478.00 for land serviced by one 240 litre mobile garbage bin and one 240 litre mobile recycling bin.

5. SERVICE RATE FOR FIRE PROTECTION

- 1. Pursuant to Section 93A of the Act, Council makes the following fire protection service rates for the purpose of collecting a fire service contribution from all rateable land in the municipal area sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given accordance with Section 81B of the *Fire Service Act 1979* (Tas) for the 2024-2025 financial year as follows:

<u>District</u>	Rate Cents in the dollar of Adjusted capital value
George Town Volunteer Brigade Rating District	0.013747
General Land	0.083171

- 2. Pursuant to Section 93(3) of the Act and Section 81C(6) and Section 79B(2) of the *Fire Service Act 1979* (Tas), the minimum fire service contribution payable in respect of the fire service contribution is the amount of **\$49.00**.

6. PAYMENT OF RATES

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Pursuant to Section 124 of the Act, Council determines that:

All rates may be paid by rate payers by way of four (4) instalments in accordance with the following schedule:

1. First instalment due on or before 31 August 2024;
2. Second instalment due on or before 31 October 2024;
3. Third instalment due on or before 31 January 2025; and
4. Fourth and final instalment due on or before 31 March 2025.

7. PENALTY AND INTEREST

Pursuant to Section 128(1)(c) of the Act, if any rate, instalment or charge is not paid on or before the date that it falls due for payment then:

(a) there is payable a penalty of five percent (**5%**) of the unpaid amounts of the rate, instalment or charge; and

(b) there is payable a daily interest charge of **0.0277836% (10.14% per annum)** in respect of the unpaid amount of the rate, instalment or charge for the period during which it remains unpaid.

8. SEPARATE LAND

For these resolutions, the rates and charges (including the minimum amounts) shall apply to each parcel of land shown as being separately valued in the valuation list prepared under the Valuation of Land Act 2001 (Tas).

9. ADJUSTED VALUES

For these resolutions, any reference to adjusted capital value includes a reference to that value as may be adjusted from time to time pursuant to Section 89 of the Act.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

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8.3 SETTING OF FEES AND CHARGES FOR THE 2024/2025 FINANCIAL YEAR

REPORT AUTHOR:	Director Corporate and Community – Cheryl Hyde General Manager – Mr S. Power
REPORT DATE:	25 June 2024
FILE NO:	32.4
ATTACHMENTS:	1. Fees and charges 2024-2025 Final [8.3.1 - 18 pages]

SUMMARY

This brief is to present the proposed fees and charges for the financial year 2024/2025.

BACKGROUND

The Council every year as a part of its budget deliberations sets its fees and charges for a number of functions. These fees reflect Council's desire to maintain a system of fees and charges based on the user pays principle while also recognising the community service obligation inherent in certain service functions. The recommended schedule of fees and charges is in the form of an attachment to this report.

STRATEGIC PLAN

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

Future Direction One - Community Pride

1. All are valued and included
 - i. Taking a 'whole of community' approach to everything.
 - v. Working towards removing all barriers to participation in community life.
 - vii. Building community pride in our young people.

Future Direction One - Community Pride

2. All communities take pride in their place
 - i. Supporting the plans of Progress Associations.

Future Direction One - Community Pride

3. A strong, recognisable, positive reputation
 - iii. Promoting the area as the place to live, work, play and invest.

Future Direction One - Community Pride

5. Community groups work together on common goals
 - i. Working together on common goals.

Future Direction Two - Prosperity for All in All Aspects of Life

9. Tourism growth in yield
 - i. Diversifying our economy through tourism activities, increasing overnight stays and promoting existing and new experiences.
 - iv. Focusing on cultural and historic interpretation and associated experiences and the area's produce.
 - v. Developing a diverse range of tourism products that complement the Tasmanian brand.

Future Direction Two - Prosperity for All in All Aspects of Life

11. Healthy, active communities
 - i. Knowing how to stay healthy and active and valuing good health outcomes. Eating well, active living, preventative health approaches.
 - ii. Getting and staying active. Participation in recreation, arts and cultural activities.

Future Direction Three - Progressive Well-Resourced Communities

5. Communities have agreed strategic plans
 - i. Supporting Progress Associations to achieve their annual priorities.
 - ii. Making sure communities remain connected, engaged and empowered.
 - iii. Celebrating project successes.

Future Direction Three - Progressive Well-Resourced Communities

7. Community celebrations build the areas reputation

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- i. Using cultural and artistic celebrations to engage and build understanding of the community and area.
- ii. Growing attendance numbers by responding to new, creative ideas and improvements.
- iii. Programming to avoid clashes of dates.
- iv. Including specific activities designed by young people in all celebrations.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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

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

RISK CONSIDERATIONS

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

A failure to implement a fee schedule is identified as a medium risk as it would have a negative budgetary impact on Council.

Implementation of a fee structure will mitigate this risk.

FINANCIAL IMPLICATIONS

It is prudent for Council to review its fees and charges each year to ensure that they are appropriate. Council needs to ensure that the services provided by Council do not have a negative budgetary impact.

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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:

- Provide a fees and charges structure which allows accessibility and inclusion for the community to Council facilities and services.

CONSULTATION

Council's fees and charges are set annually as part of the budget process. Any submissions received by Council in relation to fees and charges are considered during this process.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Attached for the information of Council are comparison tables, showing fees for the 2023/2024 financial year and those proposed for 2024/2025 financial year. Also attached is comparison tables for Waste facilities.

In particular, the following points should be noted.

- The fees and charges schedule has considered gazetted fees and charges based on decisions of the state government where applicable.
- The Waste transfer fees adjustment reflects the increase in disposal fees as per Launceston City Council landfill fees and the increase to \$44.66 per tonne State Landfill Levy.
- Planning, Building and Plumbing charges have been amended in line with actual costs.
- Facilities bookings fees and charges have been expanded to include sporting ground hire (for users other than existing sporting club users) and an additional multi room hire for Memorial Hall.
- Visitor experience – proposed reintroduction of the multi experience pass for Bass and Flinders, Watch House and Pilot Station.
- Bass and Flinders – proposed higher fees in line with other visitor experiences. Proposed new fee for annual entry for GTC municipality residents.

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

7. Fees and Charges

7.1 Overview and Purpose

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

7.2 Strategies

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

7.3 Aims and Targets

Performance measure	Percentage increase in fees and charges
Performance calculation	Last year's fee or charge/this year's fee or charge (expressed as a percentage)
Aim	Local government cost index percentage increase applied
Target	Local government cost index percentage increase applied
Performance measure	Percentage of cash receipts from user charges
Performance calculation	Receipts from user charges/total receipts
Aim	10%
Target	4.5%

OFFICER'S RECOMMENDATION

That Council, pursuant to Section 205 of the Local Government Act 1993 receive and adopt the schedules of fees and charges attached to this report for the 2024/2025 financial year.

DECISION

Moved:

**George Town Council
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Seconded:

VOTING

For:

Against:

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8.4 BUDGET ESTIMATES FOR THE 2024/2025 FINANCIAL YEAR

REPORT AUTHOR:	Director Corporate and Community – Cheryl Hyde General Manager – Mr. S. Power
REPORT DATE:	25 June 2024
FILE NO:	29.11
ATTACHMENTS:	1. Operational budget by function [8.4.1 - 10 pages]

SUMMARY

This report provides information on budget parameters, assumptions and strategies applied in the preparation of the 2024/2025 budget presented for adoption.

BACKGROUND

There have been workshops held to discuss budget matters for the 2024/2025 budget including rating matters. Detailed budget work papers are provided to elected members to support discussions. Feedback has been sought and provided to elected members to frame the budget recommendation.

STRATEGIC PLAN

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

Future Direction Four - 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.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Budget Estimates

Local Government Act 1993 Section 82 – Estimates states:

- (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 borrowing by the Council;
 - (d) the estimated capital works of the Council;
 - (e) any other detail required by the Minister.
- (3) Estimates for a financial year must –
 - (a) be adopted by the Council, with or without alteration, by absolute majority; and
 - (b) be adopted before 31 August in that financial year; and

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- (c) not be adopted more than one month before the start of that financial year.
- (4) A Council may alter by absolute majority any estimate referred to in subsection (2) during the financial year.

Rates and Charges

Part 9 of the Local Government Act 1993 contains the detailed requirements of Council in relation to rates and charges. Part 9 is considered too voluminous to reproduce in this report.

RISK CONSIDERATIONS

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

There is a medium risk if an appropriate operational budget is not set, including:

- Risks associated with inadequate maintenance and service levels resulting in community dissatisfaction.
- Risks associated with inadequate finances to ensure long-term financial sustainability.

FINANCIAL IMPLICATIONS

In accordance with Council's Financial Strategy, when setting operational budget, Council's financial position will have a margin of comfort to enable it to absorb unexpected developments without having to resort to substantial rate increases. Council will ensure that it accumulates sufficient financial resources and has the borrowing capacity to deal with volatility and unexpected events. Council's operational budget will be flexible enough to ensure that volatile changes in revenues and expenses as a result of a changing economic environment can be absorbed.

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

Community members and Councillors were invited to make submissions for funding considerations in the budget process. Several submissions have been received and considered as part of the budget preparation process.

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Council has workshopped the budget in April and June 2024. Budget Estimates have also been presented to the Audit Panel on 19 June 2024. Councillors were provided a further opportunity to discuss budget estimates on 18 June 2024

OPTIONS

Council may choose to:

1. Adopt the Operating Budget Estimates for the 2024/2025 year as presented; or
2. Adopt the Operating Budget Estimates for the 2024/2025 year with amendment; or
3. Not adopt the Operating Budget Estimates for the 2024/2025 year.

OFFICER'S COMMENTS

Budget Estimates Key Assumptions, Influences and Application of Council Policy

External Influences

1. Council Cost Index 2024

The Council Cost Index provides an aggregated picture of cost movements at the State level. The mix of construction and non-construction activity varies from council to council. Similarly, there are parts of the State where construction costs have been increasing faster than the State average. Council cost index is set at 3.78%.

2. Consumer Price Index

The most recent CPI for Hobart was 3.1% for the March 2023 quarter.

