



The City with Spirit

NOTICE OF MEETING

Notice is hereby given that an **Ordinary Council** meeting of the Devonport City Council will be held in the Council Chambers, on Monday 26 March 2018, commencing at 5:30pm.

The meeting will be open to the public at 5:30pm.

QUALIFIED PERSONS

In accordance with Section 65 of the *Local Government Act 1993*, I confirm that the reports in this agenda contain advice, information and recommendations given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

Paul West
GENERAL MANAGER

21 March 2018

APRIL 2018

Meeting	Date	Commencement Time
Infrastructure Works & Development Committee	9 April 2018	5:30pm
Council	30 April 2018	5:30pm

**AGENDA FOR AN ORDINARY MEETING OF DEVONPORT CITY COUNCIL
HELD ON MONDAY 26 MARCH 2018 AT THE COUNCIL CHAMBERS AT 5:30PM**

Item	Page No.
1.0 APOLOGIES	1
2.0 DECLARATIONS OF INTEREST	1
3.0 PROCEDURAL	2
3.1 CONFIRMATION OF MINUTES	2
3.1.1 Council meeting - 26 February 2018.....	2
3.2 PUBLIC QUESTION TIME	7
3.2.1 Appointment of Acting Mayor - Ald Annette Rockliff (D518390)	8
3.2.2 Appointment of Acting Deputy Mayor (D518376)	Error! Bookmark not defined.
3.2.3 Responses to questions raised at prior meetings (D508408)	8
3.2.4 Questions on notice from the public (D501459)	18
3.2.5 Question without notice from the public	75
3.3 QUESTIONS ON NOTICE FROM ALDERMEN	75
4.0 PLANNING AUTHORITY MATTERS	76
4.1 PA2018.0001 6 Lot Subdivision - Discretionary Matters Relate to Lot Configuration (Internal Lot) and Overhead Power - 56 Caroline Street East Devonport (D517935)	77
5.0 REPORTS	152
5.1 Financial Assistance Scheme - Round Two 2017/2018 (D514927)	152
5.2 Appointment to Committees (D516513)	158
5.3 Tender Report Contract CT0213 James Street Renewal - Clements Street to North Fenton Street (D516704)	161
5.4 LIVING CITY Quarterly Update - March 2018 (D517032)	165
5.5 Unconfirmed Minutes - Cradle Coast Authority - Representatives Meeting - 22 February 2018 (D517957).....	169
5.6 National General Assembly of Local Government (NGA) - Canberra - Australian Local Government - Ald Lynn Laycock (D518247).....	181
5.7 169 Steele Street, Devonport (D517087).....	205
6.0 INFORMATION	210
6.1 Workshops and Briefing Sessions held since the last Council meeting (D498999)	210
6.2 Mayor's Monthly Report (D498981).....	212
6.3 General Manager's Report - March 2018 (D498957)	213
7.0 SECTION 23 COMMITTEES	220
7.1 Governance, Finance & Community Service Committee Meeting - 19 March 2018 (D518412)	220
8.0 CLOSED SESSION - CONFIDENTIAL MATTERS	227
Out Of Closed Session	228
9.0 CLOSURE	228

Agenda of an ordinary meeting of the Devonport City Council to be held at the Council Chambers, Fenton Way, Devonport on Monday, 26 March 2018 commencing at 5:30pm.

PRESENT

		Present	Apology
Chair	Ald A L Rockliff (Acting Mayor)		
	Ald C D Emmerton		
	Ald G F Goodwin		
	Ald A J Jarman		
	Ald L M Laycock		
	Ald J F Matthews		
	Ald T M Milne		
	Ald L M Perry		

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges and pays respect to the Tasmanian Aboriginal community as the traditional and original owners and continuing custodians of this land.

IN ATTENDANCE

All persons in attendance are advised that it is Council policy to record Council Meetings, in accordance with Council's Audio Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months. Members of the public in attendance at the meeting who do not wish for their words to be recorded and/or published on the website, should contact a relevant Council Officer and advise of their wishes prior to the start of the meeting.

1.0 APOLOGIES

2.0 DECLARATIONS OF INTEREST

3.0 PROCEDURAL

3.1 CONFIRMATION OF MINUTES

3.1.1 COUNCIL MEETING - 26 FEBRUARY 2018

RECOMMENDATION

That the minutes of the Council meeting held on 26 February 2018 as circulated be confirmed.

3.1.2 APPOINTMENT OF ACTING MAYOR - ALD ANNETTE ROCKLIFF

File: 29286 D518390

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 5.3.2 Provide appropriate support to elected members to enable them to discharge their functions.

SUMMARY

Mayor Steve Martin provided his resignation to the General Manager on Friday 9 March 2018. As a result, the vacancy was notified to the Electoral Commissioner who subsequently advised that:

Under section 269 of the Local Government Act 1993, the notice of election is to occur on the 8th Saturday before closing day. As closing day for the next ordinary election for the Devonport City Council is to be 30 October 2018 (the last Tuesday in October), the notice of election will be advertised on Saturday 8 September 2018.

Therefore, I concur that I do not believe a by-election is necessary as the resignation falls within the six-month period before the expected issuing of the notice of election for the forthcoming 2018 local government ordinary elections.

STATUTORY REQUIREMENTS

The *Local Government Act 1993* outlines the statutory requirements relating to the resignation of an Alderman. The relevant sections relating to the resignation of former Mayor Martin include:

308 (4) *A vacancy in the office of mayor is to be filled by a by-election held in accordance with subsections (1A), (3) and (3A).*

307 (3) *The Electoral Commissioner is not to carry out a recount if a vacancy occurs during the period commencing 6 months before, and ending on the Thursday before, the day on which the notice of election for a forthcoming election is to be given.*

44 *Term of Office*

44 (2) *If the office of mayor becomes vacant for any reason, the deputy mayor is to act in that office –*

(a) Until the certificate of election for the by-election for that vacancy is issued; or

(b) If the vacancy is within 6 months before the notice of election is to be given, until the certificate for that election is issued.

DISCUSSION

Following receipt of the advice from the Electoral Commissioner on 19 March 2018, Ald Annette Rockliff will undertake the role of Acting Mayor until the next ordinary Council election due to be held on 30 October 2018.

FINANCIAL IMPLICATIONS

There are no additional financial implications in relation to the replacement of the Deputy Mayor's position. Had a by-election been necessary Council would have incurred the costs associated with the Tasmanian Electoral Commission undertaking the process.

Report to Council meeting on 26 March 2018

Council will now operate with eight (8) elected Aldermen until the election in October 2018 resulting in a saving of approximately \$13,000 in payment of allowances.

Due to the circumstances of the appointment and the fact the Acting Mayor will assume the full responsibility of the position until the 31 October 2018 Election, it appears reasonable that the Acting Mayor should receive the prescribed allowance for the position of Mayor from 19 March 2018 until 31 October 2018.

ATTACHMENTS

Nil

RECOMMENDATION

That Council:

- (a) note the resignation of Mayor Steve Martin on 9 March 2018;
- (b) acknowledge that Ald Annette Rockliff has assumed the role of Acting Mayor until the next scheduled Council elections in accordance with the provisions of the *Local Government Act 1993*; and
- (c) agree that in light of the role continuing until the scheduled October 2018 Elections, it is reasonable that the prescribed allowance for the position of Mayor be paid to the Acting Mayor from 19 March 2018.

Author:	Paul West
Position:	General Manager

3.1.3 APPOINTMENT OF ACTING DEPUTY MAYOR

File: 29286 D518376

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 5.3.2 Provide appropriate support to elected members to enable them to discharge their functions.

SUMMARY

This report is provided to allow Council to formally appoint an Acting Deputy Mayor to replace Ald Rockliff following her appointment as Acting Mayor until the next scheduled Council elections in October 2018.

BACKGROUND

Mayor Steve Martin provided his resignation to the General Manager on Friday 9 March 2018. As a result, the vacancy was notified to the Electoral Commissioner who subsequently advised that:

Under section 269 of the Local Government Act 1993, the notice of election is to occur on the 8th Saturday before closing day. As closing day for the next ordinary election for the Devonport City Council is to be 30 October 2018 (the last Tuesday in October), the notice of election will be advertised on Saturday 8 September 2018.

Therefore, I concur that I do not believe a by-election is necessary as the resignation falls within the six-month period before the expected issuing of the notice of election for the forthcoming 2018 local government ordinary elections.

STATUTORY REQUIREMENTS

The *Local Government Act 1993* outlines the statutory requirements relating to the resignation of an Alderman. The relevant sections relating to the resignation of former Mayor Martin include:

308 (4) *A vacancy in the office of mayor is to be filled by a by-election held in accordance with subsections (1A), (3) and (3A).*

307 (3) *The Electoral Commissioner is not to carry out a recount if a vacancy occurs during the period commencing 6 months before, and ending on the Thursday before, the day on which the notice of election for a forthcoming election is to be given.*

44 (5) *If the deputy mayor is acting as mayor or is temporarily absent for any period, the councillors may appoint one of their number to act as deputy mayor during that period.*

The *Local Government (General) Regulations 2015* outlines the process to be followed when conducting an internal ballot for the Deputy Mayor. It seems appropriate for a similar process to be used in this instance.

Nominations are to be called by the General Manager. The nominating period is:

(a) *beginning at 9am on the fourth business day before the meeting of the council at which the election under section 43A or 44 of the Act of a mayor or deputy mayor are to be held; and*

(b) *ending at noon on the last business day before that meeting.*

DISCUSSION

The nomination form was distributed to all Aldermen in accordance with the statutory process.

The election of the Acting Deputy Mayor will occur at the commencement of the formal meeting.

COMMUNITY ENGAGEMENT

There is no community engagement required in relation to this issue.

FINANCIAL IMPLICATIONS

There are no additional financial implications in relation to the appointment of the Acting Deputy Mayor. Due to the circumstances and that this is a long term appointment it appears reasonable that the prescribed allowance for the position of Deputy Mayor will be paid to the Acting Deputy Mayor.

RISK IMPLICATIONS

No risks have been identified.

CONCLUSION

At the Council meeting the election of the Acting Deputy Mayor will be undertaken in the prescribed manner.

ATTACHMENTS

Nil

RECOMMENDATION

That Council:

- (a) note that nominations for the position of Acting Deputy Mayor were received from _____;
- (b) note that following the conduct of the ballot that Ald _____ was elected as Acting Deputy Mayor until the scheduled October 2018 election;
- (c) agree that in light of the role continuing until the scheduled October 2018 Elections that it is reasonable that the prescribed allowance for the position of Deputy Mayor be paid to the Acting Deputy Mayor; and
- (d) authorise that the ballot papers be destroyed.

Author:	Paul West
Position:	General Manager

3.2 PUBLIC QUESTION TIME

Members of the public are invited to ask questions in accordance with Council's Public Question Time Policy (Min No 159/17 refers):

1. Public participation shall take place at Council meetings in accordance with Regulation 31 of the *Local Government (meeting Procedures) Regulations 2015*.
2. Public participation will be the first agenda item following the formal motions: Apologies, Minutes and Declarations of Interest.
3. Questions without notice will be dependent on available time at the meeting (with a period of 30 minutes set aside at each meeting).
4. A member of the public who wishes to ask a question at the meeting is to state their name and address prior to asking their question.
5. A maximum of 2 questions per person are permitted.
6. A maximum period of 3 minutes will be allowed per person.
7. If time permits, a third question may be asked once all community members who wish to ask questions have done so. A time limit of 2 minutes will apply.
8. Questions are to be succinct and not contain lengthy preamble.
9. Questions do not have to be lodged prior to the meeting, however they will preferably be provided in writing.
10. A question by any member of the public and an answer to that question are not to be debated.
11. Questions without notice and their answers will be recorded in the minutes.
12. The Chairperson may take a question on notice in cases where the questions raised at the meeting require further research or clarification, or where a written response is specifically requested.
13. Protection of parliamentary privilege does not apply to local government and any statements or discussion in the Council Chambers, or any document produced, are subject to the laws of defamation.
14. The Chairperson may refuse to accept a question. If the Chairperson refuses to accept a question, the Chairperson is to give reason for doing so in accordance with the Public Question Time Policy.

3.2.1 RESPONSES TO QUESTIONS RAISED AT PRIOR MEETINGS

File: 27452 D508408

Responses to questions raised at prior meetings are attached.

ATTACHMENTS

- [1.](#) Letter - Response - Questions Without Notice - 26 February 2018 - Mr Trevor Smith
- [2.](#) Letter - Response - Questions Without Notice - Council Meeting - 26 February 2018 - Mr Malcolm Gardam
- [3.](#) Letter - Response - Questions Without Notice - Council Meeting - 26 February 2018 - Mr Leigh Murphy
- [4.](#) Letter - Response - Questions Without Notice - Council Meeting - 26 February 2018 - Mr Bob Vellacott

RECOMMENDATION

That the responses to questions from Mr Trevor Smith, Mr Malcolm Gardam, Mr Leigh Murphy and Mr Bob Vellacott at the 26 February 2018 Council meeting be noted.

Author:	Paul West
Position:	General Manager



1 March 2018

In reply please quote:
File 34984

Mr Trevor Smith
7 Glen Court
DEVONPORT TAS 7310

Dear Mr Smith

QUESTIONS WITHOUT NOTICE – 26 FEBRUARY 2018

I refer to your questions at the Council meeting on 26 February 2018 and provide the following responses.

- Q1** With the recent alterations, to the Roundabout at the corner of Ronald and Oldaker Streets Devonport, how much did these works cost?
- A. The 2017/18 capital expenditure budget included an allocation of \$140,000 for this project. To date an amount of \$135,000 has been costed to the project.
- Who is going to foot the bill for the Council Engineers mistake, in not getting it right the first time?
- A. There were no engineering mistakes with the initial design. The project was fully funded by a Blackspot grant.
- Why didn't the engineers follow the Australian Standards in the first place?
- A. The original round-a-bout was designed and built to the Australian Standards which applied at the time. The crash data for the intersection showed a high number of collision. The works were completed to raise driver awareness of the round-a-bout, slow traffic down and prevent serious crashes.

.../2



-2-

Will the other Roundabouts in Devonport and East Devonport area's be upgraded to having trees planted in the middle of the Roundabouts?

A. No.

Are all of the other roundabouts in the Devonport Municipality up to the Australian Standards?

A. All works are completed to relevant standards at the time of construction.

Q2. With regards to File Number 31424, you only mentioned that there were 3 "Lid Raisings for the next 2-3 months and 4 sites to be confirmed". I have produced a list of 74 Lid Raisings in the Devonport Area that will need attention as they are not up to the Australian Standards. These were the worst of the ones that I noticed, same for the lids at East Devonport. A further 55 lids have been noted that also require major attention, at East Devonport. These also will need to be upgraded to the Australian Standards as well. I can provide this extra list on request. With your work schedule in the coming years, will you be informing me, as a Ratepayer when these extra Lid Raisings have been completed?

A. No.

For your information, manhole lids are replaced based on the priority of the defect. The priority is based on the location, the severity of the defect (ie if the lid is damaged, how much the lid is below the road level etc).

Yours sincerely



Paul West
GENERAL MANAGER



28 February 2018

In reply please quote:
File 31571-01/22947

Malcolm Gardam
4 Beaumont Drive
MIANDETTA TAS 7310

Email: mgardam@outlook.com.au

Dear Mr Gardam

QUESTIONS WITHOUT NOTICE – FEBRUARY 2018 COUNCIL MEETING

I refer to your questions at the Council meeting on 26 February 2018 and provide the following responses.

Q1. In response to questions on payment of allowances to Alderman Martin now that he has become a full time Senator, Council has responded that it has an obligations to pay the prescribed allowances and there is no legislative requirement for Alderman Martin to resign as an Alderman in the current circumstances, and it appears the cessation of part or all of a payment is a personal decision of "A councillor, mayor or deputy mayor..." and required to be advised "...by written notice to the General Manager..." but "any such notification is not revokable retrospectively"; accordingly, will the Acting Mayor please advise:

- a) Is Alderman Martin going to be paid a mayoral allowance up to the 9th March when reportedly he will resign as mayor;

Response – unless he advises otherwise yes.

- b) If Alderman Martin does not resign as an Alderman after 9th March 2018, will he continue to receive the prescribed alderman allowance;

Response – unless he advises otherwise – yes.

- c) Considering that much has been made of by the Mayor in saving the Devonport ratepayers \$50,000 by deliberately avoiding an election for a replacement mayor will the Acting Mayor use her influence with Alderman Martin, now a full time Senator, to have him resign and forgo his prescribed alderman allowance after the 9th of March 2018, thereby saving the ratepayers an additional amount of nearly \$13,000;

Response – as advised at the meeting this is a decision for Mayor Martin to make.

- d) Explain how the Mayor took a leave of absence to campaign in a Federal Election and claim that payments were still received reportedly on the basis of "having time worked up" when council has advised that no such mechanism exists for record keeping to verify such a claim by an Alderman?



Response – this is a question that you would need to ask Mayor Martin to respond too. As advised at the meeting the *Local Government Act 1993* is very clear, it is entirely at the discretion of the individual Alderman in relation to the payment of allowances. There is no discretion from a Council perspective in relation to those payments, the only person who can request a payment not be made is the individual Alderman. Council has no option but to pay the prescribed allowances until it is advised otherwise or alternatively a person no longer holds office.

Q2. Section 5.5 "Julie Burgess Repairs 2017-18" on page 47 of the current Agenda gives a detailed report on the Julie Burgess' current FY repair costs. Considering these were major repairs far exceeding the budget allowance, and noting the council has previously described these costs as "future proofing" the vessel, can council please advise as to whether:

- a) Is council aware of any further planks that have been identified for replacement in the 2018-19 FY; and
- b) If not, is council confident enough to reduce the maintenance budget allowance for the 2018-19 FY?

Response – As advised at the meeting the faulty planks have been replaced as required. The ketch is required to undertake an annual inspection and Council is extremely hopeful there are no more, but this will be determined after each inspection. In relation to the maintenance budget the quantum of the budget will be reduced in line with what is expected to be the normal maintenance of the vessel.

Q3. There are rumours that design alterations, including structural, are necessary to the ground floor area of the Southern Wild Distillery and mezzanine floor of the purpose-built cooking school within Providore Place; accordingly can council advise as follows:

- a) Does council refute those rumours; and if not

Response - no, the mezzanine floor in the food pavilion has been (or will be) strengthened in certain areas.

- b) What are the specific design changes required; and

Response - the works are required to increase the floor load limits.

- c) Who is going to pay for the changes?

Response - the works are being funded from the contingency allocation within the project budget.

Yours sincerely



Paul West
GENERAL MANAGER



28 February 2018

In reply please quote:
File 32161

Mr Leigh Murphy
146 Nicholls Street
DEVONPORT TAS 7310

Dear Mr Murphy

QUESTIONS WITHOUT NOTICE – 26 FEBRUARY 2018

I refer to your questions at the Council meeting on 26 February 2018 and provide the following responses.

- Q1** In the article in The Advocate Newspaper Monday 19 February 2018 regarding Providore Place Deputy General Manager Matthew Atkins said "the Council had sought broad interest from anyone interested in being involved in the food pavilion and there was no interest in negotiating a head lease. He said the council was confident no other parties were willing to take on the risk and financial commitment required. If that was the case why did Council proceed with building the food pavilion exposing rate payer to such risk when there was a similar proposal presented to Council from private enterprise?"

Response

Council consider the food pavilion a key element of the LIVING CITY Master Plan. The importance of a food hub to showcase Tasmanian produce was highlighted in a regional benefits study undertaken by Hill PDA (Dec 2014). The study concluded the implementation of the Master Plan will have substantial economic benefits including a significant number of new jobs.

Council is not aware of any alternative development proposals similar to the food pavilion.

- Q2.** Can Council advise as to when and where they publicly advertised the intention to enter into a Head Lease Agreement arrangement for a private operator to sublet a Council owned property specifically the Food Pavilion?



Response

Council actively sought interest from anyone interested in being involved with the pavilion in any capacity (food operators, restaurateurs, potential leasees, stall holders, etc.) over a number of months, during late 2015. This included a half page coloured advertisement in the Advocate, listing with Council's preferred real estate agent and active soliciting within the market.

- Q3.** At the Council Meeting on Monday 27 July 2015, a Council report was tabled, and it stated that if Council supported the proposal for the construction of a food pavilion on the Mersey River foreshore that it would threaten private investment in Stage One of the Living City Project. Can Council advise as to what level of private investment has occurred in stage one to date and will the \$850,000 that will be given to Providore Place Pty Ltd be considered as part of that 'private investment' notwithstanding the fast depreciating commercial equipment that would remain Council property?

Response

The report referred to related to a request Council had received from Crown Land Services regarding a proposal by Murphy Investments (Tas) Pty Ltd to lease further land adjacent to the Harbourmaster's Café. The discussion section of the report aims to identify considerations both for and against the proposal, with one paragraph stating:

'Agreeing to this request may impact potential investment proposed as part of LIVING CITY. It may also set a precedent and result in further requests to lease land along the riverbank leading to a piecemeal approach to the development of this important community asset'.

The report makes no other reference to LIVING CITY and in fact, the recommendation and the subsequent decision of the Council was to provide its support for Murphy Investments (Tas) Pty Ltd for the lease of an additional 3000m² of foreshore land in the vicinity of the Harbourmaster's Café.

A full copy of the report is available on Council's website.

At this point Council has not commissioned an economic analysis into the investment that is being generated as a result of or in part due to LIVING CITY, however anecdotal evidence would suggest many millions of dollars of additional private investment has already occurred in Devonport and the surrounding region since the commencement of LIVING CITY Stage 1.

The \$850,000 you reference is a landlord contribution towards fit out and has been considered by the independent valuer when advising on the market rent of the pavilion.

- Q4.** My question relates to my earlier questions and in regard to Council's public question time policy. The chairperson may take a question on notice in cases where the questions raised at the meeting, requires further research, clarification or where a written response is specifically requested. What research or clarification do you need to go and seek in response to my questions that I asked previously, and I haven't asked for a written response I just want an answer?

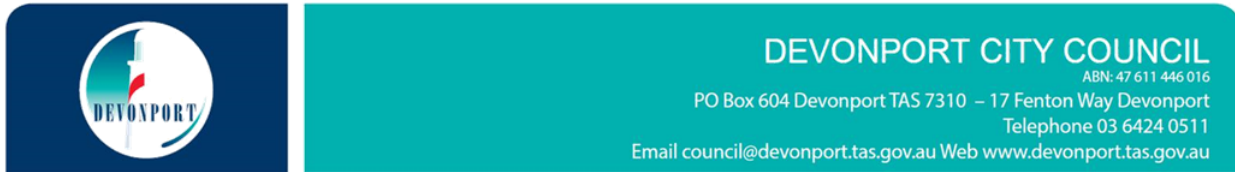
Response

This question was answered at the meeting by the Acting Mayor.

Yours sincerely

A handwritten signature in black ink, appearing to read "Paul West". The signature is written in a cursive, flowing style.

Paul West
GENERAL MANAGER



28 February 2018

In reply please quote:
File 32161

Bob Vellacott
11 Cocker Place
DEVONPORT TAS 7310

Email: vellacottrobert@yahoo.com.au

Dear Mr Vellacott

QUESTIONS WITHOUT NOTICE – FEBRUARY 2018 COUNCIL MEETING

I refer to your questions at the Council meeting on 26 February 2018 and provide the following responses.

I note in the Advocate of February 19th Devonport Chamber of Commerce and Industry President and member of one of the Living City Committees Ms Tracey Sheehan in her comments about Living City and in particular Providore Place stated – “when public money was involved it was necessary to follow due process and to be scrupulous how it is spent”. Indeed how correct Ms Sheehan is. Further according to the report “I’m a big fan of transparency” she said.

I recall reading on many occasions in Council spiel that matters in regard to the Living City Project “will be dealt with in an open and transparent way.” – That is correct is it not Deputy Mayor?

I can find no clause in the Tasmanian Local Government Act that requires or states that Council shall have Commercial in Confidence aka secret deals with project managers, consultants and Head Lessors.

Q1. Given the above will you please inform who insisted (and I emphasise the word INSISTED) that the contract written when Council engaged Projects and Infrastructure Holdings P/L must be Commercial in Confidence or among other things the details of the payment, as shown in the Council's 2017 Annual Report of approximately two million dollars (\$2m) or to be more precise One million, 993 thousand, 626 dollars must for want of a better word, be kept SECRET? I remind Council You are NOT and I repeat NOT a private company?

Response – The *Local Government (Meeting Procedures) Regulations 2015* outlines matters that a Council can determine to be considered in Closed Session. Clause 15(2)(d) states 'contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal. In preparing the agenda for the Council it is the responsibility of the General Manager to provide advice on matters that should be considered in Closed Session. The reporting provided in the Annual Report relating to



payments made to P+i is in excess of statutory requirements however in a bid for transparency the information is disclosed.

Q2. The General Manager in response to a question I asked about this year's payments if they would be approx. \$2m to P+i: stated – "All payments from Council to P+i for 2017/2018 will be disclosed in Councils 2018 Annual Report". The Local Government Act has been "cherry picked" once again to justify that! The LGA does not preclude councils from being open and transparent at all times. I understand that Council had a policy to inform each quarter all payments in regard to Living City.

The questions is – Does Council, excluding Alderman Jarman, consider its first obligation is to protect the interests of companies such as P+i and play being Father and Mother Christmas in giving gifts of approx. \$2m from ratepayers' funds?

Response – No.

Yours sincerely



Paul West
GENERAL MANAGER

3.2.2 QUESTIONS ON NOTICE FROM THE PUBLIC

File: 27452 D501459

MR TREVOR PENNINGTON – 15 WIENA CRESCENT, MIANDETTA

Questions on notice received from Mr Trevor Pennington on 28 February 2018 are **reproduced as attachment 1.**

DISCUSSION

Council officers have been in discussion with Mr Pennington for a number of months regarding parking concerns in Wiena Crescent. Council's City Engineer wrote to Mr Pennington, summarising Council's position in regard to the queries raised. A copy of the reply is **reproduced as attachment 2.**

MR BOB VELLACOTT – 11 COCKER PLACE, DEVONPORT

Questions received from Mr Bob Vellacott on 13 March 2018 are **reproduced as attachment 3.**

DISCUSSION

In relation to the questions received 13 March 2018, it is proposed Mr Vellacott be advised of the following:

- Q1.** I respectfully request, on behalf of concerned ratepayers of Devonport, that you and or another qualified person/s, negotiate with the principal of P+i to seek permission for the release of relevant unredacted clauses of the management contract/agreement that stipulated what services P+i would have to satisfactory perform that required Council to pay \$1,993,626 from ratepayers funds during 2016/2017.

