



# GEORGE TOWN COUNCIL AGENDA

Notice is hereby given  
that the next Ordinary Council Meeting  
will be held on  
**Tuesday 23 July 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 25 JUNE 2024**

#### **RECOMMENDATION**

That the Minutes of Council's Ordinary Meeting held on 25 June 2024 numbered 91/24 to 109/24 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.*

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



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**4.2 PUBLIC QUESTIONS ON NOTICE**

Nil.

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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.")*

#### **Mr P. Lohrey**



10 July 2024

Phil Lohrey

Beauty Point TAS 7270

Email: [REDACTED]

Dear Mr Lohrey,

**RE: ORDINARY COUNCIL MEETING 25 JUNE 2024 – PUBLIC QUESTION TIME**

Thank you for your attendance and your questions asked at the 25 June 2024 Ordinary Council meeting. The following is an extract from the unconfirmed minutes of this meeting:

1. Does Council accept that impacts from an industrial development such as pollution, noise and visual presence may affect public amenity, wildlife and property values in a neighbouring municipality when separated by just hundreds of metres of open water such as an estuary?

**Response**

*The Chair advised that Council acts as a planning authority via the local planning scheme. Council does not necessarily have the capacity of interpretation beyond the scheme. Any changes to visual amenity, property valuation are best referred to the Tasmanian Planning Authority.*

2. Does Council accept that George Town's municipal boundary will not restrict such impacts if they occur directly across river in West Tamar Municipality with development enabled by rezoning from agricultural and natural buffer to Light Industrial and Port Marine, thereby excluding stakeholders.

These questions will be notified to the Tasmanian Planning Commission. May I please have a brief answer in writing?

**Response**

*The Chair advised that George Town Council requires additional capacity in the light industrial area. Council has exceeded the boundaries of our existing light industrial zone. Application has gone to the Tasmanian Planning Commission and it has been reopened for people to make representations based on rezoning.*

Council's Town Planner also offers the following:

The planning system is not confined to individual Local Government Areas. All applications for industrial development are assessed for compliance with Council's Planning Scheme. In addition, use and development that has greater potential for environmental harm is often assessed by the Environmental Protection Authority. The proximity to residential properties are taken into account through these assessment processes regardless of which Local Government Area they are located in.

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All rezoning follows a statutory notification process, governed by the Land Use Planning and Approvals Act 1993. This process relies on notification through regional newspapers, equally accessible to residents in George Town, West Tamar and all other Local Government Areas in the region.

The rezoning amendment was initiated by the Tasmanian Planning Commission. The Commission has accepted a number of late submissions to the process and will conduct a hearing to consider these responses before making a decision.

If Council can be of any further assistance, please contact Council on (03) 6382 8800 or [council@georgetowntas.gov.au](mailto:council@georgetowntas.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Power', with a long horizontal line extending to the right.

**Shane Power**  
**GENERAL MANAGER**

## **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 DA 2024/13 - 40 DAVIS STREET, BEECHFORD - SUBDIVISION (11 LOTS AND ROAD)**

<b>REPORT AUTHOR:</b>	Senior Town Planner - Mr J. Simons
<b>REPORT DATE:</b>	09/07/2024
<b>FILE NO:</b>	DA 2024/13
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Checklist Assessment of Compliance with Acceptable Solutions - DA2024/13 [7.1.1 - 46 pages]</li><li>2. Advertisement Documents - DA2024/13 [7.1.2 - 134 pages]</li><li>3. Representation 1 - Redacted - DA2024/13 [7.1.3 - 2 pages]</li><li>4. Representation 2 - Redacted - DA2024/13 [7.1.4 - 1 page]</li><li>5. Applicant's Response to Representations - DA2024/13 [7.1.5 - 2 pages]</li><li>6. Road Authority Consent - DA2024/13 [7.1.6 - 1 page]</li></ol>

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### **APPLICATION INFORMATION**

<b>Planning Instrument:</b>	George Town Interim Planning Scheme 2013
<b>Applicant:</b>	Woolcott Surveys
<b>Site Address:</b>	40 Davis Street, Beechford
<b>Titles Details:</b>	CT 175944/2
<b>Property ID:</b>	1759442
<b>Zone:</b>	Low Density Residential
<b>Use:</b>	Residential
<b>Proposed Development:</b>	Subdivision (11 Lots & Road)
<b>Application Received:</b>	01/02/2024

### **1. SUMMARY**

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Subdivision (11 Lots & Road) at 40 Davis Street, Beechford (CT 175944/2).

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The lots are intended to accommodate residential use and development in a low density environment and will front a new cul-de-sac off Davis Street. Two (2) representations were received during the advertising period. The representations largely relate to drainage of the development and the consistency of infrastructure requirements with other recent subdivisions in the area. The application has demonstrated the site can be adequately drained and the recommendations include drainage and infrastructure conditions that are consistent with the recent 40 lot subdivision approved to the west of the site (DA 2023/99). The representations are further addressed below.

The proposed development is consistent with the purpose of the Low Density Residential Zone and can be managed by conditions to ensure compliance with the applicable Performance Criteria and the planning scheme. The proposal is recommended for approval.

## **2. STRATEGIC PLAN**

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

### **Future Direction Four- Leadership and Accountable Governance**

#### **33. Fair and open planning regulatory processes**

i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

## **3. CONSULTATION**

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

## **4. RISK IMPLICATIONS**

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

## **5. FINANCIAL IMPLICATIONS**

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

## **6. SITE AND LOCATION**

The subject site is located at 40 Davis Street, Beechford (CT 175944/2).

The title is 2.1ha in area and is largely cleared of vegetation. It generally slopes downward towards Davis Street.

The land is on the edge of the existing urban area of Beechford, with dwellings fronting Davis Street to the east and west of the proposed cul-de-sac. A large residential subdivision has been approved to the immediate west of the site (DA 2023/99). Land to the south and east is generally used for agricultural purposes.

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The land is located in a bushfire prone area, however, no other natural hazards have been identified.

While the land contains an area of priority habitat, identified as *Eucalyptus amygdalina* coastal forest and woodland, it is noted the site is largely cleared.

The land fronts an existing open stormwater drain on Davis Street, however, there are no sewage or water services in the area.



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



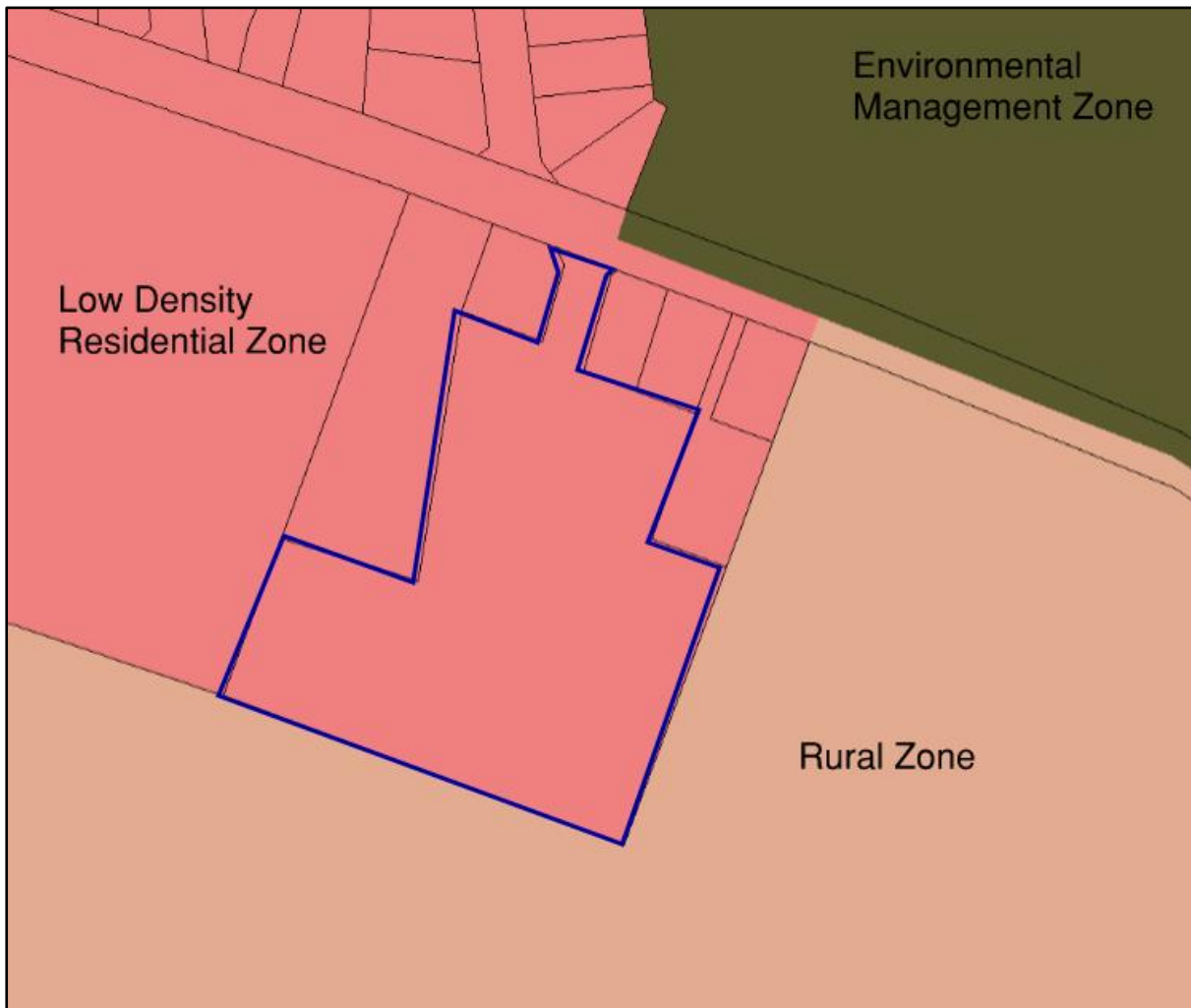


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

## 7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at 40 Davis Street, Beechford (CT 175944/2) for Subdivision (11 Lots & Road).