3. Fuel price increase

Fuel prices increases experienced in 2022/2023 while somewhat stabilised, continue to impact budget estimates and are expected to maintain the same impact in 2024/2025, any further price rises will impact further on the estimated operating result.

4. Federal Assistance Grant Treatment

The Commonwealth Government has yet to advise the prepayment of the 2024/2025 Federal Assistance Grant. Financial Assistance Grant allocation has been maintained at the same level as 2023/2024, Council receives advice in the early new financial year of any changes to the grant at which time a report will be prepared for Council workshop.

5. Cash rate

Interest income from investments is likely to be maintained.

6. Bad debt write off

The level of bad debt write off is dependent on the economic circumstances that prevail and impact on rate payers in general. The budget papers include only a minimal estimate. Should there be a significant increase in the inability of ratepayers to meet rate demands the level of bad debt write-off will increase.

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7. Capital Grants Received

Any changes in government policy regarding capital grants will impact on the prepared budget estimates.

8. Electricity and Water Increases

Council large premise electricity prices were significantly impacted in 2022/2023, similar prices have been budgeted for in the 2024/2025 year and TasWater costs will increase by 3.5% again for the 2024/2025 year.

George Town Council Proposed Budget Estimates 2024/2025

	2023/2024		Budget Estimate	Proposed Budget
	Actual	31 May 2024	2023/2024	Estimates
				2024/2025
Revenue				
Rates & Charges Total	-\$	10,621,091	-\$ 10,711,235	11,273,537
Statutory fees & charges Total	-\$	522,623	-\$ 571,236	605,510
User Fees Total	-\$	539,515	-\$ 655,729	695,073
Grants - Recurrent	-\$	2,586,834	-\$ 2,302,953	2,505,350
Other income Total	-\$	164,666	-\$ 343,234	363,828
Interest & Investment Revenue Total	-\$	411,477	-\$ 364,339	430,000
Total Income	-\$	14,846,206	-\$ 14,948,726	15,873,298
Expenditure				
Employee Benefits Total	\$	4,763,060	\$ 5,505,382	5,733,124
Materials & Contracts Total	\$	3,837,057	\$ 4,029,128	4,352,317
Other Expenses Total	\$	1,741,648	\$ 2,170,275	2,319,729
Finance Costs Total	\$	87,104	\$ 88,226	63,437
Depreciation & Amortisation Total	\$	2,840,736	\$ 3,098,985	3,214,887
Impairment of Debts Total	\$	-	\$ 5,000	5,000
Total Expenditure	\$	13,269,605	\$ 14,896,996	15,688,495
Underlying Surplus/Deficit	-\$	1,576,601	-\$ 51,730	-\$ 184,803
Capital Items				
Capital Grants	-\$	6,647,925	-\$ 3,068,200	2,720,435

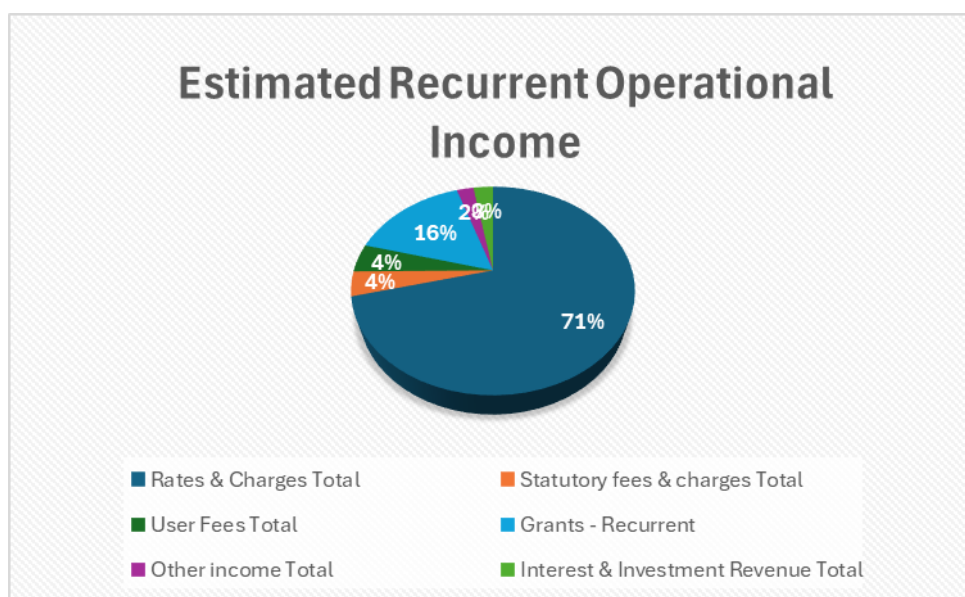
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Capital Works	\$ 11,902,398	\$ 6,075,200	\$ 7,066,602
Total Capital	\$ 5,254,473	\$ 3,007,000	\$ 4,346,168
Net Surplus	\$ 3,677,872	\$ 2,955,270	\$ 4,161,364
Less loan principal repayments	\$ 496,687	\$ 496,687	\$ 496,687
Plus Depreciation	\$ 2,840,736	\$ 3,098,985	\$ 3,214,887
Cash Surplus/Deficit	\$ 1,333,823	\$ 352,972	\$ 1,443,164
Cash at start of year	\$ 7,225,192	\$ 7,094,760	\$ 5,891,369
Estimated Cash at year end	\$ 5,891,369	\$ 6,741,788	\$ 4,448,205

Operational Budget

Key points

Operating Revenue \$ 15,873,298



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Estimated operating income is \$15,873,298 which is an increase of 6.18% on the estimated budget for 2023/2024. The percentage increase in operating income is attributed to the rates increase, increased financial assistance grant income in 2023/2024 and increase in investment income.

Rates and Charges Strategy \$11,273,537

General Rate

The rating strategy is to maintain the current rating structure which applies an averaged area rate to properties used or predominately used for residential purposes while rating for properties not used or predominately used for residential purposes have a differential cents in the \$ rate applied to the capital valuation supplied by the Office of the Valuer General depending on their use and planning scheme zone and are not averaged.

The rating strategy complies with Council's Rates and Charges policy and the financial strategy which lists as specific strategies in relation to rating, the following;

- Achievement of an underlying surplus in the income statement,
- Achieve a sustainable cash flow,
- Fund capital projects approved by Council,
- Maintain the percentage of cash receipts from rates at a minimum of 62% or increase this, if possible,
- Align rates revenue raised within the annual budget estimates with the long-term financial plan.

Key reasons for the recommended general rate increase are as follows.

- To assist funding the delivery of the capital program.
- To fund existing levels of service and associated programs.
- To maintain a rating policy that continues to respond to the future cost of maintaining and replacing \$100m of community assets as measured by the ability to fund depreciation charges.
- To assist with funding initiatives and programs outlined within Council's strategic plan.

Non-residential rating strategy for 2024/2025

The budget estimates include an increment of 5.5% for the non-residential sector and an increase in the minimum rate from \$861 to \$908.

Residential rates/AAR

The budget estimates are based on an increment of 5.5% varied by locality, factored into the average area rate for the residential sector.

Fire Services

An increase has also been applied to the fire service in accordance with instructions received from Tas Fire Services. The increase required to raise the funds as advised by Tas Fire Services is approximately 5% for the George Town Local government area however individual increments will vary based on valuations.

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Waste Management

Pursuant to Section 94 of the Act, Council by absolute majority hereby makes the following service charges on all rateable land within the municipal area of George Town (including land which is otherwise exempt from general and separate rates pursuant to Section 87 of the Act but excluding Crown land to which Council does not supply waste management services) for the period commencing 1 July 2024 and ending on 30 June 2025, namely:

(a) A service charge of \$60.00 for waste management on all rateable land for the establishment, management, provision and rehabilitation by Council of waste management facilities and improved amenities at Pipers River Waste Transfer Station, and

(b) A service charge for waste management in respect of all land to which Council provides or makes available waste management services, including garbage and recycling removal and disposal using mobile garbage and recycling bins, pursuant to Section 94(3A) of the Act varied according to the level of service provided or made available-of:

(i) \$266.00 for land serviced by one 85 litre mobile garbage bin and one 140 litre mobile recycling bin, (\$248.00 2023/2024)

(ii) \$337.00 for land serviced by one 140 litre mobile garbage bin and one 140 litre mobile recycling bin, (\$312.00 2023/2024); and

(iii) \$478.00 for land serviced by one 240 litre mobile garbage bin and one 240 litre mobile recycling bin, (\$446.00 2023/2024).

Statutory fees and charges \$605,510

Significant statutory fees and fines include;

- Planning fees
- Rates certificate fees
- Dog registrations
- Building fees

Statutory fees and fines are estimated to be \$605,510 for the 2024/2025 financial year, including the continued reinstatement of revenue from Building Surveying fees and charges.

Operational Grants \$2,505,350

Advice is yet to be received on the total Federal Assistance Grant for 2024/2025. Council officers will provide a report to Council workshop once the total grant funding allocation is announced.

User charges \$695,073

Significant user fees include;

- Waste transfer site fees,

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- Cemetery fees,
- Swimming pool fees,
- Hall hire fees,
- Airport leases rental,
- Planning advertising fees,
- Sponsorships received.

User fees revenue is estimated to be \$695,073 for the 2024/2025 financial year based on trends experienced in the prior financial years including fees from the in-house operation of the swimming pool, and waste transfer station fees income in line with fee increases to account for significant waste disposal cost increases and government levy.

Interest and Investment Income \$430,000

Investments from the Water Corporation include amounts paid as dividends.

An indicative amount based on the average investment was used for budget estimates for interest earned on funds invested.

Future movements in the cash rate may impact on the budget estimates for interest received.