Response

As part of their role as LIVING CITY development managers, P+i have provided the following services to Council for various stages of the LIVING CITY Master Plan:

- Feasibility development services
- Funding analysis and advice
- Grant applications
- Project risk services
- Financial modelling
- Packaging and arranging finance
- Project scoping and pre-financial close development services
- Procurement
- Design management
- Project construction management
- Government negotiations
- Tenant negotiations
- Statutory approvals

Council entered into a development agreement with P+i Group for services as outlined above. Although not required from a legislative perspective, Council has chosen to detail the value of all payments to P+i in its Annual Reports. The development agreement is a confidential contract document and consistent with normal accepted practice, Council has no intention to disclose specific contract details.

MR MALCOLM GARDAM – 4 BEAUMONT DRIVE, MIANDETTA

Questions received from Mr Malcolm Gardam on 19 March 2018 are **reproduced as attachment 4.**

DISCUSSION

In relation to the questions received 19 March 2018, it is proposed Mr Gardam be advised of the following:

Q1a While it is acknowledged that any immediate safety issues related to existing suspect planks would have been addressed, **does council deny that it is already aware that about 20 further planks have already been identified for future replacement and if not in the 2018-19 FY then reasonably foreseeable shortly thereafter;** and

Response

As previously stated Council is not aware of any further planks that require replacing.

Q1b Do you refute that instructions given or actions taken by council resulted in those planks not being replaced this FY, in order to stay within the more than doubled budget allocation (\$30,000 budget + added \$32,768 = \$62,768) plus the reallocated pontoon budget of \$20,000 plus a shortfall of \$4,032, **thereby limiting overall repair costs to an \$86,800 expenditure FYTD?**

Response

Yes, the statement is incorrect.

Q2. The General Manager has advised that *"In relation to the maintenance budget the quantum of the budget will be reduced in line with what is expected to be the normal maintenance of the vessel."* and accordingly

a) Is this realistic now that the council is aware of the costs involved in owning and maintaining an old wooden vessel; and

Response

The 2018/19 budget for the Julie Burges will be established based on the best estimate of likely costs.

b) Had council increased the current 2017-18 budget from the initial Year 1 maintenance budget and if so by how much?

Response

The 2017/18 budget was based on an estimate of the likely maintenance costs to be incurred during the year. As has already been reported there was a requirement for additional funds to undertake the recent repairs. The budget for the Julie Burgess Repairs and Maintenance in 2014/15 was \$20,000.

Q3. Since the Julie Burgess has been back in service can the Acting Mayor please advise:

a) The date that the first commercial sailing was undertaken; and

Response

Sunday, 4 February 2018.

b) How many weekend/public holiday sailings have there been since then and how many paying customers were there; and

Response

Total 8 weekend sailings (5 days) – 89 passengers (average of 11 passengers per sailing)

- c) How many week day sailings have there been since then and how many paying customers were there?

Response

Total 2 weekday sailings (2 days) (both charters) – 35 passengers

- Q4.** Which staff member at council is directly responsible for the operational management of the Julie Burgess, and specifically the repairs and maintenance supervision?

Response

The General Manager is ultimately responsible for the operational management of all Council's activities and functions.

MR BOB VELLACOTT – 11 COCKER PLACE, DEVONPORT

Questions received from Mr Bob Vellacott on 19 March 2018 are **reproduced as attachments 5 and 6.**

DISCUSSION

In relation to the questions received 19 March 2018, it is proposed Mr Vellacott be advised of the following:

- Q1.** General Manager did you in fact state the above and if so, is it true that Fairbrother will indeed finance and build the hotel and appoint an operator? Also will you confirm as reported – it will have up to 200 rooms?

Response

Whilst the points you raise were not statements or quotes by myself, but rather reporting by the newspaper, they reflect the current situation in regard to the hotel.

- Q2.** Am I correct in assuming that the mezzanine floor of Providore Place is no longer required by a Ben Milbourne company and that a lease has now been taken out by TAFE of that part of the building?

Response

No, the assumption is incorrect. In regard to TasTafe, discussions regarding the election commitment have not even commenced and it will be some time before details are finalised.

- Q3** "Why has it been necessary for structural changes to the purpose-built mezzanine floor when it was always promoted as a cooking/training area designed by renowned architects and supposed to be leased and run by Ben Milbourne?"

Response

The mezzanine floor within tenancy five has been strengthened to increase the load limit of the floor. Similar works may possibly be required to the floor area within the proposed cooking centre, but this will not be known until the final fit out is determined.

- Q4** Also of note because of your obvious enthusiasm evident in the photograph will you inform what promises have already been made by Council in providing funds, concessions and or other facilities that will be required by in

particular Drysdale staff and students so as to comply with the many State Education Dept. standards.

Response

As noted in the answer to question 1, detailed discussions have not yet commenced.

ATTACHMENTS

- [1.](#) Questions on Notice - Council Meeting - 26 March 2018 - On Street Parking Issues In Wiena Crescent - Trevor Pennington
- [2.](#) Letter - Response - Parking in Wiena Crescent - Mr Trevor Pennington
- [3.](#) Questions on Notice - Council Meeting - 26 March 2018 - Bob Vellacott
- [4.](#) Questions on Notice - Council Meeting - 26 March 2018 - Malcolm Gardam
- [5.](#) Questions on Notice - Council Meeting - 26 March 2018 - Bob Vellacott - Waterfront Hotel
- [6.](#) Questions on Notice - Council Meeting - 26 March 2018 - Bob Vellacott - Providore Place

RECOMMENDATION

That Council in relation to the correspondence received from:

- a. Mr Trevor Pennington dated 28 February 2018 note the response provided; and
- b. Mr Bob Vellacott and Mr Malcolm Gardam endorse the responses proposed and authorise their release.

Author:	Paul West
Position:	General Manager

01/03/2018 D516144

Trevor Pennington
15 Wienna Crescent
Mandetta
0448438330
28.2.18

To Mayor & Councillor,

My name is Trevor Pennington of 15 Wienna Crescent Mandetta. I am writing this letter in regard to parking issue in Wienna Crescent, Mandetta. To be table at the next council meeting I have the following question

1) Parking on traffic island which is illegal. As it council interstructor or state under road act. Who is responsible for issuing fines. Informed by Alison from council today 28.2.18 at 8:30am it came be council or police to imposed infringement. As they park 2-3 abreast in school time 8:30-9 AM 2:30-3pm ask for action none taken. Have supplied photo from Monday morning Monday afternoon Tuesday morning. Also traffic island has faded yellow line painted around it. photo supplied

2) Re yellow line painted on gutter all the way around Wienna Crescent but faded. Why hasn't it been repainted who made the decision not to repaint it and when was it made which means no parking. on Friday when talking to Mike from engineering department he said I must of painted it myself my respond was all the way around the street. yeah photo supplied.

3) Parking near driveway in Tasmania you must not stop on or across your own

01/03/2018 D516144

②

or another person driveway or so close to obstruct a vehicle from driving in or out.

You can't park in a way that impedes a vehicle from entry, exiting or turning into a driveway. So how can that happen. photo supplied

4) illegal parking in street. Under road rules you must park parallel to gutter with a 3 metre to gutter on other side. In photo my trailer is parked in street it is 1.8m wide just 3metre to gutter my car a Landrover discovery overall is 2.2metre wide so no legal clearance. Also if parked further back down the street not enough legal clearance. So again what going to be done. photo supplied Mike on phone on ~~Monday~~ Tuesday at 11:56 am tell me my tape measure is inaccurate get a new one photo of said tape measure. So who issue the infringement.

5) Parking near bend or curve in road. How close are you allowed to park as it is a blind spot. on Friday told by Phillip and Mike 10 metre. So need action taken. photo supplied.

also was informed by Transport road today if unsafe to leave driveway by car parking on bend curve council must fix it. till stop them parking there.

I am prepared to meet with any council member and department head between 8:30 am 2:30-3pm school day to show them the problem to find a solution

01/03/2018 D516144

3
So thank for hearing me out waiting
on a response

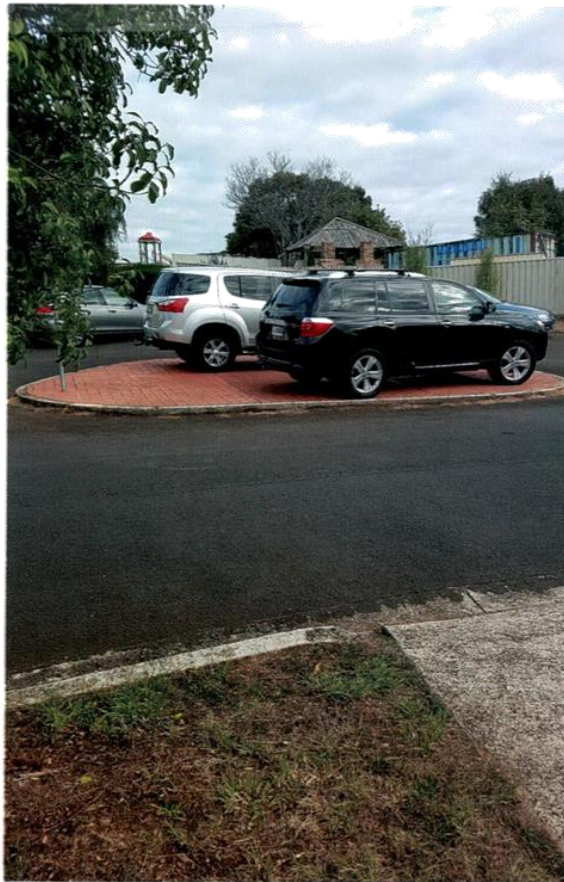
Yours Sincerely
Trevor Pennington

P.S. on Tuesday when on phone to Mike when I
about yellow line he said the person before
him didn't worry about them so why should
he and he won't take any action over anything
mentioned in letter.

Had meeting with school on Friday they
came out Monday and said police council
matter about parking.

01/03/2018 D516144

Question 1 Monday Morning 26.02.18



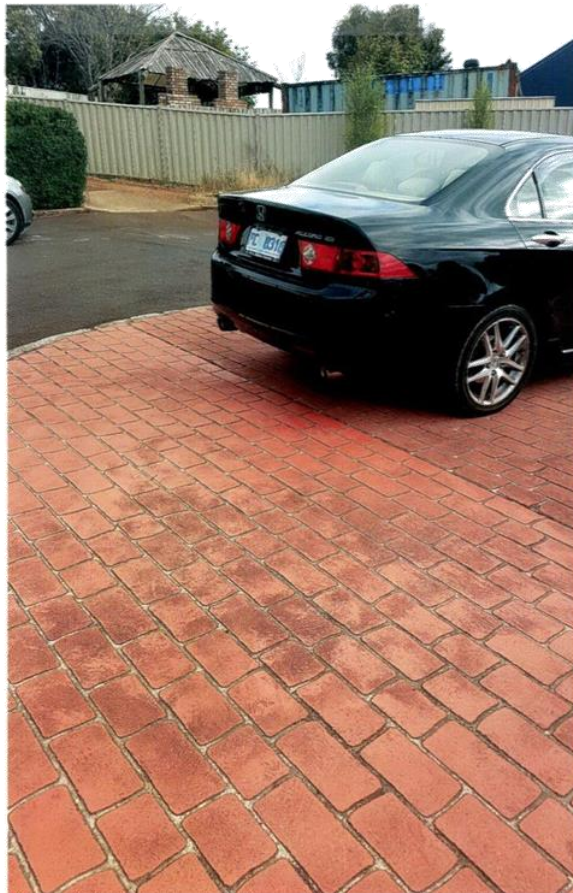
01/03/2018 D516144

Question 1 & 3 Monday Afternoon



01/03/2018 D516144

Question 1 Wednesday Morning



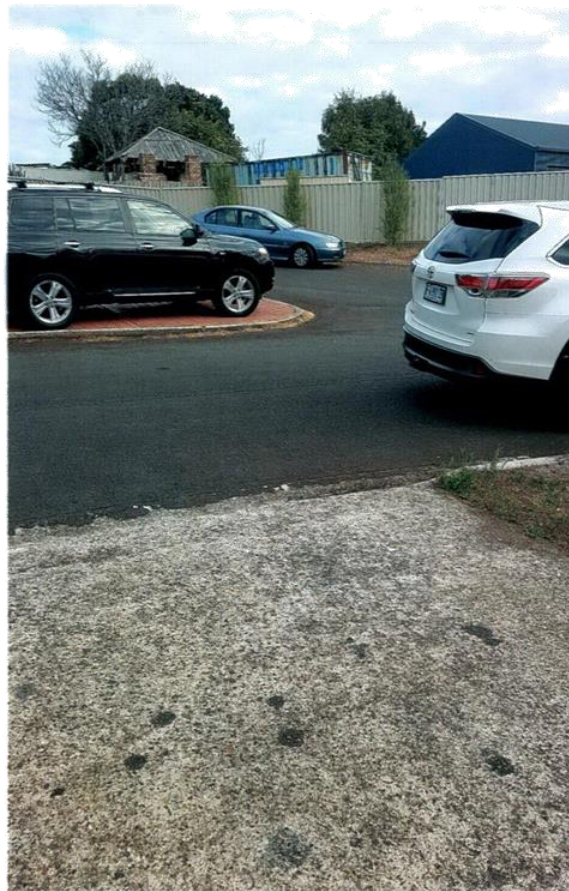
01/03/2018 D516144

Question 1 Wednesday Morning



01/03/2018 D516144

Question 1 & 3 Monday Afternoon



01/03/2018 D516144

Question 2



01/03/2018 D516144

Question 2



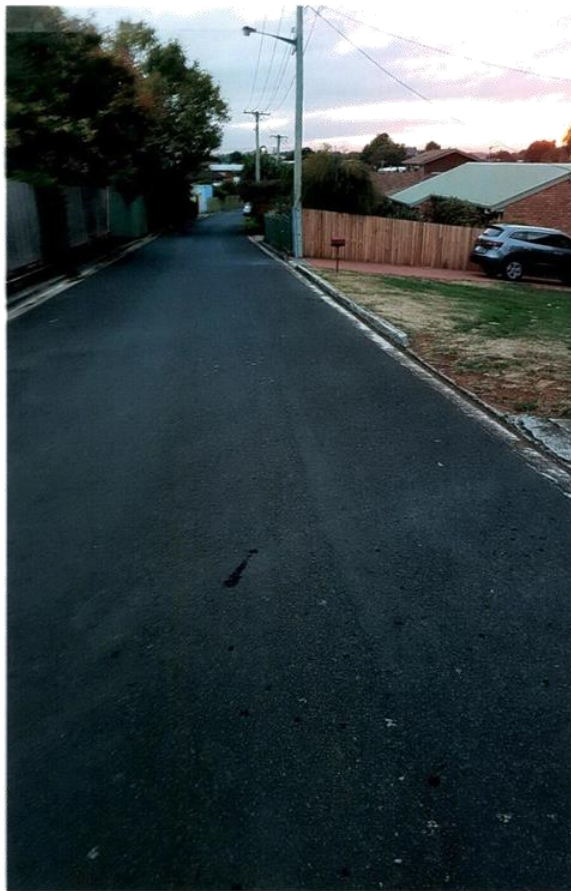
01/03/2018 D516144

Question 2



01/03/2018 D516144

Question 2



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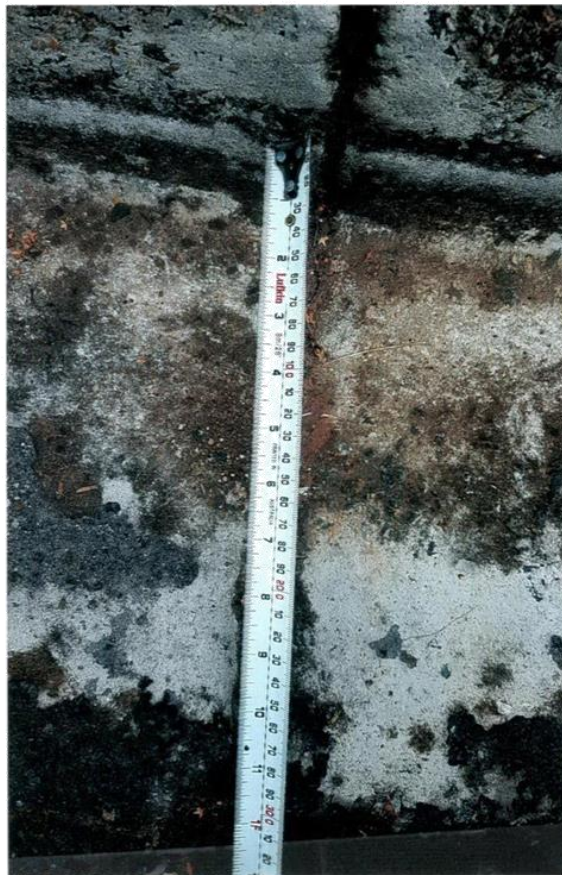
Question 2



01/03/2018 D516144

Question 4





Question 4

01/03/2018 D516144



Question 4

01/03/2018 D516144



Question 4

01/03/2018 D516144



Question 4

01/03/2018 D516144

01/03/2018 D516144

Question 4



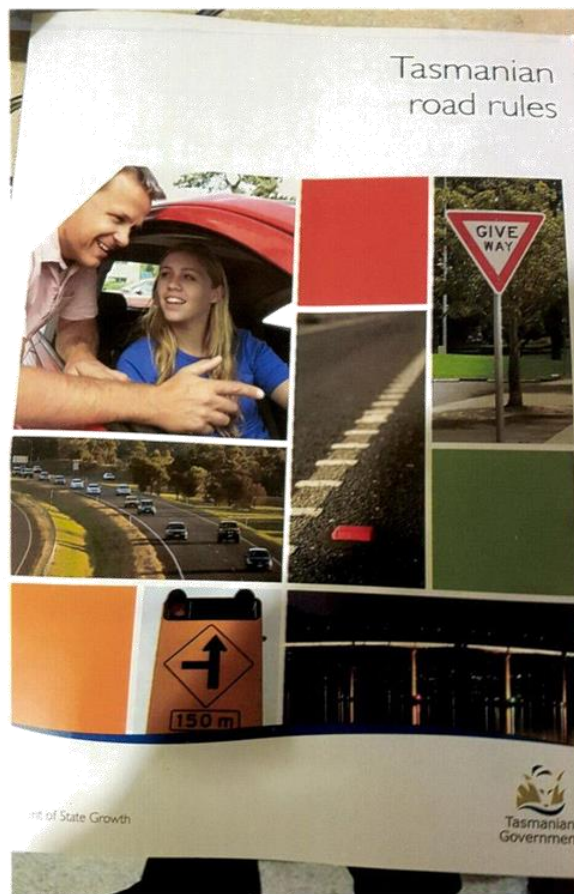
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Question 4



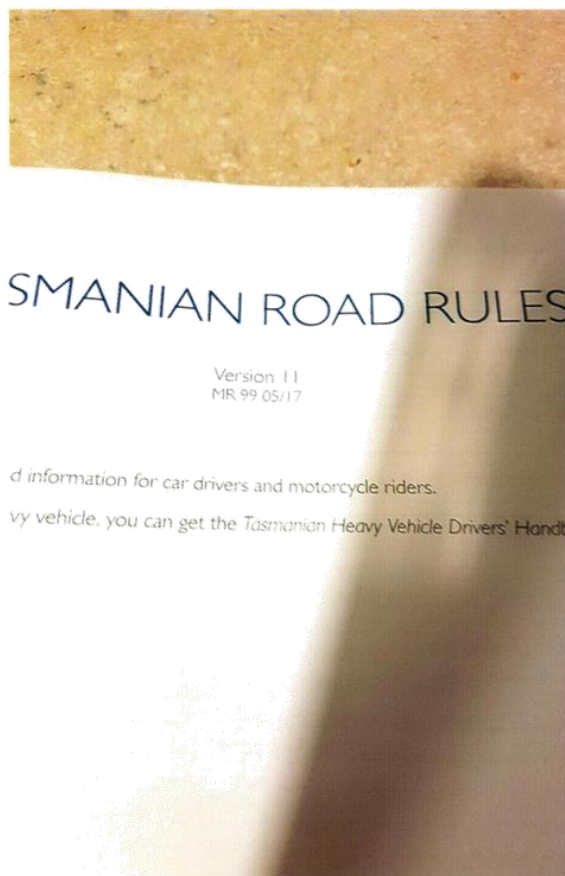
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Question 4



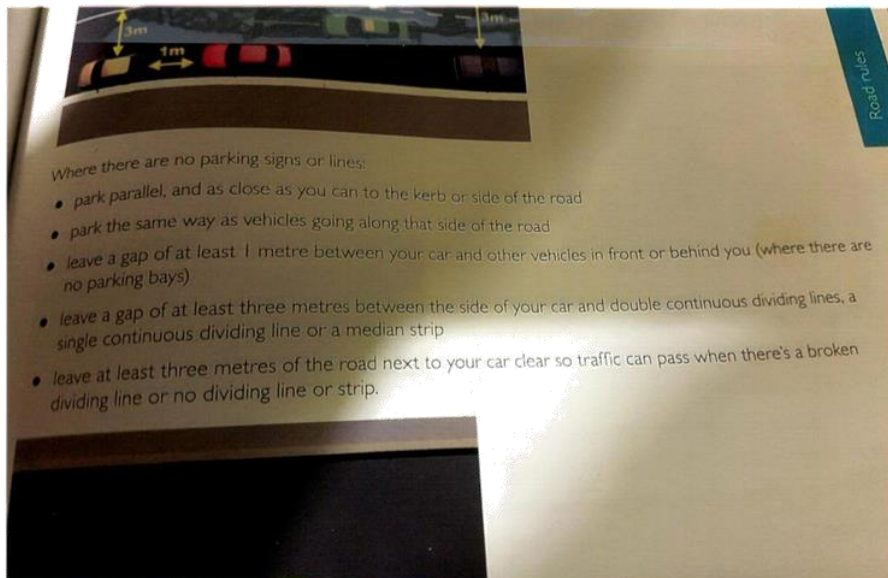
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Question 4



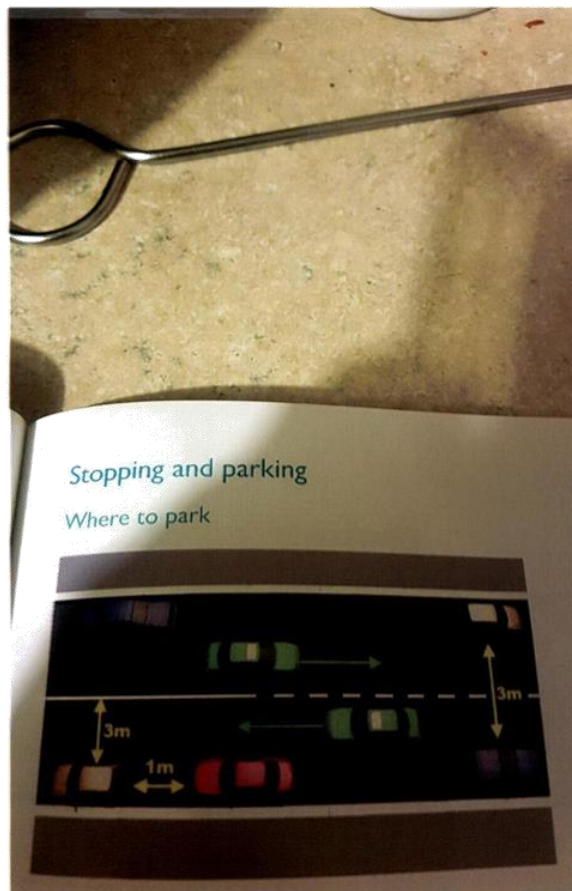
01/03/2018 D516144

Question 4




01/03/2018 D516144

Question 6



01/03/2018 D516144

Question 4



Where there are no parking signs or lines:

- park parallel, and as close as you can to the kerb or side of the road
- park the same way as vehicles going along that side of the road
- leave a gap of at least 1 metre between your car and other vehicles in front or behind you (where there are no parking bays)
- leave a gap of at least three metres between the side of your car and double continuous dividing lines, a single continuous dividing line or a median strip
- leave at least three metres of the road next to your car clear so traffic can pass when there's a broken dividing line or no dividing line or strip.

Road rules

01/03/2018 D516144

Traffic Island



01/03/2018 D516144

Traffic Island



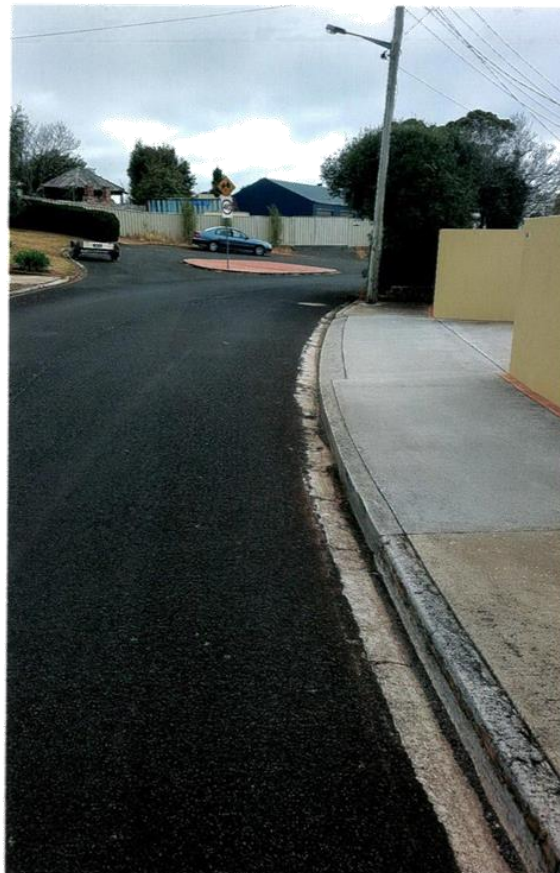
01/03/2018 D516144

Questions 1 & 3 - Monday afternoon



01/03/2018 D516144

Bend Curve, Blind Curve, Parking Distance




DEVONPORT CITY COUNCIL
ABN: 47 611 446 016
PO Box 604 Devonport TAS 7310 – 17 Fenton Way Devonport
Telephone 03 6424 0511
Email council@devonport.tas.gov.au Web www.devonport.tas.gov.au

5 March 2018

In reply please quote:

File 10964

Mr Trevor Pennington
15 Wiena Crescent
MIANDETTA 7310

Dear Mr Pennington

PARKING IN WIENA CRESCENT

Thank you for your letter dated 19 November 2017 raising concerns about parking in Wiena Crescent, mainly about school pick up time. I note you have visited and phoned Council on several other occasions and addressed two letters to the Mayor to raise the same issue.