All of the proposed lots exceed 1500m<sup>2</sup> in area. Three of the lots are internal lots. The proposed road is approx. 145m in length with a radial turning head.

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Figure 3: Proposal Plans

The full plans submitted are included in the attachments.

### 8. REPRESENTATIONS

The application was advertised for community consultation from 08/06/2024 to 24/06/2024. Two (2) representations were received and are summarised below.

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

Issues Raised in Representations	Council Response
<p>In order to provide consistency it is requested a gravel footpath be conditioned to front the property on south side of Davis Street.</p>	<p>It is recommended that a condition be included on the planning permit requiring a gravel footpath to be installed on the south side of Davis Street connecting the development to the recently approved footpath fronting Lot 1 Davis Street.</p>
<p>Clarification required regarding the drainage to the west side of the proposed intersection and increased impacts on stormwater directed west to Higgins Street.</p> <p>Land slopes generally towards the west.</p>	<p>All drainage generated by the proposed development will be directed to the east. A piped system will be installed on Davis Street with adequate depth and fall to direct water eastward to the existing discharge points on the north side of Beechford Road.</p> <p>The application includes a section showing the gradient and capacity to achieve gravity fall to the east.</p> <p>While some formalising of existing drainage to the west of the proposed intersection will occur to facilitate the footpath on Davis Street, no additional stormwater from the proposed lots or road will be directed to the west.</p>
<p>No mention of secondary waste water treatment systems.</p>	<p>Page 8 of the Wastewater Assessment submitted with the application acknowledges that it is not unusual for development in coastal areas to be restricted to secondary treated systems.</p> <p>It is recommended that a condition requiring a Part 5 Agreement be applied to the land to restrict future development to the use of secondary treated systems, consistent with the adjacent subdivision (DA 2023/99).</p>

**9. STATUTORY REQUIREMENTS**

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

- 10.0 Low Density Residential Zone

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- C2 Car Parking and Sustainable Transport Code
- C3 Road and Rail Assets Code
- C7 Natural Assets Code
- C13 Bushfire Prone Areas 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**

In accordance with Clause 6.2.6, subdivision is not required to be classified into a particular use class. However, it is noted the likely future use of the lots will be residential.

### **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**

<b>10.1 Zone Purpose</b>
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The purpose of the Low Density Residential Zone is:
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10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.
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10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.
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10.1.3 To provide for Visitor Accommodation that is compatible with residential character.
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<b>Planner's Response:</b>
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While the development is not required to be categorised into a use class, the intent of the subdivision is to provide for future residential use and development and is typical of a residential subdivision. Environmental constraints are considered further in the assessment below.
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No non-residential uses are proposed. While subdivision does not need to be classified into a use class, the intent of the subdivision is to provide for residential forms of use and development. The impacts of other forms of use and development will be considered if/when an application is received.
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**Performance Criteria assessment.**

**10.0 Low Density Residential Zone**

**10.6 Development Standards for Subdivision**

10.6.1 Lot design

Objective:	That each lot: <ul style="list-style-type: none"> <li>(a) has an area and dimensions appropriate for use and development in the zone;</li> <li>(b) is provided with appropriate access to a road; and</li> <li>(c) contains areas which are suitable for residential development.</li> </ul>
Acceptable Solutions	Performance Criteria
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the width of frontage proposed, if any;</li> <li>(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;</li> <li>(c) the topography of the site;</li> <li>(d) the functionality and useability of the frontage;</li> <li>(e) the ability to manoeuvre vehicles on the site; and</li> <li>(f) the pattern of development existing on established properties in the area,</li> </ul> <p>and is not less than 3.6m wide.</p>

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<p><b>Planners Response:</b> Relies on performance criteria.</p> <p>Five (5) of the proposed lots have frontage less than 20m. The nature of cul-de-sacs generally results in a concentration of accesses and smaller frontages at the cul-de-sac head. This is typical of cul-de-sac development.</p> <p>All of the lots will retain direct frontage to a public road, with the smallest, lots 4 and 8, having frontage of 6m. This is adequate to accommodate a 3.6m wide standard crossover.</p> <p>While internal lots and narrow frontages are not common in Beechford, the proposal is not considered to significantly alter the character of the area.</p> <p>All lots include direct frontage to a public road, providing functional access, consistent with the Performance Criteria and the objective of the standard.</p>	

10.6.2 Roads

<b>Objective:</b>	<p>That the arrangement of new roads within a subdivision provides:</p> <ul style="list-style-type: none"> <li>(a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community;</li> <li>(b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and</li> <li>(c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.</li> </ul>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>

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**A1**

The subdivision includes no new roads.

**P1**

The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to:

- (a) any relevant road network plan adopted by council;
- (b) the existing and proposed road hierarchy;
- (c) the need for connecting roads and pedestrian paths, to common boundaries with adjoining land, to facilitate future subdivision potential;
- (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks;
- (e) minimising the travel distance between key destinations such as shops and services and public transport routes;
- (f) access to public transport;
- (g) the efficient and safe movement of pedestrians, cyclists and public transport;
- (h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with the *Guide to Road Design Part 6A: Paths for Walking and Cycling 2016*;
- (i) the topography of the site; and
- (j) the future subdivision potential of any balance lots on adjoining or adjacent land.

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**Planner's Response:** Relies on performance criteria.

The subdivision includes a new road off Davis Street terminating in a cul-de-sac. With appropriate conditions, the proposed arrangement and construction of the roads will provide an appropriate level of access, connectivity and safety for all road users.

All roads will need to be constructed to an appropriate municipal standard determined by Council's Infrastructure Department. Council has not adopted a road network plan for Beechford. There is limited capacity for growth, resulting from zoning limitations and no strategic work has been undertaken contemplating further growth of the settlement.

The new roads maintain an appropriate position within the road hierarchy, comprising local roads within a residential area.

Further road connectivity within the existing settlement is not considered necessary. The proposal will limit the capacity to link the existing settlement to the most logical growth area. However, Council has not undertaken any strategic work considering any further growth of the settlement, and significant growth is generally undesirable due to the lack of infrastructure and services.

Beechford does not have a public transport network and services are very limited. However, Council's Township Character Plan project identifies the coastal lifestyle and access to the beach and other recreation opportunities is a key attribute to living in the community.

Providing safe pedestrian access to recreational features is considered essential. A footpath was conditioned on the south side of Davis Street as part of the adjacent subdivision to the west. It is recommended that the proposed subdivision accommodate an extension of this footpath between the proposed intersection and the boundary of Lot 1 Davis Street. This will provide the development with adequate connectivity to the emerging network. Consistent with the Township Character Plans, the stormwater infrastructure is to be piped, with shallow swales and the footpath constructed in compacted gravel.

Within the development, on the new roads, the road is to be designed to ensure the verges are walkable and provide opportunity for pedestrians to leave the road to avoid traffic.

Dedicated bicycle infrastructure is not considered warranted due to the scale of the settlement and relatively low speed environment.

With appropriate conditions the proposed road complies with the Performance Criteria and is consistent with the objective.

