



GEORGE TOWN COUNCIL AGENDA

Notice is hereby given
that the next Ordinary Council Meeting
will be held on
Tuesday 22 October 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.

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1 PRESENT

1.1 APOLOGIES AND LEAVE OF ABSENCE

1.2 IN ATTENDANCE

2 CONFIRMATION OF MINUTES

2.1 ORDINARY COUNCIL MEETING HELD 24 SEPTEMBER 2024

RECOMMENDATION

That the Minutes of Council's Ordinary Meeting held on 24 September 2024 numbered 140/24 to 145/24 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 DECLARATIONS OF INTEREST

5 PUBLIC QUESTION TIME

5.1 PUBLIC QUESTION TIME PROCEDURE

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

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

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

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

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

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5.2 PUBLIC QUESTIONS ON NOTICE

Nil.

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5.3 PUBLIC QUESTION TIME

Commenced at:

Concluded at:

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5.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

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

Nil.

6 GENERAL MANAGER'S DECLARATION

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

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



Shane Power
GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

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

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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 DA2024/74 - 80 NORTH STREET, GEORGE TOWN - SUBDIVISION (1 LOT & BALANCE)

REPORT AUTHOR:	Town Planner - Mr A. Bowles
REPORT DATE:	4 October 2024
FILE NO:	DA 2024/74
ATTACHMENTS:	<ol style="list-style-type: none">1. Assessment of Compliance with Acceptable Solution - DA 2024/74 [7.1.1 - 36 pages]2. Advertising Documents - DA 2024/74 [7.1.2 - 44 pages]3. Submission to Planning Authority Notice - TWDA 202401050- GTC - DA 2024/74 [7.1.3 - 3 pages]4. Folio Plan - DA 2024/74 [7.1.4 - 1 page]5. Folio Text - DA 2024/74 [7.1.5 - 1 page]6. Schedule Of Easements - DA 2024/74 [7.1.6 - 3 pages]7. Redacted Representation - C Jones & B Saltmarsh - DA 2024/74 [7.1.7 - 1 page]

APPLICATION INFORMATION

Planning Instrument:	Tasmanian Planning Scheme – George Town
Applicant:	Woolcott Land Services
Site Address:	80 North Street, George Town
Titles Details:	100891/11
Property ID:	7842841
Zone:	Future Urban Zone
Use:	No use class assigned as per clause 6.2.6 of the <i>Tasmanian Planning Scheme</i> .
Proposed Development:	Subdivision (1 Lot & Balance)
Application Received:	3 September 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 (1 Lot & Balance) at 80 North Street, George Town (CT 100891/11)

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The lots will likely accommodate residential use and development in a Future Urban Zone area. One (1) representation was received during the advertising period. The representation largely relates to too much residential land being released, potential loss of amenity and inconsistency with the *George Town Structure Plan 2021*. The application is not contradictory to the structure plan, amenity is not considered within an assessment of subdivision under these zone provisions and applicants may apply for subdivision of a site if the relevant zoning allows for it. The representations are further addressed below.

The proposed development is consistent with the purpose of the Future Urban 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 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

3. CONSULTATION

In accordance with section 57(5) of The Land Use Planning and Approvals Act 1993, the application was advertised for public comment for the period of 14 days. One (1) representation was received and is further discussed in the assessment below.

4. RISK IMPLICATIONS

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

5. FINANCIAL IMPLICATIONS

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

6. SITE AND LOCATION

The subject site is located at 80 North Street, George Town (CT 100891/11). The land has an area of 7.76ha. It has been developed with a single dwelling and associated outbuildings in the north-west corner of the title, while the bulk of the title comprises vacant pasture.

The title is located on the northern periphery of George Town. It is identified in the planning scheme as a future urban growth area, being located within the town boundary with residential development to the south, east and west.

The land is generally flat with a very gradual fall from east to west with an approximate 0.6° slope.

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The site is subject to a bushfire prone area overlay that encompasses the entire site and a bushfire report assessing the hazard has been provided by the applicant.

There are small segments of priority vegetation overlay located on the northern, southern and eastern corners of the site.

The land is serviced by reticulated water, sewerage and stormwater.

The land adjoining the property to the west is vacant Future Urban land, with residential properties in the General Residential Zone within 50m. The land to the east is residential with a mix of General Residential and Low Density Residential developments. The land directly to the north is agriculture zoned properties.



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

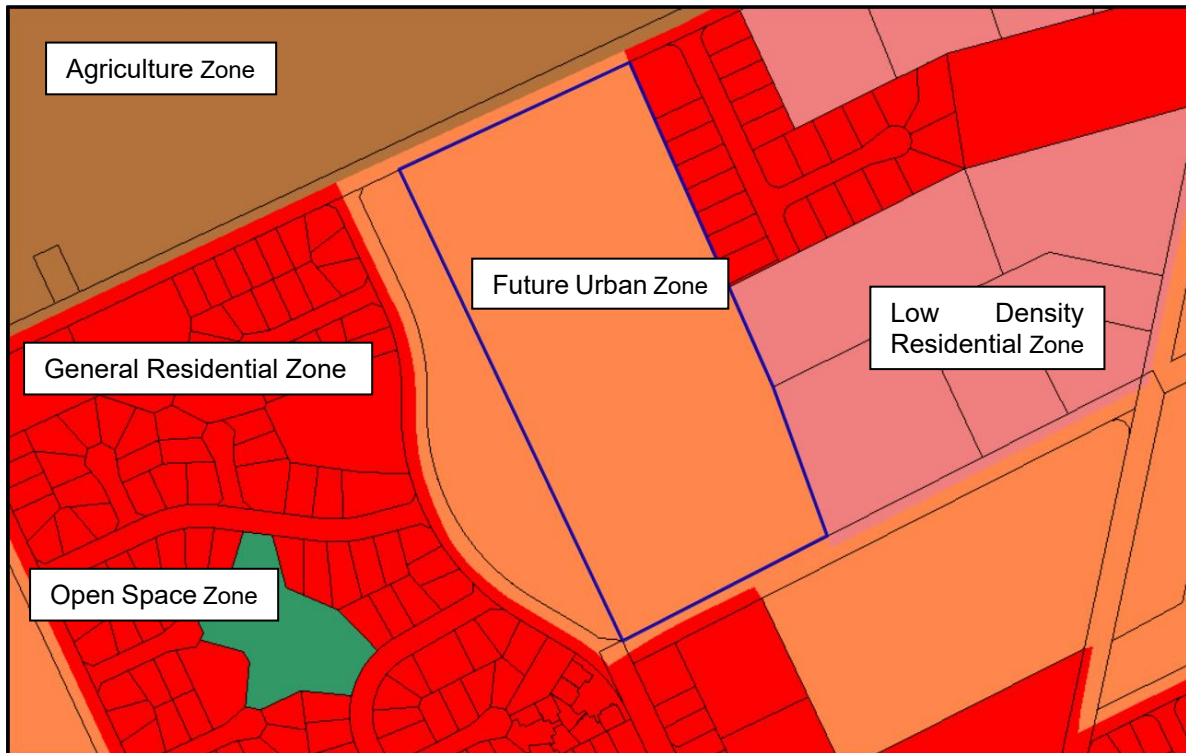


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at 80 North Street, George Town (CT 100891/11) for Subdivision (1 Lot & Balance). The proposal is for the excision of an existing dwelling from the balance lot.

This will result in a predominant amount of the infrastructure located on the property to be located within a 9233m² lot and the remaining within the balance of a 6.82ha.

While an indicative dwelling is shown on the plan, this assessment does not consider a new dwelling. An indicative development plan is also shown, however, this is for illustrative purposes only and not a proposal plan.

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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 7 September 2024 to 23 September 2024. One (1) representation was received and is summarised below.