In response to your concerns, observations have been made at peak and non-peak times, parking of school traffic has been checked against the Road Rules and the issue has been raised with both Miandetta Primary School and Tasmania Police. Regarding the issues raised in your letters, please find a response to each below:

Parking near driveways

Section 198 of the *Road Rules 2009* prohibits drivers from parking across driveways but does not require 1m clearance as you have suggested.

Parking on a bend

The Road Rules do not prohibit parking on a bend in a built-up area. Although in this case, sight distance may be limited, Wiena Crescent is a one-way street with low traffic volumes and low speeds, so the risk from this is considered to be low.

Parking on a traffic island

Section 197 of the *Road Rules 2009* prohibits drivers from parking on traffic islands. This information has been forwarded to Miandetta Primary School and Council's parking inspectors have inspected Wiena Crescent over the past few days. You may wish to consider reporting any future occurrence to Tasmania Police.



The City with Spirit

Page 2

Yellow lines in Wiena Crescent

There is evidence of a yellow line on the kerb in Wiena Crescent. However, this line has been allowed to fade and is no longer enforceable. By today's standards, there is no requirement for a 'no stopping' line around the length of the Crescent, as the road width allows for one car to park while another passes.

It has been reported that you have behaved in an aggressive manner towards Council staff and toward drivers in the street. This will not help to resolve your issue, and while this continues, Council will not be assigning any resources to monitoring parking in Wiena Crescent.

Council does not intend to correspond with you again on this matter.

Yours sincerely



Michael Williams
CITY ENGINEER

Enquiry Officer: Michael Williams
Direct Line: (03)6424 0578

LC RBV P+i \$2m request to Mayor A Rockliff to negotiate for release C in C contract to send

ROBERT B. VELLACOTT (Ratepayer)
11 COCKER PLACE
DEVONPORT 7310

THE ACTING MAYOR OF DEVONPORT
ALDERMAN ANNETTE ROCKLIFF
DEVONPORT CITY COUCIL
7 FENTON WAY DEVONPORT 7310

CC TO- DCC ALDERMEN & GENERAL MANAGER

13th March 2018

Subject :- Request for the release of commercial in confidence details re the payment of \$1,993,626 to Projects and Infrastructure Holdings P/L (P+i) during the financial year 2016 /2017 as stated in the DCC 2017 Annual Report.

Dear Acting Mayor Rockliff,

Further to my comments and questions at the Council meeting of the 26 February 2018, I respectfully request, on behalf of concerned ratepayers of Devonport, that you and or another qualified person /s, negotiate with the principal of P+i to seek permission for the release of relevant unredacted clauses of the management contract/agreement that stipulated what services P+i would have to satisfactory perform that required Council to pay \$1,993, 626 from ratepayers funds during 2016 /2017.

If you or P+i are unwilling to disclose what I have requested then the inevitable question is: - What is there to hide in relation to the contract which gave rise to the payment?

Please indicate, if you are willing to do so, when approximately you will carry out the above request.

I look forward to an early acknowledgement of receipt of this email and a favourable reply.

Please include all of the above and responses in the Agenda and Minutes of the 26th March 2018 Council meeting.

Yours sincerely,

R.B. Vellacott

Robert B. Vellacott

18th March 2018

Devonport City Council
17 Fenton Way
DEVONPORT TAS 7310

Malcolm Gardam
4 Beaumont Drive
MIANDETTA TAS 7310
(Mobile No: 0417 355 813)

ATTENTION: MR. PAUL WEST – GENERAL MANAGER (ACTING MAYOR & ALDERMEN)

RE: JULIE BURGESS - QUESTIONS ON NOTICE FOR ORDINARY MEETING 26/03/18 – File 29120

Dear Sir,

The following questions relate to seeking further clarification as to management of the Julie Burgess including a previous response to an earlier question to council.

Q1. At the DCC Ordinary Meeting of the 26th February the following question Q2 was asked of council.

“Section 5.5 “Julie Burgess Repairs 2017-18” on page 47 of the current Agenda gives a detailed report on the Julie Burgess’ current FY repair costs. Considering these were major repairs far exceeding the budget allowance, and noting the council has previously described these costs as “future proofing” the vessel, can council please advise as to whether:

- a) *Is council aware of any further planks that have been identified for replacement in the 2018-19 FY; and*
- b) *If not, is council confident enough to reduce the maintenance budget allowance for the 2018-19 FY?*

Response

*“The General Manager advised that the faulty planks have been replaced as required. The ketch is required to undertake an annual inspection and **Council is extremely hopeful there are no more replacements required**, but this will be determined after each inspection. In relation to the maintenance budget the quantum of the budget will be reduced in line with what is expected to be the normal maintenance of the vessel.”*

Further to the above response the following is directed to the Acting Mayor for response:

Considering the 2017 survey report stated that *“The planking below the water line, or most of it, must be replaced.”* and the images included with the report at Section 5.5 “Julie Burgess Repairs 2017-18” on page 47 of the February Agenda shows far fewer than most of the planking below the waterline have not yet been replaced, particularly on the starboard side, and therefore will the Acting Mayor please clarify:

- a) While it is acknowledged that any immediate safety issues related to existing suspect planks would have been addressed, **does council deny that it is already aware that**

about 20 further planks have already been identified for future replacement and if not in the 2018-19 FY then reasonably foreseeable shortly thereafter; and

- b) **Do you refute that instructions given or actions taken by council resulted in those planks not being replaced this FY**, in order to stay within the more than doubled budget allocation (\$30,000 budget + added \$32,768 = \$62,768) plus the reallocated pontoon budget of \$20,000 plus a shortfall of \$4,032, **thereby limiting overall repair costs to an \$86,800 expenditure FYTD?**
- Q2.** The General Manager has advised that *“In relation to the maintenance budget the quantum of the budget will be reduced in line with what is expected to be the normal maintenance of the vessel.”* and accordingly
- a) Is this realistic now that the council is aware of the costs involved in owning and maintaining an old wooden vessel; and
- b) Had council increased the current 2017-18 budget from the initial Year 1 maintenance budget and if so by how much?
- Q3.** Since the Julie Burgess has been back in service can the Acting Mayor please advise:
- a) The date that the first commercial sailing was undertaken; and
- b) How many weekend/public holiday sailings have there been since then and how many paying customers were there; and
- c) How many week day sailings have there been since then and how many paying customers were there?
- Q4.** Which staff member at council is directly responsible for the operational management of the Julie Burgess, and specifically the repairs and maintenance supervision?

Please provide responses in writing and ensure inclusion in full in the next Ordinary Meeting Agenda.

Yours sincerely,

Malcolm Gardam

CC: Acting Mayor & Aldermen

A LC RBV QsoN for 26 March 2018 send.

BOB. VELLACOTT – RATEPAYER
11 COCKER PLACE DEVONPORT 7310

To The General Manager
Devonport City Council
7 Fenton Way Devonport 7310

QUESTION ON NOTICE- To the General Manager Mr Paul West for the DCC Meeting 26th March 2018.

I note in The Advocate Weekender 17th March - Reinventing Devonport – Page 29 stated -

Mr West said , (among other things) The winning developer for the \$40million waterfront hotel site was announced last year and was Devonport based construction firm Fairbrother, which will finance and build the hotel, and appoint an operator .

My Question is –

General Manager did you in fact state the above and if it so is it true that Fairbrother will indeed finance and build the hotel and appoint an operator?

Also will you confirm as reported - it will have up to 200 rooms?

Please include all of the above and your responses in the DCC Agenda and minutes for the 26th March 2018.

Bob Vellacott 19th March 2018

LC RBV QsoN Providore Place for 26 March 2018 Gov \$1.5 send

ROBERT B. VELLACOTT
11 COCKER PLACE DEVONPORT 7310

ACTING MAYOR AND ALDERMEN
DEVONPORT CITY COUNCIL
7 FENTON WAY DEVONPORT 7310

Questions on Notice for DCC Meeting 26 March 2018

I note in the Advocate Feb. 24 (Cooking Centre Pledge) that the Liberal Party .If It wins the State election will provide \$1.5m for a Drysdale training kitchen on the mezzanine level within Providore Place.

Council has continually promoted the mezzanine floor as the place Ben Milbourne's TV studio and cooking school would be situated. Also that it would be one of the main drawcards that would encourage passengers /tourists when they disembark from the Spirit of Tasmania to visit Living City Devonport.

The Acting Mayor was asked, among other things in my email to her 2nd March 2018 the following questions -

Q 1. - Am I correct in assuming that the mezzanine floor of Providore Place is no longer required by a Ben Milbourne company and that a lease has now been taken out by TAFE of that part of the building?

Q2 - "Why has it been necessary for structural changes to the purpose-built mezzanine floor when it was always promoted as a cooking/training area designed by renowned architects and supposed to be leased and run by Ben Milbourne?"

Q 3. – Also of note because of your obvious enthusiasm evident in the photograph will you inform what promises have already been made by Council in providing funds, concessions and or other facilities that will be required by in particular Drysdale staff and students so as to comply with the many State Education Dept. standards.

I received only an evasive response to what I considered were my reasonable questions that were worded in a courteous manner.

My Question is –

Acting Mayor will you please answer in a forthright manner all the questions that I previously asked as per above.

I look forward to your acknowledgement of receipt of this email and your responses so as to clarify the situation for the benefit of all rate and state tax payers as soon as possible .Please include all of the above In the agenda and minutes for the DCC 26 Mach 2018 meeting.

Yours Sincerely.

R.B. Vellacott

3.2.3 Question without notice from the public

3.3 QUESTIONS ON NOTICE FROM ALDERMEN

At the time of compilation of the agenda no questions on notice from Aldermen were received.

4.0 PLANNING AUTHORITY MATTERS

The Mayor will now announce that Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for the consideration of Agenda Item 4.1.

Council is required by Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015* to deal with items as a Planning Authority under the LUPA 1993 in a sequential manner.

The following item is to be dealt with at the meeting of Council in its capacity as a Planning Authority.

- 4.1 PA2018.0001 6 Lot Subdivision - Discretionary Matters Relate to Lot Configuration (Internal Lot) and Overhead Power - 56 Caroline Street East Devonport (D517935)

4.1 PA2018.0001 6 LOT SUBDIVISION - DISCRETIONARY MATTERS RELATE TO LOT CONFIGURATION (INTERNAL LOT) AND OVERHEAD POWER - 56 CAROLINE STREET EAST DEVONPORT

File: 34852 D517935

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 2.1.1 Apply and review the Devonport Interim Planning Scheme as required, to ensure it delivers local community character and appropriate land use
- Strategy 2.1.2 Provide high quality, consistent and responsive development assessment and compliance processes

PURPOSE

The purpose of this report is to enable Council to make a decision regarding planning application PA2018.0001.

BACKGROUND

Planning Instrument:	<i>Devonport Interim Planning Scheme 2013</i>
Applicant:	Michell Hodgetts & Associates Pty Ltd
Owners:	RJ Brown Super Pty Ltd, Mr MJ Brown & Mrs JN Brown
Proposal:	6 lot subdivision - discretionary matters relate to lot configuration (internal lot) and overhead power
Existing Use:	Vacant land (previously TasWater reservoir)
Zoning:	General Residential
Decision Due:	30/03/2018

SITE DESCRIPTION

The site is identified by Certificate of Title Volume 83488 Folio 1 with the property address of 56 Caroline Street, East Devonport. The site encompasses an area of 6,095m² and is currently vacant land. The property previously accommodated a water reservoir that was demolished in 2015. The site is immediately surrounded by residential development save for the internal block to the immediate north which is designated as public recreation on the property's title.

A copy of the title of the property and an image of the site looking from Caroline Street are reproduced as Figures 1 and 2 respectively on the next page.

SITE HISTORY (LAND-USE ZONING)

Under the *Devonport & Environs Planning Scheme 1984* (Council's previous planning scheme) the site was zoned Public Purposes. As part of the transition to the *Devonport Interim Planning Scheme 2013* (DIPS) advice was received from the Tasmanian Planning Commission that local utility sites such as this site (previously a water reservoir) were to be assigned a General Residential zoning.

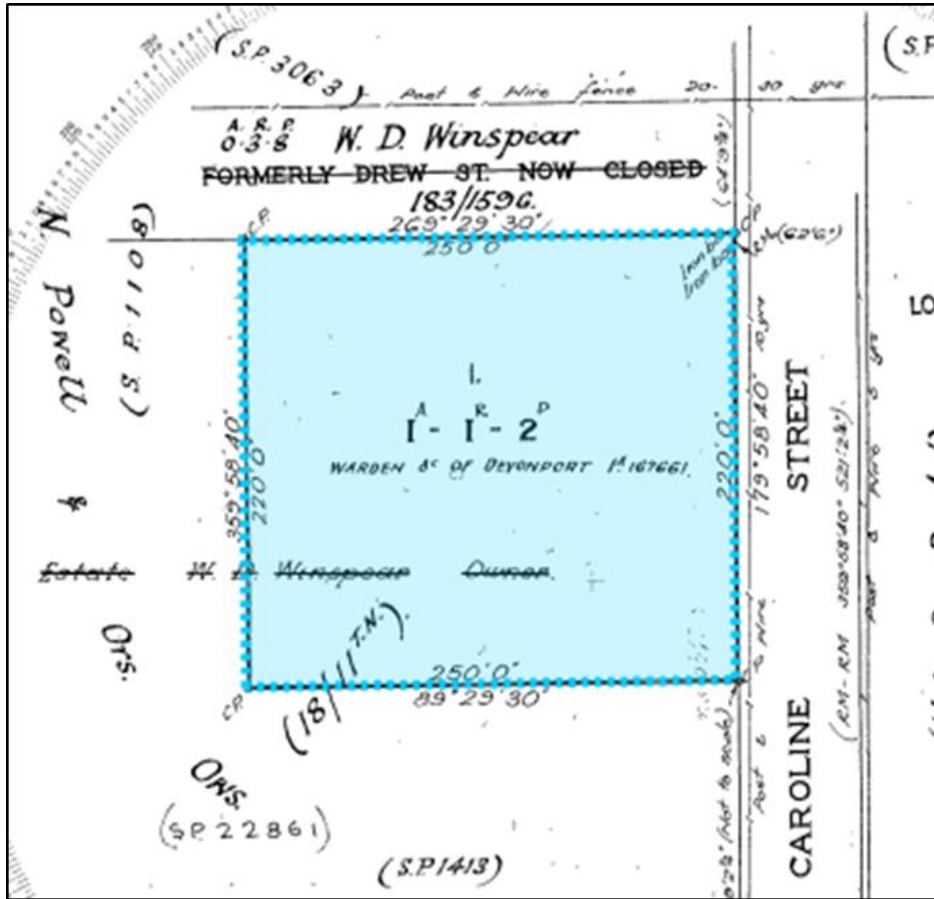


Figure 1 - Title Plan of 56 Caroline Street, East Devonport (The List)



Figure 2 - Image of site looking west from Caroline Street (taken March 2018)

APPLICATION DETAILS

The applicant is seeking approval for a 6 lot residential subdivision. A cul-de-sac is proposed as part of the subdivision and lot sizes will vary from 600m² to 770m². A copy of the subdivision plan submitted by the applicant is shown as Figure 3 below.

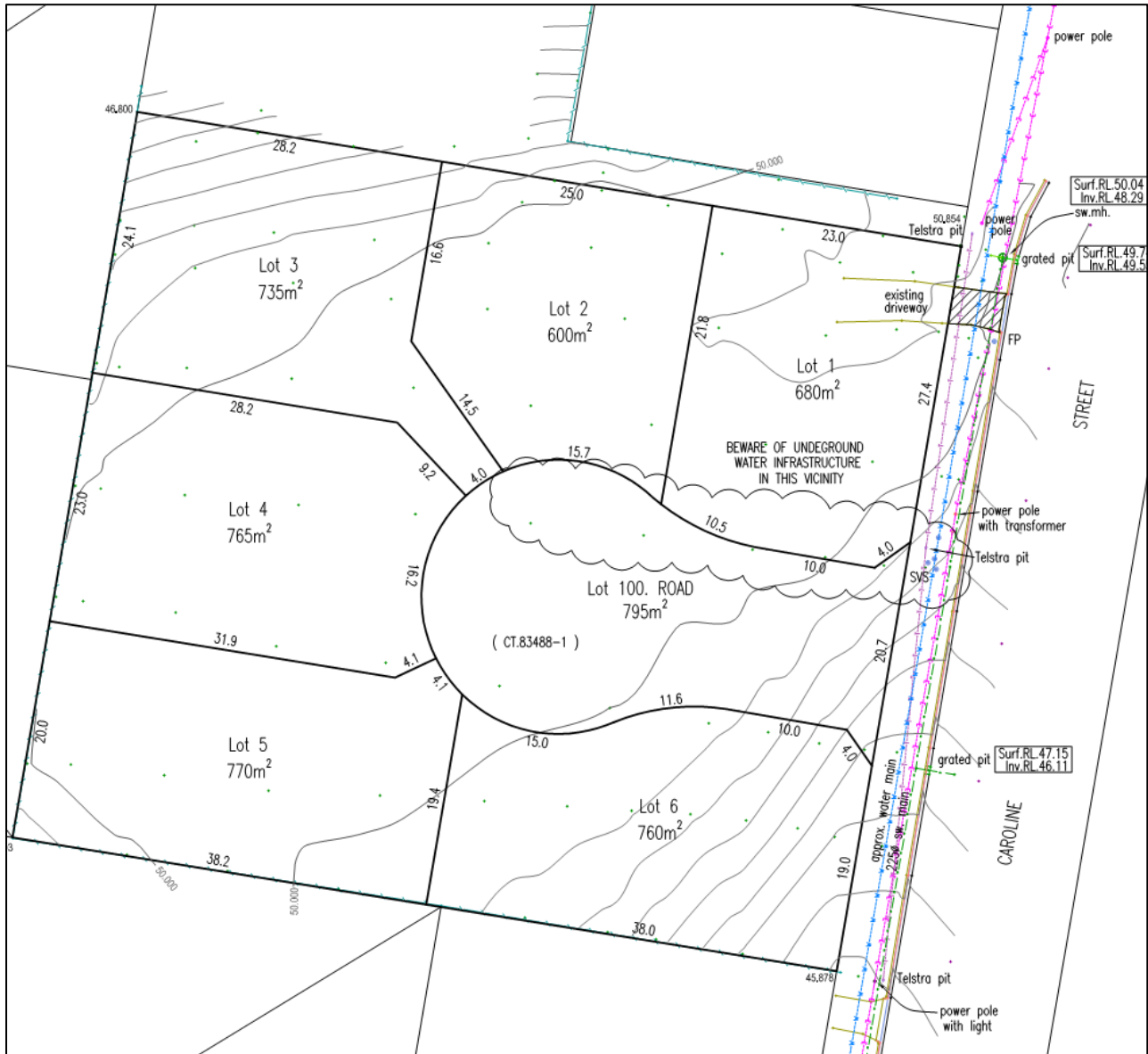


Figure 3 - Proposed Subdivision Plan (Michell Hodgetts Pty Ltd, 2017)

A full copy of the planning application submitted by the applicant (including a supporting planning submission by EnviroPlan) is appended as **Attachment 1**.

PLANNING ISSUES

The land is zoned General Residential under the *Devonport Interim Planning Scheme 2013*.

The purpose statements of the General Residential zone are:

"To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided." and;

"To provide for compatible non-residential uses that primarily serve the local community."

A zoning map of the site and surrounding locality is reproduced below as Figure 4.

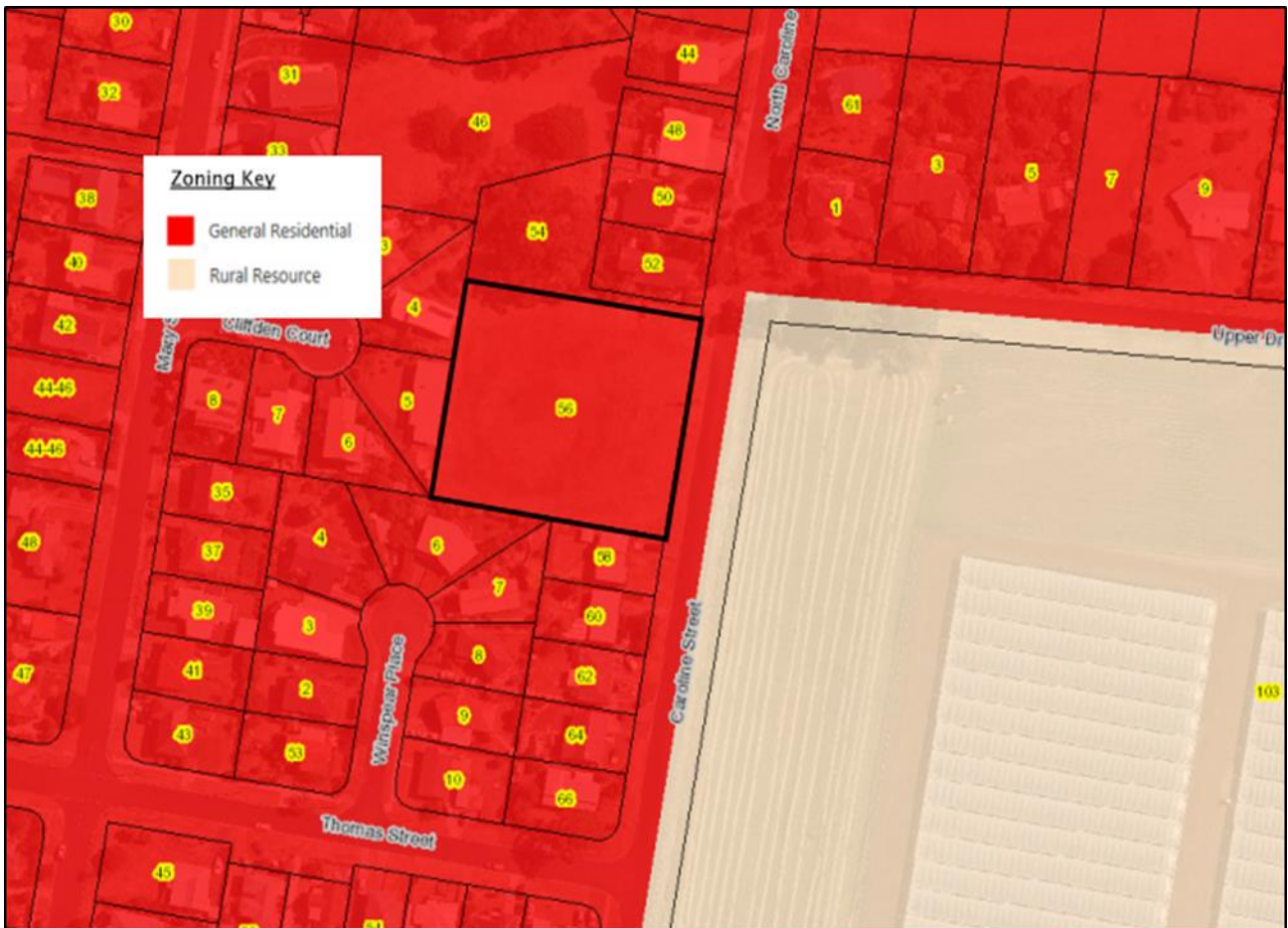


Figure 4 – Zoning map of site and locality (Geocortex, DCC, 2018)

An application for subdivision within the General Residential zone is Permitted if the applicable development standards prescribed within the DIPS can satisfy the acceptable solutions. In contrast, if the acceptable solutions cannot be satisfied the application is Discretionary and assessed against the corresponding performance criteria.

For information purposes, the principal difference between a Permitted and Discretionary planning application is that Council acting as a Planning Authority must approve a Permitted application whereas a Discretionary application may be either approved or refused.

In relation to this subdivision proposal the acceptable solutions are satisfied for all but two development standards, these standards being:

10.4.13 - *Subdivision*

10.4.14 - *Reticulation of an electricity supply to new lots on a plan of subdivision*

A copy of these development standards is reproduced on the next page along with comments.

10.4.13 Subdivision	
Objective:	
The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the General Residential zone	
Acceptable Solutions	Performance Criteria
A1	P1
Each new lot on a plan of subdivision must be – (a) intended for residential use; (b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority	Each new lot on a plan of subdivision must be – (a) for a purpose permissible in the zone
A2	P2
A lot, other than a lot to which A1(b) applies, must not be an internal lot	(a) An internal lot on a plan of subdivision must be – (i) reasonably required for the efficient use of land as a result of a restriction on the layout of lots imposed by – a. slope, shape, orientation and topography of land; b. an established pattern of lots and development; c. connection to the road network; d. connection to available or planned utilities; e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or f. exposure to an unacceptable level of risk from a natural hazard; and (ii) without likely impact on the amenity of adjacent land

Figure 5 – Development Standard 10.4.13 - Subdivision (DIPS, 2013)

The subdivision is in accordance with 10.4.13 A1 as the lots are intended for residential use. However, lot 3 of the subdivision cannot satisfy 10.4.13 A2 as it is an internal lot. As a result the merits of lot 3 need to be assessed against the performance criteria prescribed in 10.4.13 P2.

It is submitted that the proposed subdivision layout is an efficient layout of the land. The internal lot will have a 4m frontage to the cul-de-sac and it has been demonstrated that the lot can be connected to required infrastructure. The lot is also a size that is consistent with existing residential lots in the area and any development on this lot will have negligible impacts on neighbouring residential properties. The Performance Criteria for this standard is comfortably satisfied.

10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision	
Objective: Distribution and connection of reticulated electricity supply to new lots on a plan of subdivision is to be without visual intrusion on the streetscape or landscape qualities of the residential area	
Acceptable Solutions	Performance Criteria
A1 Electricity reticulation and site connections must be installed underground	P1 It must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground

Figure 6 - Development standard 10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision (DIPS, 2013)

The proposal does not satisfy the acceptable solutions as overhead electricity reticulation is proposed. The supporting submission by EnviroPlan (2017, p. 12) notes that overhead reticulation passes the site to the east and therefore it is unnecessary and unreasonable to modify the existing infrastructure. It has been demonstrated that the incorporation of underground power to the subdivision is impractical and unreasonable and therefore the Performance Criteria are satisfied for this standard.