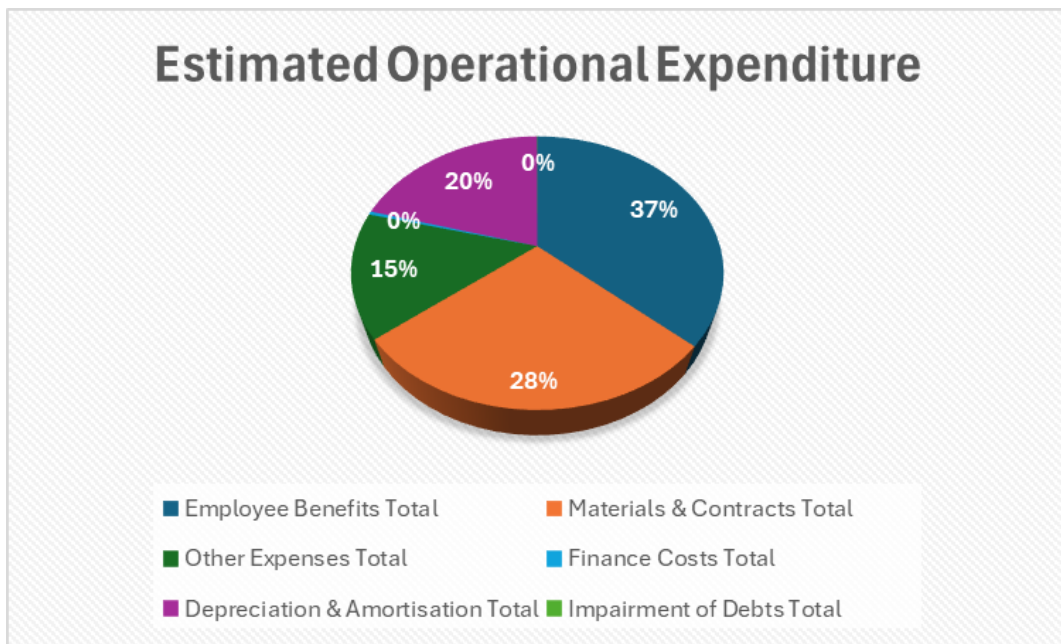
Other Income and Reimbursements \$363,828

Significant items of other income include.

- Heavy vehicles distribution
- Lease payments received
- Fire levy commission
- Trial Mates Contributions to the Mountain Bike trail network maintenance.
- Contribution to Youth Officer Position
- State Government Landfill levy

Operating Expenditure \$15,688,495

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Estimated operating expenditure is \$15,688,495, an increase of 5.3% overall when compared to the budget for 2023/2024.

Employee benefits \$5,733,124 or 37% of overall operating costs.

General

Employee costs – 5% overall increase in employee costs. The increase in overall employee benefits has resulted from increases in Superannuation Guarantee and EBA increases.

Approximate Changes in Council Operational Employee Costs

EBA/Super increase on 2023/24 Budget.	\$257,000
FIG admin officer 1 FTE to Youth Engagement Officer .6 FTE	-29,000
Total approx. change	\$228,000

Inclusion of 1 FTE for FIG admin support removed and replaced with 0.6 FTE Youth Engagement Officer - \$60,000.

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Capitalised Wages

The 2024/2025 budget includes an estimate of \$453,998 for the cost of wages, salaries and on costs booked to capital expenditure or projects. The budget estimate is based on wages and salaries allocation to projects across the Proposed Capital Works Program and carry forward projects.

Materials & Contracts/Services \$4,352,317 or 28% of overall operating costs

Significant items of materials and services expenditure include:

- Specific purpose consultancies
- Solicitors' fees
- Plumbing, industrial and electrical supplies
- Audit and audit panel fees
- Materials and supplies for repairs generally
- Fuel purchases
- Grounds maintenance contractors for parks and reserves
- IT maintenance and consultancy fees
- Minor computer hardware purchases
- Road maintenance supplies
- Road maintenance contractors
- Building maintenance materials and supplies
- Building maintenance contractors
- Municipal valuation fees
- Pool maintenance materials and supplies
- Crushing and screening of green waste
- Transfer of waste to Remount Road
- Fees for deposit of waste at Remount Road
- Minor tool purchases
- External equipment hire
- Printing and photocopying costs
- Catering costs
- Kerb side recycling contract collections
- Kerb side waste contract collections
- Council events

The increase in materials and services/contract expenses relates to specific purpose contractual increases and specific purpose consultancies and a general-purpose increase applied to accommodate estimated price increments. The landfill levy associated with Council

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project waste has been included against expenditure on Roads, Facilities, Parks and Sporting grounds. Continued support for Healthy George Town funding from Council has also been maintained. The following projects have been included in materials and contracts:

Macquarie Street Civil Infrastructure Upgrade – Detailed Design	\$ 100,000.00
George Town and Low Head - Open Space Plan	\$ 66,000.00
Cat management pilot program	\$ 20,000.00
Work Health and Safety framework implementation	\$ 30,000.00
Marketing and Tourism Plan and Signage upgrade	\$ 30,000.00
Upgrade wireless connection, Anne St, 3 additional computers.	\$ 11,000.00
Community Events Budget including - Australia Day CIVIC 2025, George Town Pool Party 2025 Christmas Carnival, Volunteer of the Year Awards, Seniors Concert, Major Event	\$ 110,000.00
RAP -Delivery Events/workshops/NAIDOC/education programs/display materials/artwork	\$ 20,000.00
Healthy George Town Program	\$ 65,000.00
Small community events assistance and in-kind support	\$ 7,250.00
Community Grant Assistance Program	\$ 40,000.00
Community Sponsorship Assistance	\$ 40,000.00
Arts and culture program	\$ 45,000.00
Youth Impact Council Occasional Van Hire	\$ 5,000.00
Funding towards dedicated indoor youth space.	\$ 12,000.00
Funding Youth Cyber Safety forums.	\$ 5,000.00

For budget allocations associated with youth and community projects, where possible grant, sponsorship and partnership funding will be explored with savings reported back to council for reallocation if required.

Bad and Doubtful Debts \$5,000 or 0.04% of operating expenditure

Provision has been made for a minimal write-off of rates debt.

Depreciation and Amortisation \$3,214,887 or 21% of operating expenditure

Depreciation & amortisation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's property, plant, equipment including infrastructure assets such as roads and stormwater drains.

New assets have been included in the depreciation schedule.

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Other Expenses \$ 2,319,729 or 15% of operating expenditure

Significant items of other expenditure include the following. Increases in electricity and water charges have negatively impacted on other expenses for the coming year.

- Government building and training levies
- Telephone charges
- Elected members allowances and payments
- Electricity
- Insurance
- Subscriptions
- Sponsorships paid
- Community grants
- Fire levy payment
- Land tax
- Training costs
- Software licences
- Vehicle registrations
- Advertising and promotional costs
- Water consumption charges
- Water connection charges

The estimates for other expenses include the fire levy initially collected by Council but paid to Tasmanian Fire Services. Other significant expenditure is related to water connection and consumption charges and allocations for promotion, advertising, and sponsorships.

Finance Costs \$63,437 or 0.41% of operating expenditure

Finance costs relate to interest on borrowings for existing loans.

Capital Grants

Capital grants include all funds received from Government and other sources to fund the capital works. For the 2024/2025 financial year the estimated capital grants include the Roads to Recovery Grant and Safer Road Users Grant funding.

It may be possible for Council to take advantage of other capital grant opportunities as they arise. Any changes in government policy regarding capital grants will impact on the prepared budget estimates.

Underlying Result

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The resulting underlying surplus is estimated at \$184,803 or an underlying surplus ratio of positive 1.16% This modest underlying surplus aligns with Council's adopted financial strategy which calls for a positive underlying surplus of 1% of operating income.

OFFICER'S RECOMMENDATION

That Council, by absolute majority, approves and adopts the budget estimates prepared by the General Manager pursuant to Section 82 of the Local Government Act as summarised in the preceding report and attachment.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

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8.5 CAPITAL WORKS PROGRAM FOR THE 2024/2025 FINANCIAL YEAR

REPORT AUTHOR:	Director Corporate and Community – Cheryl Hyde General Manager – Mr S. Power
REPORT DATE:	25 June 2024
FILE NO:	32.4
ATTACHMENTS:	1. 2024 25 Capital Works Project Proposed [8.5.1 - 3 pages] 2. Capital Works Report - Carry Forward Final [8.5.2 - 1 page]

SUMMARY

To provide Elected Members with an opportunity to discuss and review the proposed capital works program for the financial year 2024/2025.

BACKGROUND

The Council as part of its budget deliberations has considered funding capital works for the 2024/2025 financial year. The proposed Capital Works Program takes into account a new program of works based on asset management considerations, community and Councillor Consultation and strategic plan considerations.

STRATEGIC PLAN

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

Future Direction Three - 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.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993

RISK CONSIDERATIONS

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

There is a medium risk for not adequately renewing infrastructure and assets, including:

- Risks associated with community danger from aging or inadequate infrastructure

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- Risks associated with not complying with Council's Policies and Asset Management Framework

Each project within the Capital Works Program is assessed individually for risk. Investment in renewal of infrastructure will reduce the associated risks.

CONSULTATION

Community members were invited to make submissions for funding considerations in the budget process. Several submissions have been received and considered as part of the budget preparation process.

Council has workshopped the budget in April and June 2024.

Proposed capital works budget was presented to Audit Panel on 19 June 2024.

OPTIONS

Council may choose to:

1. Adopt the capital works programme 2024/2025 as presented; or
2. Adopt the capital works programme 2024/2025 with amendment; or
3. Not adopt the capital works programme 2024/2025.

OFFICER'S COMMENTS

Application of Financial strategy and funding infrastructure

Council's financial strategy includes the following specific strategies in relation to funding infrastructure;

- Review the need to renew assets based on community demand (community consultation and engagement required),
- Continue to improve the rate base,
- Continue to improve asset management practices with a high priority being to have adequate asset condition and fit for purpose assets to enable reasonable long term capital renewal forecasts which can be linked to long term financial planning and annual budgets,
- Implement funding plans that meet the renewal and new funding requirements over the life of asset management plans,
- Asset management plans are updated for all classes of Council's assets with a focus on ensuring assets are fit for purpose and provide the desired level of service to the community,
- Asset rationalisation and review of growth strategies,
- Carrying out cost benefit analysis on the services being provided including the use of whole of life costing for proposed projects.

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Funding for the 2024/2025 Capital Program

The proposed 2024/2025 capital program put forward is \$4,404,900.