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

Issues Raised in Representations	Council Response
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<p>Council has already released extensive amounts of residential land and I have been informed Council would not be approving additional land for release for the foreseeable future.</p>	<p>Council has a responsibility to ensure sustainable growth within the municipality and to rezone land at a responsible rate.</p> <p>It is acknowledged there is extensive supply of residential land currently available within the settlement. Large releases of land are controlled through zoning. An application to rezone the site of the proposed development to a higher lot yield zoning such as General Residential Zone, would be unlikely to succeed due to the existing supply. The proposed development does not include a rezoning and will not result in large scale residential subdivision.</p> <p>However, this does not preclude applicants from applying for a subdivision if it is provided for under their current zone provisions.</p> <p>The Future Urban Zone is largely a holding zone. It supports very limited residential development, including the excision of a dwelling and the development of a single dwelling, while precluding other uses that are less compatible with residential uses. While it does facilitate a gradual conversion to residential land, the provisions do not facilitate development at a rate that would have a noticeable impact on supply and demand and is not appealing to commercial investors.</p> <p>The zone prohibits multiple dwelling developments and prohibits the excision of more than 1 lot at a time. It also includes controls that protect the future subdivision potential of the land.</p> <p>The proposed subdivision is considered to be consistent with the Performance Criteria and the Zone Purpose.</p> <p>There are no conditions recommended on this basis.</p>
<p>The area does not fall within 'subdivision potential' land detailed in the George Town Structure Plan 2021.</p>	<p>At the time when the structure plan was endorsed by Council, the site of this proposed development was zoned Rural Resource. This zoning was not supportive of subdivisions for the purposes of residential</p>

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	<p>development and therefore the land was viewed as having no potential for subdivision at that time.</p> <p>Since this time, Council has undergone a transition from the <i>George Town Interim Planning Scheme 2013</i> to the <i>Tasmanian Planning Scheme – George Town (TPS)</i>.</p> <p>As part of this process the zoning of properties within the municipality were reviewed and where appropriate altered to better reflect the intended outcome for settlement.</p> <p>Rural Resource zoning is not used within the TPS and consideration is made generally for consolidation within the urban growth boundary of the settlement (in accordance with the Structure Plan). Other holding zones were not supported, due to use and development provisions that are not compatible with the adjoining residential uses or the future growth areas.</p> <p>The site has been earmarked as a 'proposed growth area' within the Structure Plan. The Future Urban Zone is an appropriate holding zone to ensure inappropriate use and development does not make its future conversion more difficult.</p> <p>There are no conditions recommended on this basis.</p>
Potential loss of amenity and views.	<p>Views and amenity are not considered within the assessment of a subdivision against the provisions of the <i>Tasmanian Planning Scheme - George Town</i>.</p> <p>Upon receipt of any subsequent application for development on the site, Council will assess compliance with the provisions within the <i>Tasmanian Planning Scheme - George Town</i>.</p> <p>With respect to views, there are minimal protections applied to views over other people's private property.</p>

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	<p>With respect to amenity, should a single dwelling be built on the balance, this is a land use that is compatible with the adjoining residential uses and is unlikely to compromise amenity.</p> <p>There are no conditions recommended on this basis.</p>
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9. STATUTORY REQUIREMENTS

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

- 30.0 Future Urban Zone
- C2.0 Car Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code

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

9.1 Use Class

The application does not require a classification in accordance with 6.2.6 of the *Tasmanian Planning Scheme – George Town*. This clause states:

“Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.”

Therefore, no use class has been assigned to this application. Any subsequent development on the property that does not fall within the provisions of clause 6.2.6, will be required to be assigned a use class in accordance with clause 6.2.1.

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

30.1 Zone Purpose Assessment

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30.1.1 To identify land intended for future urban use and development.

30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.

30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

Planner response: The land is identified within the *George Town Structure Plan 2021* as a growth area, the subdivision for the excision of this dwelling can facilitate future use and development of the land in an efficient manner at urban densities. The proposal does not unreasonably compromise future development on the site and allows for the future rezoning and provision of infrastructure in a sequential fashion. The proposal does not conflict with this standard.

Performance Criteria assessment.

30.5 Development Standards for Subdivision

30.5.1 Lot design

Objective:	That subdivision of land not in accordance with a specific area plan does not prejudice the efficient future utilisation of land for urban development.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be:</p> <ul style="list-style-type: none"> (a) required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone. 	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to:</p> <ul style="list-style-type: none"> (a) any existing access arrangements; and (b) the location of any

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services.

Planner's Response: Relies on performance criteria.

The proposal is for the excision of an existing dwelling and therefore relies on an assessment against the performance criteria. The proponent has provided a concept plan for what a larger scale future subdivision on the property could feasibly look like at an 'urban density' consistent with this standard. An excerpt of this plan is found below:



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Figure: A concept plan for the property provided by the applicant.

This concept plan demonstrates that the balance land can be serviced and a subdivision arranged to ensure efficient use at urban densities. While additional east-west road connections may be desirable through to Agnes Street and Axton Close, the proposed excision does not compromise the ability to provide for these connections.

Additionally, as shown in this concept plan, the provision of reticulated services for future subdivision will not be compromised. A general drainage easement is provided on the west boundary to ensure maximum opportunity for gravity flows. Sufficient allowance is made to ensure all lots can be serviced to an 'urban density' consistent with the surrounding General Residential Zone.

The proposal and example 'concept plan' provided by the applicant demonstrate that the lot design as proposed within the application will not preclude future development to 'urban density' and is consistent with the performance criteria and the objectives of the standard.

While Council could consider further measures to achieve a degree of certainty regarding future layouts and infrastructure provision in the future, this is considered to be unnecessary at this stage. Any proposal to build an additional dwelling, subdivide further or rezone the land will need to demonstrate it does not compromise future urban densities. An application will require a similar assessment of the impact on future development of the land.

A note is included on the permit outlining the current zoning of the land and how it would be readily anticipated to contain urban density lots at some point in the future.

C7.7.2 Subdivision within a priority vegetation area

Objective:	<p>That:</p> <ul style="list-style-type: none"> (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none"> (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, 	<p>P1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none"> (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to

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<p>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>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 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>P1.2</p> <p>Works associated 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</p>
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	<p>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 vegetation on site is heavily modified being predominantly utilised as agricultural land and located on the periphery of an urban environment. Through existing land management practices any vegetation that may have been classified as 'priority vegetation' under this code has long since been removed. The site is grassland with an ecologically homogenous makeup as a result of pasture improvements and management practices. There is no native vegetation at threat of being removed or impacted as part of this application, as there is no significant vegetation existing in the area where the works will occur.

All proposed works are in proximity to the existing dwelling in the north-west, while areas identified as priority habitat are to the north-east and south-east of the lot. Priority vegetation will further be considered for any future development on the site in proximity to this vegetation.

Due to this extensive clearance having occurred historically on the site and lack of presence of any vegetation of ecological value, there are negligible adverse impacts as a result of the subdivision. The proposal is considered consistent with the performance criteria and objectives of the standard.

10. REFERRALS

Internal Referrals

Engineering Officers

A referral was issued to Council's Engineering Officers.
The following response was issued on 13 September 2024:

"The existing driveway crossover and proposed driveway crossover must be upgraded to adhere to Australian rural standards (TSD-R03-v3 & TSD-R04-v3) and must incorporate driveable culvert headwalls."

External Referrals

TasWater

A referral was issued to TasWater .

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A Submission to Planning Authority Notice (SPAN) pursuant to Section 56P(1) of the *Water and Sewerage Industry Act 2008*, was received by Council on 12 September 2024. Conditions have been imposed through the SPAN, and a condition has been included in the recommendation to complete all works required by this notice.

TasNetworks

A referral was issued to TasNetworks .

A response was received by Council's Planning Department on Friday, 6 September 2024

The following advice was provided –

“Based on the information provided, the development is not likely to adversely affect TasNetworks’ operations.”

11. SERVICES

Road

Access is available to North Street, via the existing and proposed driveway crossovers.

Sewer

Council records indicate the land is serviced by sewer.

Water

The land is serviced by reticulated water.

Stormwater

The property has sufficient area to allow for an onsite stormwater management, however there are reticulated stormwater systems located proximate to the site.