As mentioned, all other development standards within the DIPS satisfy the acceptable solutions. For example, development standard 10.4.9 - *Suitability of a site for use or development* addresses matters such as lot size, access provisions and infrastructure requirements. The application has demonstrated compliance with the acceptable solutions for this standard and no further commentary is necessary.

COMMUNITY ENGAGEMENT

On 8 January 2018, Council received an application for the above development. Under Section 57(3) of the *Land Use Planning and Approvals Act 1993*, the Planning Authority must give notice of an application for a permit. As prescribed at Section 9(1) of the *Land Use Planning and Approvals Regulations 2014*, the Planning Authority fulfilled this notification requirement by:

- (a) Advertising the application in *The Advocate* newspaper on 24/02/2018;
- (b) Making a copy of the proposal available in Council Offices from the 24/02/2018;
- (c) Notifying adjoining property owners by mail on 22/02/2018; and
- (d) Erecting a Site Notice for display from the 24/02/2018.

The period for representations to be received by Council closed on 09/03/2018.

REPRESENTATIONS

A total of four representations were received within the prescribed 14-day public scrutiny period required by the *Land Use Planning and Approvals Act 1993*.

A copy of each representation is reproduced in the following pages along with comment.

Planning Dept
Devonport Council

52 Caroline St
E.Devonport.

26 Feb 2018.

PLANNING REPRESENTATION : Ref: PA 2018.0001 /sub division at 56 Caroline St.

Dear Planning Staff..

Background

The land in question (C/T 83488/1) was a bulk municipal water storage area until sold by *TasWater* last year.

To the NW of the proposed sub division is an internal densely wooded block (CT 3072827/vol 64728/Folio 69) of mature trees. The purpose of these trees is to stabilize the steep slope. I believe this block to be Council owned. Please see enclosed letter from Council 22 Jan 2005.

This block (CT 3072827) is in extreme proximity to my home and to the proposed dwellings, particularly Lot 3. (This internal block is featured on all of the 7 aerial views included in the Consultant's Enviro Plan Report.)

There is a Council Easement or Right of Way to access this internal block (CT 3072827) which does not have any crossover.

Access for maintenance and fire fighting has always been by the existing crossover from Caroline St (as shown on the plan drawing 217142 at the eastern side of Lot 1) and noted in the Report at page 6 as

"Access.... access to the subject land is off Caroline St via a formed crossover which is seen on Lot 1"

This original formed crossover will be no longer provide access when Lot 1 is developed.

Consultant's Report (Mr Michael Wells of Enviro Plan)

This Report ,makes scant reference to the internal treed block on the north west boundary in the comprehensive **Bush Fire Management Plan.. Annex C page 22) Bo.1**

However half of the proposed blocks (Lots 1, 2 & 6) do require a HMA.....yet, curiously, Lot 3 which borders the N.W internal treed block is not included in the HMA plan.

To quote Mr Wells:

" Hazard Management Area (marked in yellow)maintain HMA in a minimum fuel condition at all times ...with regular maintenance from September to March each calendar year"

(the above is reinforced with 19 General Requirements at Bo.2)

Representation 1 (pg. 1 of 3) from Christopher Mills of 52 Caroline Street, East Devonport

Cont... 1

Apparently Mr Wells' Report/HMA Plan does not take into account the consequences of removing access to the internal treed block (CT 3072827) . He has recommended HMA's for Lots 1,2,& 6, but not Lot 3 which is closest to the hazards presented by this block...and in my case, very close to my house.

"....clearing of undergrowth, rubbish removal, inspect the trees, and carry out maintenance required including dead wooding if necessary"

Devonport Council 23 Jan. 2005

In the past easy access for this essential maintenance has been by the existing formed crossover (which also provides a direct access from Caroline St for emergency vehicles)

Submission... New Crossover

In view of Mr Wells' HMA recommendations for the proposed sub division and the Bush Fire Risk Assessment Report and Certificates (21/12/17) it is only reasonable that my property also be similarly protected.

With the loss of the existing formed crossover at Lot 1, prompt, easy access from Caroline St to the internal wooded block (and bush fire risk) will no longer be possible.

May I submit that Council create a new crossover to give vehicular access to Council's Easement (or ROW) (which runs between the subject land and the south side of my block) so that the essential , regular maintenance as recommended by Mr Wells & Devonport Council can continue.

Council's Easement

Originally the purpose of this Easement was to allow Council Right of Way and easy access to the treed block. However access was always by the existing crossover at proposed Lot 1. It was not then necessary to provide a crossover to the Easement , as it was all Council land.

I have , with respect to Mr Wells, , suggested above, that he may have overlooked the adverse impacts to the proposed sub division (and to my home) by the loss of the existing formed crossover.....

A formed crossover to the Easement is now necessary and would be of benefit to the 6 proposed dwellings as well as to myself (see Annex C ...Bush Fire Management Plan)

Acceptable Solutions.....It may be that Council make it a Condition of Approval that the new owner of the sub division be responsible for replacing the original crossover with a new one at the entrance to Council's Easement.


Alternatively, it may be Council's choice to install a crossover (from Caroline St) to provide easy access to Council's internal block.

Thank you... Yours



CHRISTOPHER MILLS

Representation 1 (pg. 2 of 3) from Christopher Mills of 52 Caroline Street, East Devonport



Devonport City Council
ABN: 47 611 446 016

Enquiries to: **Garry Corcoran**
Ext: No:
Our Ref: **6899**
Your Ref: **D5A/GJC/VA**
Date: **23rd January, 2005**
All correspondence must be addressed to the General Manager

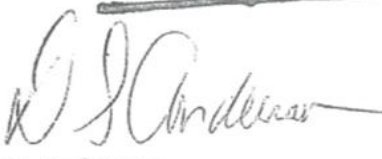
Dear Mr Mills,

Reference is made to your letter dated 16th January, 2006 requesting Council to clean up the area west of your dwelling at 52 Caroline Street.

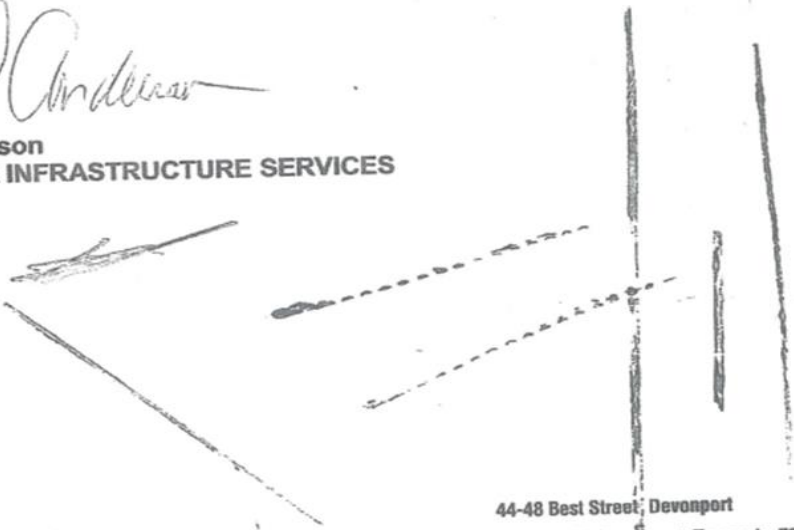
I wish to advise that Council will clean the undergrowth and remove the rubbish during the week commencing 23rd January, 2006. Regarding the trees mentioned in your letter Council Officers will inspect the trees and carry out any maintenance required including dead wooding if necessary. However removal of the trees would be a last option, as the ground in this area is being stabilised by the tree root system.

Should you require any further information please contact Council Parks Team Leader Mr. Garry Corcoran by phoning 64 202700 during office hours.

Yours faithfully,



D.S. Anderson
MANAGER INFRASTRUCTURE SERVICES



Mr. C. Mills,
52 Caroline Street,
EAST DEVONPORT. 7310

44-48 Best Street, Devonport
PO Box 604 Devonport Tasmania 7310
Telephone 03 6424 0511
Facsimile 03 6424 9649
Email council@dcc.tas.gov.au DX70312
Web www.dcc.tas.gov.au

Representation 1 (pg. 3 of 3) from Mr Christopher Mills of 52 Caroline Street, East Devonport

Comment on Representation 1

It is important to acknowledge that the Planning Authority's role in this application is to determine whether the subdivision satisfies the Performance Criteria in relation to development standards: 10.4.13 – *Subdivision* and 10.4.14 - *Reticulation of an electricity supply to new lots on a plan of subdivision*. The above standards are the only discretionary matters in relation to the subdivision, all other development standards meet the acceptable solutions. The representation addresses none of these matters and therefore it is not considered relevant to the determination of this application.

For information purposes it is noted that the internal block to the north (that is designated as a public recreation lot) currently does not have a formal crossover. The application for subdivision on the adjoining block is irrelevant. Council is currently investigating the merits of providing a crossover to this lot.

From: elizabethg@protonmail.com
Sent: Friday, 9 March 2018 4:56 PM
To: council
Subject: PA2018-0001

Dear Mr West

I seek representation concerning PA2018-0001 in Caroline Street East Devonport.

I am opposed to the application as stated. If granted, and 11 separate dwellings are approved for construction on the site specified, it will generate a greater amount of traffic in Upper Drew Street. I live at 3 Upper Drew Street. Already we have agricultural workers going to the Costa-run farm opposite at all hours as that is a 24/7 operation. More traffic would be unbearable. I have canvassed my neighbours and they agree with me.

Yours sincerely

Elizabeth Gleeson

Representation 2 from Elizabeth Gleeson of 3 Upper Drew Street, East Devonport

Comment on Representation 2

Similar to representation 1 no valid points in relation to discretionary matters are discussed. Each block except for lot 2 on the subdivision plan could accommodate a multiple dwelling development. However, it is too early to speculate if this will occur and any development on the future lots will need to be assessed against the merits of the DIPS.

WK and MD Fawdry
6 Winspear Place
East Devonport TAS 7310
March 8 2018

General Manager
Devonport City Council
PO 604
Devonport TAS 7310

Dear General Manager:

Representation: PA2018301-56 Caroline St East Devonport Proposed Subdivision.

Please find our comments on the above proposal below:

Neighbourhood Values

- possible shading of our property due to tall houses along our north boundary
- increased neighbourhood noise
- glare due to new road street lighting
- increased traffic in the neighbourhood

Lots

- less than 6 lots would allow no internal lots, and make better use of the land

Property Drainage

- paved areas of a house on lot 5 may increase runoff to our property at the south west corner of lot 5

Electricity

- Overhead electricity poles don't look very good these days, underground electricity would be more pleasant.

Thank you for this opportunity to comment on this proposal, and for leaving this land as a reserve for such a long time for community use. The reserve was greatly appreciated.

Yours faithfully,

W.D. Fawdry

W.D. Fawdry → WK and MD Fawdry

Representation 3 from WK & MD Fawdry of 6 Winspears Place, East Devonport

Comment on Representation 3

Two valid points of objection are made in this representation. They are in relation to the proposed internal lot (lot 3) and the provision of overhead power.

Report to Council meeting on 26 March 2018

In relation to the subdivision layout the applicant could have submitted an application showing more lots as the minimum lot size in the General Residential zone is 330m². The subdivision is an efficient use of land and an internal lot is not uncommon in a residential cul-de-sac. The representor's argument regarding the subdivision layout is not supported.

It is agreed that overhead electricity poles are not as aesthetically pleasing as underground electricity reticulation, however, the DIPS provides a permit pathway for overhead power (with discretion) and a suitable case has been presented by the applicant. If the subdivision was for a new residential estate, it is most likely underground power would be mandated, though in this case the subdivision is surrounded by existing residential uses with overhead power reticulation and the performance criteria for 10.4.13 is sufficiently met.

The other points of objection are not relevant, however, it is noted that any future development on the lots will need to be in accordance with requirements of the DIPS and the National Construction Code (NCC). For example, the DIPS takes into consideration the height of buildings and setbacks from boundaries and the NCC addresses matters such as stormwater control from a development.

09 March 2018

Mr. Paul West
General Manager
Devonport City Council
PO Box 604
Devonport
Tasmania 7310

Dear Mr. West,

As per section 57(5) of the *Land Use Planning Approvals Act 1993*, I wish to make a representation relating to the planning application *PA2018.0001 - 56 Caroline Street, East Devonport*.

I am opposed to this application because this block of land is not classed as 'residential.'

I understand this block of land is within a residential zone with dwellings to the north, west and south, with additional houses in close proximity to the north east.

In my view, this makes it even more important that Council does not approve this application.

Yours sincerely

Patrick Gleeson
PO Box 4300
Melbourne University
Vic 3052

E| gdaypatrick@hotmail.com

Representation 4 from Patrick Gleeson of Melbourne

Comment of Representation 4

As stated within this planning report the property is zoned General Residential under the DIPS. A residential subdivision is a Permitted development within the zone. No further commentary is necessary.

DISCUSSION

The *Local Government (Building and Miscellaneous Provisions) Act 1993* prescribes a public open space contribution of 5% of the total area of the land subject to subdivision. The contribution is to be made in the form of land, however, should Council not require land, the contribution may be monetary. In this case, a monetary contribution is applicable as no public open space is provided as part of the subdivision layout and a financial contribution is preferred by Council. A condition will be included on the permit in relation to the contribution.

The application was referred to TasWater for comment as required by the *Water and Sewerage Industry Act 2008* and conditions from this authority will be included in the final recommendation.

The application has also been referred internally to other Council departments with an interest in development applications. Comments received have also been included in the final recommendation.

FINANCIAL IMPLICATIONS

No financial implications are predicted unless legal costs are incurred due to an Appeal to the Resource Management and Planning Appeal Tribunal.

RISK IMPLICATIONS

Due diligence has been exercised in the preparation of this report and no associated risks are predicted.

CONCLUSION

The application for subdivision can satisfy the DIPS requirements and is recommended for conditional approval.

ATTACHMENTS

1. Application - PA2018.0001 - 56 Caroline Street East Devonport
2. TasWater Submission to Planning Authority Notice - PA2018.0001 - 56 Caroline Street East Devonport

RECOMMENDATION

That the Planning Authority, pursuant to the provisions of the *Devonport Interim Planning Scheme 2013*, Part 3 of the *Local Government (Building and Miscellaneous Provisions) Act 1993* and Section 57 of the *Land Use Planning and Approvals Act 1993*, approve application PA2018.0001 and grant a Permit to use and develop land identified as 56 Caroline Street, East Devonport for the following purposes:

- 6 lot subdivision - discretionary matters relate to lot configuration (internal lot) and overhead power

Subject to the following conditions:

Planning Conditions

1. The subdivision is to proceed generally in accordance with the submitted subdivision plan referenced as Drawing: 217142 dated 21/11/17 by Michell Hodgetts & Associates Pty Ltd and supporting application information by EnviroPlan & CSE Tasmania Pty Ltd, copies of which are attached and endorsed as documents forming part of this Planning Permit.
2. The developer is to cover all costs associated with the transfer of road title to Council.
3. The developer is not to include any covenants within the Schedule of Easements that by their intended purpose are inconsistent with the relevant zone and code standards of the *Devonport Interim Planning Scheme 2013*.
4. The developer is to pay to the Council a sum equivalent to 5% of the unimproved site value of lots 1-6 inclusive in lieu of providing public open space. This payment is to be made before a final plan can be sealed. The subdivider is to provide Council with a registered valuer's report to enable the 5% to be calculated.
5. The developer is to provide street names for the future roadways for the consideration of Council prior to submitting the Final Plan.

Engineering Conditions

6. The developer is to submit detailed design drawings prepared by a suitably qualified engineer detailing road design compliance with current Municipal Standard Drawings and Tasmanian Subdivisional Guidelines, in this regard compliance must be demonstrated with:
 - a) Adequate road pavement design and reserve width;
 - b) Methods of stormwater control and discharge to approved stormwater reticulation systems from the proposed road and lots;
 - c) Each proposed lot is to be adequately serviced to permit future development in accordance with the relevant authorities;
 - d) Appropriate road longitudinal and cross-sectional grades;
 - e) Appropriate intersection design;
 - f) Appropriate footpath alignments and grades including ramps; and
 - g) Turning ability within cul-de-sac heads.
7. The developer is to ensure that there are adequate measures in place to ensure that the quality of stormwater discharged into the downstream drainage systems is free from deleterious materials and hydrocarbons.
8. The developer is to provide each lot with a concrete vehicular access from the proposed new road in accordance with current Municipal Standard Drawings and Tasmanian Subdivisional Guidelines.

9. The developer is responsible for installing all street regulatory, warning and name signs associated with the subdivision.
10. The developer must, prior to commencement of works on site, submit construction issue drawings to Council's Infrastructure and Works Department for approval and endorsement. Fees associated with this assessment will be in accordance with Council's current fee structure and all civil works associated with the subdivision will be subject to scheduled inspections by Council Officers.
11. In accordance with the Tasmanian Subdivision Guidelines, the developer is to appoint a supervising engineer to arrange for joint audit inspections and to certify the works at practical completion.
12. The developer is to acknowledge that at satisfactory completion of the works all infrastructure intended to become a council asset will be placed on a minimum 6 month defect liability period and that there will be a bond charged to govern this period in accordance with Council's Subdivision Maintenance Bond Policy.
13. The developer is to provide Works As Executed drawings in an electronic format at the completion of the works, detailing final road alignments, stormwater assets, invert levels and finished surface levels.

TasWater Condition

14. The developer is to comply with the conditions contained in the Submission to Planning Authority Notice which TasWater has required to be included in the planning permit, pursuant to section 56P(1) of the *Water and Sewerage Industry Act 2008* – refer to **Attachment 2**.

Note: The following is provided for information purposes.

Council is the street numbering authority. All street numbers will be allocated upon confirmation of the street name.

Noise emitted from portable apparatus and hours of operation must be within the scope indicated by the *Environmental Management and Pollution Control (Noise) Regulations 2016*.

The developer is to negotiate with Council a right of way through the plan of subdivision to allow Council access to maintain the Public Open Space to the north of the subdivision at 54 Caroline Street, East Devonport.

Author:	Alex Mountney	Endorsed By:	Brian May
Position:	Planning Officer	Position:	Development Manager

Office use
 Application no. _____
 Date received: _____
 Fee: _____
 Permitted/Discretionary

Devonport City Council

*Land Use Planning and Approvals Act 1993
Devonport Interim Planning Scheme 2013*

Application for Planning Permit

Use or Development Site

Street Address: 54-56 Caroline Street East Devonport

Certificate of Title Reference No.: 83488-1

Applicant's Details

Full Name/Company Name: Michell Hodgetts Surveyors

Postal Address: PO Box 712 Devonport Tas 7310

Telephone: 6424 5144

Email: mhasurv@bigpond.net.au

Owner's Details (if more than one owner, all names must be provided)

Full Name/Company Name:

RJ Brown Super Pty Ltd and Michael J Brown & Jillian N Brown

Postal Address: C/- 88 Chadwicks Road, Sassafras 7307

Telephone: 0428 249 505

Email: mjplbrown@bigpond.com



ABN: 47 611 446 016
 PO Box 604
 17 Fenton Way
 Devonport TAS 7310
 Telephone 03 6424 0511
 Email
council@devonport.tas.gov.au
 Web
www.devonport.tas.gov.au

Sufficient information must be provided with an application to demonstrate compliance with all applicable standards, purpose statements in applicable zones, codes and specific area plans, any relevant local area objectives or desired future character statements.

Please provide one copy of all plans with your application.

Assessment of an application for a Use or Development

What is proposed?: 6 Lot Subdivision

Description of how the use will operate: Residential Dwellings

Use Class (Office use only):

 Value of use and/or development

\$ _____

 Notification of Landowner/s (s.52 Land Use Planning and Approvals Act, 1993)

If land is not in applicant's ownership

I, John Turnbull of Michell Hodgetts Surveyors declare that the owner /each of the owners of the land has been notified/will be notified within 7 days from date of making this permit application.

 Applicant's signature:  Date: 21/12/17

If the application involves land owned or administered by the Devonport City Council

Devonport City Council consents to the making this permit application.

General Manager's signature: _____ Date: _____

If the application involves land owned or administered by the Crown

Consent must be included with the application.

 Signature

I apply for consent to carry out the development described in this application. I declare that all the information given is true and correct. I also understand that:

- if incomplete, the application may be delayed or rejected;
- more information may be requested within 21 days of lodgement; and
- The application may take 42 days to determine.

PUBLIC ACCESS TO PLANNING DOCUMENTS

I, the undersigned understand that all documentation included with this application will be made available for inspection by the public. Copies of submitted documentation, with the exception of plans which will be made available for display only, may be provided to members of the public, if requested.

 Applicant's signature:  Date: 21/12/17

PRIVACY ACT

The personal information requested on this form is being collected by Council for processing applications under the *Land Use and Planning Approvals Act 1993* and will only be used in connection with the requirements of this legislation. Council is to be regarded as the agency that holds the information.

 Fee & payment options – Please pay fee when lodging your completed application form

Payment in Person Customer Service hours are between 8.30am and 5.00pm, Mon-Fri. Payment may be made by cash, credit card, cheque or EFTPOS.
Payment by Mail Cheques should be made payable to Devonport City Council and posted to The General Manager, Devonport City Council, PO Box 604, Devonport, TAS, 7310.
Credit Card Payment by Phone Please contact the Devonport City Council offices on 6424 0511. Customer Service hours are between 8.30am and 5.00pm, Monday to Friday.

Applications may be lodged by email to Council - council@devonport.tas.gov.au. The following information and plans must be provided as part of an application unless the planning authority is satisfied that the information or plan is not relevant to the assessment of the application:

Application fee

Completed Council application form

Copy of certificate of title, including title plan and schedule of easements

Demonstration of compliance with performance criteria and relevant codes

A site analysis and site plan at an acceptable scale on A3 or A4 paper (1 copy) showing:

- The existing and proposed use(s) on the site
- The boundaries and dimensions of the site
- Typography including contours showing AHD levels and major site features
- Natural drainage lines, watercourses and wetlands on or adjacent to the site
- Soil type
- Vegetation types and distribution, and trees and vegetation to be removed
- The location and capacity of any existing services or easements on the site or connected to the site
- Existing pedestrian and vehicle access to the site
- The location of existing adjoining properties, adjacent buildings and their uses
- Any natural hazards that may affect use or development on the site
- Proposed roads, driveways, car parking areas and footpaths within the site
- Any proposed open space, communal space, or facilities on the site
- Main utility service connection points and easements
- Proposed subdivision lot boundaries, where applicable
- Details of any proposed fencing

Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 on A3 or A4 paper (1 copy) showing:

- The internal layout of each building on the site
- The private open space for each dwelling
- External storage spaces
- Car parking space location and layout
- Major elevations of every building to be erected
- The relationship of the elevations to natural ground level, showing any proposed cut or fill
- Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites
- Materials and colours to be used on roofs and external walls

A plan of the proposed landscaping including:

- Planting concept
- Paving materials and drainage treatments and lighting for vehicle areas and footpaths
- Plantings proposed for screening from adjacent sites or public spaces

Details of any signage proposed

If all of the above information is not provided to Council at the time of lodgement the application will not be accepted.



Application for Planning Permit

Proposed 6 Lot Subdivision

In the

General Residential Zone

54-56 Caroline Street, East Devonport

Supporting Documentation

December 2017

CONSULTANT DETAILS

Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes
 Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)
 Bushfire Accreditation No: BFP-128

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Document Status

Revision No	Author	Signature	Date
	M. Wells		21/12/2017

Contents	
The Land – Site	5
Title & Description	5
Existing Use and Development.....	5
Site Analysis.....	5
Topography	5
Drainage	5
Land Capability.....	6
Access.....	6
Reticulated Services	6
Surrounding Property Use	6
Lands Limitations	7
Proposal.....	7
Planning Scheme Provisions.....	7
Part E Codes.....	13
E1 Bushfire-Prone Areas Code.....	13
E2 Airport Management Code.....	13
E2.5 Use Standards.....	13
E2.5.1 Exposure to Aircraft Noise	13
E2.5.1 Exposure to Aircraft Noise	14
E2.6.1 Information Requirements.....	14
E2.6.2 Protection of operational airspace	14
E2.6.3 Public Safety Areas	15
E3 Clearing and Conversion of Vegetation Code – Not Applicable	15
E4 Change in Ground Level Code.....	15

E4.6.1 Change in existing ground level or natural ground level	15
E5 Local Heritage Code – Not Applicable	16
E6 Hazard Management Code.....	16
E6.5.2 Use likely to be exposed to a natural hazard	16
E6.6.2 Development on land exposed to a natural hazard	16
E7 Sign Code – Not Applicable.....	17
E8 Telecommunication Code – Not Applicable	17
E9 Traffic Generating Use and Parking Code	17
E9.5 Use Standards.....	17
E9.5.1 Provision for parking	17
E9.5.2 Provision for loading and unloading vehicles.....	17
E9.6.1 Design of vehicle parking and loading areas	18
E10 Water and Waterways Code – Not Applicable.....	18
Conclusion.....	19
Annexure A – Title Documents	20
Annexure B – Proposal Plans	21
Annexure C – Bushfire Hazard Management Plan.....	22
Annexure D – Deemed Compliance – Road Access & Stormwater.....	23

The Land – Site

Title & Description

The Certificate of Title for the subject site is C/T: 83488/1, PID 3072835. A copy of the title is provided as Annexure A.

The street address is 54-56 Caroline Street, East Devonport and MJ & JN Brown are the owners.



Figure 1 – Location of land 54-56 Caroline Street, East Devonport

The **0.5105** Ha property fronts onto Caroline Street and is located on eastern side of the road.

Existing Use and Development

The current use of land is vacant land. Currently there are no buildings located on the property however the former use of the land was a bulk water storage.

Site Analysis

Topography

The site is at an elevated area where all sides fall away from the site which is why it was used previously as a municipal water storage area for gravity feed distribution from site.

Drainage

Stormwater is to be disposed of through to the Council stormwater reticulation system east of the site. Sewer is located south of the site and a sewer main extension is required.

Land Capability

The land is not within a delineated area of the Land Capability Survey Tasmania and is not zoned as agricultural land nor is it in agricultural use; therefore this provision is not applicable.



Figure 2 – Land Capability of site – source: www.thelist.tas.gov.au

Access

Access to the subject land is off Caroline Street via a formed crossover which is seen on lot 1 of the plan.