10.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>	
<p><b>A2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage</p>	<p><b>P2</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site</p>	



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system.	wastewater treatment system adequate for the future use and development of the land.
<p><b>Planner's Response:</b> Relies on performance criteria.</p> <p>Beechford is not serviced by reticulated sewerage. The application includes a wastewater assessment prepared by a suitably qualified person. The assessment demonstrates all of the proposed lots can accommodate a wastewater treatment system capable of supporting a three (3) bedroom dwelling, with sufficient room for development and parking.</p> <p>The assessment acknowledges it is common in coastal areas to restrict development to secondary treatment systems which generate a higher quality of wastewater. Consistent with the adjacent subdivision at Lot 1, and in accordance with the advice of Council's Environmental Health Officer, it is recommended that the land owner enter into a Part 5 Agreement under Section 71 of the Act, requiring subsequent development of all lots in the resultant subdivision to be serviced by a wastewater treatment system that can provide secondary treatment.</p> <p>With the above condition, the proposal is considered to comply with the Performance Criteria and is consistent with the objective.</p>	

**Codes**

Code	Applicability
<b>C1.0 Signs Code</b>	<b>Code does not apply</b>
<b>C2.0 Parking and Sustainable Transport Code</b>	<b>Code applies</b>
<b>C3.0 Road and Rail Assets Code</b>	<b>Code applies</b>
<b>C4.0 Electricity Infrastructure Protection Code</b>	<b>Code does not apply</b>
<b>C5.0 Telecommunications Code</b>	<b>Code does not apply</b>
<b>C6.0 Local Historic Heritage Code</b>	<b>Code does not apply</b>
<b>C7.0 Natural Assets Code</b>	<b>Code applies</b>
<b>C8.0 Scenic Protection Code</b>	<b>Code does not apply</b>
<b>C9.0 Attenuation Code</b>	<b>Code does not apply</b>
<b>C10.0 Coastal Erosion Hazard Code</b>	<b>Code does not apply</b>

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<b>C11.0 Coastal Inundation Hazard Code</b>	<b>Code does not apply</b>
<b>C12.0 Flood Prone Areas Code</b>	<b>Code does not apply</b>
<b>C13.0 Bushfire Prone Areas Code</b>	<b>Code applies</b>
<b>C14.0 Potentially Contaminated Land Code</b>	<b>Code does not apply</b>
<b>C15.0 Landslip Hazard Code</b>	<b>Code does not apply</b>
<b>C16.0 Safeguarding of Airports Code</b>	<b>Code does not apply</b>
<b>GEO – Local Provisions Schedule</b>	<b>Local Provision Schedule Does Not Apply</b>

**C3.0 Road and Rail Assets Code**

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

<b>Objective:</b>	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1.1</b></p> <p>For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> <li>(a) a new junction;</li> <li>(b) a new vehicle crossing; or</li> <li>(c) a new level crossing.</li> </ul> <p><b>A1.2</b></p>	<p><b>P1</b></p> <p>Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> <li>(a) any increase in traffic caused by the use;</li> <li>(b) the nature of the traffic generated by the use;</li> <li>(c) the nature of the road;</li> </ul>

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For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.

**A1.3**

For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.

**A1.4**

Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:

- (a) the amounts in Table C3.1; or
- (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road.

**A1.5**

Vehicular traffic must be able to enter and leave a major road in a forward direction.

- (d) the speed limit and traffic flow of the road;
- (e) any alternative access to a road;
- (f) the need for the use;
- (g) any traffic impact assessment; and
- (h) any advice received from the rail or road authority.

**Planner's Response:** Relies on performance criteria.

The application complies with the Performance Criteria. A Traffic Impact Assessment prepared by a suitably qualified person has been submitted with the application. This assessment estimates the proposal will result in approximately 66 vehicles per day on Davis Street/Beechford Road.

The assessment also considers traffic likely to be generated by the 40 lot subdivision recently approved for Lot 1 Davis Street.

Combined, the developments will result in an increase in traffic from 160vpd (2024) by between 304 and 354vpd either side of the proposed junction once fully developed by 2034. Davis Street is designed to readily accommodate traffic beyond this volume and can readily absorb traffic from the proposed development.

Traffic generated on Soldiers Settlement Road is estimated to increase from 240vpd (2024) to 392vpd (2034) including allowance for background growth. Soldiers Settlement Road can easily absorb this traffic with the Davis Street junction estimated.

The assessment concludes the subdivision will not adversely impact the safety and efficiency of the road network. Council's Infrastructure Department have confirmed the findings of the Traffic Impact Assessment and support the recommendation.

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The proposal complies with the Performance Criteria and is consistent with the objective.

**C7.0 Natural Assets Code**

C7.7.2 Subdivision within a priority vegetation area

<b>Objective:</b>	<p><b>That:</b></p> <p>(a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and</p> <p>(b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.</p>
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
<p><b>A1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <p>(a) be for the purposes of creating separate lots for existing buildings;</p> <p>(b) be required for public use by the Crown, a council, or a State authority;</p> <p>(c) be required for the provision of Utilities;</p> <p>(d) be for the consolidation of a lot; or</p> <p>(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.</p>	<p><b>P1.1</b></p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <p>(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;</p> <p>(b) subdivision for the construction of a single dwelling or an associated outbuilding;</p> <p>(c) subdivision in the General Residential Zone or Low Density Residential Zone;</p> <p>(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;</p> <p>(e) subdivision involving clearance of native vegetation where it is demonstrated that</p>

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	<p>on- going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or</p> <p>(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.</p> <p><b>P1.2</b></p> <p>Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <p>(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;</p> <p>(b) any particular requirements for the works and future development likely to be facilitated by the subdivision;</p> <p>(c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings;</p> <p>(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;</p> <p>(e) any on-site biodiversity offsets; and</p> <p>(f) any existing cleared areas on the site.</p>
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**Planner's Response:** Relies on performance criteria.

The subdivision complies with P1.1 (c), being for subdivision in the Low Density Residential Zone.

With respect to P1.2, the proposed development has minimal impact on priority vegetation. While the planning scheme identifies an area of priority vegetation covering the approximate area of Lots 3-6. As the proposed lots will need to be maintained in a Low Fuel State in accordance with the Bushfire Hazard Management Plan, it is likely the priority vegetation will be impacted as a part of the future development of the land.

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In this case the priority vegetation is identified by TasVeg 4 as (DAC) Eucalyptus amygdalina coastal forest and woodland. It is clear that this area has been historically slashed and grazed, significantly impacting the extent and value of the priority vegetation community. There are few standing trees remaining in the mapped area, indicative of Eucalyptus amygdalina coastal forest. Clearance resulting from the development of the land is minimal and will not result in adverse impacts on bio-diversity or species representation. The site is surrounded by grazed farmland and the vegetation is isolated from other areas of significant vegetation. The development does not compromise vegetated wildlife corridors to the north and south of the residential area of Beechford.

Due to the disturbed nature, very small footprint and minimal connectivity to other vegetation, the impact of removal on biodiversity values is minimal.

The proposal complies with the Performance Criteria and is consistent with the objective.

## **10. REFERRALS**

### **Internal Referrals**

#### **Infrastructure**

Council's Infrastructure have confirmed satisfaction with the Traffic Impact Assessment and the Stormwater Assessment and Management plan. Permit conditions should be similar with the adjacent 40-lot subdivision. The Infrastructure Department has worked closely with Planning Officers to develop the recommended conditions.

#### **Environmental Health**

Council's Environmental Health Officer has confirmed satisfaction with the wastewater assessment and capacity to manage wastewater onsite. Application to be conditioned in line with the adjacent 40 lot subdivision to require secondary treatment.

### **External Referrals**

The application was referred to TasNetworks. TasNetworks advised:

*"Based on the information provided, the development is likely to adversely affect TasNetworks' operations.*

*There is currently no Low Voltage Supply available to support this development.*

*A Negotiated Application will be required to determine a design solution to make Low Voltage supply available.*

*As with any subdivision, consideration should be given to the electrical infrastructure works that will be required to ensure a supply of electricity can be provided to each lot. To understand what these requirements may entail, it is recommended you advise the proponent to contact TasNetworks on 1300 137 008 or our Negotiated Connection Team at [negotiated.connections@tasnetworks.com.au](mailto:negotiated.connections@tasnetworks.com.au) at their earliest convenience."*

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The advice has been forwarded to the applicant as per the requirements of the *Electricity Supply Industry Act 1995*.

## **11. SERVICES**

### ***Road Authority***

Access is available to Davis Street via the road frontage and proposed intersection.

### ***Sewer***

The land is not serviced by reticulated sewerage. A Part 5 Agreement requiring all lots to utilise secondary wastewater treatment is recommended.

### ***Water***

The land is not serviced by reticulated water. All lots will rely on tank water.

### ***Stormwater Authority***

Piped infrastructure connecting the development to existing discharge points to the east of the settlement are proposed on Davis Street.

### ***Public Open Space***

With 62 existing dwellings in Beechford, an additional 11 lots represents a substantial (17.7%) increase in the potential number of dwellings and will generate additional demand for open space.

The proposed development is generally within walking distance of the Beechford Sports Ground, approximately 7.8ha managed by George Town Council, and the coastal reserve, with beach access. The conditions recommend construction of a footpath on Davis Street to eventually connect to this open space infrastructure. While there is ample land secured for open space, this land requires improvement to meet the growing demand.

The Township Character Plan does not identify any additional need for open space in this location and Council has no other strategic planning documents requiring open space in this location.

With substantial existing land available, it is recommended that Council focus on improving, maximising the utility and improving access to existing land, rather than taking on the maintenance burden of additional open space.

Due to the increased demand on existing open space, it is recommended that a 5% cash contribution be required, consistent with the provisions of the Local Government (Building and Miscellaneous Provisions) Act 1993. No specific circumstances have been identified which warrant a reduction in the contribution.

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

### ***Easements:***

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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 approve the application with alternative conditions or refuse the application with appropriate grounds.

### **15. CONCLUSION**

The application for construction and use of Subdivision (11 Lots & Road) at 40 Davis Street, Beechford (CT 175944/2), has been assessed against all relevant zone and code criteria of the *George Town Interim Planning Scheme 2013*. With appropriate conditions, the application complies with the applicable Acceptable Solutions and Performance Criteria and is recommended for approval.