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

Easements:

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

Part V Agreements:

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

Covenants:

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

Heritage Register:

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

Level 2 Activities:

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

Public Open Space

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The proposed development is located within the urban area of George Town and creates an additional lot with potential for residential dwelling development. As such, it is likely to increase the demand for public open space in the vicinity. There are no existing public open space areas within close proximity to the development. It is considered reasonable that a public open space contribution be taken on Lot 1 only.

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 (1 Lot & Balance) at 80 North Street, George Town (CT 100891/11), has been assessed against all relevant zone and code criteria of the *Tasmanian Planning Scheme – George Town*. 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 (1 Lot & Balance) at 80 North Street, George Town (CT 100891/11) 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 Land Services, job no. L240706, sheet 1 of 1, version 1.2, dated 6 September 2024;
- b. RMCG, Bushfire Hazard Management Report,

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

2. EASEMENT

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.

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The final plan of survey is to include a 3m wide drainage, pipeline and services easement along the west boundary of Lot 1, in favour of George Town Council and the balance title.

3. COVENANTS

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 Council; or
- c. Such covenants or similar controls are submitted for and receive written approval by Council prior to submission of a Plan of Survey and associated title documentation is submitted to Council for sealing.

4. DRIVEWAY CROSSOVERS

Prior to the sealing of the final plan of survey, the driveway crossovers servicing both lots are to be constructed/upgraded and sealed in accordance with Tasmanian Standard Drawing TSD-R03-v3 & TSD-R04-v3 to the satisfaction of Council's Director Infrastructure and Development.

5. TASWATER

The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2024/01050-GTC attached)

6. 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 must be in an amount equal to five percent (5%) of the value of the area of land in the approved plan of subdivision described as Lot 1.

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.

7. SEPARATION OF SERVICES

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Prior to sealing the Final Plan of Survey, the person responsible must locate and identify the existing services on the site (water supply, communications, power, sewerage and stormwater) and, where required, reroute internal services and/or connections such that no services are crossing the new lot boundaries. Evidence that separation has occurred or is not required, must be provided to the satisfaction of Council's Director Infrastructure and Development.

8. BUSHFIRE PROVISIONS

The land is to be maintained at all times in accordance with the endorsed bushfire hazard management plan.

9. NO POLLUTED RUNOFF

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

10. DAMAGE TO PUBLIC INFRASTRUCTURE

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

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2024/74. You should contact Council with any other use or development, as it may require the separate approval of Council. Council's planning staff can be contacted on 6382 8800.
2. This permit does not imply that any other approval required under any other by-law, covenant or legislation has been granted. The following additional approvals from Council may be required before construction commences:
 - a. Plumbing approval
 - b. Building approval

All enquiries should be directed to Council's Permit Authority, via 6382 8800.
3. This permit takes effect after:
 - i. the 14-day appeal period expires; or
 - ii. any appeal to the Tasmanian Civil and Administrative Tribunal is abandoned or determined; or
 - iii. any agreement that is required by this permit pursuant to Part V of the *Land Use Planning and Approvals Act 1993* is executed; or any other required approvals under this or any other Act are granted.
4. 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

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information see the Tasmanian Civil & Administrative Tribunal website www.tascat.tas.gov.au.

5. The land is currently located within the Future Urban Zone, any subsequent development or subdivision located on this site be required to demonstrate that it does not compromise or otherwise impact future development of lots and infrastructure at urban densities with a logical and efficient layout.
6. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted at Council's discretion if a request is received within 6 months of the expiration.
7. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
8. It is the responsibility of the applicant to ensure that they are acting in accordance with any Section 71 (Part 5) Agreement or Covenant registered to the title. These matters are not taken into account as part of an assessment against the planning scheme. A permit issued under the *Land Use Planning and Approvals Act 1993* does not undermine or absolve any individual from any obligation imposed by such agreements. The obligations and risks associated with Section 71 (Part 5) Agreements and Covenants should be discussed with a solicitor.
9. If any Aboriginal relics are uncovered during works:
 - a. All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b. The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania) Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au; and
 - c. The relevant approval processes will apply with state and federal government agencies.

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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7.2 DA2024/75 - 93 BURTON STREET, HILLWOOD - RESOURCE DEVELOPMENT - FREE-RANGE POULTRY/EGGS

REPORT AUTHOR:	Town Planner - Mr A. Bowles
REPORT DATE:	8 October 2024
FILE NO:	DA 2024/75
ATTACHMENTS:	<ol style="list-style-type: none">1. Assessment of Compliance with Acceptable Solutions - DA2024/75 [7.2.1 - 16 pages]2. Advertising Documents - DA2024/75 [7.2.2 - 17 pages]3. Redacted Representation - A Ernst - DA 2024/75 [7.2.3 - 1 page]4. Redacted Representation - C Smith - DA 2024/75 [7.2.4 - 7 pages]5. Redacted Representation - L & H Bell - DA 2024/75 [7.2.5 - 1 page]6. Redacted Representation - R & T Booker - DA 2024/75 [7.2.6 - 1 page]7. Redacted Representation - S Wiberg - DA 2024/75 [7.2.7 - 1 page]

APPLICATION INFORMATION

Planning Instrument:	Tasmanian Planning Scheme – George Town
Applicant:	J Grieves
Site Address:	93 Burton Street, Hillwood & Adjoining Crown Road Reserve
Titles Details:	CT 28486/1
Property ID:	2821240
Zone:	Rural Living Zone
Use:	Resource Development
Proposed Development:	Resource Development - Free-range Poultry/Eggs
Application Received:	12 September 2024

1. SUMMARY

An application under Section 57 of *The Land Use Planning and Approvals Act 1993* has been received by Council for a Resource Development - Free-range Poultry/Eggs at 93 Burton Street, Hillwood & Adjoining Crown Road Reserve (CT 28486/1).

The proposal is for free range egg production on a Rural Living Zone property within Hillwood. The application outlines that there will be 450 chickens, spread across three (3) mobile chicken trailers along with a small egg packing facility.

Five (5) representations were received during the advertising period. The representations covered a number of issues including noise, odour, traffic, biosecurity, waste management,

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environmental concerns and compatibility with the area. The representations are further addressed below.

While the number of chickens proposed appears large, the stocking densities are very low, 1 chicken for every 178m² of property, and are unlikely to result in significant environmental or amenity impacts.

The proposed development is consistent with the purpose of the Rural Living Zone and can be managed by conditions to ensure compliance with the planning scheme.

The proposal is recommended for approval.

2. 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

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. Five (5) 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 93 Burton Street, Hillwood & Adjoining Crown Road Reserve (CT 28486/1). It comprises 8.094ha, largely managed as pasture. There is an existing dwelling in the east corner of the title and associated outbuildings. The land falls towards the southwest on an approximate 7.13% slope (or 1 in 8).

The site is subject to a bushfire prone area overlay, landslip prone area hazard bands and natural assets – priority vegetation overlay; however, the nature of the proposal does not trigger any additional assessment requirements within these codes.

The land is not serviced by reticulated water, sewerage and stormwater.

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The land surrounding the property is located on the periphery of the residential area of Hillwood. Land to the north-west and south is largely residential in nature, with single dwellings on large lifestyle properties. The land to the north-east tends towards Resource Development land uses.