Reticulated Services

Water, sewerage and stormwater reticulation services are located within the subject area. The site is already connected to water services and modifications / extensions are proposed as part of this development for sewer and stormwater as well as water connections to each allotment.

Surrounding Property Use

- North is residential uses;
- East is agricultural uses;
- South is residential uses; and
- West is residential uses.

Lands Limitations

Minor limitations have been identified within the subject site. There is a low risk landslip potential to the north-west corner of the site.

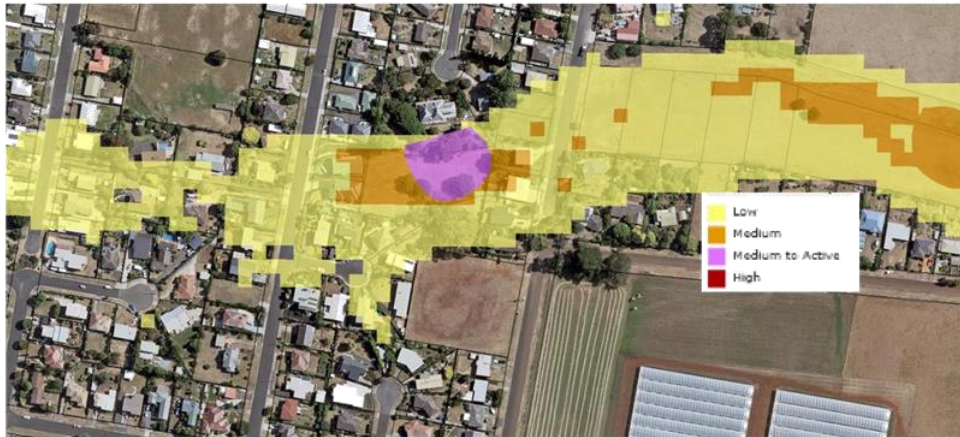


Figure 3 – Landslide Layer of the site – source: www.thelist.tas.gov.au

Proposal

The applicants are seeking to subdivide land under the Devonport Interim Planning Scheme 2013.

The proposal is a 6 lot subdivision of land on an old bulk water storage site. The water tank has already been demolished and the site returned to a natural state.

A copy of the proposal plans is included as **Annexure C**.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of **Section 57** of the Land Use Planning and Approvals Act 1993.

Planning Scheme Provisions

The applicable planning instrument is the Devonport Interim Planning Scheme 2013 and the subject land is zoned as General Residential.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section. Issues that address the Performance Criteria are listed as “Discretionary” and discussion is put forward to the relevant points.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the General Residential Zone are described in the following relevant sections of the Devonport Interim Planning Scheme 2013:

10.0 General Residential Zone

- 10.1.1 Zone Purpose Statements
- 10.1.2 Local Area Objectives

- 10.1.3 Desired Future Character Statements

10.2 Use Table

10.3 Use Standards

10.4 Development Standards

- 10.4.9 Suitability of a site or lot for use or development
- 10.4.10 Dwelling density for single dwelling development
- 10.4.13 Subdivision
- 10.4.12 Reticulation of an electrical supply to lots on a plan of subdivision

Part E Codes

- E1 Bushfire-Prone Areas Code
- E2 Airport Impact Management Code
- E4 Change in Ground Level Code
- E6 Hazard Management Code
- E9 Traffic Generating Use and Parking Code

Part F Special Area Plans

- There are no specific area plans in relation to the Devonport Interim Planning Scheme 2013 that are relevant to the proposal.

10.0 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

10.1.1.1-To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.

10.1.1.2-To provide for compatible non-residential uses that primarily serve the local community.

10.1.2 Local Area Objectives

This zone applies for land at -

- Suburban residential area make efficient use of land and optimise available and planned infrastructure provision through a balance between infill and redevelopment of established residential areas and incremental release of new land
- Suburban residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public, and social investment.
- Suburban residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social, and recreation purposes;

- d) Suburban residential areas provide small-scale employment opportunities in home occupation and home based business.
- e) The amenity and character of suburban residential use is commensurate with the location of housing and support activity within a shared urban setting, and is to take into account –
 - i. the likely impact on residential use from the occurrence and operation of non-housing activity;
 - ii. the effect of location and configuration of buildings within a site on –
 - a. apparent bulk and scale of buildings and structures;
 - b. opportunity for on-site provision of private open space and facilities for parking of vehicles;
 - c. opportunity for access to daylight and sunlight;
 - d. visual and acoustic privacy of dwellings; and
 - e. consistency of the streetscape; and
 - iii. the relationship between new sensitive use and the use of land in an adjoining zone

10.1.3 Desired Future Character Statements

Use or development in a suburban residential area is to provide –

- a) housing as a predominant but not exclusive form of development;
- b) choice and diversity in the design, construction, and affordability of buildings;
- c) buildings that are typically of one or two storeys;
- d) buildings that are set apart from adjacent buildings to –
 - i. reduce apparent bulk and scale;
 - ii. enable each an opportunity for access to sunlight; and
 - iii. assist visual and acoustic privacy between adjoining dwellings;
- e) a streetscape in which buildings are setback consistently from the frontage;
- f) site coverage that retains sufficient external ground area for recreation, service activity, and vehicle parking; and
- g) an ordered pattern of lots and a well-connected internal road network

10.2 Use Table

10.3 Use Standards

10.3.1 Discretionary Permit Use

10.4 Development Standards

10.4.9 Suitability of a site or lot for use or development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

- a) provide a suitable development area for the intended use;
- b) provide access from a road; and
- c) make adequate provision for connection to a water supply and for the drainage of sewage and stormwater

Acceptable Solutions A1

A site or each lot on a plan of subdivision must –

- a) have an area of not less than 330m² excluding any access strip; and
- b) if intended for a building, contain a building area of not less than 10.0m x 15.0m

- i. clear of any applicable setback from a frontage, side or rear boundary;
- ii. clear of any applicable setback from a zone boundary;
- iii. clear of any registered easement;
- iv. clear of any registered right of way benefiting other land;
- v. clear of any restriction imposed by a utility;
- vi. not including an access strip;
- vii. accessible from a frontage or access strip; and
- viii. if a new residential lot, with a long axis within the range 30o east of north and 20o west of north

Discussion

Each lot is greater than 330m² complying with A1(a). In addition each allotment is for a residential use and is capable of containing a 10.0m x 15.0m building area that complies with the provision under A1(b).

Acceptable Solutions A2

A site or each lot on a subdivision plan must have a separate access from a road –

- a) across a frontage over which no other land has a right of access; and
- b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or
- c) by a right of way connecting to a road -
 - i. over land not required as the means of access to any other land; and
 - ii. not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and
- d) with a width of frontage and any access strip or right of way of not less than -
 - i. 3.6 m for a single dwelling development; or
 - ii. 6.0 m for multiple dwelling development or development for a non-residential use; and
- e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan

Discussion

Each allotment has an access across a frontage that no other land has right of access to as seen on the submission plans complying with A2(a). Each allotment has a width of frontage greater than 3.6m for single dwelling development and the road authority has provided consent under the Local Government Highways Act 1982 complying with A2(d) and (e) above.

Acceptable Solutions A3

A site or each lot on a plan of subdivision must be capable of connecting to a water supply provided in accordance with the Water and Sewerage Industry Act 2008

Discussion

The site is already connected to a water supply complying with A3 above.

Acceptable Solutions A4

A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and waste water to a sewage system provided in accordance with the Water and Sewerage Industry Act 2008

Discussion

The site is capable of connecting to the sewer reticulation system with a mains extension from the asset id A511280 extending north in to the newly proposed cul-de-sac seen as Lot 100 on the plan.

Acceptable Solutions A5

A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater to a stormwater system provided in accordance with the Urban Drainage Act 2013

Discussion

The site is capable of connecting to the stormwater system as it runs north south along the eastern boundary of the site.

10.4.10 Dwelling density for single dwelling development**Objective:**

Residential dwelling density [R2] is to –

- a) make efficient use of suburban land for housing;
- b) optimise utilities and community services; and
- c) be not less than 12 and not more than 30 dwellings per hectare

Acceptable Solutions A1

- a) The site area per dwelling for a single dwelling must -
 - i. be not less than 325m²; and
 - ii. be not more than 830m²; or
- b) The site is approved for residential use on a plan sealed before this planning scheme came into effect.

Discussion

Each allotment is greater than 325m² and less than 830m² complying with A1(a) above.

10.4.13 Subdivision**Objective:**

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the General Residential zone

Acceptable Solutions A1

Each new lot on a plan of subdivision must be –

- a) intended for residential use;
- b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority

Discussion

Each allotment is intended for a residential use complying with A1(a)

Performance Criteria P2

- a) An internal lot on a plan of subdivision must be –

- i. reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by –
 - a. slope, shape, orientation and topography of land;
 - b. an established pattern of lots and development;
 - c. connection to the road network;
 - d. connection to available or planned utilities;
 - e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or
 - f. exposure to an unacceptable level of risk from a natural hazard; and
- ii. without likely impact on the amenity of adjacent land

Discussion

Lot 3 and lot 5 are internal lots and rely on the performance criteria.

These lots are required for the efficient use of the land where it utilises the shape of the land to its most practical layout which is in keeping with adjacent cul-de-sac's to the west and south of site whilst achieving a good connection to the road network. It provides good connections to planned utilities and is not within an area of unacceptable level of risk from a natural hazard complying with a P1(i) above and does not cause an impact on amenity of adjacent land complying with P1(ii) above.

10.4.14 Reticulation of an electricity supply to new lots on a plan of subdivision**Objective:**

Distribution and connection of reticulated electricity supply to new lots on a plan of subdivision is to be without visual intrusion on the streetscape or landscape qualities of the residential area

Performance Criteria P1

It must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground

Discussion

Overhead reticulation passes the site to the east and it is unnecessary and unreasonable to modify the existing infrastructure.

Part E Codes**E1 Bushfire-Prone Areas Code**

The proposal is a subdivision and is therefore subject to the provisions of the Code. A bushfire hazard management plan from an accredited person is featured as an annexure to this report.

E2 Airport Management Code

The proposal is located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore applicable to the code.

E2.5 Use Standards**E2.5.1 Exposure to Aircraft Noise**

The proposal is located approximately 2.11 miles (3.4 km) ('as the crow flies') west of the main runway. This approach to the runway is seldom used as the predominant wind conditions on the north-west coast of Tasmania are westerly and this approach is only used in easterly conditions.

Assuming the typical glideslope of 3° to the approach to the runway and a rate of descent of 300 ft per nautical mile to remain on that glideslope; the aircrafts glideslope should be 390 ft (119m) above the proposed building areas on approach (factoring in site elevations AHD to the AHD of the airport).

The predominant aircraft frequenting the airport are a 'Group B' sized aircraft with an approach speed of 91 – 120 knots (168.532km/h - 222.24km/h). Therefore the time of exposure to aircraft noise is approximately one minute per event – not hours of continuous exposure that could cause harm.

The effects of continuous dB exposure for site is between 80-90dB which could cause damage over a continuous 8 hour exposure. Therefore; given the seldom approach noise on easterly conditions where damage is like to occur with continuous expose – the likelihood of aircraft to cause harm to human health or to interfere with the amenity of the site is extremely unlikely.

E2.5.1 Exposure to Aircraft Nose**Objective**

- a) The likelihood for aircraft noise to cause harm to human health or to unreasonably interfere with the amenity of non-airport use is to be minimised; and
- b) Non-airport use is to minimise likely interference or constraint on the operation of an airport

Acceptable Solutions – A1

- (a) The use must be –
 - i. An 'Acceptable' use class for the applicable ANEF noise exposure level as shown on the Table to this clause; or
 - ii. An 'Acceptable' use class subject to conditions for the ANEF noise exposure level as shown on the Table to this clause;
- (b) Building construction must satisfy AS 2021 (2000) with respect to interior noise levels for the use class; and
- (c) The owner of the site has given written consent for an agreement in accordance with Part 5 of the Land Use Planning and Approvals Act 1993 to be registered on the title indicating likely exposure of use or development to noise nuisance from operations at the airport.

Discussion:

The proposal is a residential subdivision and future dwellings will be able to achieve ANEF 20 complying with A1 above.

E2.6 Development Standards**E2.6.1 Information Requirements**

The proposal is in a residential zone and is unlikely that the proposal will have a significant adverse effect on human health, public safety or amenity or operational airspace or the function of aviation facilities.

E2.6.2 Protection of operational airspace**Objective:**

Development is to maintain –

- a) efficient operation and safety of aircraft in operational airspace; and
- b) function of aviation facilities

Acceptable Solution – A1

Use or development must not –

- (a) Penetrate the Obstacle Limitation Surface (OLS); or
- (b) Interfere with operation of aviation facilities

Discussion:

The use or development does not penetrate the OLS of aircraft operations and is sited under the canopy level of surrounding trees. Likewise the development does not interfere with the operation of aviation facilities as it is a residential subdivision.

E2.6.3 Public Safety Areas**Objective:**

The likelihood for risk to use from the effect of aircraft accidents near the end of a runway in association with take-off or landing is to be minimised

Performance Criteria – P1

The airport operator or agency must advise it is satisfied the use or development does not unduly increase –

- (a) direct risk to people in an aircraft and on the ground;
- (b) secondary incidents arising from damage to ground facilities in the event of an aircraft incident; and
- (c) any requirement for the location, design and control of the use or development

Discussion:

The proposal is a residential subdivision within established residential dwellings to the north, south and west of site. It does not unduly impact on the airport operations.

E3 Clearing and Conversion of Vegetation Code – Not Applicable

The proposal does not seek to modify any existing native vegetation communities, habitats or areas of vegetation and therefore this Code is not applicable to this application.

E4 Change in Ground Level Code

The proposal does alter ground levels to existing or natural ground levels and therefore this Code is applicable to this application.

E4.6.1 Change in existing ground level or natural ground level**Objective:**

Change in the existing ground level or the natural ground level by cut or fill is to minimise –

- a) likely adverse impact on the physical, environmental, cultural, aesthetic, and amenity features of land; and
- b) risk from a natural hazard

Acceptable Solution – A1

Cut or fill must –

- a) not be on land within the Environmental Living zone or the Environmental Management zone;
- b) be required to –
 - i. provide a construction site for buildings and structures;
 - ii. facilitate vehicular access;
 - iii. mitigate exposure to a natural or environmental hazard;
 - iv. facilitate provision of a utility;
 - v. assist the consolidation or intensification of development; or
 - vi. assist stormwater management
- c) not result in a modification of surface stormwater water flow to increase –
 - i. surface water drainage onto adjacent land;
 - ii. pooling of water on the site or on adjacent land; or
 - iii. the nature or capacity of discharge from land upstream in a natural or artificial drainage channel;
- d) not destabilise any existing building or increase the requirements for construction of any potential building on adjacent land;
- e) manage disposal of intersected ground water;

- f) safeguard the quality of receiving waters through measures to minimise erosion and release of sediments and other contaminants during each of the site preparation, construction and rehabilitation phase in accordance with Soil and Water Management on Building and Construction Sites 2009;
- g) Not require a retaining or support structure that would result in an area of influence within the boundary of adjacent land; and
- h) not encroach upon or expose, disturb, or reduce cover over an underground utility to less than 1.0m unless the relevant regulatory entity has advised –
 - i. it is satisfied the cut or fill will not result in harm to the utility; and
 - ii. any condition or requirement it determines are appropriate to protect the utility

Discussion:

The land is not within the Environmental Living or Management Zone complying with A1(a).

The proposed cut is for the new cul-de-sac which is to provide vehicular access to lots 2, 3, 4, 5, and 6 of the proposal complying with A1(b)(ii) and facilitates the provision of utilities complying with A1(b)(iv).

It does not increase stormwater runoff complying with A1(c) and does not destabilise any existing or proposed buildings complying with A1(d). Further the proposal manages stormwater as part of the road design complying with A1(e) and (f). It does not create a line of influence complying with A1(g) and does not disturb a utility provider complying with A1(h).

E5 Local Heritage Code – Not Applicable

The proposal does not contain any heritage issues and therefore this Code is not applicable to this application.

E6 Hazard Management Code**E6.5.2 Use likely to be exposed to a natural hazard****Objective:**

The level of likely risk from exposure to a natural hazard is tolerable for the nature and duration of a use.

Acceptable Solution – A1

If a use is on land within an area of risk from exposure to a natural hazard as shown on a map forming part of this planning scheme –

- a) use must not be for a critical use, a hazardous use, or a vulnerable use;
- b) use must not be residential use if the level of risk is medium or higher; and
- c) a hazard risk assessment must demonstrate a tolerable level of risk can be achieved and maintained for the nature and duration of the use.

Discussion:

The site contains a low level risk to the north west of site. The site is a subdivision of land with a low level risk and is therefore exempt under the Code under section E6.4.4(f).

E6.6.2 Development on land exposed to a natural hazard**Objective:**

The level of likely risk from exposure to a natural hazard is to be tolerable for the type, form, scale and duration of each development

Acceptable Solution – A1

If the site is within an area of risk shown on a natural hazard map forming part of this planning scheme –

- a) a hazard risk assessment must determine –
 - i. there is an insufficient increase in risk to warrant any specific hazard reduction or protection measure; or
 - ii. a tolerable level of risk can be achieved for the type, form, scale and duration of the development; and
- b) if a hazard risk assessment established need to involve land on another title for hazard management consistent with the objective, the consent in writing of the owner of that land must be provided to enter into a Part 5 agreement to be registered on the title of the land and providing for the effected land to be managed in accordance with recommendations for hazard management

Discussion:

The site is a subdivision of land with a low level risk and is therefore exempt under the Code under section E6.4.4(f).

E7 Sign Code – Not Applicable

The proposal does not contain any signage as part of the application and therefore this Code is not applicable to this application.

E8 Telecommunication Code – Not Applicable

The proposal is for a residential dwelling and does not contain any telecommunications infrastructure and therefore this Code is not applicable to this application.

E9 Traffic Generating Use and Parking Code**E9.5 Use Standards****E9.5.1 Provision for parking****Objective:**

Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road

Acceptable Solution – A1

Provision for parking must be –

- a) the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;

Discussion:

The proposal provides for sufficient land to provide car parking in accordance with the standards.

E9.5.2 Provision for loading and unloading vehicles**Objective:**

Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles

Acceptable Solution – A1

There must be provision within a site for –

- a) on-site loading area in accordance with the requirement in the Table to this Code; and
- b) passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces

Discussion:

Not applicable – the development is a residential use.

E9.6.1 Design of vehicle parking and loading areas**Objective:**

Vehicle circulation, loading, and parking areas–

- a) protect the efficient operation and safety of the road from which access is provided;
- b) promote efficiency, convenience, safety, and security for vehicles and users; and
- c) provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site

Acceptable Solution – A1.1

All development must provide for the collection, drainage and disposal of stormwater; and

Acceptable Solution – A1.2

Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –

- a) Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;
- b) Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;
- c) Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;
- d) Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;
- e) Each parking space must be separately accessed from the internal circulation aisle within the site;
- f) Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and
- g) Be formed and constructed with compacted sub-base and an all-weather surface.

Discussion:

The proposal provides for sufficient land to provide car parking in accordance with the standards.

Acceptable Solution – A2

Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Village, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB

Discussion:

Not applicable – the development is a residential use.

E10 Water and Waterways Code – Not Applicable

The proposal is located approximately 1.1km away from the nearest water body to; exceeding the 30 metre requirement and therefore the Code is not applicable to this application.

Conclusion

This supporting documentation demonstrates that the proposal of a 6 lot subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the General Residential Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a 6 lot subdivision of land at 54-56 Caroline Street, East Devonport is respectfully sought from the Planning Authority.



Annexure A – Title Documents

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME 83488	FOLIO 1
EDITION 4	DATE OF ISSUE 07-Sep-2017

SEARCH DATE : 21-Dec-2017

SEARCH TIME : 02.38 PM

DESCRIPTION OF LAND

City of DEVONPORT
 Lot 1 on Diagram 83488 (formerly being 469-25D)
 Derivation : Part of 6A-1R-24Ps. Gtd. to Robt. Pott
 Prior CT 2026/67

SCHEDULE 1

M634996 TRANSFER to RJ BROWN SUPER PTY LTD of one undivided
 1/2 share and MICHAEL JOHN BROWN and JILLIAN NANCY
 BROWN (jointly as between themselves) of one
 undivided 1/2 share as tenants in common Registered
 07-Sep-2017 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



DIAGRAM FROM ACTUAL SURVEY

P/I

No. of APPLICATION
N Powell & Ors. 156 - 140 c.t.

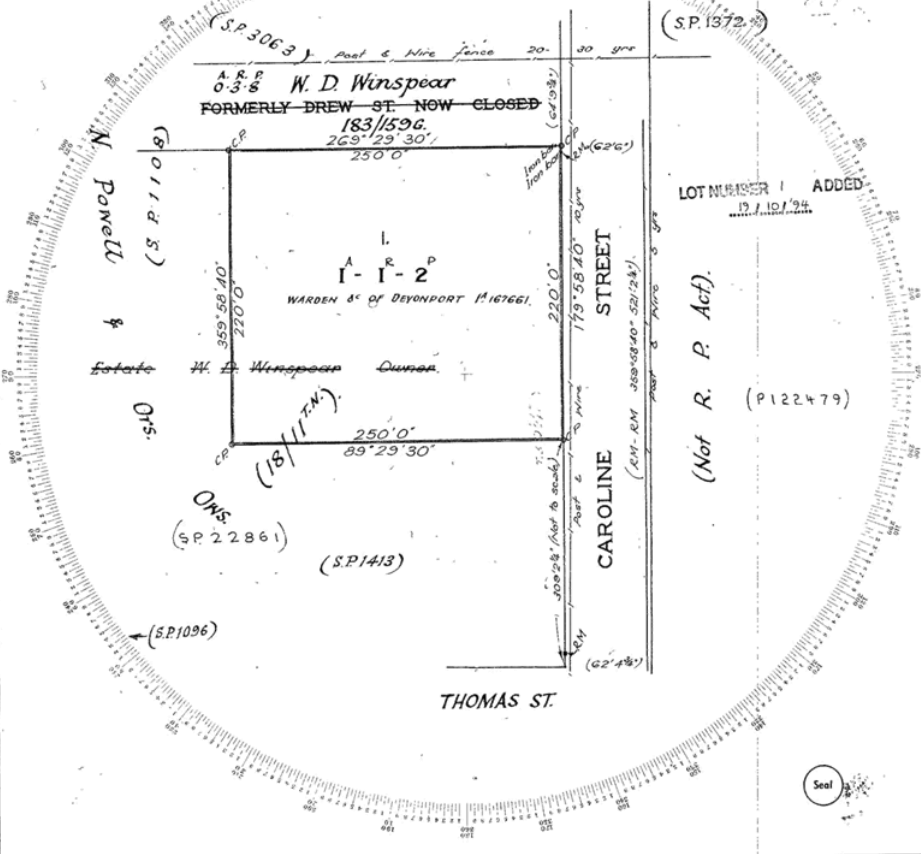
SECTION **BB**

REGISTERED NUMBER
83488

Scale 60 feet to an inch

AMENDED DIAGRAM

Part of G.L. 27, Robert Patt, Purchaser



Registered Number
491/0
25

Filed by

Lodged at the Lands Titles Office
on Sec. 155/24^R
Receipt No.
Receiving Clerk

REFERENCE TO CORNERS

COR.	BEARING	DISTANCE	IN LINKS	FROM

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE.

To be filled in by Surveyor.

Survey commenced 21-1-63
Survey finished 21-1-63
Error of close 1 in —

Plotted by ABC
Examined as to boundaries ABC
Mathematically checked ABC
Entered on Card by ABC

I, Neville Desmond Lester of Devonport Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

Dated this 11th day of February, 1963 N. Lester Authorised Surveyor.

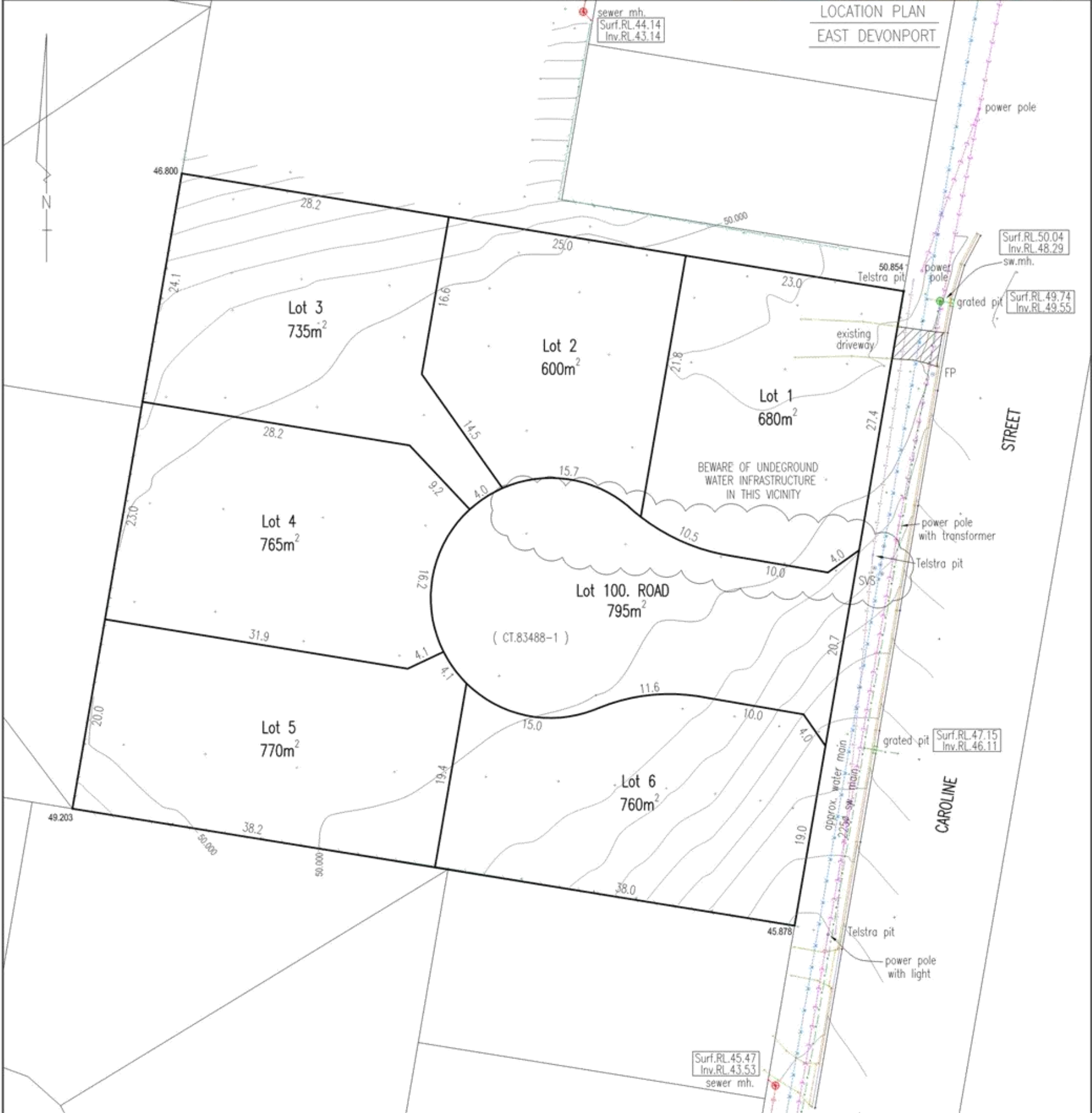
APPROVAL BY LOCAL AUTHORITY


The Common Seal of the Warden, Councilman and Electors of the Municipality of Devonport has been lawfully affixed in the presence of us this 26th day of February, 1963 in pursuance of a resolution of the Council of the said Municipality of Devonport passed on the 26th day of February, 1963.