Capital expenditure for 2024/2025 will be funded by capital grants estimated at \$1,026,544 with the remainder of \$ 3,264,156 to be funded from council reserves, proceeds from sale of assets and revenue raised in the 2024/2025 financial year.

In the Plant Reserve, Council has restricted reserve for plant replacements that will be used to contribute to the plant's capital replacement.

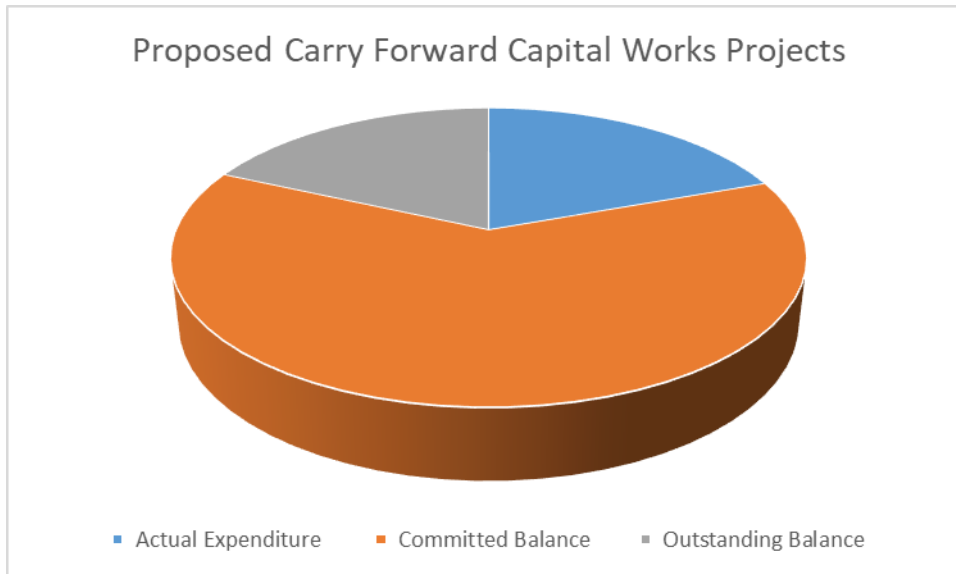
Capital granting of \$1,026,544 includes \$347,544 Roads to Recovery Funding, \$600,000 funding from safer road users funding for upgrade of Old Aerodrome Road.

Carry Forward Projects

A total of \$20,804,890 of expenditure remains committed to projects carried forward, including committed funds and unexpended. Of these carry forward balances \$19,193,891 are fully or partly grant funded and include projects which are programmed over multiple financial years. Carry forward commitments and projects may change by year end 2023/2024 depending on timing of works and balances will remain committed to projects for completion in the 2024/2025 year.

Carry forward projects, excluding the Aquatic, Health and Wellbeing Centre which is a multi-year project, have largely either commenced with 19% of total budget for these projects being spent, 62% being committed to contract or materials and 18% yet to be expended.

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Funding depreciation and future sustainability

The total depreciation charge for Councils assets for 2024/2025 is estimated at \$ 3,214,887. Asset renewal programmes are aligned with the total depreciation charge.

Repeated and improved underlying surplus will assist Council funding the replacement of assets in the future.

OFFICER'S RECOMMENDATION

That Council approves and adopts, by absolute majority, the Capital Works expenditure for the 2024/2025 financial year and the carry forward capital works as reported and attached.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

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8.6 REVISED LONG TERM FINANCIAL PLAN 2024-2035

REPORT AUTHOR:	General Manager - Mr S. Power Director Corporate & Community - Ms C. Hyde
REPORT DATE:	25 June 2024
FILE NO:	32.1
ATTACHMENTS:	1. Long Term Financial Plan 2024-2033 Revision V 1.2 05062024 [8.6.1 - 22 pages] 2. gtc financial strategy reviewed 2024 [8.6.2 - 15 pages]

SUMMARY

This report is to present the revised long-term financial plan (LTFP) and revised Financial Management Strategy for review and consideration.

BACKGROUND

Council endorsed the long-term financial plan 2017/2026 at the 18 January 2017 Ordinary Council meeting resolution number 010/17 with acknowledgement that it is a working document and required annual update and the revised long term financial plan on 7 February 2018 Ordinary Council meeting resolution no 018/18. In accordance with that resolution, an annual update has taken place, with a full review being presented to Audit Panel in 2021.

In line with established practice, a full review of the ten-year long term financial plan (LTFP) is conducted every three years. The Director – Corporate and Community commenced this work with an external consultant to review and update the LTFP in 2024. The methodologies used in the 2021 plan will remain largely unchanged, with a focus on achieving the targets set in the Financial Strategy and ensuring ongoing financial sustainability.

STRATEGIC PLAN

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

Future Direction One - Community Pride

1. All are valued and included
 - i. Taking a ‘whole of community’ approach to everything.

Future Direction One - Community Pride

2. All communities take pride in their place
 - iii. Developing well-designed public spaces which are attractive, safe and support the area’s identity and reputation.

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Future Direction Four - Leadership and Accountable Governance

1. A culture of engagement and participation
 - iv. Understanding processes and participating in decision making.

Future Direction Four - Leadership and Accountable Governance

6. Difficult issues are managed in an open manner without conflict
 - iii. Communicating well.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Local Government Act 1993 - Section 70. Long-term financial management plans.

Local Government (Content of Plans and Strategies) Order 2014 (S.R. 2014, NO. 35) - REG 5

The Local Government Act 1993. The Local Government (Audit Panels) Order 2014 Statutory Rules 2014.

George Town Council Financial Management Strategy.

RISK CONSIDERATIONS

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

There is a medium risk if a financially sustainable LTFP and Financial Management Strategy are not adopted, including:

- Risks associated with inadequate maintenance and service levels resulting in community dissatisfaction.
- Risks associated with inadequate finances to ensure long-term financial sustainability.

FINANCIAL IMPLICATIONS

A key strategy of effective financial management is the preparation and consideration of a long term financial plan.

The key reasons for the development and consideration of a long term financial plan are:

- To establish a prudent and sound financial framework over the next 10 years to ensure Council's strategic goals are achieved;
- To provide an assessment of the financial resources required to accomplish the objectives and goals included in Council's strategic plan;

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- To establish a basis to measure the Council's adherence to its policies and strategies; and
- To assist Council to comply with sound financial management principles, in accordance with the Local Government Act 1993 and to plan for the long term financial sustainability of the municipal area.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives 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.

CONSULTATION

The initial draft LTFP was considered by Audit Panel at the 17 April 2024 meeting, where underlying assumptions and sensitivities were discussed. Councillors were presented with the draft at the Budget workshop on 6 June 2024. The final draft of the revised LTFP was presented to and endorsed by the Audit Panel on 19 June 2024.

OPTIONS

Council may choose to:

1. Endorse the revised Long Term Financial Plan 2024-2033 and Financial Management Strategy, as presented; or
2. Endorse the revised Long Term Financial Plan 2024-2033 and Financial Management Strategy, with amendment; or
3. Not Endorse the revised Long Term Financial Plan 2024-2033 and Financial Management Strategy.

OFFICER'S COMMENTS

The final draft of the revised LTFP is presented to the Council for consideration. This review aligned with the Financial Management Strategy review, which remains unchanged except for minor administrative changes and is also presented for endorsement.

This includes a base case which is predicated on a series of underlying assumptions and is accompanied by sensitivities and scenarios which calculate the impact on the base case of changes to income, expense and capital investment.

A scenario included relates to the Aquatic Health and Wellbeing centre which is based on the initial business case data, this project is currently out to tender for Provision of Professional Architectural Design Service, further analysis of this project on the LTFP, will be undertaken as the project progresses.

The LTFP is updated annually to include actual and approved budget allocations. The 2024-2033 LTFP will be updated in September 2024, with the actual results for 2023/2024 and budget allocations for 2024/2025.

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OFFICER'S RECOMMENDATION

That Council:

- (a) Receives and endorses the revised Long Term Financial Plan 2024-2033 and Financial Management Strategy; and
- (b) Acknowledges that the long term financial plan will be revised, refreshed and extended on an annual basis; and
- (c) Acknowledges the prepared long term financial plan (and future revised versions) will act as a guiding document in the consideration of future annual budget deliberations.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.7 ACQUISITION OF CROWN LAND TO GEORGE TOWN COUNCIL - HILLWOOD JETTY ROAD HILLWOOD

REPORT AUTHOR: General Manager - Mr S. Power
REPORT DATE: 18 June 2024
FILE NO: 28.18
ATTACHMENTS: Nil

SUMMARY

This report is to seek Council endorsement to enter into Agreement for Sale of Crown Land for land Volume 148415 Folio 1 Hillwood Jetty Road, Hillwood for public recreation purposes adjoining 280 Hillwood Jetty Road, Hillwood to George Town Council.

BACKGROUND

At the 28 February 2023 Ordinary Council meeting it was resolved:

Minute No. 22/23 Crown Land adjoining 280 Hillwood Jetty Road, Hillwood

That Council starts the process to acquire the Crown Land adjoining 280 Hillwood Jetty Road, Hillwood.

The title considered for public recreation purposes is the parcel of land bordering the Hillwood Football oval and consists of the clubrooms, football oval, septic tank, water tanks, tennis court, interchange bench, bench seating, storage area and boundary fencing on the Land.

This land has been referenced in Council's draft Hillwood Open Space Plan as a key open space facility:

"Retain the Recreation Centre as a key open space facility within Hillwood, recognising it as the home of the local AFL football club. It contains key assets such as the oval, club rooms, hall, playground, goal nets, and amenities.

The oval, hall, and clubrooms are actively used by residents of Hillwood. Many residents walk their dogs around the oval, which is a preferred location due to its amenities."

Council received notification on 18 June 2024 that the Minister agreed to transfer to George Town Council the transfer of land under Section 12 of the Crown Lands Act 1976 in accordance with the Agreement and the Act.