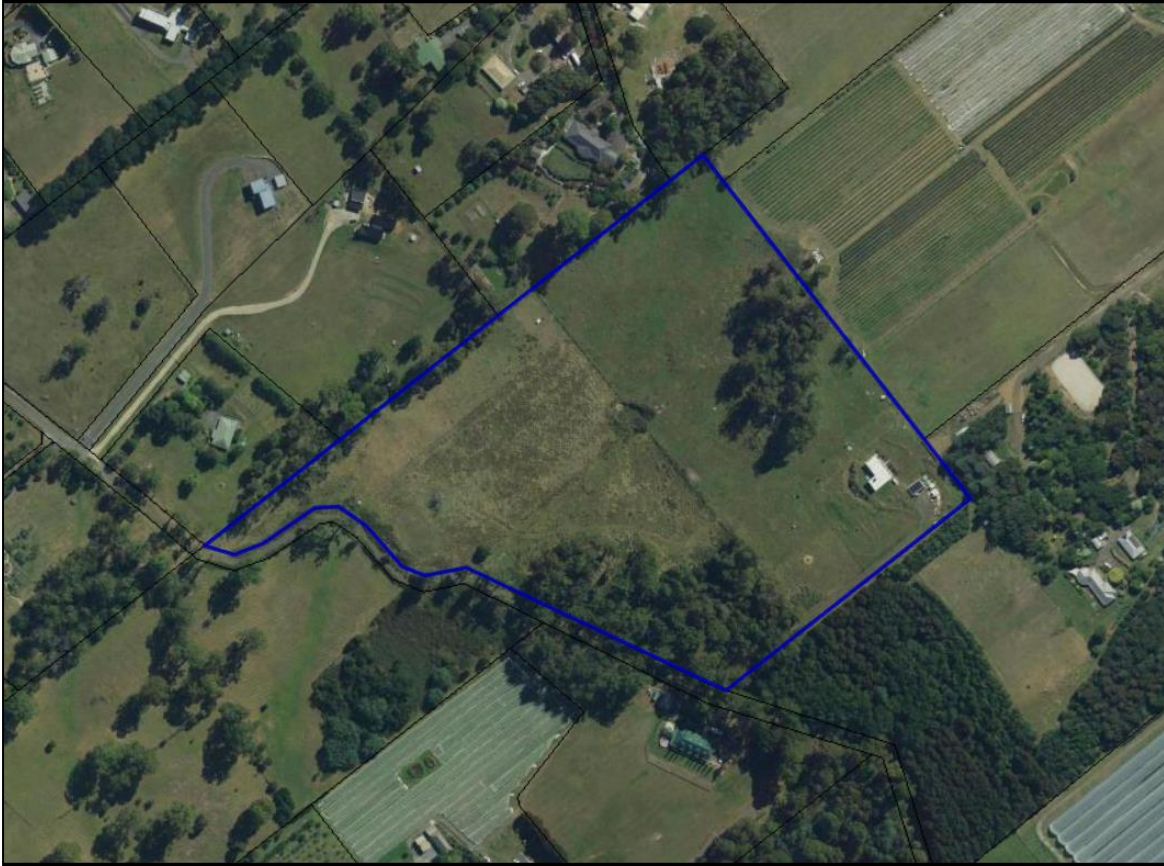


Figure 1: Aerial photo of subject title (outlined in red) and surrounding land.

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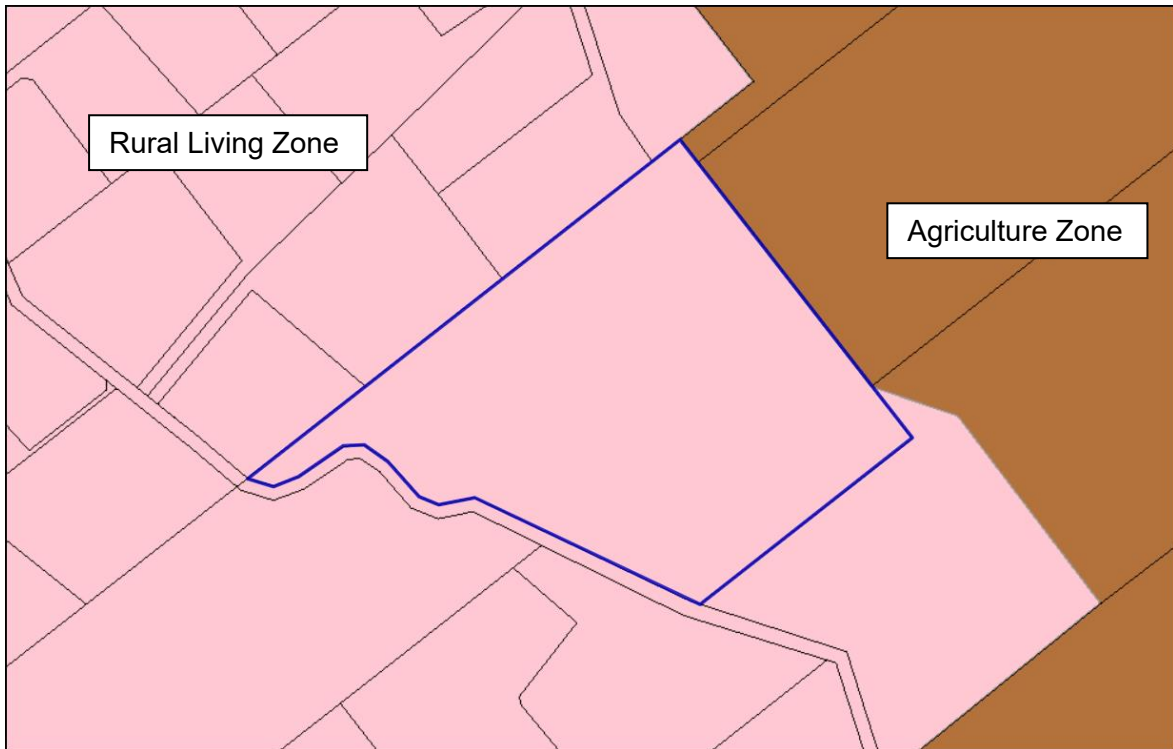


Figure 2: Zoning of subject title (outlined in blue) and surrounding land.

7. DEVELOPMENT AND USE DESCRIPTION

The application seeks approval for the use and development of the site at 93 Burton Street, Hillwood & Adjoining Crown Road Reserve (CT 28486/1) for Resource Development - Free-range Poultry/Eggs.

The plan is to house 450 egg laying hens within the 8ha property.

A small scale egg packing facility is also proposed to be built using a decommissioned refrigeration container, designed to meet food safety standards and climate control requirements for egg packing and storage. This structure is proposed to be 2.5m in height, 2.45m in width and 12.2m in length.

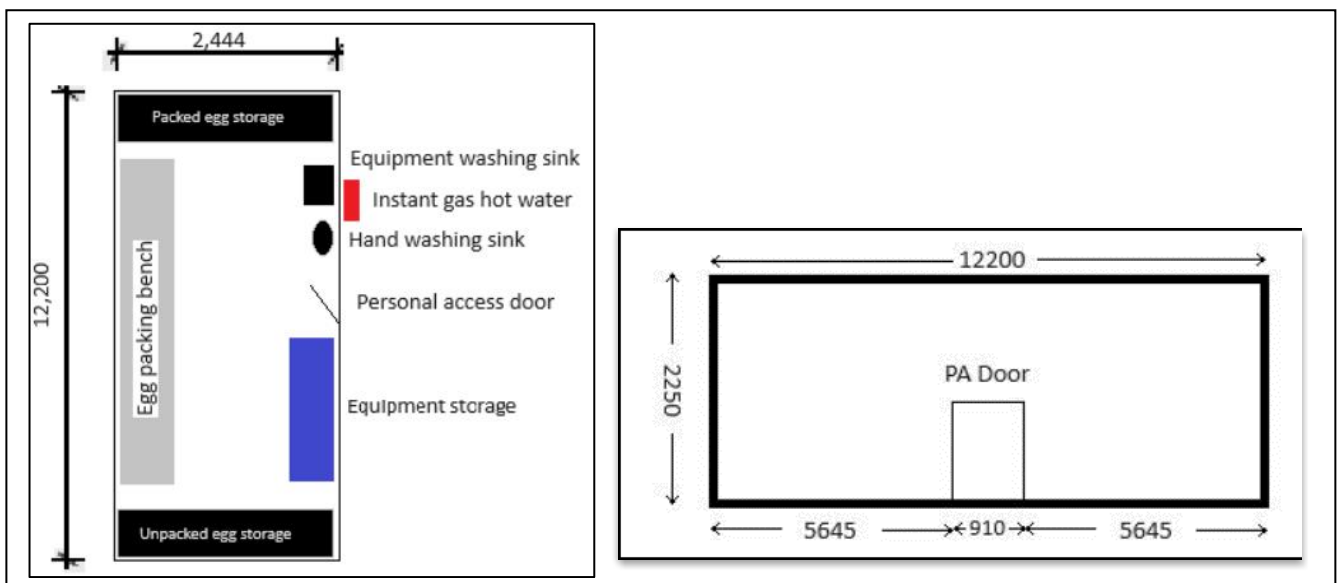


Figure 3: Floor plan (left) and Elevations (right) of the egg packing facility.