### **16. RECOMMENDATION**

That the application for use and development, Subdivision (11 Lots & Road) at 40 Davis Street, Beechford (CT 175944/2) 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. Woolcott Surveys, Job No. L210918, Sheet 1, dated 20/09/2023;
- b. Woolcott Surveys, Planning Report, dated January 2024;



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- c. Geo-Environmental Solutions, On-Site Wastewater Assessment, dated April 2024;
- d. Woolcott Surveys, Bushfire Hazard Report, dated November 2023;
- e. CSE Tasmania Pty Ltd, Drawing No 7606-11\_Sk01, dated December 2023, including associated longitudinal drawings (x2); and
- f. Traffic and Civil Services, Traffic Impact Assessment, dated April 2024;

to the satisfaction of the Council, unless provided for otherwise by the conditions below or as directed by Council's Director Infrastructure and Development, following detailed assessment of the engineering design drawings.

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

## **2. SUBMISSION AND APPROVAL OF ENGINEERING PLANS**

Prior to the commencement of works, detailed engineering drawings and specifications must be submitted for an 'Assessment of Public Works' to the satisfaction of Council's Director Infrastructure and Development. Such drawings and specifications must include the following:

- a) Include all infrastructure works shown on the endorsed plans and specifications or otherwise specified by the conditions below, including:
  - i) Roads, footpaths, crossovers and drainage infrastructure;
  - ii) All necessary line marking and traffic signage;
  - iii) Electricity infrastructure including street lighting where required;
  - iv) Communications infrastructure.
  
- b) All roads are to be designed in accordance with the Austroads Guide to Road Design, LGAT Standard Drawings and where applicable the Tasmanian Subdivision Guidelines ([www.lgat.tas.gov.au](http://www.lgat.tas.gov.au)), except where deviations are strictly necessary and in accordance with the following:
  - i) The newly proposed roads are to be Sealed Rural Roads with a seal width of 6m, plus 0.5m gravel shoulder & verge on both sides, 35mm asphalt surface, and conforming to LGAT TSD-R02-v3. The seal at the intersection with Davis Street shall be sawcut and joined with the new road for a neat finish.
  - ii) The cul-de-sac is to have sufficient dimensions to meet the requirements of the endorsed bushfire hazard management plan.
  - iii) The Davis Street Road reserve is to incorporate a 1.5m wide gravel footpath on the south side of the road for a distance of 60m to the east and 60m to the west of the proposed intersection.
  - iv) The internal road reserves are to be graded to ensure a walkable and mowable verge with minimum width of 1.5m.

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- v) All road designs are to include a planting corridor with a minimum width of 3m, free of infrastructure and not encroaching on the 1.5m walkable verge, suitable for the future installation of street trees.
  - vi) The intersection design shall be in accordance with the endorsed Traffic Impact Assessment and relevant standards.
- c) Stormwater runoff from the development shall be connected to existing or upgraded public stormwater infrastructure which can accommodate 10% AEP storms within a piped minor system, and 1% AEP climate change storms within a major drainage system, and in accordance with the following:
- i) The piped minor stormwater drainage system designed to comply with all of the following:
    - i. be able to accommodate a storm with an 10% AEP, when the land serviced by the system is fully developed;
    - ii. be capable of servicing the building area of each lot by gravity in accordance with Council standards and to the satisfaction of Council's Director Infrastructure and Development.
    - iii. Install a combination of piped and open drainage systems along the south side of Davis Street, for a distance of 60m to both the east and west of the proposed intersection. This setup will include both piped drains beneath surface swales, connected by grated pits, to accommodate a footpath and ensure pedestrian friendly nature strip.
    - iv. Be capable of conveying all stormwater (10%AEP) through the existing urban areas, directly to the discharge point.
    - v. All stormwater generated by the proposed development is to be directed and discharged to the east of the proposed intersection along Davis Street-Beechford Road.
    - vi. The existing stormwater culvert crossing 18m to the east of the proposed intersection is to be upgraded to accommodate a 10% AEP.
    - vii. A 150mm diameter PVC property connection for all lots.
  - ii) The major stormwater drainage system is to be designed to accommodate a storm with a 1% AEP, inclusive of climate change loading based on RCP8.5 to the year 2100, including cut off drains on the southern boundary of the lot.
  - iii) The existing stormwater culvert crossing on Beechford Road, 333m to the east of the proposed intersection is to be upgraded to accommodate a 1% AEP.
  - iv) Water Sensitive Urban Design Principles must be incorporated into the development. These Principles will be in accordance with, and meet the treatment targets specified within, the State Stormwater Strategy 2010 and Tasmanian Stormwater Policy Guidance and Standards for Development 2021, and to the satisfaction of the Council's Director Infrastructure and

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Development. Water sensitive urban design is not to result in water being directed to the groundwater system upslope of existing residential properties.

- v) The plan is to be accompanied by a stormwater design report incorporating the following:
- i. the report must be undertaken in accordance with the recommendations and procedures contained in the Australian Rainfall and Runoff 2019 Guidelines, and in particular Book 6, Chapter 7: Safety in Design Criteria and Book 9, Chapter 6: Modelling Approaches. This report, and any associated designs, must clearly show that the proposed minor drainage system within the subject property, extending into, and replacing the existing public stormwater system must be designed to accommodate a storm with an 10% AEP, when the land serviced by the system is fully developed. This report, and any associated designs, must also clearly show that the proposed major stormwater drainage system is designed to accommodate a storm with a 1% AEP (inclusive of climate change).
  - ii. all capacity calculations are to assume that residential lot surfaces have a minimum of 30% impervious surfaces.
  - iii. all stormwater infrastructure must have sufficient capacity to accommodate the existing lots fronting the system.
  - iv. the report must be prepared and certified by an experienced and licensed practicing Civil Engineer;
  - v. any measures required by the report to ensure that a tolerable risk for the development from flooding is achieved and there is no increase in risk from flood for adjacent land must be included in the engineering design drawings and implemented prior to the sealing of the Plan of Survey for any stage of the subdivision. The report must clearly demonstrate how potential flood hazards within the site will be managed, and that any change to the landform will not create additional flooding within or outside of the development. This assessment shall be undertaken in accordance with Australian Rainfall and Runoff 2019, and in particular Book 6 Chapter 7. Safety Design Criteria and Book 9 Chapter 6 Modelling Approaches.
  - vi. Detail WSUD modelling and compliance;
  - vii. Include an Operation and Maintenance Plan covering WSUD assets to the satisfaction of Council's Director Infrastructure and Development.
- d) The means of connection to power reticulation services to each lot and street lighting in accordance with a design approved by TasNetworks. A copy of the approved design must be submitted to Council upon approval by TasNetworks.
- e) The means of connection for all lots to telecommunications. Where physical infrastructure is provided, services are to be underground. Written advice regarding

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the preferred means of connection and/or a plan approved by Telstra or other approved supplier must be submitted to Council upon approval by the supplier.

- f) All drawings are to be prepared by a suitably qualified and experienced engineer or Engineering Consultancy

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

In all instances where the detailed design requires deviation from the standards identified above, approval must be sought from Council's Director Infrastructure and Development. Any such request for approval must be accompanied by supporting evidence prepared by a suitably qualified engineer. Once approved by Council's Director Infrastructure and Development, engineering design drawings are valid for a period of five (5) years from the date of such approval, following which they will automatically lapse if they have not been carried into effect via works. Where any engineering design drawings have lapsed, Council may require the re-submission and review of the relevant engineering design drawings, any associated calculations and any other relevant information to ensure compliance with current infrastructure standards and applicable legislation.

### **3. CONSTRUCTION OF WORKS**

Prior to the sealing of the Final Plan, all private and public infrastructure works must be constructed in accordance with the engineering design drawings approved by the Council's Director Infrastructure and Development in accordance with Condition 2.

All works, including infrastructure and landscaping, must be commenced under the direct supervision of a civil engineer and completed to the satisfaction of the Council's Director Infrastructure and Development. Certification from the supervising engineer that all works have been carried out in accordance with the approved engineering design plans and to Council standards will be required prior to issue of the Certificate of Practical Completion.

### **4. DRIVEWAY CROSSOVERS**

Prior to the sealing of the Final Plan, the driveway crossovers servicing each lot are to be constructed in accordance with the endorsed plans, LGAT Standard Drawings TSD-R03-v3 and TSD-R04-v3 and to the satisfaction of Council's Director Infrastructure and Development.

### **5. PART 5 AGREEMENT – WASTE WATER**

Prior to the sealing of the Final Plan of Survey, an agreement made pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 must be executed by the George Town Council (Council) and the permit holder providing for the following:

- a) all subsequent development of the lots requiring onsite wastewater treatment will require an accredited treatment system that can provide secondary treated wastewater to the land application area.

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Once executed the agreement must be lodged and registered on CT 175944/2 in accordance with Section 78 of the Land Use Planning and Approvals Act 1993. All costs associated with preparing and registering the agreement must be borne by the applicant.