Map of subject site:


Attachment A: Plan


Adjoining 280 Hillwood Jetty Road, Hillwood



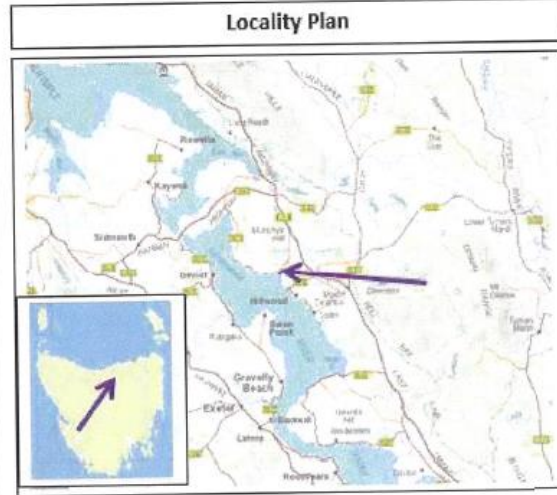
PLAN IS FOR ILLUSTRATION PURPOSES ONLY

 Crown land

 Private land – Council

 Locality point

PID: n/a
File Number: 258005
Area: 9771 m² ±



STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

1. A culture of engagement and participation
 - ii. Engaging over things that matter to the community.

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Future Direction Four - 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.

Future Direction Four - Leadership and Accountable Governance

- 4. Positive and productive working relationship with all levels of government and their agencies
 - i. Ensuring the area's needs and priorities are understood.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Any ownership of this by Council would be carried out in accordance with the Crown Lands Act and managed by Crown processes under section 12 of the *Crown Lands Act 1976*:

12. *Setting aside Crown land for purposes of Act, &c.*

(1) The Minister may by order set aside Crown land to be used for the purposes of any Act, department, or statutory body on such terms and conditions as may be agreed upon between the Minister and the person administering the Act, the department, or the statutory body; and thereupon the land so set aside shall be available for that purpose subject to the terms and conditions so agreed upon.

(2)

(3) For the purposes of giving effect to any order under this section, the Minister has power, upon receipt of the purchase price (if any) in respect of the land comprised in the order and upon fulfilment by the transferee of all conditions precedent, to convey and alienate in the name and on behalf of Her Majesty the land in fee simple in accordance with [section 10 of the Lands Titles Act 1980](#) .

(4) The Minister may, by order, if he is satisfied that any land set aside under this section will not be required for the purposes for which it was so set aside, revoke the order by which the land was so set aside or so much of the order as affects that land and thereupon the land ceases to be available for the purpose for which it was so set aside.

Council has been provided with the draft Hillwood Open Space Plan of which references the Hillwood Recreation Centre as the key area for the Hillwood community.

RISK CONSIDERATIONS

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

Failure of Council to take a proactive approach in securing public recreation space may result in a medium risk. Crown will continue to hold the land with the Council having to await approval from Crown if any improvements or facilities for the ground are required.

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FINANCIAL IMPLICATIONS

Obtaining this land will have financial implications, as it will;

- Require the purchase price of \$1.00 receipt of which the Minister acknowledges; and
- Survey Fee of \$8,610.00.

The costs of survey can be accommodated for within Council's adopted 2023/2024 budget.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives 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.

CONSULTATION

Council resolved at its Ordinary Council meeting held 28 February 2023 to commence the process to acquire the Crown Land adjoining 280 Hillwood Jetty Road, Hillwood.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Aligning with the draft Hillwood Open Space Plan, the recommendation to secure land for purposes of public recreation, provides current and future communities with ongoing and improved access to recreational areas and protect the amenity for future residents.

OFFICER'S RECOMMENDATION

That Council:

1. Authorise the General Manager and Mayor to enter into the Agreement for Sale of Crown Land, a process with the State Government through Parks Wildlife Services, Crown Land Services, to purchase a portion of land (consisting of approximately 9771m², situated at Hillwood Jetty Road , Hillwood adjoining 280 Hillwood Jetty Road, Hillwood to George Town Council under a Section 12 transfer (Crown Land Act 1976), for the purposes of Public Recreation purposes.

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DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 INFRASTRUCTURE AND DEVELOPMENT

9.1 ASSET MANAGEMENT FRAMEWORK

REPORT AUTHOR:	Director Infrastructure & Development - Mr A. McCarthy
REPORT DATE:	25/06/2024
FILE NO:	32.20
ATTACHMENTS:	1. Revised Asset Management Policy – June 2024 2. Revised Asset management Strategy – June 2024 3. Revised Asset Management Plans (Buildings, Transport, Bridges & Major Culverts, Stormwater and Open Space) – June 2024

SUMMARY

This report recommends Council adopt a Revised Asset Management Policy, Asset Management Strategy and Asset Management Plans.

BACKGROUND

George Town Council is the custodian of an extensive portfolio of infrastructure, community, and operational assets. For our services to operate efficiently and effectively, it is important for us to identify the assets they need to support them. These assets and corresponding services being delivered to the community are shown below.

- **Transportation** - Facilitates the safe and equitable movement of people and goods within and through our Council area and surrounding region.
- **Bridge and Major Culverts** - play an important role in connecting people, goods and transport.
- **Buildings** - Provides suitable accessible, inclusive, and welcoming spaces in which we can provide services both to and for the community.
- **Stormwater Drainage** - Provides protection to the community from flooding and enhances our natural environment through stormwater harvesting and water quality improvement.
- **Open Space** - Encourages physically active, engaged, and healthy communities through facilities that serve as a common platform for community interaction and inclusion.
- **Fleet, Plant and Equipment** - Supports the delivery of operations and maintenance programs as well as construction and renewal of infrastructure.

Council's assets are ageing and require significant ongoing maintenance and renewal, because most of our assets were built decades ago. The needs of our community are also changing, including increased expectations and demand for new and improved services. Our assets are vulnerable to climate change impacts and other unexpected events. At the same time, new advancements in technology and engineering need to be understood to plan for the future.

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To facilitate well-informed decision-making, it is imperative to regularly revise our Asset Management framework using the updated database. Also, legislative requirements under the *Local Government Act 1993* are to review all asset management plans, strategies and policies at least every four (4) years.

The current Asset Management plans, strategies and policies were adopted in July 2019.

STRATEGIC PLAN

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

Future Direction One - Community Pride

2. All communities take pride in their place
 - ii. Maintaining public spaces so they are clean, tidy and appealing.
 - iii. Developing well-designed public spaces which are attractive, safe and support the area's identity and reputation.

Future Direction Two - Prosperity for All in All Aspects of Life

12. Protected local natural landscapes and values
 - ii. Mitigating the effects of climate change.

Future Direction Three - 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.

Future Direction Three - Progressive Well-Resourced Communities

3. Social infrastructure meets community needs
 - i. Developing and maintaining social infrastructure that meets the community's changing needs.

Future Direction Three - Progressive Well-Resourced Communities

4. Persons with special needs have local access to needed services
 - iii. Building local service provision capability.

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STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The *Local Government Act 1993*, section 70B, section 70C and section 70D requires Council to develop long-term strategic asset management plans, an asset management policy and an asset management strategy.

Section 70E Review of plans, strategies and policies:

- (1) A council, at least every 4 years, is to review its –
 - (a) strategic plan; and
 - (b) long-term financial management plan; and
 - (c) long-term strategic asset management plan; and
 - (d) financial management strategy; and
 - (e) asset management strategy; and
 - (f) asset management policy.
- (2) As soon as practicable after a council adopts a plan, strategy or policy referred to in [subsection \(1\)](#), the general manager is to notify the Director accordingly.

RISK CONSIDERATIONS

By failing to adopt revised asset management plans, policies, and strategies, the Council risks falling behind in maintaining and improving its infrastructure, leading to higher costs, reduced service quality, and increased vulnerability to legal, environmental, and operational challenges. Adopting updated strategies is crucial for ensuring sustainable, efficient, and effective management of community assets.

FINANCIAL IMPLICATIONS

The asset management plans, policies and strategy inform Council's Long Term Financial Plan. The strategic management of assets will save money over the long term and ensure the consistent delivery of services.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives 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.

CONSULTATION

To ensure that the data and information included in the asset management frameworks are accurate and well-informed, the following areas were consulted:

- Executive Management Team
- Finance Team

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- Council Officers responsible for managing and maintaining assets.

On 11 June 2024, a presentation was held during a Council Workshop to brief Councillors on the revised asset management plans, policies, and strategy.

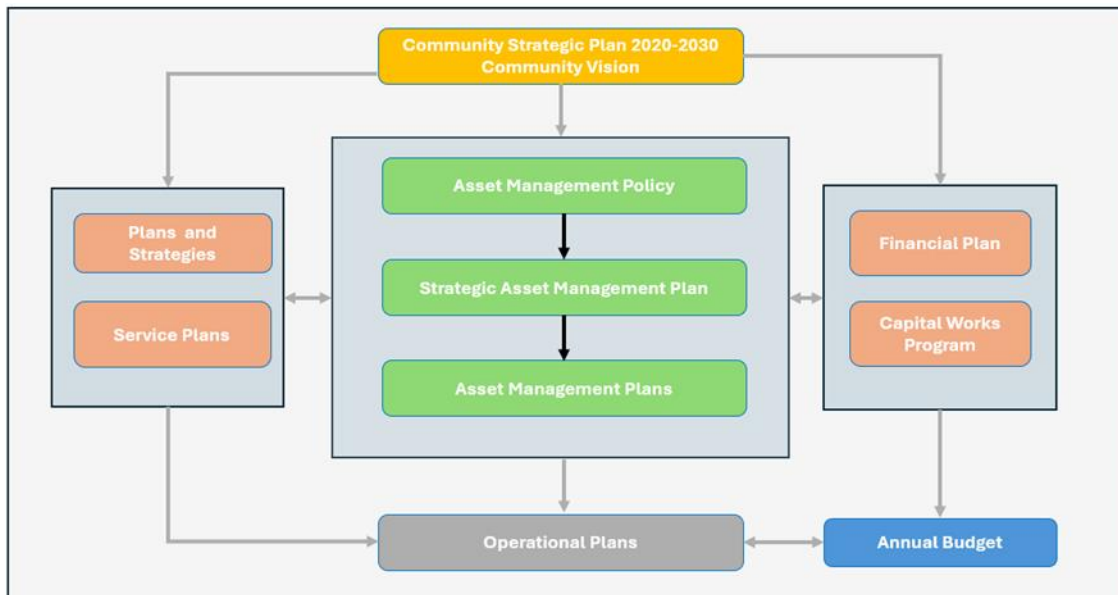
OPTIONS

Council may choose to:

1. Support the officer's recommendation as presented; or
2. Support the officer's recommendation with amendments; or
3. Not Support the officer's recommendation as presented.