Three mobile trailers will provide nesting space and secure housing for the hens during the night. Hens will have access to the outside and will be pastured during the day.

The trailers are proposed to be moved periodically to avoid environmental degradation, prevent odours and waste accumulation.

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Figure 4: Example of a Mobile Chicken Trailer.

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8. REPRESENTATIONS

The application was advertised for community consultation from 21 September 2024 to 7 October 2024. Five (5) representations were received and are summarised below. Of the representations received, two (2) are from owners of properties adjoining the subject site, both of whom expressed no concern with the number of chickens proposed.

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

Issues Raised in Representations	Council Response
<p>Concerned about the potential for the use to increase in size over time.</p>	<p>The proposal outlines that there are intended to be 450 chickens, one (1) employee and four (4) commercial vehicle movements.</p> <p>The permit does not provide for a greater number. Should the proposal grow beyond this number the applicant will need to make application for a new planning permit or bring the proposal back into compliance with the existing permit.</p> <p>Council’s assessment is restricted to the specific proposal before it. Intensification of this use beyond what is outlined in the application, will require another assessment against the planning scheme.</p>
<p>Other uses currently exist on the site.</p> <ul style="list-style-type: none"> • Beef • Mushrooms • Eggs 	<p>It is acknowledged the site contains an existing Home Occupation producing mushrooms. Home Occupation does not require a planning permit as the impacts are generally consistent with residential use and generally have negligible offsite impacts. Grazing of beef does not require a planning permit in the Rural Living Zone.</p> <p>These uses are not the subject of this assessment. The scale of these uses is compatible with residential use and development in a ‘Rural Living’ environment. Combined with the proposal, these elements are not considered to elevate the use of the property to a level that is incompatible with surrounding land uses and are typical of rural environments.</p>
<p>The proposal is incompatible with the established character of the area and may set a precedent.</p>	<p>Hillwood is generally described as an area containing significant amounts of low density/rural living ‘lifestyle’ properties. Many of the properties in the area are used for resource development activities at a range of scales and these activities contribute significantly to the character of the area.</p>

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	<p>The Rural Living zone supports residential uses in a rural environment. While there is some management of scale and types of resource development, the zone supports a range of primary industry uses. It is intended to accommodate hobby farms and rural pursuits.</p> <p>The proposed use and development is generally consistent with the range of Resource Development activities occurring in the immediate area. The land to the north contains a vineyard and polytunnels for summer berry production. The land to the south is also used for viticulture.</p> <p>The land to the west and north-west is dominated by residential uses, however, it comprises large lifestyle lots, generally around a hectare in area, facilitating a range of small scale grazing and other rural activities. The proposed development is consistent with the primary industry character of the area and is of a scale that is compatible with the surrounding residential land uses.</p>
<p>Concerns raised over increased traffic, inadequate road infrastructure, and parking issues due to farm activities and deliveries.</p>	<p>As outlined by the applicant within the application documents, business related vehicle movements will be contained to twice a week, using a light commercial vehicle (ute) (or four vehicle movements) and potential vehicle movements associated with one (1) employee.</p> <p>These movements are significantly less than the acceptable increases in vehicle movements outlined in the planning scheme, which provide for up to 40 vehicle movements per day.</p> <p>The proposal does not depend on visitation to the site and does not include a retail component.</p> <p>This marginal increase is not extensive, unreasonable or otherwise obtrusive.</p> <p>Please note, resource development does not have a requirement for parking to be provided by the planning scheme.</p>
<p>Potentially affecting property values.</p>	<p>Impacts to property values are not considered within an assessment against the <i>Tasmanian Planning Scheme – George Town</i>. Overall, the matter raised within the representation is not a matter that is relevant</p>

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	to the application pursuant to clause 6.10.1 of the Scheme.
Increase of business hours could disturb the residential amenity.	<p>The proposal outlines a 7am to 5pm hours of operation for vehicle movement. This is within the acceptable solution thresholds as outlined within the Tasmanian <i>Planning Scheme – George Town</i> for hours of operation (11.2 - A1).</p> <p>This is considered as reasonable times in which this use can operate.</p> <p>It is noted that chickens do not strictly adhere to these hours, however, by nature they will generally only be outside and active during daylight hours.</p>
Issues associated with Animal Welfare	<p>These issues raised are not relevant to an application made under the <i>Land Use Planning and Approvals Act 1993</i>.</p> <p>A suite of legislation is provided at the Federal and State level to regulate industry standards and processes to avoid the mistreatment, health concerns and neglect of animals.</p>
Concerns about noise, odours, and disturbances affecting nearby residents' quality of life.	<p>Within the Zone purpose Council is required to consider impacts to amenity of nearby residential dwellings.</p> <p>Noise –</p> <p>The proposal will result in some noise. However, the impacts are not unreasonable. The applicant has outlined that there are not going to be any roosters on the site. Most noise generated will be during the day and noise does not extend into times of increased noise sensitivity (night).</p> <p>When considering noise, it is important to note as the distance increases from the source point, the sound will reduce in dB significantly. The closest sensitive receptor (a residential dwelling) is 25m from the northeastern boundary and this distance will provide a significant buffer from any noise that occurs directly on the boundary.</p> <p>This buffer, as well as the scale of the use, ensures impacts are not unreasonable.</p> <p>Odour-</p> <p>Council's Environmental Health Officer has advised that the odour that will be produced from this development will not cause any</p>

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	<p>issues to adjoining properties. The free-range nature of the proposal is unlikely to give rise to concentrations of waste or dust likely to result in odours.</p> <p>Given the proximity to residential uses on the north-west side of the property, it is recommended that a condition be included to create a buffer area between the trailers and the north-west boundary. While dispersed chickens may wander to the boundary, keeping the trailers from the boundary will minimise concentrations of chickens near the boundary and minimise noise associated with egg laying.</p> <p>With the proposed stocking density, the overall scale of the proposal and the recommended condition it is not anticipated that the proposal will result in an unreasonable loss of amenity to adjoining properties.</p> <p>It is noted the proposal does not meet the thresholds for being intensive animal husbandry and is not an attenuated activity under the scheme.</p> <p>It is also noted that the issuing of a permit does not remove the ability for Council to manage unacceptable environmental impacts, including noise and odour through the issuing of an Environmental Protection Notice under the <i>Environmental Management and Pollution Control Act 1994</i> should any unanticipated environmental issues become apparent.</p>
<p>Biosecurity concerns.</p>	<p>Any concerns relating to biosecurity of the poultry on the site are not considered within an assessment against the <i>Tasmanian Planning Scheme – George Town</i>.</p> <p>This is generally managed by the Department of Natural Resources and the Environment who are the authority for biosecurity in Tasmania.</p>
<p>Environmental concerns relating to soil degradation and runoff into waterways.</p>	<p>While soil degradation and pollution of watercourses are commonly associated with intensive poultry facilities, particularly where large sheds are used, these issues are far less prevalent for pastured chickens, where</p>