C. Craddock Warden
R. R. Jones Councilman
— Council Clerk

Annexure B – Proposal Plans

<p>MICHELL HODGETTS SURVEYORS <small>A.C.N. 109 596 152</small> AUTHORISED SURVEYORS DEVONPORT - WYNYARD - SMITHTON - LAUNCESTON - SCOTTSDALE</p>	
<p>P.O. Box 712 , Devonport 7310 Telephone (03) 6424 5144 AUSDOC DX 70346 , Devonport Fax (03) 6423 4090 E.Mail : mhasurv@bigpond.net.au</p>	
<p>PROPOSED SUBDIVISION 56 Caroline Street, East Devonport M.J. & J.N. Brown, RJ Brown Super P/L</p>	



This plan has been prepared only for the purpose of obtaining subdivision approval from the local planning authority & the information shown hereon should be used for no other purpose. All dimensions & areas subject to final survey . All measurements are in metres .		Drawing No. <h1 style="margin: 0;">217142</h1>	REVISION 4
Drawn : J.A.T Scale : 1:400(A3) Date : 21/11/17	Paul Hodgetts – registered land surveyor		

Annexure C – Bushfire Hazard Management Plan



CLASSIFICATION
 This development has BAL 12.5 separation distances determined in accordance with Method 1 of Section 2.2 of AS3959.2009 Construction of Buildings in Bushfire-Prone Areas. Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

SPECIFICATIONS ON PAGE B0.2 TO BE FOLLOWED
 The Specifications featured on page B0.2 of this Plan form the basis of how to construct, manage and maintain the property in accordance with this Plan.

Note: Building Areas to Scheme Setbacks

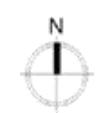


Hazard Management Area (marked yellow). Separation distances as shown. Maintain HMA in a minimum fuel condition at all times with regular maintenance from September through to March each calendar year.

LEGEND	
	HMA
	Building Area
	Fire Hydrant
	Water Main

Certified Plan
BAL-12.5

 Micheal Wells
 Scope: 1, 2, 3A, 3B & 3C
 BFP-128



GENERAL
 This plan is to be read in conjunction with the bushfire risk assessment report. Ensure that all contractors and consultants are provided with a full copy of this plan. All services are to be located on site by contractors prior to commencement of works. Notify the Council Authorities and Bushfire Risk Assessor if any variation in Building Layout or Classified Vegetation occurs.

CLIENT MJ & JN Brown	PID: 3072835	DRAWN BY M Wells	SCALE @ A3 1: 400
PROJECT 54-56 Caroline Street, East Devonport	CT: 83488/1	ISSUE 21/12/2017	

DESIGNERS DESCRIPTION:
 Michell Hodgetts & Associates

DESIGNERS REFERENCE NUMBERS:
 217142

DESCRIPTION
 Bushfire Hazard Management Plan

B0.1

RETICULATED AREAS



GENERAL REQUIREMENTS

1.0	General
1.1	A Hazard Management Area (HMA) must be established around the habitable structure/s to be protected in accordance with the distances specified on B0.1 of this Plan;
1.2	Lawns within the HMA must be well maintained during the fire season from September through to March and kept as "short cropped";
1.3	Paths and driveways must be constructed or non-combustible materials;
1.4	Dams, uncovered water storages, orchards, vegetable gardens, waste water systems and tanks etc. must be located on the fire prone side of the proposed habitable structure;
1.5	Only fire retardant plants of the low flammability type (fire resisting garden plants - TFS) should be planted within the HMA;
1.6	No vegetation must be able to fall onto the proposed structure;
1.7	The owner/s must maintain tree crowns within the HMA to have a horizontal separation of 5 meters from each crown;
1.8	Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer and ember protection;
1.9	The HMA must be located within the property boundaries.
1.10	It is the responsibility of the land owner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan.
1.11	All paths and pedestrian areas within 1 meter of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc);
1.12	Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Service's brochure - Fire Retardant Garden Plants. Plants that produce a lot of debris should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided;
1.13	Vines on walls or tree canopies over roofed areas should be avoided
1.14	Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided;
1.15	Total shrub cover should be kept to a maximum of 20% of the available area;
1.16	Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted;
1.17	Shrubs must not be planted in cluster forms or clumps;
1.18	Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level;
1.19	Minimise ground level fuels wherever possible;

ITEM 4.1

CLIENT MJ & JN Brown	PID: 3072835	DRAWN BY M Wells	SCALE @ A3 1: 400	DESIGNERS DESCRIPTION: Michell Hodgetts & Associates
PROJECT 54-56 Caroline Street, East Devonport	CT: 83488/1	ISSUE 21/12/2017	DESIGNERS REFERENCE NUMBERS: 217142	

DESCRIPTION
Bushfire Hazard Management Plan

B_{0.2}



Bushfire Risk

Assessment Report & Certificates

for

MJ & JN Brown

54-56 Caroline Street

Date of Plan

21/12/2017

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

ABN: 28 650 042 436

71a Bass Highway, Somerset

PO Box 546 Somerset, TAS 7322

Email: admin@enviroplanaustralia.com.au

Consultant Details



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. Certify a Bushfire Attack Level Assessment for **Building Work**
2. Certify an **Exemption** from a Bushfire Hazard Management Plan
- 3A. Certify Acceptable Solutions for **Buildings or Extensions**
- 3B. Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)
- 3C. Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)

Works performed by *Micheal Wells (BFP-128)* that require Tasmania Fire Service endorsement:

4. Certify Performance Criteria of the Bushfire-Prone Areas Code.

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Any measures implemented based on the advice from *EnviroPlan Australia*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

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Document Status

Revision No	Author	Signature	Date
1	M. Wells		21/12/2017

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BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Devonport Interim Planning Scheme 2013

Street address:

54-56 Caroline Street, East Devonport, Tasmania
7310

Certificate of Title / PID:

CT: 83488 / 1 , PID: 3072835

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

6 Lot Subdivision

Code Clauses:

- E1.4 Exempt Development
 E1.5.2 Hazardous Use

- E1.5.1 Vulnerable Use
 E1.6.1 Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon

Documents, Plans and/or Specifications

Title:

Author:

Date: **Version:**

Bushfire Hazard Report

Title:

Author:

Date: **Version:**

Bushfire Hazard Management Plan

Title:

Author:

Date: **Version:**

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

<input checked="" type="checkbox"/> E1.6 – Development standards for subdivision			
E1.6.1 Subdivision: Provision of hazard management areas			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to achieve tolerable risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input checked="" type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input checked="" type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner ³			
Name:	Micheal Wells	Phone No:	(03) 6411 1931
Address:	71a Bass Highway	Fax No:	
	PO Box 546	Email Address:	admin@enviropianaustralia.com.au
	Somerset TAS		7322
Accreditation No:	BFP – 128	Scope:	1, 2, 3A, 3B & 3C

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.	<input type="checkbox"/>
--	--------------------------

or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.	<input type="checkbox"/>
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and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer’s requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.	<input checked="" type="checkbox"/>
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Signed: certifier 

Date: 21/12/2017 Certificate No: 217260 – 5

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

Section 2



The Land – Site

Title & Description

Phone Contact: 64245144
 Land Owners: MJ & JN Brown
 Owners Agent: Michell Hodgetts Surveyors
 Property Location: 54-56 Caroline Street, East Devonport Tasmania 7310
 Property ID: 3072835
 Certificate of Title: CT: 83488/1
 Lot Size: 0.5105 ha (5105 m²)
 Council: Devonport Council
 Class of Building:
 Type of Building:
 Description of Work: 6 Lot Subdivision
 Referenced Documents:

Drawn By	Plan No	Revision No	Date
Michell Hodgetts Surveyors	217142		11/21/2017

Aerial Image of Site



Figure 1 – Location of land 54-56 Caroline Street, East Devonport
 The 0.5105 ha (5105 m²) property fronts onto Caroline Street and is located on the western side of the road.

Existing Use and Development

The current use of land is vacant land with no buildings located on the property.

Site Analysis

Topography

The land falls from west to east at an average of 3° over a 190 m run.

Access

The existing site access to the subject land is off Caroline Street via a formed urban crossover and does not require further upgrades as part of this development. In addition the new allotments will have access off a new cul-de-sac.

In order to be compliant – all site accesses must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

The road corridor width is 20 m with a formed construction of 10 m (including shoulders) supporting the 4b road construction.

The road is constructed to Municipal Standards for public access and is constructed to accommodate large vehicle volumes for safe vehicular passage. The road can easily accommodate the increase in AADT placed by the proposal and does not pose a detriment to the safe access/egress for occupants, fire or other emergency personnel.

Water Services

The following best describes to available services to the site and any mitigation measures required by the development:

- Water reticulation services are located within the subject area. The site is already connected to these services and modifications and extensions are proposed as part of this development.

Surrounding Property Use

- Lands to the north residential use;
- East is agricultural use;
- South is residential use; and
- West is residential use.

TasVeg Overlay



Figure 2 – TasVEG 3.0 Fire Attributes of land 54-56 Caroline Street, East Devonport (source: www.theLIST.tas.gov.au)

The ‘TasVEG Fire Attributes’ layer defines the surrounding vegetation as being:

<i>Vegetation Group</i>	<i>Fire Sensitivity / Flammability</i>
Agricultural, Urban and Exotic Vegetation	M Flammability, L Sensitivity

The following vegetation table best describes the flora contained within the bushfire exposure:

Generalised Description

Grasslands: *Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.*

Managed Land: *Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.*

Bushfire Interface Area

The bushfire Interface Model is a state-wide spatial dataset which has been modelled to describe the spatial distribution in Tasmania of Type 1 and Type 2 urban-bushland interface types.

- Type 1 interfaces are those areas where structures adjoin bushland fuels, there is a clear delineation between the built & natural environments, and there are multiple

dwellings in close proximity to one another (e.g. a typical suburban neighbourhood backing onto bushland).

- Type 2 interfaces are those areas where structures are scattered within bushland fuels, the built & natural environments are blended, and dwellings are spaced further apart (e.g. a typical rural/rural-residential area with larger blocks, long driveways etc).

The site location is described as being a **Type 1 & 2** Bushfire interface area.



Figure 3 – Bushfire Interface Areas of land Caroline Street, East Devonport (source: www.theLIST.tas.gov.au)

Given the proximity of the proposal to the classified vegetation; it is not anticipated that the use or development will likely cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent lands.

Proposal

The developers, MJ & JN Brown are seeking to construct a 6 Lot Subdivision.

The proposal is 6 lot subdivision with cul-de-sac being constructed centrally to the allotments.

Intended Purpose of Plan

The plan is intended to satisfy the provisions of the Code E1 of the Planning Scheme.

Purpose for Future Buildings on New Allotments

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013, Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2016 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.



The **FDI** in Tasmania is **50**.

Applicable Standard to which the plan relates

E1.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

<p>Objective <i>Subdivision provides for hazard management areas that:</i></p> <ul style="list-style-type: none"> a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i> b) <i>provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> c) <i>provide protection for lots at any stage of a staged subdivision.</i> 	
<p>Acceptable Solutions</p> <p>A1</p> <ul style="list-style-type: none"> (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> (b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> ii. <i>shows the building area for each lot;</i> iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> (c) <i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i> 	<p>Performance Criteria</p> <p>P1</p> <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the dimensions of hazard management areas;</i> (b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i> (c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> (d) <i>the topography, including site slope;</i> (e) <i>any other potential forms of fuel and ignition sources;</i> (f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development</i> (g) <i>an instrument that will facilitate management of fuels located on land external to the subdivision; and</i> (h) <i>any advice from the TFS.</i>
<p>Performance:</p>	<p>Acceptable Solution Satisfied</p>
<p>Discussion: Complies with A1 (b) above.</p>	

E1.6.2 Subdivision: Public and Fire Fighting Access

Objective	
Access roads to, and the layout of roads, tracks and trails, in a subdivision:	
<ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. 	
Acceptable Solutions	Performance Criteria
A1	P1
<ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> i. Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and ii. Is certified by the TFS or an accredited person. 	<p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; (b) the provision of access to: <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS.
Performance:	Acceptable Solution Satisfied
Discussion:	
Complies with A1 (b) above and Table E1 & E2	

Table E1 – Standards for Roads

Element	Requirement
Roads	<p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> a) Two-wheel drive, all-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width is 7 metres for a through road, or 5.5 metres for a dead-end or cul-de-sac road; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 2 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; h) Curves have a minimum inner radius of 10 metres; i) Dead-end or cul-de-sac roads are not more than 200 metres in length unless the carriageway is 7 metres in width; j) Dead-end or cul-de-sac roads have a turning circle with a minimum 12 metres outer radius; and k) Carriageways less than 7 metres wide have 'No Parking' zones on one side, indicated by a road sign that complies with AS1743-2001 Road signs-Specifications.

Table E2 – Standards for Property Access

Element	Requirement
A Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point	There are no specified design and construction requirements.
B Property access length is 30 metres or greater; or access for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> a) All-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; h) Curves with a minimum inner radius of 10 metres; i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> i. A turning circle with a minimum inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long
C Property access length is 200 metres or greater.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
D Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

Objective	
Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas	
Acceptable Solutions	Performance Criteria
A1 In areas serviced with reticulated water by the water corporation: <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or or	P1 No Performance Criteria

(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	
Performance:	Acceptable Solution Satisfied
Discussion: Complies with A1 (c) above and Table E4.	
Acceptable Solutions	Performance Criteria
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes; or (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	P2 No Performance Criteria
Performance:	Not Applicable
Discussion: The proposal is in a reticulated area and therefore the provision is not applicable.	

Table E4 – Reticulated Water Supply for Fire Fighting

Element	Requirement
A Distance between building area to be protected and water supply	The following requirements apply: a) The building area to be protected must be located within 120 metres of a fire hydrant; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
B Design criteria for fire hydrants	The following requirements apply: a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA 2 nd Edition; and b) Fire hydrants are not installed in parking areas.
C Hardstand	A hardstand area for fire appliances must be provided: a) No more than 3 metres from the hydrant, measured as a hose lay; b) No closer than 6 metres from the building area to be protected; c) With a minimum width of 3 metres constructed to the same standard as the carriageway; and d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Table E5 – Static Water Supply for Fire Fighting

Element	Requirement
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<p>A</p> <p>Distance between building area to be protected and water supply</p>	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area.
<p>B</p> <p>Static Water Supplies</p>	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: <ul style="list-style-type: none"> i. Metal; ii. Non-combustible material; or iii. Fibre-cement a minimum of 6mm thickness.
<p>C</p> <p>Fittings, pipework and accessories (including stands and tank supports)</p>	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; c) Be metal or lagged by non-combustible materials if above ground; d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Plumbing and Drainage, Part 1 Water Services Clause 5.23); e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> i. Visible; ii. Accessible to allow connection by firefighting equipment; iii. At a working height of 450 – 600mm above ground level; and iv. Protected from possible damage, including damage by vehicles.
<p>D</p> <p>Signage for static water connections</p>	<p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> a) Comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or b) Comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service.
<p>E</p> <p>Hardstand</p>	<p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> a) No more than 3 metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); b) No closer than 6 metres from the building area to be protected c) With a minimum width of 3 metres constructed to the same standard as the carriageway; and d) Connected to the property access by a carriageway equivalent to the standard of the property access.

Section 3



EnviroPlan Australia
Micheal Wells
Bushfire Accreditation No: **BFP-128**

Bushfire Attack Level (BAL) Assessment

Property Address: 54-56 Caroline Street, East Devonport, Tasmania 7310
Municipality: Devonport
Date of Assessment: 21/12/2017

Type of Work

Building Class Adopted: Not Applicable
Proposal Description: 6 Lot Subdivision

Fire Danger Index

FDI Adopted: **50**

Vegetation Type

Classification Adopted: **Grassland (FDI 50 Only)**

Lot 1 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia
Micheal Wells
 Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 2, 3A, 3B & 3C**
 Parent Title - PID: **3072835** CT: **83488 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	0	20	22	53

Closest Exposure: 22 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - LOW	BAL - LOW	BAL - 12.5	BAL - LOW

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL –40 & BAL – FZ (Flame Zone)

Lot 2 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia
Micheal Wells
 Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 2, 3A, 3B & 3C**
 Parent Title - PID: **3072835** CT: **83488 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	0	30	43	28

Closest Exposure: 43 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - LOW	BAL - LOW	BAL - 12.5	BAL - LOW

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL –40 & BAL – FZ (Flame Zone)

Lot 3 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia
Micheal Wells
 Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 2, 3A, 3B & 3C**
 Parent Title - PID: **3072835** CT: **83488 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	0	43	68	0

Closest Exposure: 68 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
Slope under the classified vegetation	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input checked="" type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - LOW	BAL - LOW	BAL - LOW	BAL - LOW

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL –40 & BAL – FZ (Flame Zone)

Lot 4 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia
Micheal Wells
 Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 2, 3A, 3B & 3C**
 Parent Title - PID: **3072835** CT: **83488 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	24	20	75	0

Closest Exposure: 75 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input checked="" type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - LOW	BAL - LOW	BAL - LOW	BAL - LOW

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL –40 & BAL – FZ (Flame Zone)

Lot 5 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia
Micheal Wells
 Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 2, 3A, 3B & 3C**
 Parent Title - PID: **3072835** CT: **83488 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	47	0	58	0

Closest Exposure: 58 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>
BAL value for each side of site	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
	BAL - LOW	BAL - LOW	BAL - LOW	BAL - LOW

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL –40 & BAL – FZ (Flame Zone)

Lot 6 – BAL Assessment

BAL Determination Sheet

EnviroPlan Australia
Micheal Wells
 Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 2, 3A, 3B & 3C**
 Parent Title - PID: **3072835** CT: **83488 / 1**



Classification for each side of the Site

Vegetation Class	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>	Exclusions (where applicable)
Group A - Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group B - Woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group C - Shrubland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group D - Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group E - Mallee/Mulga	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Group F - Rainforest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group G (FDI 50) - Grassland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Group H – Managed Land	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Vegetation Proximity

Distance classified vegetation to	Show distance in metres			
	N	S	E	W
	0	0	20	0

Closest Exposure: 20 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

	N <input checked="" type="checkbox"/>	S <input checked="" type="checkbox"/>	E <input checked="" type="checkbox"/>	W <input checked="" type="checkbox"/>
Slope under the classified vegetation	Upslope			
	Upslope/0° <input checked="" type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input checked="" type="checkbox"/>
	Downslope			
	>0 to 5° <input type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input checked="" type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>	>10 to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
BAL value for each side of site	BAL - LOW	BAL - LOW	BAL - 12.5	BAL - LOW

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL –40 & BAL – FZ (Flame Zone)

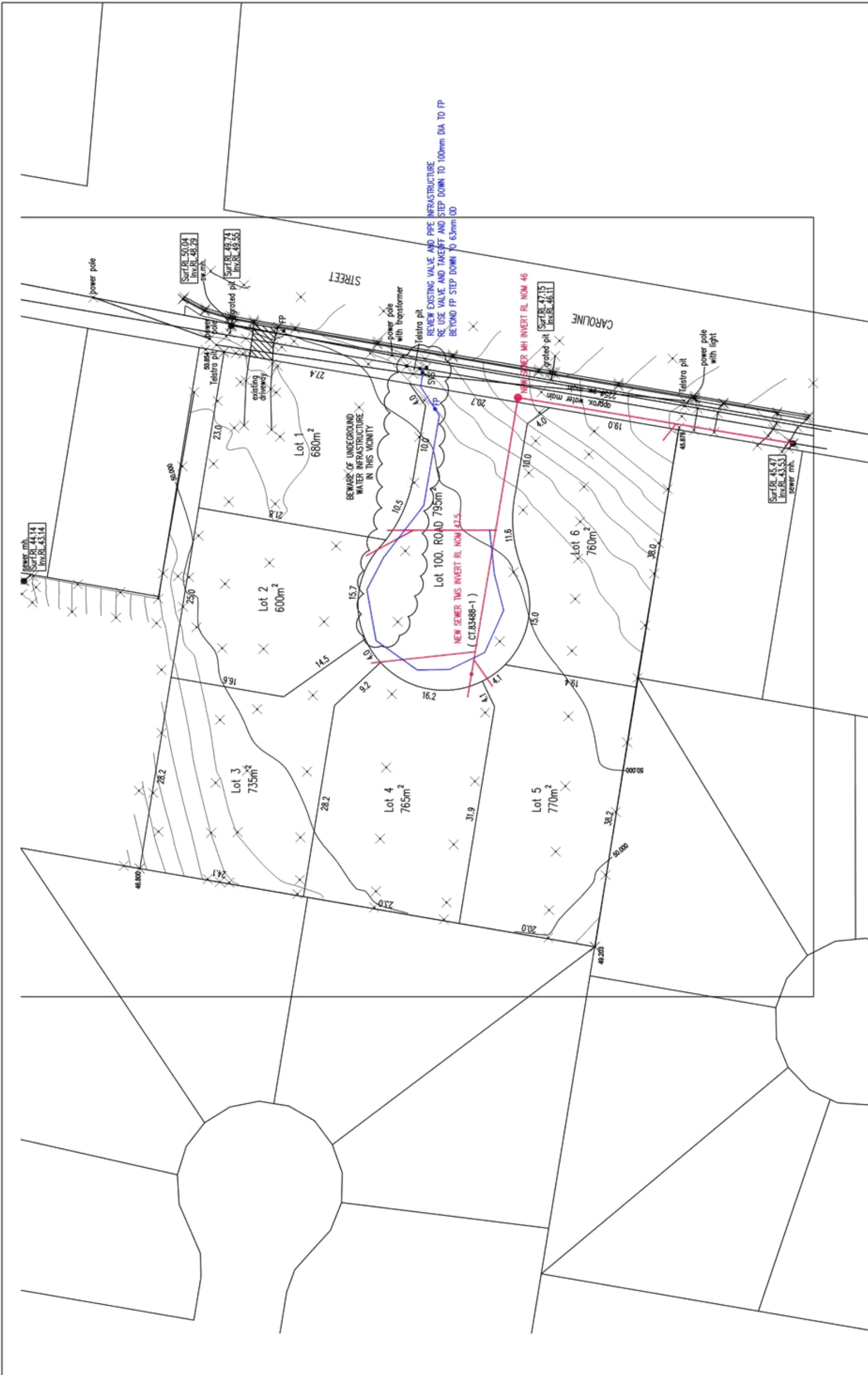
Section 4



Bushfire Hazard Management Plan

Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that accompanies this Bushfire Risk Report

Annexure D – Deemed Compliance – Road Access & Stormwater



<p>CSE TASMANIA PTY LTD civil & structural engineering</p>	<p>PO Box 49 Turners Beach, 7315 ACT 118 670 667</p>	<p>Scale: 1:500</p>	<p>Designed: CHRIS MARTIN</p>	<p>Client: M.J. & J.N. Brown, RJ Brown Super P/L</p>
	<p>m 0429 418 739 chris@cse.tas.com.au Copyright ©</p>	<p>Original Size: A3</p>	<p>Drawn: CHRIS MARTIN</p>	<p>Project: PROPOSED 6 LOT SUBDIVISION</p>
<p>DO NOT SCALE</p>		<p>Approved: [Signature]</p>	<p>Assured No: CCA109V</p>	<p>Title: 56 - 58 CAROLINE ST EAST DEVONPORT</p>
<p>FOR PLANNING</p>		<p>Date: [Date]</p>	<p>Issued For: TASMANTAS WATER CONSERVATION</p>	<p>Drawing No: 4106-06 - P01</p>
<p>Revision: A</p>		<p>No. Revision</p>	<p>Date</p>	<p>Revision: A</p>



Submission to Planning Authority Notice

Council Planning Permit No.	PA2018.0001	Council notice date	9/01/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00039-DCC	Date of response	19/02/2018
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	DEVONPORT COUNCIL		
Contact details	council@devonport.tas.gov.au		
Development details			
Address	54 CAROLINE ST, EAST DEVONPORT	Property ID (PID)	3072835
Description of development	6 lots Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
CSE Tasmania Pty Ltd	4106-06-P01		17/01/2018
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
<ol style="list-style-type: none"> 1. A suitably sized water supply with metered connections / sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 			
ASSET CREATION & INFRASTRUCTURE WORKS			
<ol style="list-style-type: none"> 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements. 8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or 			



upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "4106-06-P01", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
16. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement



conditions.

17. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater’s sewerage system.

Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point

DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$479.09 for development assessment; and
- b. \$226.94 for Consent to Register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

19. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Declaration

The drawings/documents and conditions stated above constitute TasWater’s Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

5.0 REPORTS

5.1 FINANCIAL ASSISTANCE SCHEME - ROUND TWO 2017/2018

File: 33723 D514927

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 4.7.3 Attract and promote equitable distribution and sharing of financial and other resources throughout the community

SUMMARY

To present the outcomes of the Community Financial Assistance Working Group meeting and endorse the Group's recommendations in relation to submissions for Round Two of the 2017/18 Financial Assistance.