OFFICER'S COMMENTS

The diagram below explains the connection between the key plans that govern Council's decision making and the Asset Management Framework.



The asset management strategy and asset management plans will be reviewed on a regular basis and will be amended as required to reflect Council's priorities and its changing asset portfolio over time.

Measurement of the asset consumption ratio, the asset sustainability ratio and the asset renewal funding ratio are key to understanding the state of the infrastructure assets. These are measured within the strategy and concerns with each are noted.

Officers intend to establish an Asset Management Working Group to monitor the progress of the Asset Management Improvement Program.

OFFICER'S RECOMMENDATION

That Council:

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1. Adopts the revised Asset Management Policy, Asset Management Plans and Asset Management Strategy as attached.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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9.2 HILLWOOD OPEN SPACE

REPORT AUTHOR:	Team Leader - Planning & Building Services - Ms T. Burt
REPORT DATE:	14/06/2024
FILE NO:	17.6
ATTACHMENTS:	1. Hillwood Open Space Plan - Final [9.2.1 - 52 pages] 2. Feedback re: Hillwood Open Space [9.2.2 - 1 page]

SUMMARY

Developing an Open Space Plan for Hillwood as recommended in the 2021 Hillwood Structure Plan is a proactive step towards enhancing the community's liveability. This plan will serve as a blueprint for creating a more accessible and enjoyable environment for residents and visitors alike.

The objective of this plan is to enhance the walking, running and cycling infrastructure network, improve road safety and create better linkages to the foreshore and other key facilities.

Preparation of the Hillwood Open Space commenced in 2022. Council appointed Plan Place as the consultant to work with Council and the community on developing this plan.

BACKGROUND

The transition of Hillwood from an orchard area to a growing semi-rural community offers an opportunity for the development of the open spaces to contribute to what is already a place of lifestyle.

The purpose of this project is to improve infrastructure provisions including pedestrian and cycling connections linking residents to the foreshore and other key facilities such as the recreation ground, pontoon and BBQ areas.

The plan includes actions which have been categorised into short term to long term goals. The plan will assist with future Council budget allocations and grant funding applications.

STRATEGIC PLAN

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

Future Direction One - Community Pride

1. All are valued and included
 - i. Taking a 'whole of community' approach to everything.

Future Direction One - Community Pride

2. All communities take pride in their place

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- i. Supporting the plans of Progress Associations.
- iii. Developing well-designed public spaces which are attractive, safe and support the area's identity and reputation.
- iv. Improving maintenance of public spaces particularly the entrances to the municipality and communities.

Future Direction Two - Prosperity for All in All Aspects of Life

11. Healthy, active communities

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

Future Direction Two - Prosperity for All in All Aspects of Life

12. Protected local natural landscapes and values

- i. Caring for our environment.

Future Direction Three - 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.

Future Direction Four - Leadership and Accountable Governance

1. A culture of engagement and participation

- i. Trusted, transparent and inclusive community engagement processes.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The relevant Council documents are listed below:

- George Town Community Strategic Plan 2020-2030.
- Hillwood Structure Plan 2021

RISK CONSIDERATIONS

A recognised risk associated with this plan would be mainly reputation. Reputational risk is a concern if Council adopts the plan but fails to follow through with its implementation. It can lead to loss of trust from stakeholders and damage to the Council's reputation.

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To mitigate this risk, it is crucial to ensure transparency and clearly communicate the steps that will be taken to implement the plan. Clear communication on the progress can help demonstrate Council's commitment. While it is acknowledged that some actions may take a number of years to eventuate, it is essential Council makes continuous and regular effort to implement the plan as resources permit.

FINANCIAL IMPLICATIONS

The plan has identified initial estimated costings in relation to paths, seating, signage, upgrades and maintenance of existing infrastructure.

Further design and costings will need to be completed in relation to some of the action items to confirm costs. Further scoping will set realistic timelines, allocate resources effectively and confirm that the budget reflects the project's true scope and complexity.

Applying for grants to assist with the completion of actions in the plan is a proactive approach to securing additional funding which will minimise the financial burden on the Council and ratepayers.

Some works will occur through existing replacement and maintenance programs.

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, within all aspects of Council.

CONSULTATION

Plan Place undertook substantial consultation with the community and working groups of Hillwood. This included multiple workshops and an online survey. The survey attracted 55 responses.

In accordance with Council's community consultation framework, the draft plan was advertised for public comment. One single piece of feedback was received during this time. The feedback was generally positive.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The plan has been well received by the community. Implementation of the plan is a way to demonstrate tangible progress and generate enthusiasm among residents. It will also provide Council and any future developers with clear guidance as to what is expected in the way of future public open space and walking infrastructure.

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OFFICER'S RECOMMENDATION

That Council:

1. Adopts the Hillwood Open Space Plan

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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9.3 TOWNSHIP CHARACTER PLAN

REPORT AUTHOR:	Team Leader - Planning & Building Services - Ms T. Burt
REPORT DATE:	14/06/2024
FILE NO:	17.6
ATTACHMENTS:	1. Township Character Plans - Final [9.3.1 - 82 pages] 2. Total Feedback [9.3.2 - 17 pages]

SUMMARY

In accordance with the approved action plan items for 2023/2024 a project was undertaken to develop a Township Character Plan for the coastal communities and the Pipers region.

Preparation of the Township Character Plan commenced in August 2023 and has now concluded. Council appointed Realm Studios as the consultants to work with Council and the communities on developing this plan.

BACKGROUND

The purpose of this project is to improve existing infrastructure, wayfinding, pedestrian movement and implement character across the townships whilst also representing the individual expression of each unique community. The project focused on areas within the 'public realm' including streets, parks, reserves, and other public spaces. An overarching style guide was developed giving consideration to materials, furniture, wayfinding, infrastructure and planting palettes.

The plan includes appropriate levels of service for each township and will assist with future Council budget allocations and maintenance regimes. The plan can also assist the associations with obtaining their own grant funding if required.

STRATEGIC PLAN

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

Future Direction One - Community Pride

2. All communities take pride in their place
 - i. Supporting the plans of Progress Associations.
 - ii. Maintaining public spaces so they are clean, tidy and appealing.
 - iii. Developing well-designed public spaces which are attractive, safe and support the area's identity and reputation.
 - iv. Improving maintenance of public spaces particularly the entrances to the municipality and communities.

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- v. Working on weed eradication and zero tolerance for littering.

Future Direction One - Community Pride

- 5. Community groups work together on common goals
 - i. Working together on common goals.
 - ii. Communicating proposed projects and programs to leverage opportunities, avoid duplication and keep up with what is going on.

Future Direction Three - 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.

Future Direction Three - Progressive Well-Resourced Communities

- 5. Communities have agreed strategic plans
 - i. Supporting Progress Associations to achieve their annual priorities.
 - ii. Making sure communities remain connected, engaged and empowered.
 - iii. Celebrating project successes.

Future Direction Three - Progressive Well-Resourced Communities

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

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STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The relevant Council documents are listed below:

- George Town Community Strategic Plan 2020-2030.
- Annual Plan 2023/2024

RISK CONSIDERATIONS

A recognised risk associated with this plan would be mainly reputation. Reputational risk is a concern if Council adopts the plan but fails to follow through with its implementation. It can lead to loss of trust from stakeholders and damage to the Council's reputation.

To mitigate this risk, it is crucial to ensure transparency and clearly communicate the steps that will be taken to implement the plan. Clear communication on the progress can help demonstrate Council's commitment to the plan.

While some actions may take several years to complete, it is important for Council to regularly consider the plan, allocate funding and undertake works where possible.

There should be thorough review and management of the plan to ensure successful execution.

FINANCIAL IMPLICATIONS

Financial implications moving forward are considered to be ongoing maintenance and upkeep of infrastructure.

In relation to the implementation and ongoing completion of the recommended actions, Council Officers will prepare annual budget requests for consideration.

Applying for grants to assist with the completion of actions in the plan is a proactive approach to securing additional funding which will minimise the financial burden on the Council and ratepayers.

Some aspects of the plan will be incorporated through general maintenance and renewal programs.

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, within all aspects of Council.

CONSULTATION

The consultants, Realm Studios, undertook extensive consultation with the residents of the townships. This included two (2) in person workshops which were held in each of the townships with the exception of Bellbuoy Beach who favourably travelled to Beechford, the world café and an online survey.

At the workshops the actions were shaped and then prioritised by the attendees.

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The online survey attracted 189 responses.

Most recently the community were invited to make comment on the draft township character plan. The feedback was generally positive and has been incorporated in the plan.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The plan has been well received by the communities. The plan will benefit the communities directly as it will inject new vibrancy, security and amenity into the townships. It will also provide Council with clear guidance and avoids ad hoc decision making.

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the Township Character Plans

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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9.4 STREET TREE STRATEGY

REPORT AUTHOR:	Team Leader - Planning & Building Services - Ms T. Burt
REPORT DATE:	14/06/2024
FILE NO:	17.6
ATTACHMENTS:	1. Feedback [9.4.1 - 3 pages] 2. Street Tree Strategy - Final [9.4.2 - 38 pages]

SUMMARY

In accordance with the approved Annual Plan Actions for 2023/2024 a project was undertaken to develop a Street Tree Strategy for George Town and peripheral settlements.

Preparation of the strategy commenced in January 2024 and has now concluded. Council appointed Realm Studios as the consultants to work on developing this strategy.

BACKGROUND

George Town has recently started installing street trees to improve the town's visual amenity. The aim of the strategy is to maximise the benefits and ensure appropriate and sustainable decision making occurs. The strategy includes a decision making framework to assist in prioritising the location, selection and placement of plantings across the urban area of George Town and peripheral settlements.