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	<p>waste is significantly less concentrated and exposed to natural processes. The proposal is also of a scale and stocking density where there is a much lower risk of these impacts occurring.</p> <p>While erosion can occur as a result of the frequent movement of vehicles, the proposed trailers are light weight and movements will not be concentrated such that erosion is likely.</p> <p>No issues are identified with the scale and intensity of this proposal in relation to potential land degradation and polluted runoff by Council's Environmental Health Officer.</p> <p>It should be noted that should these issues be identified, there is further action under the Environmental Management and <i>Pollution Control Act 1994</i>, if and when they occur which can require further management of the site.</p>
Human health considerations.	Council's Environmental Health officer has advised the proposal is of a scale that there will be a negligible risk to human health that will be produced from this development.
Setting a precedent for similar developments that may increase the cumulative negative impact on the community.	<p>This proposal may contribute to define some character of the area, however, the Rural Living zone, is specifically intended to be a mix of residential uses and compatible agricultural activities.</p> <p>Similar developments will be required to undergo an assessment against the <i>Tasmanian Planning Scheme – George Town</i> based on their individual merits and impacts. As such, developments will be assessed on a case-by-case basis and a 'precedent' per se, is not going to be established by this development and use.</p>
Whilst the property is open to the public for farm business, the public road has been closed off to pedestrians who were previously able to use this section of the road as it is now deemed "private property".	<p>The portion of Burton Street used to access the property is not a Council maintained road. It is a vacant road reserve maintained by Crown. It is understood that the applicant has a formal access licence over the land.</p> <p>Concerns regarding personal access or the restriction of access should be directed to the Crown as the owners of this land.</p>
Existing fencing is not sufficient to retain animals, and previous damage has been caused by animals. Current fencing is in need of repair.	The property adjoins a number of properties in the area. Damages to private property, are not considered within an assessment of the

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	<p><i>Tasmanian Planning Scheme – George Town.</i></p> <p>If any of the adjoining owners are unsatisfied with the condition of their fencing arrangement with the subject site, the <i>Boundary Fences Act 1908</i> provides a mechanism to negotiate repairs/replacement and to seek costs to upgrade shared fencing.</p>
<p>Concerns about how chicken waste will be managed.</p>	<p>Given the scale and nature of the proposal, chicken waste will generally be distributed in low quantities across a large area allowing natural processes to break it down. Effectively, this will occur in a similar manner to any low intensity grazing activity.</p> <p>However, there is the potential for some concentrated waste, bedding and faeces removed from trailers, broken eggs, chicken fatalities and non-productive chickens that may need greater attention.</p> <p>It is recommended that Council condition the requirement for a waste management plan to be submitted to the satisfaction of Council’s Environmental Health Officer to ensure that the landowner has considered an appropriate mechanism to dispose of these waste streams.</p>

9. STATUTORY REQUIREMENTS

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

- 11.0 Rural Living Zone
- C2.0 Car Parking and Sustainable Transport Code

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

9.1 Use Class

The application is classified as Resource Development. The definition of the Resource Development use as outlined in the *Tasmanian Planning Scheme – George Town* is:

“use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.”

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The Resource Development Use Class is classified as a Discretionary use in the Rural Living Zone. However, in this instance, the proposal relies on Performance Criteria and is subject to the discretionary application process.

9.2 Planning Scheme Assessment

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

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

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

Zone Purpose Assessment

11.1 Zone Purpose

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

- (a) services are limited; or
- (b) existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Planner Response:

There is no residential use or development proposed.

The proposal for a small-scale chicken farm (450 chickens) for egg production on an 8-hectare lot. The scale and free range nature of the proposal is considered to be compatible with the surrounding rural lifestyle properties and will not unreasonably impact residential amenity. The low stocking density (one (1) chicken per 178 m²) and generally unconfined nature allows the impacts to be spread over a significant area and minimises concentrations of waste that are generally the source of environmental issues.

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The scale and nature of the proposal does not result in the same environmental impacts commonly associated with chickens housed in large scale sheds, which tend to accumulate large concentrations of waste.

While unlikely to produce a significant amount of noise, the main 'packing' area is located as far as practical from surrounding dwellings.

Noise levels associated with the operation of the chicken farm are expected to be low. The hens will be housed in mobile trailers during the night. Additionally, the lack of roosters ensures the risk of noise disturbances from roosters or other sounds typically associated with poultry farms are not going to risk surrounding residential amenity. An additional buffer to separate the trailers from residential properties is also proposed to minimise concentrations of chickens close to boundaries.

The mobile trailers and regular movement of the hens across fresh pasture will help distribute waste more evenly, reducing the accumulation of waste in one area and preventing odour buildup.

Traffic movements to and from the site will be limited to necessary deliveries and waste disposal during daylight hours, which will also help minimise noise disturbances.

There is no 'other use' being proposed, this application is for an agricultural use.

Visitor accommodation is not proposed within this application.

The proposal is for an agricultural use of a scale and nature that will not unreasonably impact residential amenity and therefore is considered consistent with the purpose of the zone.

Performance Criteria assessment.

Planner Response:

There are no performance criteria, through which Council can exercise any specific discretion on this application. The use class proposed is considered a discretionary use class within the zone and an assessment against the purpose of the Rural Living Zone has been conducted above.

10. REFERRALS

Internal Referrals

Environmental Health Officer

A referral was issued to Council's Environmental Health Officer .
The following advice was provided –

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“The scale, location and nature of the proposal does not trigger any concerns from an Environmental Health perspective. Due to their subjective nature, matters such as noise and odour are managed, if they become an issue through the provisions outlined within the *Environmental Management and Pollution Control Act 1994*. In relation to odour, if the trailers are maintained and cleaned regularly, odour pollution will not be an issue.

The proposal as it stands does not trigger any concerns relating to these issues.”

External Referrals

There were no external referrals required for this application.

11. SERVICES

Road

Access is available to Burton Street, via the Crown Road Reserve and existing driveway crossover.

Sewer

The land is not serviced by reticulated sewage.

Water

The land is not serviced by reticulated water.

Stormwater

The site is not connected to a reticulated stormwater network, however there is adequate space within the site to manage the stormwater generated by the proposed egg packing building within the boundaries of the property.

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

Easements:

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

Part V Agreements:

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

Covenants:

No covenants a 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:

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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 Resource Development - Free-range Poultry/Eggs at 93 Burton Street, Hillwood & Adjoining Crown Road Reserve (CT 28486/1), 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, Resource Development - Free-range Poultry/Eggs at 93 Burton Street, Hillwood & Adjoining Crown Road Reserve (CT 28486/1) be **APPROVED** subject to the following conditions:

1. ENDORSED PLANS

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

- a. Development application package, pages 1 to 10 inclusive, dated 09 August 2024;
- b. Correspondence from applicant, 18 September 2024;
- c. Development application form, page 1, dated 09 August 2024;

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

2. BUFFER

Mobile Chicken Tractors are not to be located within 30m of the north-west side boundary.

3. WASTE MANAGEMENT PLAN

Prior to the commencement of works a waste management plan is to be submitted to the satisfaction of Council's Environmental Health Officer. The plan is to include provisions for management of:

- concentrated waste from trailers, including faeces and bedding;

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- cracked and broken eggs;
- chicken carcasses and non-productive birds.

4. NO POLLUTED RUNOFF

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

5. DAMAGE TO PUBLIC INFRASTRUCTURE

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

Permit Notes

1. This permit was issued based on the proposal documents submitted for DA 2024/75. 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.
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 - b. Building approval

All enquiries should be directed to Council's Permit Authority, via 6382 8800.

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 - 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.
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.

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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; and
 - c. The relevant approval processes will apply with state and federal government agencies.

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

8 OFFICE OF GENERAL MANAGER

8.1 COUNCIL WORKSHOPS SEPTEMBER AND OCTOBER 2024

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	9 October 2024
FILE NO:	14.10
ATTACHMENTS:	Nil

SUMMARY

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

DATE AND PURPOSE OF WORKSHOP HELD

TUESDAY 24 SEPTEMBER 2024

- Planning and Building Update
- Capital Works Update
- BBAMZ – Presentation
- Agenda Review
- Strategic Acquisition
- Governance Issues
 - Advocacy Plan
- Councillors/General Manager Discussions

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

Apologies: Nil.

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

Guests: CEO BBAMZ

TUESDAY 8 OCTOBER 2024

- Priority Projects/Advocacy Plan
-

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- Aquatic, Health & Wellbeing Centre – Presentation
- Solstice Event Acquittal
- Unconfirmed Minutes 24 September 2024 Ordinary Council meeting – Open
- Unconfirmed Minutes 24 September 2024 Ordinary Council meeting – Closed
- Dog Management Policy
- Boundary Fences Contribution Policy
- Ownership of Recent Land Enquiries
- Commencement of the Residential Building (Miscellaneous Consumer Protection Amendments) Act 2023
- Annual Report (Draft)
- VMS/Electronic Sign Guidelines
- Audit Panel – Appointment of Independent Member
- Unreasonable Customer Conduct – Resources for Councils
- Governance
- Councillors/General Manager Discussions

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

Apologies: Cr Tim Harris

In Attendance: General Manager
Acting Director Corporate & Community
Acting Director Infrastructure & Development
Director Organisational Performance, Strategy & Engagement
Senior Executive Support & Governance Officer
Project Manager
Communications Officer
Team Leader – Community
Statutory Planner
Planner

Guests: Representative from Timmins Ray Public Relations

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

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

FINANCIAL IMPLICATIONS

Nil.