## **6. CONSTRUCTION DOCUMENTATION**

At the time of practical completion of the infrastructure, Council must be provided with construction documentation sufficient to show that the works are completed in accordance with Council standards and are locatable for maintenance or connection purposes. The construction documentation is to consist of:

- a) An "As Constructed" drawings in AutoCAD & ESRI ArcGIS compatible format (dwg) and Adobe (.pdf). The "As Constructed" drawings to include the following essential information:
  - i) A complete and accurate drawing showing the final construction details, including all dimensions, levels and connections, materials, and locations of the Works.
  - ii) Final road alignments, width, elevation, details of road surfaces, Kerbs and footpaths.
  - iii) Location and details of all stormwater pipes, manholes, pits including their surface & invert RLs level.
  - iv) Drainage catchment areas and flow path.
  - v) Location and details of all TasWater infrastructure including pipes, fire plugs, stop valves, manholes, pits and their surface & invert RLs level.
  - vi) Location and details of underground and overhead TasNetwork infrastructures including details of substations, transfers, and connection points.
  - vii) Location and details of communication infrastructure including details of conduits, pits, and connection points.
  - viii) Location of specifications of street lighting poles and luminaires.
  - ix) Location and details of all road signage and line markings.
  - x) Location and species of planted street trees.
- b) A Closed-Circuit CCTV inspection report for all stormwater mains constructed or incorporated in the works.
- c) Testing and compaction reports for all pavement works.
- d) An engineer's certificate that each component of the works complies with the approved engineering plans and Council standards.
- e) Complete and return Council's Asset Register of each new and upgraded asset.

## **7. STAGING**

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The proposal may be staged with the approval of Council's Town Planner and Director Infrastructure and Development. Prior to the sealing of the Final Plan each lot in a stage, all works, including landscaping and servicing, relative to each stage must be completed to the satisfaction of Council's Director Infrastructure and Development.

**8. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

Prior to the commencement of works a construction environmental management plan is to be submitted to the satisfaction of the Director Infrastructure and Development. The plan is to include plans and procedures for the management of:

- a) dust;
- b) erosion, including stabilisation of exposed soils within reshaped drains;
- c) soil and water management to minimise discharge of polluted or sediment laden runoff
- d) directly or indirectly into Council's drains and watercourses; and
- e) noise, during construction.

The plan is also to include a plan and procedure for receiving and addressing complaints from surrounding land owners. All works are to be undertaken in accordance with the approved soil and water management plan.

**9. COVENANTS ON SUBDIVISIONS**

Covenants or similar restrictive controls must not be included on or otherwise imposed on the titles to the lots created by the subdivision permitted by this permit unless:

- a) such covenants or controls are expressly authorised by the terms of this permit; or
- b) such covenants or similar controls are expressly authorised by the consent in writing of the Council.

**10. BUSHFIRE HAZARD MANAGEMENT**

The land is to be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.

**11. TRANSFER OF ROAD LOT ROAD**

Lot 100 is to be transferred to the George Town Council on sealing. All costs incurred in the surveying and transfer of the ROAD Lots are to be borne by the subdivider.

**12. CONTRIBUTION IN LIEU OF PUBLIC OPEN SPACE**

Pursuant to section 117 of the Local Government (Building and Miscellaneous Provisions) Act 1993, Council has determined that the subdivision will, or is likely to, increase the demand for public open space and, as no or no sufficient or acceptable provision has been made in the plan of subdivision for public open space, Council has determined that payment of a cash contribution (the Contribution) in lieu of public open space is appropriate. The Contribution

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must be in an amount equal to five percent (5%) of the value of the area of land in the approved plan of subdivision (excluding Lot 8 and Lot 100).

The amount of the Contribution is to be determined by a valuation (the Valuation) of the specified lots prepared by a registered land valuer. The Valuation must be procured at the subdivider's expense. Unless otherwise specified in this condition, the Valuation is to determine the value of the relevant land as at the date of lodgement with Council of the Final Plan of subdivision for sealing (the Final Plan), following the completion of all works required by this permit, including but not limited to all private and public infrastructure and landscaping works. The subdivider must pay the Contribution to Council before the Final Plan will be sealed by Council.

References in this permit condition to payment of a Contribution includes the provision of security for the same in the form of a bond by the landowner to pay the Contribution which is supported by a bank guarantee, in accordance with the requirements of sub-section 117(4) of the Local Government (Building and Miscellaneous Provisions) Act 1993. Each of the bond and the guarantee must be in a form acceptable to Council.

### **13. EASEMENTS AND NOTATIONS**

Easements are required over all Council and third-party services located in private property. The minimum width of any easement must be 3 metres for Council (public) stormwater mains. A greater or lesser width may be approved/required in appropriate circumstances. All lots which cannot be serviced by a gravity connection servicing the majority of the lots surface area are to include notation on the title (by way of Part 5 Agreement or via the Council Plan Approval Sheet) that Council cannot provide a gravity connection and an alternative stormwater management system is required for hardstand areas.

### **14. DEFECT LIABILITY PERIOD**

Prior to the sealing of the Plan of Survey, the person responsible must lodge with Council a bond and bank guarantee/cash deposit for the duration of the Defect Liability Period for the amount of 5% of the construction value of the public works.

### **15. 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.

### **16. 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.

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1. This permit was issued based on the proposal documents submitted for DA 2024/13. 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) Permit to undertake works in the road reserve.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. 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](http://www.tascat.tas.gov.au).
5. 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.
6. 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.
7. 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.
8. 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](mailto:aboriginal@heritage.tas.gov.au); and



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- c. The relevant approval processes will apply with state and federal government agencies.
  
- 9. 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 JUNE AND JULY 2024**

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

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#### **SUMMARY**

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

#### **DATE AND PURPOSE OF WORKSHOP HELD**

##### **TUESDAY 25 JUNE 2024**

- Planning and Building Update
- Capital Works Update
- Presentation from NTARC (Northern Tasmania Alliance for Resilient Councils)
- Agenda Review
- Township Character Plan
- Heritage Study
- Launch of New Website
- Governance Issues
- Councillors/General Manager Discussions

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

**Apologies:** Mayor Greg Kieser, Cr Winston Mason, General Manager

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

**Guests:** Representative from NTARC

##### **TUESDAY 9 JULY 2024**

- Psychosocial Training for Elected Members (External Consultants)

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- Aquatic Centre update
- Unconfirmed Minutes 25 June 2024 – Ordinary Council Meeting
- Unconfirmed Minutes 25 June 2024 – Closed Ordinary Council Meeting
- Model Policy – Managing Unreasonable Conduct by Customers – Resources for Councils
- Sale/Lease of Council Land
- Priority Projects
- Annual Plan 2024-2025
- Cat Management Policy
- Sponsorship Request – As the Sun Goes Down
- Governance
- LGAT General Meeting 26 June 2024 – Consideration of Motion – Burnie City Council
- Councillors/General Manager Discussions

**Present:** Acting Mayor Greg Dawson Cr Winston Archer,  
Cr Heather Ashley, Cr Tim Harris,  
Cr Simone Lowe, Cr Winston Mason, Cr Jason Orr

**Apologies:** Mayor Greg Kieser, Cr Heather Barwick

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

**Guests:** LeaderLab Consultants

## **STRATEGIC PLAN**

This action relates to the following components of the Community Strategic Plan 2024-2030:

### **Future Direction Four- Leadership and Accountable Governance**

#### 33. Fair and open planning regulatory processes

- i. There is community 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.

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**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**

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 25 June and 9 July 2024.

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

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**8.2 DRAFT 2024/2025 ANNUAL PLAN**

<b>REPORT AUTHOR:</b>	General Manager - Mr S. Power
<b>REPORT DATE:</b>	15 July 2024
<b>FILE NO:</b>	17.4
<b>ATTACHMENTS:</b>	1. 2873 George Town Council Annual Plan 2024-25 - V 4 [8.2.1 - 40 pages]

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**SUMMARY**

This report seeks Council endorsement of the draft 2024/2025 Annual Plan.

**BACKGROUND**

The draft 2024/2025 Annual Plan is the first plan developed to deliver the George Town Community Strategic Plan 2024-2030. The Annual Plan incorporates 2024/2025 budget estimates in accordance with the provisions of the *Local Government Act 1993* and applicable Australian Accounting Standards.

The Annual Plan includes specific actions to be delivered in 2024/2025 and continues Council's journey to achieve the Future Directions of its Community Strategic Plan 2024-2030.

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

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

**STRATEGIC PLAN**

This action relates to the following components of the Community Strategic Plan 2024-2030:

**Future Direction Four - Leadership and Accountable Governance**

27. A culture of engagement, communication and participation

- i. Community views are heard through skilled, trusted and inclusive community engagement processes

**Future Direction Four - Leadership and Accountable Governance**

28. Positive mindsets across communities

- i. Communities are open to new ideas and have the courage to try new things

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**Future Direction Four - Leadership and Accountable Governance**

- 31. Positive and productive working relationship with all levels of government and their agencies
  - iii. Government grant funding and investment is attracted

**Future Direction Four- Leadership and Accountable Governance**

- 33. Fair and open planning regulatory processes
  - i. There is community knowledge and understanding of planning and regulatory responsibilities and processes

**STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

*Section 71 of the Local Government Act 1993 requires:*

- (1) *A council is to prepare an annual plan for the municipal area for each financial year.*
- (2) *An annual plan is to –*
  - (a) *be consistent with the strategic plan; and*
  - (b) *include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and*
  - (c) *include a summary of the estimates adopted under section 82; and*
  - (d) *include a summary of the major strategies to be used in relation to the council's public health goals and objectives.*
- (3) *As soon as practicable after a council adopts an annual plan, the general manager is to –*
  - (a) *make a copy of the annual plan available for public inspection at the public office during ordinary business hours; and*
  - (b) *provide the Director and the Director of Public Health with a copy of the annual plan.*

**RISK CONSIDERATIONS**

Risks associated with the adoption of the draft 2024/2025 Annual Plan are considered low.