The strategy will:

- Recognise the importance of trees
- Enhance the health and wellbeing of the community
- Increase tree canopy
- Guide Council with decision making including maintenance guidelines

It has also identified a priority street rollout program to achieve maximum impact as quickly as possible. Such guidelines typically outline criteria for selecting trees well suited to the street conditions. By adhering to these guidelines, Council and developers can be confident that the trees planted will thrive, enhance the aesthetic appeal of the street while also providing environmental benefits such as shade and air purification.

STRATEGIC PLAN

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

Future Direction One - Community Pride

1. All are valued and included
 - i. Taking a 'whole of community' approach to everything.
 - vii. Building community pride in our young people.

Future Direction One - Community Pride

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

Future Direction Two - Prosperity for All in All Aspects of Life

12. Protected local natural landscapes and values
 - i. Caring for our environment.
 - ii. Mitigating the effects of climate change.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The relevant Council documents are listed below:

- Annual Plan 2023/2024

RISK CONSIDERATIONS

Having a clear strategy in place for tree planting is essential to ensure decisions are made thoughtfully and consistently to improve the amenity of the community.

Design guidelines have been developed to assist Council with species selection by way of a checklist. The checklist is a proactive approach to mitigate the risk of inappropriate tree choices for a specific environment and will also consider site specific infrastructure.

FINANCIAL IMPLICATIONS

The species list includes those that have been proven to be generally suitable for urban environments, with respect to ongoing maintenance and impacts on infrastructure. The strategy will ensure resources are applied in an efficient manner.

Implementation of the strategy and ongoing tree purchases will be managed through the annual budgeting process.

CONSULTATION

In accordance with Council's Community Consultation Framework, the strategy was advertised for public comment. One response (attached) was received, the feedback was generally positive.

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OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The street tree plantings undertaken by Council over recent years have been well received by the community. The strategy will benefit the community directly as it will enhance the appeal and the amenity of the municipality. It will also provide Council with clear guidance and avoids ad hoc decision making.

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the Street Tree Strategy

DECISION

Moved:

Seconded:

VOTING

For:

Against:

10 CORPORATE AND COMMUNITY

10.1 SPONSORSHIP REQUEST - TAMAR VALLEY FOLK FESTIVAL

REPORT AUTHOR:	Director Corporate & Community - Ms C. Hyde
REPORT DATE:	25 June 2024
FILE NO:	23.9
ATTACHMENTS:	1. Application-sponsorship 08 [10.1.1 - 11 pages] 2. insurance doc [10.1.2 - 1 page]

SUMMARY

The purpose of this report is to provide Elected Members with the opportunity to consider the Tamar Valley Folk Festival sponsorship application received by Council on 22 May 2024 in line with Council's 2024/2025 Sponsorship Program

BACKGROUND

At the Council meeting held on the 28th of January 2020, endorsed the newly created Sponsorship Policy. The development of the policy was in response to a request from Councillors 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 from the George Town Folk Club for Tamar Valley Folk Festival 2025 and is being presented to Council for consideration.

Tamar Valley Folk Festival

Sponsorship Application Request \$20,000

Council has received a sponsorship application from the George Town Folk Club to host the 2025 Tamar Valley Folk Festival a three-day event.

Event Description

(Extract from Application)

A three-day Festival with approx. 25 Events, around 30 Acts and up to 100 Artists, held in and around the centre of George Town. The Festival was founded 34 Years ago and has grown into a highly respected event in the Calendar of Folk Festivals Australia. A three-day programme of concerts, themed concerts, educational workshops, demonstrations, interviews, Poet Breakfast and Children's Events. Around 1500 people are expected.

Objectives and Outcomes

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The Tamar Valley Folk Festival fosters community Pride, encourages participation and interaction with the Arts. Many people have come to the community through the Festival and believe there is still more scope to grow the Festival. Local Business house and showcase their business and we do not compete with them by bringing in food vans etc.

The Tamar Valley Folk Festival encourages the cafes and coffee shops to extend hours and provide services to increase their takings. The Festival has a loyal following and attracts many visitors who are repeat patrons.

STRATEGIC PLAN

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

Future Direction One - Community Pride

5. Community groups work together on common goals
 - i. Working together on common goals.
 - ii. Communicating proposed projects and programs to leverage opportunities, avoid duplication and keep up with what is going on.

Future Direction Three - Progressive Well-Resourced Communities

7. Community celebrations build the areas reputation
 - i. Using cultural and artistic celebrations to engage and build understanding of the community and area.
 - ii. Growing attendance numbers by responding to new, creative ideas and improvements.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Council's Policy GTC 22 Sponsorship Policy sets out the criteria for applications to be considered as follows.

Economic 25%

The 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%

The 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%

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The degree to which the project/event proposes to increase the profile of the George Town municipality positively.

Cultural 10%

The 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.

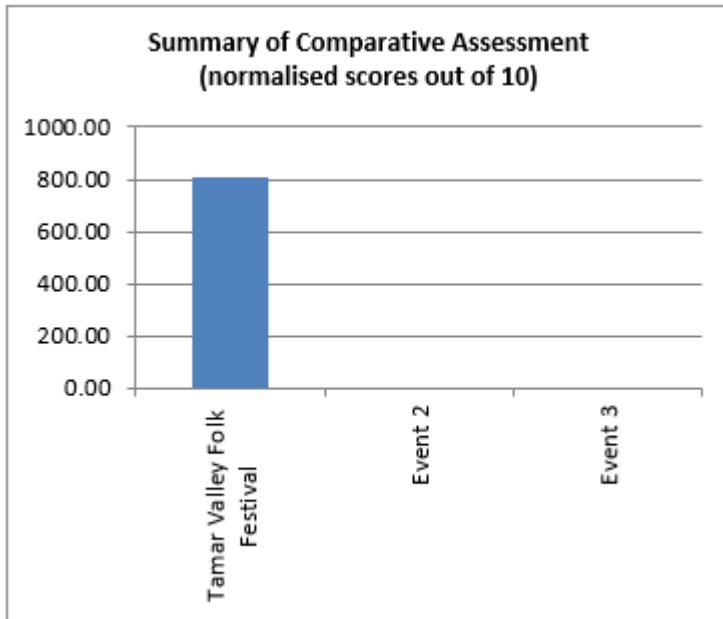
Sponsorship Evaluation

Comparative Evaluation

Tamar Valley Folk Festival	
Total Cost ->	\$20,000.00

Selected evaluation criteria	Weight (%)	Score/10	weighted score	Notes
1 Economic Benefit	25.0	8.0	200.0	Increased financial activity to local businesses and community organisations.
2 Tourism	25.0	8.0	200.0	Increased intrastate visitation brings people from outside the municipality to the event to view the variety of event options.
3 Marketing	20.0	8.0	160.0	If significant marketing is undertaken (eg signage, facebook, radio, word of mouth) could lead to a positive recognition of the George Town municipality. With George Town Council as a sponsor, it shows our support a long standing community-based event.
4 Cultural	10.0	8.0	80.0	Have a mix of events concerts, themed concerts, educational workshops, demonstrations, interviews, music, poetry, and children's activities. They aim to support and enhance the cultural life of George Town.
5 Inspired	10.0	8.0	80.0	It is an event that resonates with the bulk of the community and is highly respected in the calendar of Folk Festival Australia.
6 Competency	10.0	9.0	90.0	The Tamar Valley Folk Festival has run consecutively for 34 years. All Events have been successful financially and Socially.
7				
8				
Total weighting	100.0	total (norm)	810.0	6 criteria scored

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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. The Council's reputation can also be jeopardised by sponsoring 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 the sponsorship application and therefore have determined that the event entity and event activity are 'Appropriate Associations' and 'Appropriate Activities', that pose a minor risk to Council reputation.

Risks also exist around legislative requirements, public health and safety, the environment and wildlife. The applicant has a good history regarding the delivery of past events. They have provided their Certificate of Currency.

The applicant will need to request and provide permits as per Council's Event Planning Toolkit 2021 – 2025.

FINANCIAL IMPLICATIONS

At the 25 June 2024, Council will consider adoption of the 2024/2025 total grant and sponsorship budget of \$40,000. The approval of this application can be accommodated within the budget, pending adoption.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

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

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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.

OTHER

Subject to approval or not approval, Tamar Valley Folk Festival event will require event approvals from Council to run this event. Such as Road Event Permit, Risk and Emergency Management Plans, Temporary Place of Assembly, Temporary Occupancy Permit, Waste Management.

CONSULTATION

Council has had the opportunity to discuss at a Council workshop on Tuesday 11th of June 2024.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

This event has previously been sponsored as a line item in the operational budget of Council. The value of the sponsorship in 2023/24 was \$9,300 plus in-kind support through free hire of facilities. Tamar Valley Folk Festival committee have provided the required acquittal for this funding.

If approved, allocation would be from the 2024/25 sponsorship budget.

The George Town Folk Club committee confirm that a decision on sponsorship is time critical given requirements for timely bookings of artists. The committee advises the additional funding will help bring different and higher value acts to the festival, together with assisting their social inclusion programme. George Town Folk Club provide free Events, children's events and outdoor activities which account for a considerable amount of their funding but are something the committee wish to maintain due to the current economic climate.

The sponsorship application is inclusive of any in-kind support from Council.

OFFICER'S RECOMMENDATION

That Council:

1. Provides \$20,000 sponsorship to George Town Folk Club towards the January 2025 Tamar Valley Folk Festival event, using funds available from the 2024/2025 sponsorship budget.

DECISION

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Moved:

Seconded:

VOTING

For:

Against:

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10.2 GEORGE TOWN COUNCIL AUDIT PANEL COMMITTEE MINUTES 17 APRIL 2024

REPORT AUTHOR:	Director Corporate & Community - Ms C. Hyde
REPORT DATE:	19 June 2024
FILE NO:	29.11
ATTACHMENTS:	1. Audit Panel Minutes 17042024 [10.2.1 - 6 pages]

SUMMARY

This report is to provide Council with a copy of the confirmed Audit Panel Minutes from the meeting dated 17 April, 2024, in accordance with the George Town Council Audit Panel Charter.