DIVERSITY, EQUITABLE ACCESS AND INCLUSION CONSIDERATIONS

The Diversity, Equitable Access and Inclusion Policy aligns with the following goals and objectives of the Community Strategic Plan 2024-2030.

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 24 September 2024 and 8 October 2024.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.2 GEORGE TOWN COUNCIL'S ANNUAL REPORT 2023/2024

REPORT AUTHOR:	General Manager - Mr S. Power
REPORT DATE:	15 October 2024
FILE NO:	17.4
ATTACHMENTS:	<ol style="list-style-type: none">1. George Town Council Annual Report 2024 [8.2.1 - 64 pages]2. GTC Annual Report 2023-24 ANNEXES [8.2.2 - 78 pages]

SUMMARY

The purpose of this report is to provide the Council with the 2023/2024 Annual Report for adoption.

BACKGROUND

The Annual Report is a statutory document required under Section 36A of the Local Government Act 1993. At the Audit Panel meeting held on 18 September 2024, it was resolved that the Annual Financial Report, Audit Completion Report and the Memorandum of Audit Findings were received and noted. The 2024 Annual General Meeting (AGM) will be held on 14 November 2024 commencing at 6.00 pm, where the community will be invited to comment on 2023/2024 Annual Report.

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

Section 36A of the Local Government Act 1993 requires:

- (a) a statement of its activities during the preceding financial year; and
- (b) a statement of its performance in relation to the goals and objectives set for the preceding financial year; and
- (c) The financial statements for the preceding financial year; and
- (d) A copy of the audit opinion for the preceding financial year; and
- (e) Any other information it considers appropriate or necessary to inform the single authority council or participating councils of its performance and progress during the financial year

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RISK CONSIDERATIONS

In accordance with the Council's adopted Risk Management Framework and Risk Matrix, a moderate risk of reputational damage has been identified. The content and publication of the 2023/2024 Annual Report mitigates such risks by providing transparency in the Council's operations and performance.

FINANCIAL IMPLICATIONS

Minor costs associated with printing of final report.

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 2024-2030.

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

The final report will be available in printed and electronic versions and the public are invited to George Town Council's AGM to discuss the Annual Report.

CONSULTATION

The community implications of the recommendation action/s have been assessed against Council's Community Consultation Framework as having a low to medium impact requiring category one consultation. Pending Council endorsement, it is proposed that the community is invited to make comment on the 2023/2024 Annual Report through Council's website, Facebook page, and direct email through Council's community database.

The Annual report was discussed at the Council's Workshop on the 8 October 2024.

OPTIONS

Council may choose to:

1. Adopt the 2023/2024 Annual Report as presented; or
2. Adopt the 2023/2024 Annual Report with amendment; or
3. Not adopt the 2023/2024 Annual Report.

OFFICER'S COMMENTS

There is no formal requirement in the Local Government Act, the Local Government (General) Regulations 2015 or the Local Government (Meeting Procedures) Regulations 2015 for a council to present its previous AGM's minutes or the Annual Report for adoption at an AGM.

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The Local Government Division's checklist does however provide the following comments on good practice in relation to the preparation of an annual report:

Prepare and adopt an annual report as soon as possible after the end of the financial year, as recent information is of most relevance to readers. Copies of the report should be available to provide the community sufficient time to read the report before the Council's Annual General Meeting.

Based on the preceding comments it is recommended to the Council to adopt the 2023/2024 Annual Report on the 22 October 2024.

It is proposed that the Annual Report will be made publicly available after the 22 October 2024 Ordinary Council meeting with submissions to the Annual Report closing at 2.00 pm on the 11 November 2024.

The draft 2023/2024 Annual Report finalised design (inclusive of image descriptions) will be completed prior to submitting to the 22 October 2024 Ordinary Council meeting for approval.

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the 2023/2024 Annual Report for George Town Council.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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8.3 DRAFT MANAGING UNREASONABLE CONDUCT BY CUSTOMERS POLICY

REPORT AUTHOR:	General Manager - Mr S. Power Director Organisational Performance, Strategy & Engagement - Mr R. Dunn
REPORT DATE:	16 October 2024
FILE NO:	14.13
ATTACHMENTS:	<ol style="list-style-type: none">1. Model Policy - Managing unreasonable conduct by customers [8.3.1 - 25 pages]2. Guidelines - Disruptive behaviour by the public at council meetings [8.3.2 - 4 pages]3. GT C-8 Customer Service Charter [8.3.3 - 10 pages]4. GT C-13 Public Question Time Policy [8.3.4 - 8 pages]5. Draft Managing Unreasonable Conduct by Customers Policy [8.3.5 - 12 pages]6. MANAGING UNREASONABLE CONDUCT BY CUSTOMERS GUIDELINES [8.3.6 - 7 pages]7. Customer Service and Complaints Handling Policy (002) [8.3.7 - 8 pages]

SUMMARY

The purpose of this report is to provide the Council with the draft Managing Unreasonable Conduct by Customers Policy and Guidelines for adoption.

BACKGROUND

The Office of Local Government has provided Council with the final versions of the Model Policy for Managing Unreasonable Conduct by Customers and Guidelines for disruptive behaviour by the public at council meetings.

Subsequently officers have drafted a Managing Unreasonable Conduct by Customers Policy and Guidelines adapted from the model policy and guidelines provided by the Office of Local Government.

The Model Policy provides a clear, standardised, and consistent approach that councils can use to inform and support their policy development processes. The Model Policy is based on the NSW Ombudsman's unreasonable conduct practice manual, which has been adopted by the Tasmanian Ombudsman and is provided as a resource for public authorities on the Ombudsman's website – see <https://www.ombudsman.tas.gov.au/for-agencies#Resources> . The Ombudsman has advised that training offered by NSW can be provided to and accessed by Tasmanian entities (for a fee), which could extend to councils.

The Guidelines provide practical actions General Managers can take to limit and address disruptive behaviour including the removal of disruptive individuals. The Guidelines also detail circumstances where Police can be legitimately called to assist and range of other measures including restricted access to council business, information and service.

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These documents are designed to compliment rather than replacement councils existing Customer Charter and Complaints Handling Policy and Public Question Time Policy. It is however recommended that clause 11 of the Customer Charter and Complaints Handling Policy 'Abusive Customers' be removed and replaced with a reference to the draft Managing Unreasonable Conduct by Customers Policy and Guidelines should they be endorsed by Council.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

29. Capable leadership in communities

- iii. Courage, kindness and determination is fostered when working through challenges and opportunities

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

The Local Government Act 1993.

RISK CONSIDERATIONS

No risks are identified with the amendment of Council's Customer Charter and Complaints Handling Policy.

FINANCIAL IMPLICATIONS

There is no financial implications identified.

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 2024-2030.

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

Elected members were presented with the draft Managing Unreasonable Conduct by Customers Policy for discussion at the 8 October 2024 Council Workshop.

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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 Office of Local Government has provided Model Policy for Managing Unreasonable Conduct by Customers and Guidelines for disruptive behaviour by the public at Council meetings.

These documents are designed to compliment rather than replacement councils existing Customer Charter and Complaints Handling Policy and Public Question Time Policy. It is however recommended that clause 11 of the Customer Charter and Complaints Handling Policy 'Abusive Customers' be removed and replaced with a reference to the draft Managing Unreasonable Conduct by Customers Policy and Guidelines should they be endorsed by Council.