The Annual Plan has been developed in direct alignment with the Council's 2024-2030 Community Strategic Plan and Council's adopted budget for 2024/2025.

**FINANCIAL IMPLICATIONS**

Costs associated with the delivering actions within the 2024/2025 Annual Plan have been accommodated in the 2024/2025 budget.

**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.

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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**

The 2024/2025 Annual Plan has been developed to deliver on Council's 2024-2030 Community Strategic Plan. Extensive community consultation was undertaken in the development and review of the strategic plan.

The draft 2024/2025 Annual Plan actions were presented to elected members at the Council Workshop on 11 June 2024 for feedback.

The draft 2024/2025 Annual Plan will be presented to Council for adoption at its July 2024 Ordinary Council Meeting.

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

**OPTIONS**

Council can choose to:

1. Adopt the 2024/2025 Annual Plan as presented.
2. Adopt the 2024/2025 Annual Plan with amendments.

**OFFICER'S COMMENTS**

The draft Annual Plan meets Council's statutory and strategic obligations and establishes the performance measures for the organisation and Council for the 2024/2025 year.

**OFFICER'S RECOMMENDATION**

That Council:

1. Adopts the 2024/2025 Annual Plan.

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

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**8.3 LGAT GENERAL MEETING 26 JULY 2024 - CONSIDERATION OF MOTION - BURNIE CITY COUNCIL**

<b>REPORT AUTHOR:</b>	General Manager - Mr S. Power
<b>REPORT DATE:</b>	15 July 2024
<b>FILE NO:</b>	15.15
<b>ATTACHMENTS:</b>	1. Form for Submission of Motions Proposed Amendment to the Pensioner Rates Remission Gu [8.3.1 - 2 pages]

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**SUMMARY**

The Council is to provide voting preferences to the Mayor (or proxy) in respect to the motions for which notice has been given for the upcoming Local Government Association of Tasmania (LGAT) General Meeting scheduled for 26 July 2024.

**BACKGROUND**

The Local Government Association of Tasmania (LGAT) is the voice of local government in Tasmania. LGAT works to protect the interests and rights of councils, to promote the efficient operation of local government and to foster strategic and beneficial relationships.

LGAT has been the peak body for local government in Tasmania for over 100 years (founded 1911) and is part of a national network of associations. It is funded by councils and other income earned through projects sponsored on behalf of local government, and a range of services and sponsorships. LGAT is an incorporated body under the Local Government Act 1993 (source: [www.lgat.tas.gov.au](http://www.lgat.tas.gov.au)).

At the time of authoring this report the LGAT Agenda for the General Meeting being held 26 July 2024, is yet to be published. When published a copy will be publicly available via LGAT's website [www.lgat.tas.gov.au](http://www.lgat.tas.gov.au).

Council has received notice of a motion being tabled by Burnie City Council for:

- Proposed Amendment to the Pensioner Rates Remission Guidelines

**STRATEGIC PLAN**

This action relates to the following components of the Community Strategic Plan 2024-2030:

**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.



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- ii. Understanding the outcomes and directions sought by all levels of government.

**Future Direction Four - Leadership and Accountable Governance**

- 5. Collaborative working relationships with neighbouring Councils in the region and regional organisations
  - i. Playing an active role in regional development.

**STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS**

The following extract from the LGAT General Meeting Rules provides the following:

***PROCEDURAL MATTERS***

***RULES REGARDING CONDUCT OF MEETINGS***

***13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION***

*(a) Subject to Rule 13(f), each Member shall be entitled to send a Voting Representative to any Meeting of the Association, such Voting Representative exercising the number of votes determined according to Rule 16(a).*

*(b) In addition to the requirements set out in Rule 13(f), after each ordinary Council Election, the Chief Executive Officer shall request each Member to advise the name of its Voting Representative and the proxy for the Voting Representative for Meetings of the Association until the next ordinary Council Elections.*

*(c) Subject to Rule 13(f), Members may change their Voting Representative or proxy at any time by advising the Chief Executive Officer in writing of the Voting Representative prior to that representative taking his or her position at a Meeting of the Association.*

*(d) A list of Voting Representatives will be made available at the commencement of any Meeting of the Association.*

*(e) Members may send other elected members or Council officers as observers to any Meeting of the Association.*

*(f) Each Member must provide the Association with written notice of the details of the Voting Representative who was by a resolution of the Member lawfully appointed as the Voting Representative of the Member at a Meeting of the Association.*

***14. PROXIES AT MEETINGS***

*(a) Up to 1 hour prior to any Meeting of the Association, a Member may appoint another Member as its proxy.*

*(b) The form of the proxy is to be provided by the Chief Executive Officer and is to be signed by either the Mayor or General Manager of the Council appointing the proxy.*

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*(c) The Chair of the meeting is not entitled to inquire as to whether the proxy has cast any vote in accordance with the wishes of the Member appointing the proxy.*

*(d) Proxies count for the purposes of voting and quorum at any meeting.*

#### **15. QUORUM AT MEETINGS**

*(a) At any Meeting of the Association, a majority of the Member Councils shall constitute a quorum.*

*(b) If a quorum is not present within one hour after the time appointed for the commencement of a Meeting of the Association, the meeting is to be adjourned to a time and date specified by the Chair.*

#### **16. VOTING AT MEETINGS**

*(a) Voting at any Meeting of the Association shall be upon the basis of each Voting Representative being provided with, immediately prior to the meeting, an electronic voting button or placard which is to be used for the purpose of voting at the meeting. The placard will be coloured according voting entitlement and the voting buttons will be coded according to voting entitlement:*

*(b) Electronic voting buttons will be the first choice for voting on all decisions, with placards only to be used if the technology fails.*

*(c) Voting buttons allow councils to vote for or against a motion or formally abstain from voting. An abstain is not to be taken as a negative vote.*

*(d) The Chair of the meeting shall be entitled to rely upon the electronic vote or the raising of a coloured placard as the recording of the vote for the Member and as evidence of the number of votes being cast.*

*(e) Except as provided in sub-rule (f), each question, matter or resolution shall be decided by a majority of the votes for a motion. If there is an equal number of votes upon any question, it shall be declared not carried.*

*(f)*

*(i) When a vote is being taken to amend a Policy of the Association, the resolution must be carried by a majority of the votes capable of being cast by Members present at the meeting.*

*(ii) When a vote is being taken for the Association to sign a protocol, memorandum of understanding or partnership agreement, the resolution must be carried by a majority of votes capable of being cast by Members and by a majority of Members, whether present at the meeting or not.*

*(iii) When a vote is being taken to amend these Rules of the Association, the resolution must be carried by at least two-thirds of the votes capable of being cast by Members, whether present at the meeting or not.*

*(g) A Voting Representative or his or her proxy in the name of the Member is entitled to vote on any matter considered at a Meeting of the Association.*

#### **RISK CONSIDERATIONS**

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No risks are identified subject to voting preferences aligning with Council resolution, George Town Council Community Strategic Plan 2024-2030 and adopted Council policy.

**FINANCIAL IMPLICATIONS**

Financial implications include travel and accommodation costs associated with attending LGAT meetings by elected members and the General Manager in accordance with Council Policy. Such costs are accommodated for within the adopted 2024/2025 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**

The motion presented in this report have been discussed at Council workshop on 9 July 2024.

A copy of the LGAT agenda when published will be made available via LGAT's website [www.lgat.tas.gov.au](http://www.lgat.tas.gov.au) .

**OPTIONS**

Council may choose to:

1. That Council determines that the Mayor be authorised to vote at the LGAT General Meeting 26 July 2024, in accordance with Council's strategic direction, policy and Council resolutions with due consideration of any conference debate on items listed for decision at that meeting;

**OR**

2. That Council considers and provides voting preferences to the Mayor for the LGAT General Meeting 26 July 2024 as determined by the Chair (usually a show of hands or verbal confirmation) in respect to each individual item listed below and formally endorses that direction;

**OFFICER'S COMMENTS**

As in previous years, Council is requested to provide voting direction to the Council delegate (the Mayor or proxy), on the items listed for decision, items for noting and items for discussion for LGAT General Meetings.

George Town Council has not submitted any items for members' decision for inclusion in the 26 July 2024 LGAT General Meeting agenda. Council has submitted a motion to the September meeting with regards to Councillor allowances.

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<b>LGAT General Meeting Agenda 26 July 2024 Item No.</b>	<b>Items for Decision</b>	<b>Council Decision</b>
TBA	<b>Proposed Amendment to the Pensioner Rates Remission Guidelines</b>  That the local government sector calls upon the State Government to amend its Pensioner Rates Remission Guidelines to benefit pensioners who receive an eligible card within a financial year, post the 1 <sup>st</sup> July.	