BACKGROUND

George Town Council Audit Panel meets quarterly to consider reports presented by Council Officers in line with the adopted and Council endorsed Audit Panel Annual Work Plan. In accordance with the George Town Council Audit Panel Charter, meeting minutes of the Audit Panel are to be presented to Council at an ordinary Council meeting.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

1. A culture of engagement and participation
 - iv. Understanding processes and participating in decision making.

Future Direction Four - Leadership and Accountable Governance

4. Positive and productive working relationship with all levels of government and their agencies
 - ii. Understanding the outcomes and directions sought by all levels of government.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The Local Government Act 1993.
The Local Government (Audit Panels) Order 2014 Statutory Rules 2014.
George Town Audit Panel Charter.

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RISK CONSIDERATIONS

No risks identified.

FINANCIAL IMPLICATIONS

Costs associated with the Audit Panel are included in the operational budget of Council.

CONSULTATION

The minutes are confirmed by the Audit Panel Committee on Wednesday 19 June 2024.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

Nil.

OFFICER'S RECOMMENDATION

That Council:

1. Receives and notes the Minutes of the Audit Panel meeting held on 17 April 2024 as an accurate record of that meeting.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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10.3 ANNUAL REPORT OF THE AUDIT PANEL FOR 2023/2024

REPORT AUTHOR:	Director Corporate & Community - Ms C. Hyde
REPORT DATE:	19 June 2024
FILE NO:	29.11
ATTACHMENTS:	1. GTC - Audit Panel - Annual report 2023-2024 [10.3.1 - 4 pages] 2. Audit Panel Workplan 2024 - 2025 [10.3.2 - 2 pages]

SUMMARY

This report seeks Council endorsement of the Annual Report for 2023/2024 and Audit Panel Annual Work Plan for 2024/2025.

BACKGROUND

At the meeting of the Audit Panel held on the 19 June 2024 the Panel recommended the Audit Panel Annual Report for 2023/2024, the Annual Work Plan for 2024/2025 to Council for adoption.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

1. A culture of engagement and participation
 - iv. Understanding processes and participating in decision making.

Future Direction Four - 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.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

The Local Government Act 1993.
The Local Government (Audit Panels) Order 2014 Statutory Rules 2014.

RISK CONSIDERATIONS

No risks identified.

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FINANCIAL IMPLICATIONS

Costs associated with the Audit Panel are included in the operational budget of Council.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives 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.

CONSULTATION

The Annual Report 2023/2024 and Annual Workplan 2024/2025 was presented to the Audit Panel Committee by the Chair on the 19 June 2024.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The Annual Report of the Audit Panel for 2023/2024 to the Council has been received from the Chair of Council's Audit Panel. This Annual Report explains how the Audit Panel discharged its responsibilities during 2023/2024. The Report also highlights the Panel's key activities in 2023/2024.

The Annual Workplan for the Audit Panel for 2024/2025 has been based on the 2023/2024 workplan for the Committee as advised by the Chair. The Workplan provides for a minimum of four (4) meetings to be held each financial year and provides direction regarding its reporting requirements.

OFFICER'S RECOMMENDATION

That Council:

1. Receives the Annual Report for the Audit Panel 2023/2024; and
2. Endorses the Annual Workplan for the Audit Panel for 2024/2025.

DECISION

Moved:

Seconded:

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VOTING

For:

Against:

11 ORGANISATIONAL PERFORMANCE, STRATEGY & ENGAGEMENT

11.1 POLICY REVIEW - INFORMATION DISCLOSURE POLICY

REPORT AUTHOR:	Director Organisational Performance, Strategy & Engagement - Mr R. Dunn
REPORT DATE:	19 June 2024
FILE NO:	14.13
ATTACHMENTS:	<ol style="list-style-type: none">1. Existing Information Disclosure Policy [11.1.1 - 8 pages]2. Revised Information Disclosure Policy (GTC C 02) [11.1.2 - 6 pages]3. Application for Assessed Disclosure Form 010624 002 [11.1.3 - 3 pages]4. Model Procedures V1 1 with attachments Word document 1 [11.1.4 - 42 pages]5. PI D- Guideline- Two- Procedures-for-public-bodies-including-attachments (2) [11.1.5 - 46 pages]

SUMMARY

The purpose of this report is to provide Council with the revised Information Disclosure Policy for adoption.

BACKGROUND

The current Information Disclosure Policy GTC-27 (attached) was last amended in 2017. In January 2024 an assessment of key policies was undertaken by DOPSE and an operational Policy Review Workplan was developed.

The Draft Information Disclosure Policy GTC-C-02 has been developed as a result of the ongoing policy review process.

Since the original policy was developed, the Ombudsman Tasmania has published (last update April 2021) Model Procedures to be followed by public bodies (see attached).

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

2. Planning and regulatory responsibilities are undertaken fairly and openly
 - ii. Compliance customer service standards and processes.
6. Difficult issues are managed in an open manner without conflict

- iii. Communicating well.

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

Right to Information Act 2009 (sections 3, 7, 12, 13, 16)

Right to Information Regulations 2021 (sections 4-6)

Fee Units Act 1997

Public Interest Disclosures Act 2002

RISK CONSIDERATIONS

George Town Council is a public authority and is obliged to comply with the legislative requirements under the *Right to Information Act 2009* and the *Public Interest Disclosures Act 2002*. The revised policy aligns itself with the Council's approach to risk management, namely, promoting compliance with relevant obligations.

FINANCIAL IMPLICATIONS

No financial implications are recognised in reviewing this Strategy.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives 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.

CONSULTATION

Discussion on the revised Information Disclosure Policy commenced at the 8 August 2023 Council Workshop. Further discussions on the policy were held at the 11 June 2024 Workshop with elected members. No further feedback has been provided to officers.

OPTIONS

Council may choose to:

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

OFFICER'S COMMENTS

The revised Information Disclosure Policy GTC-C-02 has not substantially changed by comparison with the current Information Disclosure Policy GTC-27, except that it is presented in the new policy format and adopts standard descriptions and the new numbering convention that is guided by Policy GTC-12.

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The proposed draft as with previous policy is principally an operational policy that is guided by the legislative requirements of the *Right to Information Act 2009* and the *Public Interest Disclosures Act 2002*. This is particularly evident where processes are explicitly set out under Part 2 and 3 of the *Right to Information Act 2009*.

Given that Tasmanian Government legislative change can occur infrequently, this and other policies set for review will predominantly step away from past the practice of specifically quoting sections of the relevant Act but will however point to those sections.

As the objective of any policy should be to articulate an organisations intent on a particular matter, the process to consider information requests and the manner it will be provided, will be determined by Council's Delegated Officer, consideration of the Ombudsman of Tasmania's Right to Information Act 2009 Guidelines and Model Procedures to be followed by public bodies, and any other advice that may be sought from time to time.

OFFICER'S RECOMMENDATION

That Council:

1. adopts the Information Disclosure Policy GTC-C-02.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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12 MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 19 June 2024

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
<i>May</i>	21	Attended NTDC Board Meeting
	22	Attended NTDC Members Representative Group Meeting
	22	Attended General Manager's Performance Review meeting
	23	Attended and participated in the Bell Bay Aluminum Tree Planting Day
	24	Attended Volunteer Awards 2024 event
	27	Met with Acting Northern District Commander
	27	Attended the Opening of the Entry Statement to George Town – Make George Town Yours Initiative
	28	Chaired Council Workshop
	28	Chaired Ordinary Council Meeting
	29	Tamar FM Interview
<i>June</i>	4	Attended Friends of the Low Head Penguins meetings
	4	Attended NTDC & GNT Board Members events
	5	Met with George Town developers
	6	Met with Premier and Minister for Energy & Renewables; Minister for Parks and Environment.
	6	Chaired Budget Workshop
	6	Attended Launceston Chamber of Commerce - Cabinet Cocktail Party
	7	Met with local resident.
	11	Chaired Council Workshop (part of)
	13	Met with Office of Coordinator General's team
	14	LAFM Interview
	14	Attended Bell Bay Wind Farm Consultation session
	18	Attended meeting with local business
	19	Attended Audit Panel Meeting
Deputy Mayor Cr Greg Dawson		
<i>May</i>	22	Attended General Manager's Performance Review meeting
	24	Attended Volunteer Awards 2024 event
<i>June</i>	5	Attended meeting with developer
	6	Attended Budget Workshop
	6	Attended the Launceston Chamber of Commerce – Cabinet Cocktail Party
	11	Chaired Council Workshop (part of)
	17	Attended meeting with General Manager and Senator Polley

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	19	Attended Audit Panel Meeting
Cr Jason Orr		
May	25	GTC Roadshow – Bellingham, Lulworth and Beechford
	27	FIG – Make George Town Yours Celebration
	30	George Town Chamber of Commerce Web Site Launch
June	1	Landcare Tasmania 30 th Birthday Celebration
	11	Friends of Low Head Penguin Colony meeting
	6	GTC Budget Workshop No. 2
	6	Launceston Chamber of Commerce – Cabinet Cocktail Party
	18	Hillwood Progress Association meeting
	19	Audit Panel

OFFICER’S RECOMMENDATION

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

Cr Barwick

Cr Barwick asked about the status of the gravel resheeting program.

Response

The gravel resheeting program for 2023/24 was awarded to Walters Contracting (Minute 40/24). The work commenced on 22/04/2024 and was completed on 8/5/2024. The following roads were included in this year's program:

No	Road Name	Total Length (m)	Starting End	Finishing End
1	Troopers Track	800	150 Troopers Track	68 Troopers Track
2	Lewis Road	2000	Pipers River and Lewis Road Intersection	End of Road - 213 Lewis Road
3	Salt Wood Road	650	Bridport Road and Salt Wood Intersection	up to the driveway of 3754 Bridport Road
4	Gees marsh Road	1850	Bellingham Road and Gees Marsh Intersection	Up to the driveway of 202 Gees Marsh Road
5	East Arm Road	4930	East Arm Quarry End of Seal	Dalrymple Road and East Arm Road Intersection
	Total Length Km	10.23		

16 CLOSED MEETING

16.1 INTO CLOSED MEETING

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

Agenda Item 1.2 Minutes of the Closed Ordinary Council Meeting held on 28 May 2024

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

Agenda Item 16.3 Coastal Drainage Assessment Report

As per the provisions of Regulation 15(8) and 15(9) of the Local Government (Meeting Procedures) Regulations 2015.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Kieser
MAYOR**