BACKGROUND

Through the provision of a Financial Assistance Scheme, the Council supports projects, programs and activities developed for the benefit of Devonport's residents and visitors. Five areas of assistance are available, namely:

- Major Grants/In-Kind Grants – provide support for Devonport community development, community events, community facilities, cultural development, cultural heritage, festivals and events, economic development, sport recreation and healthy living.
- Minor Grants – provide up to \$3,000 to organisations to deliver programs that enhance Devonport community development, community events, community facilities, cultural development, cultural heritage, festivals and events, economic development, sport recreation and healthy living.
- Rate Remissions - provide rate support for social, cultural, environmental, sport and recreational initiatives and events held in Devonport that attract locals and visitors creating commercial benefits for the City.
- Donations - provide assistance to groups, organisations or individuals within the City who are not eligible for sponsorship under any other Financial Assistance Program.
- Individual Development Grants – provide support for Devonport individuals, groups or teams who are performing, competing or presenting at national or international competitions, conferences or events.

The Community Financial Assistance Working Group is made up of:

- Alderman Rockliff;
- Alderman Goodwin;
- Alderman Emmerton;
- Karen Hampton – Community Services Manager; and
- Geoff Dobson – Convention & Art Centre Manager.

STATUTORY REQUIREMENTS

Section 77 of the *Local Government Act 1993* outlines Council's requirements in regard to grants and benefits:

Report to Council meeting on 26 March 2018

- (1) A council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate.
- (1A) A benefit provided under subsection (1) may include –
- (a) in-kind assistance; and
 - (b) fully or partially reduced fees, rates, or charges; and
 - (c) remission of rates or charges under Part 9.
- (2) The details of any grant made or benefit provided are to be included in the annual report of the council.

The details of awarded grants will be reported in Council's 2017/2018 Annual Report.

DISCUSSION

The Working Group members are appointed by Council to assess the applications against the relevant guidelines for the following grants/donations:

- Major Grants;
- Minor Grants;
- In Kind Assistance Grants;
- Donations; and
- Individual Development Grants.

All members of the working group were present at the assessment meeting. No applications for In-kind Assistance, Donations and Individual Development Grants were received for assessment.

Major Grants

Thirteen applications were received for the Major Grants funding. The following initiatives are recommended by the Working Group to Council to receive support. A separate table shows those unsuccessful with their applications.

SUCCESSFUL applications:

Organisation	Project Description	Total Value of Project	Amount Requested	Amount Recommended
Mersey Valley Devonport Cycling Club	Climb Trail – Kelcey Tier (Stage 5)	\$85,000.00	\$25,000 .00	\$21,250.00 (Note: Referred to Sport and Recreation Dept to address shortfall in funding if required)
City of Devonport Eisteddfod	90th City of Devonport Eisteddfod 2018	\$42,945.20	\$12,000.00	\$10,000.00 (Note: Referred to Community Services Dept to look at longer term funding arrangement)
Coastal FM	Studio Equipment Upgrade	\$4,636.00	\$4,636.00	\$2,318.00
Meercroft Park Development Committee	Replacement of Ground Lighting	\$161,258.00	\$25,000.00	\$25,000.00
Devonport Surf Life Saving Club	Replacement of Multi-purpose room flooring	\$4,636.00	\$4,636.00	\$2,318.00

Report to Council meeting on 26 March 2018

Baptcare Karingal Community	Sensory garden for elderly residents with dementia	\$50,000.00	\$25,000.00	\$5,000.00
Mersey Yacht Club	Rescue Boat for Junior Sail Training	\$14,386.36	\$14,386.36	\$7,193.18
Devonport Football Club	Change Room Upgrade Project	\$25,000.00	\$25,000.00	\$12,500.00 (Subject to discussions with DFC matching funding)
			Total	\$85,579.18

UNSUCCESSFUL applications:

Organisation	Project Description	Total Value of Project	Amount Requested	Not approved for funding
Mersey Valley Devonport Cycling Club	Oceania Road Championships	\$48,000.00	\$5,000.00	Nil (Note: Referred to Sport and Recreation for payment from operational budget already allocated to this event)
Belgravia Foundation	Aquatic and Land Program for those with Autism	\$7,500.00	\$7,500.00	Nil
The Song Room Ltd	ArtConnects in Devonport	\$27,200.00	\$22,200.00	Nil
Mersey Colts Cricket Club Inc	Upgrade to nets around the two practice wickets	\$13,370.00	\$7,500.00	Nil
GTR Events	Spirit of Tasmania Cycling Tour	\$255,066.13	\$20,000.00	Nil (Note: Referred to Sport and Recreation for payment from operational budget already allocated to this event of \$15,000)

Minor Grants

Thirteen applications were received for the Minor Grants funding. The following initiatives are recommended to Council to receive support. A separate table shows those unsuccessful with their applications.

SUCCESSFUL applications:

Organisation	Project Description	Total Value of Project	Amount Requested	Amount Recommended
Belgravia Foundation	Seniors Aquatic and land Program (Full of Life)	\$3,000.00	\$3,000.00	\$1,500.00
Sing Australia Devonport	A free standing promotional flag	\$295.00	\$295.00	\$295.00
Melrose Memorial Hall Controlling Authority	Boundary fencing around Melrose Hall grounds	\$1,500.00	\$1,500.00	\$1,500.00

Report to Council meeting on 26 March 2018

Rotary Club of South East Devonport	Road Safety Bike Park Water Fountain	\$4,738.00	\$3,000.00	\$3,000.00
Devonport & Districts Junior Football Association	Playing Jumper and Training Equipment Project	\$2,339.00	\$2,021.00	\$1,169.50
East Devonport Football Club	Function Room Upgrade	\$2,650.00	\$2,350.00	\$2,350.00
City of Devonport Scout Group	Purchase of AS Compliant Personal Flotation Devices (Life jackets)	\$2,138.14	\$2,138.14	\$1,069.07
The Fairy Godmothers Inc	Splash fun day for people with disabilities	\$1,620.00	\$1,620.00	\$1,000.00
Tasmanian Wildlife Rehabilitation Council	Sea Bird Training for Registered Advanced Rehabilitators in Tasmania	\$1,950.00	\$1,500.00	\$1,000.00
St Johns Ambulance Aust Tas	Community First Aid is something we can LIVE with!	\$2,991.40	\$2,991.40	\$2,991.40
Devonport Tennis Club	"Book a Court" software package	\$19,500.00	\$6,500.00	\$6,500.00
Palliative Care Tasmania	Compassionate communities and aging cities	\$4,200.00	\$2,000.00	In Kind Facility Hire
Playgroup Tasmania	2018 Children's Week Teddy Bears Picnic	\$6,700.00	\$3,000.00	\$1,000.00 And In Kind Facility Hire
			Total	\$23,374.97

UNSUCCESSFUL applications:

Organisation	Project Description	Total Value of Project	Amount Requested	Not approved for funding
St Johns Ambulance Aust Tas	Disaster Prepared Community Events	\$2,041.50	\$2,041.50	Nil

COMMUNITY ENGAGEMENT

Details of the Financial Assistance Scheme, including the application process are available on Council's website.

Radio and Facebook advertising advised the opening of the Financial Assistance Scheme and links to the website page were emailed to:

- Past and present Special Interest Group Members,
- Strategic Special Committee Members,
- Individuals and Organisations who had registered (via the Council website) to receive information on Council's Financial Assistance Scheme,
- 2014-2017 grant recipients,
- Organisations that had hired Council equipment (2014-2017), and
- Organisations who had previously received Parking Passes.

FINANCIAL IMPLICATIONS

The awarded grants will be funded through 2017/2018 Community Financial Assistance budget allocations.

Report to Council meeting on 26 March 2018

The 2017/2018 Financial Assistance Major Grants balance is \$67,500; the Round Two proposed expenditure is \$85,579.18.

The 2017/2018 Financial Assistance Minor Grants balance is \$49,042; the Round Two proposed expenditure is \$23,374.97.

The Working Group agreed to contribute an additional \$18,079.18 towards Major Grants applications due to the surplus funds left over from the Minor Grants allocation to cover additional projects. There is an amount of \$7,587.85 remaining in the Minor Grants allocation.

It should be noted that \$65,000 was allocated in the Sport and Recreation operational budget to approved multi-year funded events such as the Devonport Triathlon, Devonport Athletics Christmas Carnival and for the attraction of other major sporting events to Devonport.

RISK IMPLICATIONS

There is a risk that organisations that have applied and have been unsuccessful may be critical of Council's decision in relation to the allocation of the funds.

There is a risk that organisations that have applied and have been successful may be unable to deliver agreed outcomes.

CONCLUSION

The 2017/2018 Financial Assistance Working Group recommends that Council approve the Major and Minor Grants to the value of \$108,954.15 as well as noting discussions with Mersey Valley Devonport Cycling Club and GTR Events may result in Sport and Recreation sponsorships under funds allocated in the operational budget for this purpose.

Applications for Donations, In Kind Assistance Only Grants and Individual Development Grants are open throughout the 2017/2018 financial year and will be assessed by the Financial Assistance Working Group on the first week of each month.

ATTACHMENTS

Nil

RECOMMENDATION

That the report regarding the Financial Assistance Scheme be received and noted, and Council approve the Major and Minor Grants for Round Two of the 2017/2018 Community Financial Assistance budget allocations as follows:

Major Grants

• Mersey Valley Devonport Cycling Club	\$21,250.00
• City of Devonport Eistedfod 2018	\$10,000.00
• Coastal FM	\$ 2,318.00
• Meercroft Park Development Committee	\$25,000.00
• Devonport Surf Life Saving Club	\$ 2,318.00
• Bapcare Karingal Community	\$ 5,000.00
• Mersey Yacht Club	\$ 7,193.18
• Devonport Football Club	\$12,500.00

Minor Grants

• Belgravia Foundation	\$ 1,500.00
• Sing Australia Devonport	\$ 295.00

Report to Council meeting on 26 March 2018

- Melrose Memorial Hall Controlling Auth \$ 1,500.00
- Rotary Club of South East Devonport \$ 3,000.00
- Devonport & Districts Junior Football \$ 1,169.50
- East Devonport Football Club \$ 2,350.00
- City of Devonport Scout Group \$ 1,069.07
- The Fairy Godmothers \$ 1,000.00
- Tasmanian Wildlife Rehabilitation Council \$ 1,000.00
- St Johns Ambulance Australia \$ 2,991.40
- Devonport Tennis Club \$ 6,500.00
- Palliative Care Tasmania In-kind assistance
- Playgroup Tasmania \$ 1,000.00 plus in kind assistance

Author:	Karen Hampton	Endorsed By:	Paul West
Position:	Community Services Manager	Position:	General Manager

5.2 APPOINTMENT TO COMMITTEES

File: 22947 D516513

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 5.2.3 Encourage community action and participation that results in increased well-being and engagement

SUMMARY

This report is provided to assist Council in considering appointments to its Section 23 Committees, Section 24 Special Committees and Special Interest Groups as a result of the resignation of former Mayor Ald Steve Martin.

BACKGROUND

Mayor Martin provided his resignation from Council effective 9 March 2018.

The *Local Government Act 1993* indicates that the resignation of a councillor takes effect on the date of receipt and the office immediately becomes vacant.

It is noted that in the case of the resignation of a Mayor that a by-election is to be conducted for both the Alderman and Mayoral position. However, as Mayor Martin's resignation was delivered on 9 March 2018, the Tasmanian Electoral Commission has advised that the following provision of the *Local Government Act 1993* applies:

307(3) *The Electoral Commissioner is not to carry out a recount if a vacancy occurs during the period commencing 6 months before, and ending on the Thursday before, the day on which the notice of election for a forthcoming election is to be given.*

STATUTORY REQUIREMENTS

23. Council committees

- (1) *A council may establish, on such terms as it thinks fit, council committees to assist it in carrying out its functions under this or any other Act.*
- (2) *A council committee consists of councillors appointed by the council and any councillor who fills a vacancy for a meeting at the request of the council committee.*
- (3) *A meeting of a council committee is to be conducted in accordance with prescribed procedures.*

24. Special committees

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

DISCUSSION

The following table outlines membership by Aldermen to the Section 23 Committees prior to Mayor Martin's resignation:

Planning Authority (PAC)	Governance, Finance & Community Services (GFC)	Infrastructure, Works & Development (IWDC)
Ald Martin (Chair)	Ald Rockliff (Chair)	Ald Perry (Chair)
Ald Emmerton	Ald Emmerton	Ald Goodwin
Ald Goodwin	Ald Goodwin	Ald Jarman
Ald Matthews	Ald Jarman	Ald Laycock
Ald Milne	Ald Martin	Ald Matthews
Ald Perry	Ald Milne	Ald Rockliff

It is recommended that Mayor Rockliff be appointed to the Planning Authority in the role of Chair to replace Mayor Martin. It is also suggested that Ald Laycock be appointed to the Governance, Finance & Community Services Committee to replace Ald Martin as she is currently only on one Section 23 Committee whereas all other Aldermen are on two Committees.

The table below outlines those Committees on which Mayor Martin was previously appointed.

Section 23 Committees	Proposed Replacement
Planning Authority Committee	Mayor Rockliff (Chair)
Governance, Finance & Community Services Committee (Member)	Ald Laycock
Governance, Finance & Community Services Committee (Chair)	TBC
Section 24 Special Committee	
Liveable Communities (Ald Jarman is currently the proxy member and therefore should be appointed)	Ald Jarman
Active City (Members include Mayor Martin, Ald Rockliff, Ald Perry & Ald Matthews)	No replacement required
General Manager's Performance Review Committee (current members Mayor Martin, D/Mayor Rockliff, Ald Emmerton, Ald Perry & Ald Laycock). Terms of Reference require the Mayor, Deputy Mayor and 3 Aldermen.	The new Deputy Mayor will be appointed to this Committee. May require another Alderman to be appointed.
Other	
Financial Assistance Working Group (replace Mayor Martin with Mayor Rockliff)	Mayor Rockliff
Dame Enid Lyons Trust (the Rules require the Mayor and Deputy Mayor to be members of the Trust).	Mayor Rockliff Deputy Mayor ?

COMMUNITY ENGAGEMENT

There is no community engagement required in relation to this report. Following finalisation of appointments any notifications required external to Council will be provided.

FINANCIAL IMPLICATIONS

The review of membership of its committees and Council representatives on external organisations has no new financial implications for Council.

RISK IMPLICATIONS

No risks have been identified in relation to this report.

CONCLUSION

There is a requirement to provide replacement representatives for positions held by former Mayor Martin.

ATTACHMENTS

Nil

RECOMMENDATION

That Council make the following appointments replacing former Mayor Martin:

Section 23 Committees	Appointment
Planning Authority Committee	Mayor Rockliff (Chair)
Governance, Finance & Community Services Committee (Member)	Ald Laycock
Governance & Finance Committee (Chair)	?
Section 24 Special Committee	
Liveable Communities	Ald Jarman
General Managers Performance Review Committee	Deputy Mayor (another Aldermen if Deputy Mayor already on the Committee)
Other	
Financial Assistance Working Group	Mayor Rockliff
Dame Enid Lyons Trust	Mayor Rockliff Deputy Mayor ?

Author:	Paul West
Position:	General Manager

5.3 TENDER REPORT CONTRACT CT0213 JAMES STREET RENEWAL - CLEMENTS STREET TO NORTH FENTON STREET

File: 33888 D516704

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 2.3.1 Provide and maintain roads, bridges, footpaths, bike paths and car parks to appropriate standards

SUMMARY

This report seeks Council's approval to award Contract CT0213 James Street Renewal - Clements Street to North Fenton Street to ATM Construction Pty Ltd for a lump sum of \$180,082.

BACKGROUND

This report considers tenders received for "James Street Renewal - Clements Street to North Fenton Street" listed within the 2017/18 capital expenditure budget.

This project involves the renewal of the road pavement and northern footpath, which are in poor condition. Other work required includes replacement of selected kerb and driveways and stormwater pits.

Areas of asphalt between the trees on the northern side of the road will be returned to grass to allow water infiltration while the renewed footpath will be concrete to better withstand damage from root growth.

- | | |
|---|--|
| ① Road pavement renewal and resurfacing to withstand current and future traffic loads | ④ Driveway to be replaced to match new road level |
| ② Concrete footpath to replace damaged asphalt path | ⑤ Grass naturestrip to replace damaged asphalt between trees |
| ③ Some sections of damaged kerb to be replaced | ⑥ Kerb ramps to be replaced to meet current standards |



James Street Renewal

STATUTORY REQUIREMENTS

Council is required to comply with Section 333A of the *Local Government Act 1993* and its adopted Code for Tenders and Contracts when considering awarding tenders.

DISCUSSION

In accordance with Council's Code of Tenders and Contracts, a Tender Planning and Evaluation Committee was formed to evaluate the tenders received.

Tenders were received from five companies. All companies submitted conforming tenders, whilst alternative tenders were received from both ATM Construction Pty Ltd and Kentish Construction and Engineering Company Pty Ltd. Both alternative tenders offered alternative pavement designs. The alternative designs were considered equivalent to the original design so were accepted and assessed by the committee.

The tenders assessed are summarised in table 1.

TABLE 1

No.	Tender	Status	Tender Price (ex GST)
1	ATM Construction Pty Ltd	Conforming	\$244,727
		Alternative	\$180,082
2	Kentish Construction and Engineering Company Pty Ltd (trading as Treloar Transport)	Conforming	\$232,135
		Alternative	\$220,535
3	Pearce Civil Pty Ltd	Conforming	\$219,712
4	Hardings Hotmix Pty Ltd	Conforming	\$276,660
5	Civilscape Contracting Tasmania Pty Ltd	Conforming	\$291,012

As highlighted in the above table, ATM Construction Pty Ltd's alternative tender of \$180,082 is the lowest priced. The Tender Planning and Evaluation Committee have considered the tenders against each of the selection criteria, these being:

- Relevant Experience
- Quality, Safety and Environmental Management
- Methodology
- Price

The evaluation by the committee indicates that ATM Construction Pty Ltd scored highest overall against the selection criteria and therefore offers Council the best value for money.

The Tender Planning and Evaluation Committee minutes are available for Aldermen to view if desired.

Additional to the project scope of work, ATM Construction Pty Ltd have proposed to undertake full kerb replacement and installation of subsoil drains as part of the project for an additional cost of \$49,909.

The existing kerb is in fair to poor condition, however still has some years of service remaining. During the design phase, replacement of the kerb was not considered essential to achieving the project objectives. However, undertaking the additional work now will enable the kerb to be replaced more economically and allow the installation of additional subsoil drainage. Installation of subsoil drains will improve the long-term pavement performance. The additional work can be accommodated within the project budget and an analysis on the life cycle implications has concluded that from a financial perspective, now is the optimum time to replace the kerb.

COMMUNITY ENGAGEMENT

A public advertisement calling for tenders was placed in the Advocate Newspaper on 3 February 2018 and tenders were also advertised on Council's website.

FINANCIAL IMPLICATIONS

The 2017/18 capital expenditure budget includes an allocation for the "James Street Renewal - Clements Street to North Fenton Street" project of \$360,000 & "James Street Footpath Renewal – Clements Street to North Fenton Street" project of \$110,000.

The breakdown of the budget for this project is summarised below in table 2.

TABLE 3

No.	Tender	Budget (ex GST)
1	Contract CT0213	\$180,082
2	Additional contract work	\$49,909
3	Project management/administration (\$11,000 to date)	\$20,000
4	Construction contingency	\$34,500
	TOTAL	\$284,491

The contingency allowance for this project is 15% of the contract price.

The estimated project cost is significantly less than the allocated budget for the work. This may be explained for a number of reasons:

- **Efficiencies:** in the budget estimate process, this work was considered as two distinct projects, so each project had its own design and project management costs. Undertaking the project as a single project saves in this area. This approach also allows the contractor to work more efficiently and lowers their overheads.
- **Scope of work:** the design included only essential asset renewal, whereas generally the budget estimate allowed for renewal of all assets.
- **Contractor availability:** Receiving five conforming and two alternative tenders is a sign that contractors are seeking work and therefore prices will be competitive.

Most of the savings made on this project will offset cost overruns already encountered on other transport projects this financial year.

RISK IMPLICATIONS

To minimise risk, the tender administration processes related to this contract comply with Council's Code for Tenders and Contracts which was developed in compliance with Section 333A of the *Local Government Act 1993*.

CONCLUSION

Taking into account the selection criteria assessment, the Tender Planning and Evaluation Committee has determined that ATM Construction Pty Ltd's alternative tender meets Council's requirements and is therefore most likely to offer "best value" in relation to Contract CT0213 James Street Road Renewal - Clements Street to North Fenton Street.

ATTACHMENTS

Nil

RECOMMENDATION

That Council, in relation to Contract CT0213 James Street Renewal - Clements Street to North Fenton Street:

- a) award the contract to ATM Construction Pty Ltd for the tendered sum of \$180,082 (ex GST);
- b) award additional kerb replacement work to the contract for the tendered sum of \$49,909 (ex GST);
- c) note that design, project management and administration for the project are estimated to cost \$20,000 (ex GST); and
- d) note a construction contingency of \$34,500 (ex GST) has been included.

Author:	Shannon Eade	Endorsed By:	Matthew Atkins
Position:	Project Management Officer	Position:	Deputy General Manager

5.4 LIVING CITY QUARTERLY UPDATE - MARCH 2018

File: 32161 D517032

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 2.4.1 Develop and implement a CBD Master Plan aligned to the key LIVING CITY principles based on community engagement outcomes

SUMMARY

This quarterly report provides an update to Aldermen and the community on the current status of LIVING CITY.

BACKGROUND

LIVING CITY is an urban renewal project that will transform Devonport and revitalise Tasmania's North West region. Council, by adopting the LIVING CITY Master Plan in September 2014 is enabling new tourism opportunities, food experiences, business prospects and community spaces to develop in the CBD.

Implementation of the Master Plan is well underway and is anticipated to continue in a staged approach over a ten-year period.

Council has entered into a four-year agreement with Projects and Infrastructure (P+i) to act as Development Managers and assist with the implementation.

Quarterly reports are provided to Council to keep Aldermen and the community updated on progress.

STATUTORY REQUIREMENTS

The predominant legislation to which Council must comply in undertaking LIVING CITY is the *Local Government Act 1993*.

DISCUSSION

Key activities in recent months have concentrated on construction of the paranapple centre (multi-purpose civic building) in Stage 1 and construction within the former Devonport Entertainment and Convention Centre (DECC) to create the paranapple arts centre.

Stage 1 Construction

With the car park and food pavilion base build now complete, construction is focused on the paranapple centre. There are currently over 100 construction staff on-site daily with internal and external works occurring concurrently.

Progress of enclosure works to the building has been significant. Structural steel to the main structure is headed towards being largely complete, meaning installation of glazing, rainscreens and cladding was able to progress considerably during February. This has provided further definition to the final shape of the building, allowing the overall impression to begin to emerge.

Inside the building, services and fit-out trades have made headway, with rough-ins commencing on Level 3 and 4 during February. Concrete works have been substantially completed. Lift and escalator installation is also almost complete. Work over the next three months is expected to be rapid with both external and internal works to progress significantly.

Working towards occupation of the paranapple centre - Planning for the occupation of the paranapple centre has continued. Two working groups have formed to work through the building operations and customer service aspects of the new building. The Customer Service Working Group and the Building Operation Working Group consist of LINC, Service Tasmania, State Government, Online Access Centre and Council staff. The purpose of the working groups is to ensure efficiencies and consistency between the various tenants of the building.

A jointly funded temporary Project Officer has been appointed to assist the Building Operation Working Group to design and deliver an agreed facilities management framework. The framework includes the "whole of building" service contracts (ie security, cleaning, mechanical services, etc), guidelines and operating resources required for occupancy and strata title ownership.

Sub-committees have been formed to plan and resolve details relating to emergency management and control, meeting room management and information technology.

The Customer Service Working Group has been meeting regularly to work through a range of customer related issues. All tenants have agreed to a joint commitment to customer service. This includes a proposal to align opening hours of the major tenants, with the current proposal for customer service to open at 8:45am. Work has also begun on a wayfinding project and a temporary customer greeting role during the first few months of the building opening.

A draft strata plan has been agreed between Council and the Crown as per requirements of the Development Agreement. First draft body corporate by-laws have been prepared and negotiations to finalise are continuing.

Construction of the paranapple arts centre

Construction has continued on the paranapple arts centre development to incorporate the performing arts auditorium, art gallery and visitor information centre. The DECC staff including box office sales have temporarily relocated into 17 Fenton Way. Being a heritage building that has seen many renovations, there have been some major structural challenges that have been worked through on site. Over the past three months, the rear of centenary court has been removed, and the former court house gutted. Alterations to the town hall side of the building are already completed with the performing arts auditorium back in use. Work will continue on the court house side over the next quarter. There are approximately 15-20 workers on site each day.

Cooking Centre Providore Place

In February Council welcomed the Liberal parties \$1.5M election commitment to the fit out of the LIVING CITY Cooking Centre to be located on the mezzanine floor of Providore Place.

Now that the Liberal party has been elected, Council will need to negotiate a partnership agreement with the State to enable the fit out to begin. It is intended that TasTafe Drysdale will deliver courses from the food pavilion, assisting to address skills shortages within the hospitality industry on the North West Coast.

Some initial discussions regarding the kitchen have begun with TasTafe Drysdale management. The funding will enable a high-quality environment with state-of-the art equipment, ensuring the best possible learning opportunities for students. A further report will be presented to Council in relation to the partnership agreement once the details have been determined.

COMMUNITY ENGAGEMENT

Community consultation has been a major component of LIVING CITY throughout the project.

Regular updates have also been provided to the public through media releases, eNews and website updates.

FINANCIAL IMPLICATIONS

Council's 2017/18 Operational Budget has an allowance for income and expenditure associated with LIVING CITY. This includes the rent, and outgoings of commercial properties purchased to facilitate the implementation of LIVING CITY. It also includes staff resources, consultants, advertising and general materials along with finance related items such as depreciation, interest charges, internal charges and land tax.

The table below shows the LIVING CITY operational budget detail indicating current year to date actual income and expenditure in comparison to the budget allocation.