**OFFICER'S RECOMMENDATION**

That Council:

1. determines that the Mayor be authorised to vote at the LGAT General Meeting 26 July 2024, in accordance with Council's strategic direction, policy and Council resolutions with due consideration of any conference debate on items listed for decision at that meeting;

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**9 INFRASTRUCTURE AND DEVELOPMENT**

Nil.

## **10 CORPORATE AND COMMUNITY**

### **10.1 SPONSORSHIP REQUEST - AS THE SUN GOES DOWN**

<b>REPORT AUTHOR:</b>	Director Corporate & Community - Ms C. Hyde
<b>REPORT DATE:</b>	12 July 2024
<b>FILE NO:</b>	23.9
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. Tasguide - Certificate of Registration (2) [<b>10.1.1</b> - 1 page]</li><li>2. Certificate of Currency - IO Insurance 2023 24 [<b>10.1.2</b> - 1 page]</li><li>3. Application-sponsorship 09 [<b>10.1.3</b> - 12 pages]</li></ol>

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#### **SUMMARY**

The purpose of this brief is to provide Elected Members with the opportunity to consider the 'As the Sun Goes Down' sponsorship application received by Council on 13 June 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 Bard Harbeck for the 'As the Sun Goes Down' event and is being presented to Council for consideration.

#### **As the Sun Goes Down**

#### **Sponsorship Application Request \$10,000**

Council has received a sponsorship application from Brad Harbeck for the 'As the Sun Goes Down' live music event.

#### **Event Description (Extract from Application)**

*'As The Sun Goes Down .' is a contemporary live music event that will activate Regent Square as a live music venue on a larger scale than the previous activation at the George Town Youth Festival.*

*Using the established backdrop of the gathering space, we will present contemporary live music as the sun goes down.*

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*Our aim is to be a free event that also incorporates local food + drink vendors.*

**Objectives and Outcomes**

*This event will connect with the broader community by giving the community access to a live + local free all-ages + licensed live open air music event.*

*The need for continued musical development in Tasmania is crucial to the development of our arts scene. Tasmania has a thriving live music scene, with world class festivals, events and a network of dedicated venues, all contributing to the economic and cultural value of the State.'*

**STRATEGIC PLAN**

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

**Future Direction One - Progressive well-resourced communities**

- 2. Formal and Informal sporting and recreational opportunities for all
- vi. All ages use parks, open spaces, beaches, tracks and trails through regular events and activities that create vibrancy

**Future Direction One - Progressive well-resourced communities**

- 6. Community celebrations build the areas identity
  - i. Cultural, artistic and seasonal produce celebrations engage and build understanding of the community and its value proposition
  - iii. New and creative ideas grow event attendance numbers

**Future Direction Three - Community Pride**

- 22. Everyone in our community is valued and included
  - iv. Programs and events celebrate community achievements and build relationships

**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%

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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%

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**

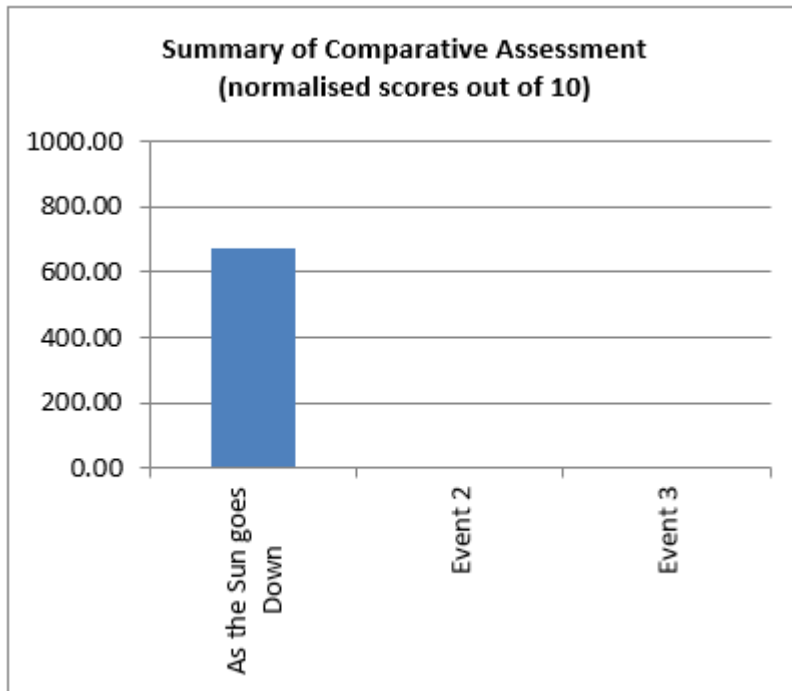
As the Sun goes Down	
Total Cost ->	\$10,000.00

Selected evaluation criteria	Weight (%)	Score/10	weighted score	Notes
1 Economic Benefit	25.0	6.0	150.0	Contemporary local musicians + the wider general public are the main beneficiaries of this project. However, there is opportunity for local stakeholders such as food + beverage business to partner + engage with this activity providing new outlets for sales.
2 Tourism	25.0	6.0	150.0	New idea aiming to bring contemporary original music to George Town. Celebrating local and touring talent.
3 Marketing	20.0	6.0	120.0	Auspiced through TasGuide, a guide to the best gigs, festivals and live music in Tasmania, plus local venues, artists and suppliers for every event. Facebook has 5.9K followers.
4 Cultural	10.0	7.0	70.0	The need for continued musical development in Tasmania is crucial to the development of the arts scene. Tasmania has a thriving live music scene, with world class festivals, events and a network of dedicated venues, all contributing to the economic and cultural value of the state.
5 Inspired	10.0	8.0	80.0	'As The Sun Goes Down' is an idea born from our experience at the George Town Youth Festival that involved activating the space as a music venue to a larger extent that was achieved via the George Town Youth Festival.
6 Competency	10.0	10.0	100.0	Brad Harbeck the Co-founder and producer of Launceston Summer Series and the Coordinator of the Tasmanian Rock Challenge.
7				
8				
Total weighting	100.0	total (norm)	670.0	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**

Council approved a sponsorship budget of \$40,000 for the 2024/2025 financial year

<b>Sponsorship Event – 2024/2025</b>	<b>Amount</b>
Tamar Valley Folk Festival	\$20,000
Balance	\$20,000

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**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.

**OTHER**

Subject to approval or not approval, this 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 9<sup>th</sup> of July 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**

Council is currently reviewing the Sponsorship Policy, Events Strategy and Grants Strategy. The outcome of these reviews will guide future sponsorship and the level of support provided to the events within the municipality.

The following events are already included on the events calendar for December 2023 and January 2024, as Council events or Council supported events.

- Christmas Carnival – 6th of December 2024 – Council free event
- New Years Eve Extravaganza – 31st of December 2024 – Free event Council sponsored
- Tamar Valley Folk Festival – 17th – 19th of January 2025 – Council Sponsored
- George Town Pool Party - 26th of January 2025 – Council free event

Additionally, the approved Arts and Culture budget for 2024/2025 included provision for a summer series of music.

Accordingly, it is the Council Officers view that a further event will see an over concentration of similar events over a short period in the yearly calendar. While summer events are popular, it is the view of Council Officers that funding could be more evenly and diversly spread over the whole of the year.

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The applicant has advised that the preference is to hold the event in the warmer months due to the challenges with the weather. At the time of writing this report the applicant was yet to confirm the auspicing arrangements.

**OFFICER'S RECOMMENDATION**

That Council:

1. Does not provide \$10,000 sponsorship to the '*As the Sun Goes Down*' event.

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

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**10.2 PROPOSED FEES AND CHARGES**

<b>REPORT AUTHOR:</b>	Director Corporate and Community – Cheryl Hyde
<b>REPORT DATE:</b>	12 July 2024
<b>FILE NO:</b>	43.3, 32.4
<b>ATTACHMENTS:</b>	Nil

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**SUMMARY**

The purpose of this report is to provide Council with information regarding the proposed family pass admissions fees for Bass and Flinders Museum, additional fees for the York Cove Centre and an amendment to one plumbing inspection fee approved at the 25 June 2024 meeting.

**BACKGROUND**

The Council set the 2024/2025 Fees and Charges at its meeting on the 25 June 2025.

Council officers have since identified additional fees and charges for the York Cove Centre and the Bass and Flinders Maritime Museum. Council officers have also identified a typographical error in the adopted fee for Notifiable Plumbing Works (category 2) (per unit/dwelling).

In accordance with the Local Government Act, fees and charges are adopted by an absolute majority of Council.

**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**

- **Section 205 of the Local Government Act 1993** as amended states:  
**205. (1)** *In addition to any other power to impose fees and charges but subject to subsection (2), a council may impose fees and charges in respect of any one or all of the following matters:*
  - (a)** *the use of any property or facility owned, controlled, managed or maintained by the council;*
  - (b)** *services supplied at a person's request;*
  - (c)** *carrying out work at a person's request;*
  - (d)** *providing information or materials, or providing copies of, or extracts from, records of the council;*

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- (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**

***National Competition Policy: Applying the Principles to Local Government in Tasmania (December 2013)***

**RISK CONSIDERATIONS**

Failure to implement an appropriate fee for use schedule will result in reduced revenue and higher costs to operate facilities and perform functions.