OFFICER'S RECOMMENDATION

That Council:

1. Adopt the Managing Unreasonable Conduct by Customers Policy; and
2. Note the Managing Unreasonable Conduct by Customers Procedure/Guidelines; and
3. Adopt the amended GTC-8 Customer Service and Complaints Handling Policy.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

9 INFRASTRUCTURE AND DEVELOPMENT

Nil.

10 CORPORATE AND COMMUNITY

10.1 AUDIT PANEL - APPOINTMENT OF INDEPENDENT MEMBER

REPORT AUTHOR:	Director Corporate & Community – Mrs C. Hyde
REPORT DATE:	24/9/24
FILE NO:	32.1
ATTACHMENTS:	Nil

SUMMARY

This report seeks Council endorsement to re-appoint Mr Andrew Gray as Chairperson of the George Town Council internal Audit Panel.

BACKGROUND

The Local Government (Audit Panels) Order 2014 Statutory Rules 2014 requires Council to appoint an Audit Panel and prescribes qualifications of members, responsibilities of members, work plan and the administrative requirements under which the Audit Panel operates.

George Town Council participate in an Audit Panel Working group with Break O'Day Council, Meander Valley Council and West Tamar Council to recruit and appoint an independent Chairperson for each of the Audit Panels in 2020, Mr Andrew Gray as Chairperson at that time. Renewal of the contract for the chair for a further two years was approved by Council in October 2022.

The current Audit Panel members are Councillor Archer and Councillor Mason, with Mr Andrew Gray serving as Chairperson.

STRATEGIC PLAN

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

Future Direction Four - Leadership and Accountable Governance

29. Capable leadership in communities

i. Communities have skilled leaders and contemporary leadership practices that guide change and manage complexity

Future Direction Four - Leadership and Accountable Governance

31. Positive and productive working relationship with all levels of government and their agencies

ii. The outcomes and directions sought by all level of government are understood

STATUTORY REQUIREMENTS & RELATED COUNCIL DOCUMENTS

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The Local Government Act 1993.

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

Functions of an Audit Panel

(1) In this clause –

Part 7 plan means a strategic plan, an annual plan, a long-term financial management plan or a long-term strategic asset management plan of a council prepared under [Division 2 of Part 7](#) of the Act.

(2) For the purposes of section 85A(1)(d) of the Act, the following matters are specified as the matters that an Audit Panel is to consider in a review of the relevant council's performance:

(a) whether the annual financial statements of the council accurately represent the state of affairs of the council;

(b) whether and how the Part 7 plans are integrated and the processes by which, and assumptions under which, those plans were prepared;

(c) the accounting, internal control, anti-fraud, anti-corruption and risk management policies, systems and controls that the council has in relation to safeguarding its long-term financial position;

(d) whether the council is complying with the provisions of the Act and any other relevant legislation;

(e) whether the council has taken any action in relation to previous recommendations provided by the Audit Panel to the council and, if it has so taken action, what that action was and its effectiveness.

RISK CONSIDERATIONS

Governance risk is considered to be higher when Council does not have an internal audit function. The appointment of an Audit Panel aims to reduce such risk

FINANCIAL IMPLICATIONS

Council is required to meet the fees and expenses of the independent chairperson from its audit budget however elected members of the Audit Panel are not remunerated for their involvement on an Audit Panel.

Unbudgeted recruitment costs and additional fees and expenses may be incurred should Council wish to recruit an alternative independent member.

The annual cost for an independent chairperson are accommodated within Council's 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 2024-2030.

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

CONSULTATION

Nil required

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

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

Council's should also consider the following when appointing Audit Panel members.

- Knowledge and expertise in the areas of audit practices and financial management and
- Knowledge of and experience in relevant industries and
- Experience with governance processes including, but not limited to, risk management.

It is also imperative that Audit Panel members exhibit an independence of mind in their deliberations. To maximise both the real and perceived independence of Audit Panel members, Council should consider an individual's past and present relationships with Council.

Independent members of the Audit Panel are to possess:

- Good business acumen
- Sound management skills
- Good communication skills
- Knowledge and expertise in audit practices
- Knowledge and expertise in financial management
- Experience with governance processes including but not limited to risk management.

Knowledge of and skills in government, local government, not for profit organisations and organisations requiring a high degree of legislative compliance and delivery of projects and

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processes which offer solutions to complex community service obligations will be highly desirable in panel members.

Council's current independent Audit Panel member and Chairperson is Andrew Gray who was appointed at the October 2022 Council Meeting, 148/22:

That Council:

- 1. Approve the appointment of Andrew Gray as an independent member and independent chairperson of Council's Audit Panel, for a further period of two (2) years, in accordance with Section 6 of the Local Government (Audit Panels) Order 2014 and Section 5 of Council's Audit Panel Charter, and*
- 2. Approve the General Manager to execute an agreement with Andrew Gray as an independent member and independent chairperson for a period of two (2) years.*

Mr Gray has indicated his willingness to continue in the role for further term. Appointment of Mr Gray for a further two years will bring his tenure with the Council in line with that of the other Audit Panel Working Group member councils. It is considered appropriate to maintain the existing independent member unchanged for a further period of two years.

Should Council seek to appoint an alternative to Mr Gray, a recruitment process will be required.

OFFICER'S RECOMMENDATION

That Council:

1. Approve the appointment of Andrew Gray as an independent member and independent chairperson of Council's Audit Panel, for a further period of two (2) years, in accordance with Section 6 of the Local Government (Audit Panels) Order 2014 and Section 5 of Council's Audit Panel Charter, and
2. Approve the General Manager to execute an agreement with Andrew Gray as an independent member and independent chairperson for a period of two (2) years.

DECISION

Moved:

Seconded:

VOTING

For:

Against:

11 ORGANISATIONAL PERFORMANCE, STRATEGY & ENGAGEMENT

Nil

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12 OFFICE OF THE MAYOR

12.1 MATTERS OF INVOLVEMENT - MAYOR, DEPUTY MAYOR AND COUNCILLORS

REPORT DATE: 15 October 2024

FILE NO: 14.11, 14.15

Mayor Cr Greg Kieser		
September	11	Met with Timberlink
	18	Attended Audit Panel meeting
	18	Attended George Town Chamber of Commerce meeting
	19	Attended Reconciliation Action Plan meeting
	23	Met with General Manager and Volunteer
	23	Chaired Progress/Community Association meeting
	24	Chaired Council Workshop
	24	Chaired Ordinary Council meeting
	25	Met with local resident
	25	Tamar FM Interview
	26	Podcast chat with Bell Bay Aluminum
October	5	Attended the Relive the Rivalry – George Town Football Ground
	7	Met with prospective local business developer
	7	Met with Timmins Ray Public Relations representative
	8	Chaired Council Workshop
	9	Met with General Manager and business broker
	9	Met with General Manager and Nick Duigan MLC
	15	Attended NTDC Board meeting
	15	Attended Seniors Concert 2024
	15	Attended Seagulls to Chips Graduation
Deputy Mayor Cr Greg Dawson		
September	11	Attended Youth Impact Council meeting
	24	Attended Council Workshop
	24	Attended Ordinary Council meeting
October	2	Attended Youth Impact Council
	5	Attended Relive the Rivalry
	8	Attended Council Workshop
	15	Attended Seniors Concert 2024
	15	Attended Seagulls to Chips Graduation
Councillor Jason Orr		
September	20	LGAT – Communities of Practice for Local Government
	24	Visit Northern Tasmania (VNT) Annual General Meeting
October	9	VNT Event Portal Launch
	15	George Town Seniors Concert

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OFFICER'S RECOMMENDATION

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

DECISION

Moved:

Seconded:

VOTING

For:

Against:

13 PETITIONS

Nil.

14 NOTICES OF MOTIONS

Nil.

15 COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

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 24 September 2024

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

Agenda Item 16.3 RFT 09/2024 Gravel Resheeting Program 2024/25

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

Agenda Item 16.4 RFT 07/2024 Old Aerodrome Road Upgrade (Stage 2)

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

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

DECISION

Moved:

Seconded:

VOTING

For:

Against:

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17 CLOSURE

There being no further business, the meeting closed atpm.

**Cr Greg Kieser
MAYOR**