**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.

**CONSULTATION**

Council was briefed at the workshop of 9 July 2025.

**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 additional charges set out below will allow for continued use of the whole facility at York Cove. Significant work has been undertaken by Council on this facility in recent years and it can now accommodate bookings over several rooms. These fees and charges do not apply to the George Town Senior Citizens Group user group. Hire of the facility is subject to availability for other users, with the Senior Citizens having priority in accordance with the agreement.

The addition of a family pass for the Bass and Flinders Museum will allow more affordable access to the museum for families and allow it to be used over three days, a ticket of leave is also included for families in line with the existing fees.

The identified proposed new charges are:

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Facility or Service	Fee Description	GST inc	2023/24 Fee	Proposed 2024/25 Fees
York Cove Centre Main function room	Commercial (min 2 hours)	*	\$	\$37.00 per hour \$152.00 per day
York Cove Centre Function room (known as CWA room)	Commercial (min 2 hours)	*	\$	\$37.00 per hour \$152.00 per day
York Cove Centre Meeting Room	Non-Commercial (min 2 hrs)	*	\$	\$10.00 per hour \$45.00 per day
York Cove Meeting Room	Commercial (min 2 hours)	*	\$	\$25.00 per hour \$103.00 per day
York Cove Centre Kitchen	Non-Commercial (min 2 hrs)	*	\$	\$16.00 per hour \$79.00 per day
York Cove Centre Kitchen	Commercial (min 2 hours)	*	\$	\$37.00 per hour \$152.00 per day
Facility or Service	Fee Description	GST inc	2023/24 Fee	Proposed 2024/25 Fees
Bass & Flinders Museum	Family Pass – 3 day pass	*		\$28.00
Bass & Flinders Museum	Ticket of Leave – Yearly entry – GTC Residents and Ratepayers	*		\$28.00 family

The plumbing fee adopted fee -

Facility or Service			2023/24 Fees	Adopted 2024/25 Fees
<b>Plumbing</b>				
Notifiable Plumbing Work (category 3) (per unit/dwelling)	Assessing and processing of notifiable plumbing works		\$406.00	\$426.00

Corrected and proposed amended fee is -

Facility or Service			2023/24 Fees	Proposed amended 2024/25 Fees
<b>Plumbing</b>				
Notifiable Plumbing Work (category 3) (per unit/dwelling)	Assessing and processing of notifiable plumbing works		\$506.00	\$526.00

**OFFICER'S RECOMMENDATION**

That Council:

Approve the following proposed new fees and the amendment to the plumbing fee, by absolute majority.

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Facility or Service	Fee Description	GST inc	2023/24 Fee	Proposed 2024/25 Fees
York Cove Centre Main function room	Commercial (min 2 hours)	*	\$	\$37.00 per hour \$152.00 per day
York Cove Centre Function room (known as CWA room)	Commercial (min 2 hours)	*	\$	\$37.00 per hour \$152.00 per day
York Cove Centre Meeting Room	Non-Commercial (min 2 hrs)	*	\$	\$10.00 per hour \$45.00 per day
York Cove Meeting Room	Commercial (min 2 hours)	*	\$	\$25.00 per hour \$103.00 per day
York Cove Centre Kitchen	Non-Commercial (min 2 hrs)	*	\$	\$16.00 per hour \$79.00 per day
York Cove Centre Kitchen	Commercial (min 2 hours)	*	\$	\$37.00 per hour \$152.00 per day
Facility or Service	Fee Description	GST inc	2023/24 Fee	Proposed 2024/25 Fees
Bass & Flinders Museum	Family Pass – 2 adults 2 children - 3-day pass	*		\$28.00
Bass & Flinders Museum	Ticket of Leave – Yearly entry – GTC Residents and Ratepayers	*		\$28.00 family

Facility or Service			2023/24 Fees	Proposed Amended 2024/25 Fees
<b>Plumbing</b>				
Notifiable Plumbing Work (category 3) (per unit/dwelling)	Assessing and processing of notifiable plumbing works		\$506.00	\$526.00

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**11 ORGANISATIONAL PERFORMANCE, STRATEGY & ENGAGEMENT**

Nil



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## **12 MAYOR, DEPUTY MAYOR AND COUNCILLORS**

### **12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS**

**REPORT DATE:** 18 July 2024

**FILE NO:** 14.11, 14.15

<b>Mayor Cr Greg Kieser</b>		
<i>June</i>	21	Attended ex-Councillor Nancy Donnelly's funeral service
	21	Kinimathatakinta/George Town Art Prize Opening
	21	Solstice in the Square
	25	Chaired Ordinary Council Meeting
	26	Tamar FM Interview
<b>Deputy Mayor Cr Greg Dawson (Acting Mayor from 28 June to 23 July 2024)</b>		
<i>June</i>	5	Ken Gannon AFL award presentation – Media event
	21	Kinimathatakinta/George Town Art Prize Opening
	21	Solstice in the Square
	25	Chaired Council Workshop
	27	Attended TasWater General Meeting
<i>July</i>	2 - 5	Attended ALGA Conference - Canberra
	8	Attended and welcomed all to NAIDOC week
	8	Chaired Council Workshop
	11	Met with Cecily Rosol MP and Director Infrastructure & Development
<b>Councillor Jason Orr</b>		
<i>July</i>	2	VNT – Local Tourism Forum
	2	DAP – East Tamar Tourism Network Catchup
	8	NAIDOC Week – Flag Raising Ceremony
	8	Brand Tasmania – Five Years Celebrations
	11	NAIDOC Week – Screening of The Last Daughter
	13	Lulworth Community Association Meeting
	15	George Town & District Historical Society Inc.

### **OFFICER'S RECOMMENDATION**

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

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**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**13 PETITIONS**

Nil.

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## **14 NOTICES OF MOTIONS**

### **14.1 ADDITIONAL SCHEDULE OF FEES FOR THE 2024/2025 FINANCIAL YEAR**

**Moved:** Cr Orr

That Council, pursuant to Section 205 of the Local Government Act 1993 receive and adopt the additional schedule of fees as listed below for the 2024/2025 financial year.

Facility or Service	Fee Description	GST Inc.	2023/24 Fees	Proposed 2024/25 Fees
Pipers River Waste Transfer Site Fees for Residents and Ratepayers only.				
Waste Management Centre Fees	Green Waste - Domestic Utility	*	-	Min charge .25t = \$30
Waste Management Centre Fees	Green Waste – Domestic Van	*	-	Min charge .25t = \$30
Waste Management Centre Fees	Green Waste – Domestic 1t trailer	*	-	Min charge .25t = \$30
Waste Management Centre Fees	Green Waste – Domestic 1.5t Trailer	*	-	Min charge .375t = \$45
Waste Management Centre Fees	Green Waste – Domestic 2t Trailer	*	-	Min charge .5t = \$60
Waste Management Centre Fees	Green Waste – Domestic 2t Trailer with cage	*	-	Min charge .5t = \$60

**Reason:**

The Pipers River Waste Transfer Station has moved from a set fee to a weight-based system, when utilising the facility. As the facility does not have a weighbridge, the Council has introduced a minimum weight charge. This was introduced without community consultation and no reference regarding the change to fees was included in the Officer’s comments in File No:32.4. The fee structure was included in a document comprising 917 pages making it difficult to identify.

The Pipers River Waste Transfer Station is used by our coastal and rural communities, where reducing the fuel load around properties, is a pivotal part of bushfire preparedness. A significant amount of green waste consists of branches, limbs and leaves that when loaded onto a utility or trailer, is under the existing minimum charge. The proposed minimum charges for residents and ratepayers, better reflects the actual load(s) presented at the facility.

The Council do not currently employ a FOGO system which contributes to green waste being disposed of in general waste, which is less than ideal. Alternatively, green waste is taken to the green waste sections, located at Pipers River or George Town transfer stations, at the users cost.

Our neighbouring councils do offer a 240L FOGO service which is collected fortnightly at no cost to the user, other than the initial one-off registration fee of \$65.00. Until the council implements a FOGO system, they should be discouraging residents from using their general waste bins, for green waste disposal.

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The proposed fees are for George Town Municipality residents and ratepayers only, with the current fee structure applying to visitors.

**DECISION**

Moved:

Seconded:

**VOTING**

For:

Against:

**15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE**

Nil.

## **16 CLOSED MEETING**

### **16.1 INTO CLOSED MEETING**

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

**Agenda Item 16.2     Minutes of the Closed Ordinary Council Meeting held on 25 June 2024**

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

**Agenda Item 16.3     kanamaluka Trail Upgrade – Approval to Expend Grant**

*As per the provisions of Regulation 15(2)(b), (c)(i), (ii) and (iii) of the Local Government (Meeting Procedures) Regulations 2015.*

**Agenda Item 16.4     General Manager’s Performance Review**

*As per the provisions of Regulation 15(2)(a) and (g) 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 at ....pm.

**Cr Greg Dawson  
ACTING MAYOR**