Devonport City Council - LIVING CITY Financial Report					
YTD to February 2018					
	YTD		YTD Variance		Full Budget
	Budget	Actual	\$	%	2018
INCOME					
Fees and User Charges	440,000	449,107	9,107	2.1%	660,000
Other Revenue	-	16,020	16,020	0.0%	-
TOTAL INCOME	440,000	465,127	25,127	5.7%	660,000
EXPENSES					
Employee Benefits	216,816	263,697	(46,881)	-21.6%	332,288
Materials and Services	124,316	67,833	56,483	45.4%	327,128
Depreciation	139,800	145,022	(5,222)	-3.7%	209,700
Financial Costs	577,915	352,150	225,765	39.1%	1,149,103
Levies & Taxes	178,019	155,618	22,401	12.6%	178,019
Internal Charges and Recoveries	48,699	41,129	7,570	15.5%	73,049
TOTAL EXPENSES	1,285,566	1,025,450	260,116	20.2%	2,269,287
NET OPERATING SURPLUS / (DEFICIT)	(845,566)	(560,322)	285,244	-33.7%	(1,609,287)

The two main variations in expenses versus budget are employee benefits which predominately relates to the Building Operations Project Officer and finance costs. The additional employee costs are partially offset by contributions in "other income" from the State Government. The State Government is invoiced quarterly in arrears, resulting in a slight time delay between when the expenses are incurred and when it is reimbursed.

Finance costs are lower than budgeted at this stage due to a slower draw down on loan borrowings than originally forecast.

LIVING CITY Capital Expenditure

At its meeting in March 2016 Council adopted a funding model for LIVING CITY Stage 1 following a period of public consultation on the financial implications of the project.

As of 28 February 2018, Council had accrued costs \$49.8M of the \$71.1M budget.

RISK IMPLICATIONS

Council has a risk register specifically for LIVING CITY. The risk register includes construction related incidences which need managing now that physical works have begun.

CONCLUSION

Progress on Stage 1 has been significant over the past three months. With the car park and food pavilion base build now complete, on-site work has concentrated on the multi-purpose building. Work has also continued on the construction of the parapet arts centre adjacent to Stage 1 of LIVING CITY. The next three months, will see construction on both projects continue.

ATTACHMENTS

Nil

RECOMMENDATION

That Council receive the LIVING CITY Quarterly Update.

Author: Position:	Rebecca McKenna Project Officer Economic Development	Endorsed By: Position:	Matthew Atkins Deputy General Manager
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5.5 UNCONFIRMED MINUTES - CRADLE COAST AUTHORITY - REPRESENTATIVES MEETING - 22 FEBRUARY 2018

File: 31710 D517957

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 5.1.4 Develop and maintain partnerships and advocate for improved service provision, funding and infrastructure

SUMMARY

To provide Council with the unconfirmed minutes of the Cradle Coast Authority Representative's meeting which was held on 22 February 2018.

BACKGROUND

As a member of the Cradle Coast Authority, Council is provided with a copy of the minutes.

STATUTORY REQUIREMENTS

There are no statutory requirements which relate to this report. Under the Authority's Rules, minutes of Representatives meetings can be considered by Council in open session.

DISCUSSION

The unconfirmed minutes of the Cradle Coast Authority Representatives meeting which was held on 22 February 2018 are attached for consideration.

From the minutes it is noted that:

- A post event review of the Australian Masters Games conducted by Royce Fairbrother, Scott Wade and Kate Sims was presented to the meeting. One of the outcomes of the report is a recommendation that events become a stronger focus for the region and consideration is given to the need for a large multi-purpose indoor centre that can accommodate up to 4,000 people to attract and host events.
- The Manager Tourism provided an overview of tourism activities including the new regional marketing strategy.

COMMUNITY ENGAGEMENT

There was no community engagement as a result of this report.

FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

RISK IMPLICATIONS

There are no risk implications as a result of this report.

CONCLUSION

The unconfirmed minutes of the Cradle Coast Authority Representatives meeting which was held on 22 February 2018 are presented.

ATTACHMENTS

- [1.](#) Unconfirmed Minutes - Representatives Meeting (without item 2.3) - Cradle Coast Authority - 22 February 2018

RECOMMENDATION

That the unconfirmed minutes of the Cradle Coast Authority Representatives meeting which was held on 22 February 2018 be received and noted.

Author:	Paul West
Position:	General Manager

REPRESENTATIVES MEETING

22 February 2018



MEETING HIGHLIGHTS

ROBBINS ISLAND & JIMS PLAINS RENEWABLE ENERGY PARK

Representatives received a presentation from Mr David Pollington, Chief Operation Officer, UPC (project proponent) and Ms Sarah Fitzgerald, Manager, Environment & Planning, GHD (project management consultants). The project will include up to \$3B in wind turbine infrastructure in Circular Head plus additional investment in transmission infrastructure between Circular Head and Burnie. The Jims Plain project will create 150 jobs over a two-year construction period and up to 10 full time permanent jobs once operational with construction expected to commence in 2020. The Robbins Island project will create up to 300 jobs over a two to three-year construction period and up to 50 full time permanent jobs once operational with construction expected to commence in 2021. Project planning including community consultation will continue.

AUSTRALIAN MASTERS GAMES (AMG) POST EVENT REVIEW

Mr Royce Fairbrother, Mr Scott Wade and Ms Kate Sims presented their post event observations and recommendations. It was agreed that the AMG was a huge success for the region which showed its capacity and capability to hold major events. It was recommended that events become a stronger focus for the region and that as part of that the region needed a large multi-purpose indoor centre that could accommodate up to 4,000 people to attract and host events.

BEN MILBOURNE TV PRODUCTION

Mr Ben Milbourne and Simon Hamilton presented a proposal for the councils to co-invest in the production of Mr Milbourne's next TV production. The proposal would include filming in the Cradle Coast region which would promote and market the region as a visitor destination. In addition, the CCA and councils would be able to use the digital collateral (raw film) for their own promotion and marketing purposes. It was agreed that the CCA would investigate whether it could fund the investment on behalf of the council.

TOURISM PRESENTATION

CCA Manager Tourism, Ms Theresa Lord, provided an overview of tourism activities including the new regional marketing strategy. It was noted that whilst visitor numbers are growing they are not increasing in proportion to wider Tasmania. It was also noted that funding for marketing and promoting has remained static for at least 6 years which was restraining the amount of marketing.

KEY ACTIONS ARISING FROM MEETING

1. A letter is to be sent from Chief Representative to the Premier expressing the region's concern with progress and status of the Cradle Mountain Masterplan development.
2. CCA to prepare a paper for councils to recommend the approval of the amended CCA Rules.

Unconfirmed

MEETING MINUTES

REPRESENTATIVES MEETING



Date: 22 February 2018
 Time: 10 am
 Location: 1-3 Spring Street, Burnie

1. WELCOME/APOLOGIES

1.1. WELCOME/APOLOGIES/PROXIES

Chief Representative and meeting Chair, Mayor Jan Bonde, opened the meeting at 10:09 am, welcoming attendees and noting apologies.

The Chair welcomed new councils Representatives Alderman Sandra French (Burnie City Council), Alderman Annette Rockliff (Devonport City Council), General Manager Mr Shane Crawford (Waratah-Wynyard Council), General Manager Mr Scott Riley (Circular Head Council).

Attendees and apologies are noted at Attachment 1.

2. PRESENTATIONS

2.1. ROBBINS ISLAND & JIMS PLAINS RENEWABLE ENERGY PARK

Ms Sarah Fitzgerald, Manager, Environment & Planning, GHD and Mr David Pollington, Chief Operation Officer, UPC joined the meeting at 10:11 am.

Ms Fitzgerald and Mr Pollington presented the Robbins Island & Jims Plains Renewable Energy Park project and discussed the project benefits, process for community engagement and the next steps of implementation.

A copy of the presentation will be circulated out of session to Representatives.

ACTION

EA to circulate a copy of the presentation to Representatives

Ms Fitzgerald and Mr Pollington left the meeting at 10:47 am.

2.2. AUSTRALIAN MASTERS GAMES POST EVENT REVIEW

Mr Scott Wade, Mr Royce Fairbrother and Ms Kate Sims joined the meeting at 10:48 am to present post event observations and recommendations to Representatives.

A video of the Australian Masters Games (AMG) was viewed at Agenda Item 2.2.

Mr Sid Sidebottom left the meeting at 10:56 am.

Mr Wade, Mr Fairbrother and Ms Sims noted that the support from the CCA was invaluable and thanked Representatives for their assistance with delivering the AMG. Mr Fairbrother noted that he and the AMG team sought to leave a legacy for the people of the region and he is keen to see councils work together as a united team for the benefit of Tasmania. The economic return wasn't as predicted; however, the community should be proud of what they helped deliver to the region.

It was recommended that the region needed a large indoor sports complex / stadium that could hold up to 4000 people to attract future events of a regional scale. The Representatives discussed the idea of working together, with the CCA being the vehicle to deliver a large sporting stadium for the North West region and agreed that it was a noteworthy proposition.

CCA Board Director, Mr Malcolm Wells noted that it was important that the ideas from the AMG not be lost and that a "legacy strategy" should be created to capture these ideas and identify opportunities for realizing them.

Chief Representative Bonde thanked the AMG team for their attendance at the meeting and delivering a successful 2017 Masters Games.

Mr Wade, Mr Fairbrother and Ms Sims left the meeting at 11:22 am.

3. STANDING ITEMS

3.1. DECLARATIONS

Nil

3.2. CONFIRMATION OF MINUTES

Minutes of 23 November 2017 Representatives Meeting and Annual General Meeting (AGM) were provided at Agenda Item 3.2

Chief Representative Bonde noted that the Annual General Meeting (AGM) minutes will be endorsed at the 2018 AGM and not at this meeting.

Motion

That Representatives ENDORSE the 23 November 2017 Representatives Meeting Minutes.

Moved: Mayor Thwaites / Seconded: Mayor Freshney / CARRIED

3.3. ACTIVITY REGISTER

A schedule of activities was presented at Agenda Item 3.3

The Activity Register was discussed with edits noted.

Motion

That the Representatives ACCEPT and NOTE the Activity Register.

Moved: Mayor Quilliam / Seconded: Deputy General Manager Atkins / CARRIED

3.4. CORRESPONDENCE

A briefing note was presented at Agenda Item 3.4

All correspondence was circulated separately to reduce the size of the agenda.

Motion

That the Representatives NOTE the Correspondence.

Moved: Mayor Thwaites / Seconded: Mayor Quilliam / CARRIED

4. CRADLE COAST AUTHORITY UPDATE

4.1. QUARTERLY REPORT & FINANCIAL STATEMENTS

The Quarterly Report and Financial Statements were presented at Agenda Item 4.1 and were circulated separately to the Agenda.

Motion

That the Representatives ACCEPT and NOTE the Quarterly Report and October – December 2017 Financial Statements.

Moved: General Manager Ayton / Seconded: Deputy Mayor Rockliff / CARRIED

5. FOR DECISION

5.1. ID ECONOMIC AND COMMUNITY PROFILES

A briefing note was presented at Agenda Item 5.1.

The CEO advised the ID Economic and Community Profile upgrade proposal was discussed by General Managers at their 16 February 2018 meeting. It was noted that few councils expressed support for the proposal.

It was agreed that there was not full support but that CCA would explore further with Circular Head, Waratah-Wynyard and Burnie Councils.

5.2. Recruitment of Directors

A briefing note was presented at Agenda Item 5.2.

Recommendation

That the Representatives nominate Mr Shane Crawford, Chief Representative Ms Jan Bonde and Mayor Peter Freshney to be the Board Recruitment Sub-Committee.

Moved: Mayor Quilliam / Seconded: Deputy General Manager Atkins / CARRIED

6. FOR DISCUSSION

6.1. CCA OVERVIEW

The matter was deferred to allow CCA to analyse additional information for presenting to the Representatives.

ACTION

Ms Claire Smith to present the CCA overview at the May Representatives meeting

7. FOR NOTING

7.1. CCA RULES REVIEW UPDATE

A briefing note was presented at Agenda Item 7.1

The CEO advised that the Rules review has been a long process and that some changes have already come into effect for greater control of the CCA.

It was highlighted that:

Two mayors and a general manager were members of the Board

The withdrawal period has been reduced from 36 months (no less than 12 months before the commencement of a financial year) to 18 months (from any time in the year). This is compared with the original Rules which were 15 months (ie no less than 3 months before the commencement of a financial year).

The CCA will circulate a paper for councils to use as the report for presenting the Rules for council approval.

Recommendation

That the Representatives **APPROVE** circulation of the amended Rules to councils for approval.

Moved: Mayor Boyd / Seconded: Mayor Freshney / CARRIED

7.2. AMG ECONOMIC ANALYSIS

A briefing note was presented at Agenda Item 7.2

It was noted that parties outside of councils have requested a copy of the AMG reports but that copies have not been provided as the report hadn't been officially presented or received by the Representatives. It was agreed that the report would be available to the public after the meeting.

Recommendation

That the Representatives **NOTE** the Australian Masters Games Post Event Report(s) and agree that the report can be made public.

Moved: Deputy Mayor Rockliff / Seconded: Mayor Thwaites / CARRIED

7.3. CCA CORPORATE PLAN

A briefing note was presented at Agenda Item 7.3

Recommendation

That the Representatives **NOTE** the report.

Moved: Mayor Quilliam / Seconded: Deputy General Manager Atkins / CARRIED

7.4. SIGNIFICANT PROJECTS UPDATE**7.4.1. CRADLE MOUNTAIN MASTERPLAN**

A briefing note was presented at Agenda Item 7.4.1

The CEO updated Representatives and advised that there is a risk with the temporary relocation of the visitor centre from its original location in the main building. The visitor centre is proposed to be temporarily relocated until the main building is constructed which has been delayed due to the decision to put it to the market under an EOI process to cover the shortfall of funding. There is some concern that the temporary building will become the permanent location.

Councillor Wilson noted that the Friends of Cradle Valley are very frustrated as the group have not had consultation from the Government regarding funding and design changes.

ACTION

A letter is to be prepared from Chief Representative, Ms Jan Bonde to the Premier expressing concerns on behalf of the region due to a lack of consultation for the Cradle Mountain project and funding.

Recommendation

That the Representatives **NOTE** the report.

Moved: Alderman Sandra French / Seconded: Mayor Quilliam / CARRIED

7.4.2. NORTH WEST COASTAL PATHWAY

A briefing note was presented at Agenda Item 7.4.2

The CEO advised he has met with consultants, Pitt & Sherry, who are close to finalising the Coastal Pathway technical investigation report.

It was noted that the Chief Representative Bonde and CEO attended an election candidate forum with the Bicycle Network and Heart Foundation. Liberal and Labor representatives were at the meeting and advised that they won't be committing funds to the bicycle pathway.

Recommendation

That the Representatives **NOTE** the report.

Moved: Mayor Boyd / Seconded: Deputy Mayor Rockliff / CARRIED

7.5. KEY MANAGEMENT PERSONNEL – RELATED PARTY AND CONFLICT OF INTEREST DISCLOSURE

A briefing note was presented at Agenda Item 7.5

Chief Representative Bonde advised that the declarations of a conflict of interest are a requirement and it's an annual process.

Recommendation

That the Representatives **NOTE** the Related Party Disclosure requirements and obligations.

Moved: Mayor Quilliam / Seconded: Deputy General Manager Atkins / CARRIED

8. LOCAL GOVERNMENT UPDATE

Mayor Quilliam advised that the sale of the Edith Creek Dairy Processing Plant is being settled on 28 February.

General Manager Monson advised that as a result of business integration initiatives, Latrobe and Kentish Councils will be operating as one workforce with two elected bodies within six months.

General Manager Riley introduced himself and provided background on his career and life.

Mayor Boyd advised that there are eight (8) cruise ships left to come to Burnie this season.

9. GENERAL BUSINESS

9.1. TOURISM MARKETING STRATEGY OVERVIEW

Regional Tourism Manager, Ms Theresa Lord presented to Representatives the tourism marketing strategy overview at 1:37 pm.

Highlights of the presentation included:

- CCA's tourism activities are funded by Tourism Tasmania and Local Government on a 60/30 split
- Funding for marketing and promotion of the region has decreased over time
- A new marketing strategy has been developed based on market research
- There is a strong emphasis on social media for engaging potential visitors
- Cradle Coast region is not benefiting from the increase in visitors to the same proportion as the state

The Representatives noted that this presentation helped to better understand the opportunities and challenges and thanked Ms Lord.

10. MEETING CLOSE

Meeting closed at 2:21 pm.

The next meeting will be held on 24 May 2018 at Cradle Coast Authority.

Confirmed:

Chief Representative

Date

Attachment 1: Attendees, Observers and Apologies**Representatives**

Councillor Alwlyn Boyd	Deputy Mayor, Burnie City Council
Alderman Jan Bonde	Mayor Central Coast Council (Chief Representative)
Ms Sandra Ayton	General Manager, Central Coast Council
Councillor Daryl Quilliam	Mayor, Circular Head Council
Mr Scott Riley	General Manager, Circular Head Council
Alderman Annette Rockliff	Deputy Mayor Devonport City Council
Mr Matthew Atkins (Proxy for Paul West)	Deputy General Manager, Devonport City Council
Councillor Don Thwaites	Mayor, Kentish Council
Mr Gerald Monson	General Manager Kentish and Latrobe Councils
Councillor Peter Freshney	Mayor, Latrobe Council (Deputy Chief Representative)
Mr Shane Crawford	General Manager, Waratah-Wynyard Council
Councillor Tim Wilson	Kentish Council

Cradle Coast Authority

Mr Sid Sidebottom	CCA Board Chair
Mr Rod Stendrup	Director
Mr Brett Smith	Chief Executive Officer
Ms Lauren Clarke	Executive Assistant
Ms Claire Smith	Finance and Corporate Services Manager
Ms Cat Gale-Stanton	Communications Officer
Ms Theresa Lord	Manager, Regional Tourism
Mr Malcolm Wells	CCA Director
Mr Andrew Wardlaw	General Manager, Burnie City Council

Apologies

Mr Dirk Dowling	General Manager, West Coast Council
Councillor Phil Vickers	Mayor, West Coast Council
Councillor Mary Duniam	Deputy Mayor, Waratah Wynyard Council
Councillor Robby Walsh	Mayor, Waratah-Wynyard Council
Mayor Duncan McFie	Director
Councillor Jim Cooper	King Island Council
Mr Paul West	General Manager, Devonport City Council
Councillor Ron Blake	Burnie City Council
Mr Robert Ball	Deputy General Manager, King Island Council

Observers

5.6 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT (NGA) - CANBERRA - AUSTRALIAN LOCAL GOVERNMENT - ALD LYNN LAYCOCK

File: 32110 D518247

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 5.3.2 Provide appropriate support to elected members to enable them to discharge their functions

SUMMARY

Ald Lynn Laycock is seeking Council approval for her to attend the National General Assembly of Local Government (NGA) in Canberra from 17-20 June 2018.

BACKGROUND

The National General Assembly of Local Government (NGA) will be held in Canberra from 17-20 June 2018. Ald Lynn Laycock is seeking Council approval for her to attend this conference.

STATUTORY REQUIREMENTS

Clause 4.3 of Council's "Payment of Aldermen's Allowances, Expenses and Provisions of Facilities" policy states that:

"In respect of any interstate conferences, the matter shall be referred to Council who shall make a determination as to whether any elected member should attend the conference in question. If attendance is approved, Council will pay on behalf of the Aldermen, registration, accommodation and out-of-pocket expenses where supported by receipt, other than those paid in accordance with Clause 2.2 of this policy.

DISCUSSION

This year's theme, *Australia's Future, Make it Local*, reflects not just the wide scope and importance of Local Government, but its ability to influence and effect fundamental change and improvement at the community level. Details relating to the 2018 National General Assembly, including speaker profiles are attached.

Under Council's Policy the Mayor is entitled to attend the NGA annually:

4.2 *The Mayor or the Mayor's nominee shall be entitled to attend the Annual ALGA National General Assembly.*

COMMUNITY ENGAGEMENT

No community engagement has been undertaken as a result of this report.

FINANCIAL IMPLICATIONS

The registration fee of \$969 requires payment prior to 4 May 2018 to gain the benefit of the early bird registration.

In the current financial year, \$6,800 has been expended for Aldermen to attend conferences/professional development from the total budget allocation of \$28,500.

Report to Council meeting on 26 March 2018

Airfares to Canberra from Devonport are approximately \$650 return. Accommodation at the Assembly is approximately \$280 per night therefore based on arriving on 17 June and departing 20 June costs would be \$1,490. Miscellaneous costs for meals, taxi transfers etc would be approximately \$300.

In total, the approximate cost for Ald Laycock's attendance would be \$2,759 (including early bird registration fee).

RISK IMPLICATIONS

It is believed there are no risk implications relating to this report.

CONCLUSION

That in accordance with Clause 4.3 of Council's "Payment of Aldermen's Allowances, Expenses and Provisions of Facilities" policy, the request by Ald Laycock to attend the National General Assembly of Local Government is listed for consideration.

If Council does not support attendance an alternative motion may be:

That Council decline the request by Ald Lynn Laycock to attend the National General Assembly of Local Government in Canberra.

ATTACHMENTS

- [1.](#) Australian Local Government Association Invitation - National General Assembly Of Local Government Jun 2018

RECOMMENDATION

That Council authorise the attendance of Ald Lynn Laycock at the National General Assembly of Local Government in accordance with the "Payment of Aldermen's Allowances, Expenses and Provisions of Facilities" policy.

Author:	Paul West
Position:	General Manager

13/03/2018 D517378



AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION

7 March 2018

Devonport City Council
PO Box 604
DEVENPORT TAS 7310

To the Mayor, Councillors and CEO (please distribute accordingly)

The Australian Local Government Association is pleased to invite you and your Council colleagues to attend this year's National General Assembly of Local Government (NGA) in Canberra from 17 - 20 June.

This year's theme, *Australia's Future, Make it Local*, reflects not just the wide scope and importance of Local Government, but its ability to influence and effect fundamental change and improvement at the community level.

The 2018 theme also hints at the strong possibility of a federal election being called later this year or early next. That being the case, Local Government will need to be ready and able to speak up on behalf of our constituents.

ALGA has developed an exciting program for the 2018 National General Assembly of Local Government, which includes commentator and columnist Bernard Salt as a Keynote Speaker.

Mr Salt, a former partner at KPMG, has gained national prominence with his astute observations on demography, housing affordability and the evolution of consumer cultures.

With his unique ability to analyse data and turn that analysis into entertaining and informative commentary, Mr Salt's address promises to be insightful and relevant for everybody working in Local Government.

Communications specialist Virginia Haussegger will also be a Keynote Speaker at NGA18. A highly experienced journalist and newspaper columnist, Ms Haussegger is now the Director of the 50/50 by 2030 Foundation at the University of Canberra's Institute for Governance and Policy Analysis.

Her keynote address will canvass initiatives and strategies to increase gender diversity in Local Government – work with which she has been actively involved since 2016.

There is strong likelihood of a federal election being called this year, and David Speers – who is Political Editor at Sky News and another NGA18 Keynote Speaker – will provide delegates with an up-to-date reading of the political maneuverings on Capital Hill.

13/03/2018 D517378

Prime Minister Malcolm Turnbull, Opposition Leader Bill Shorten and Federal Minister for Regional Development, Territories and Local Government John McVeigh are among the federal politicians who have been invited to NGA18, along with the Shadow Minister for Infrastructure, Transport, Cities and Regional Development Anthony Albanese, and Shadow Minister for Regional Services, Territories and Local Government Stephen Jones.

Enclosed is the NGA Registration Brochure which contains full details of the program, business agenda and associated events.

Please take time to note this year's Regional Forum agenda with the Minister for Regional Development, Territories and Local Government, The Hon Dr John McVeigh MP confirmed to speak at the Regional Forum. We also have confirmed two keynote presenters; Saul Eslake, Leading Australian Economist and Katherine O'Regan, Executive Director, Cities Leadership Institute.

The National General Assembly and the Regional Forum are key events which should not be missed. For those of you with a specific interest in transport, ALGA's 2018 National Local Roads and Transport Congress will take place in Alice Springs from 20-22 November.

We look forward to seeing you at this year's events.



Adrian Beresford Wylie
Chief Executive Officer

13/03/2018 D517378



NGA18
National General Assembly
of Local Government

**AUSTRALIA'S FUTURE
MAKE IT LOCAL**

17-20 June 2018 // Canberra

Program + Registration
Register online www.alga.asn.au



AUSTRALIAN LOCAL
GOVERNMENT ASSOCIATION

13/03/2018 D517378



President's Message

Welcome to the Australian Local Government Association's 2018 National General Assembly – Australia's largest and most influential gathering of Local Government councillors, mayors, chairs and officials.

Our theme for this year's NGA – Australia's future: make it local – reflects not just the wide scope and importance of Local Government, but its ability to influence and affect fundamental change and improvement at the community level.

The 2018 theme also hints at the strong possibility a federal election being called later this year or early next. That being the case, Local Government will need to be ready and able to speak up on behalf of our constituents.

ALGA and the State and Territory Local Government Associations are already well advanced in their election advocacy strategies, but this conference will provide important input into the fine-tuning of those plans.

A significant number of motions will be put to the Assembly, generating lively, vigorous and constructive debate. And, thanks to the introduction of keypad voting machines – a first for a National General Assembly – there'll be less time wasted on procedural matters and more time available for the things that matter: ideas, discussion, persuasion and consensus.

All of the motions that are supported at the NGA are submitted to the ALGA Board for consideration and aim, ultimately, to advance the cause of Local Government and the communities we seek to serve.

The program for this year's NGA is extensive, with multiple streams of specialist presentations for you to select from, and a range of keynote speakers to inform and inspire us.

Not surprisingly for a NGA that's being staged with a federal election in the wings, our expert panels will also boast plenty of individuals with insider views of Capital Hill.



Whilst the temperatures in the nation's capital may be decidedly brisk at this time of the year, I offer you a very warm welcome to the Australian Local Government Association's 25th National General Assembly.

I encourage you to meet new colleagues, to listen to experts and specialists, participate in discussions and to learn from the very best we have gathered on your behalf. Enjoy the experience, and take-home ideas and inspiration to help make your communities the very best they can be.

"...make it local – reflects not just the wide scope and importance of Local Government, but its ability to influence and affect fundamental change and improvement at the community level."

Mayor David O'Loughlin
ALGA President



Contents

President’s Message _____ 2

Platinum Sponsors _____ 3

Provisional Program _____ 4

Regional Cooperation & Development Forum 2018 _____ 5

Key Dates _____ 6

Motions for Debate _____ 6

Voting Procedures _____ 6

Speaker Profiles _____ 7

NGA 2018 Charity: Enormity – National Coat Day _____ 13

Associated Events _____ 13

General Registration Details _____ 14

Social Function and Venue Information _____ 15

Coach Transfers _____ 16

Car Parking _____ 16

Partner Tours _____ 17

Accommodation _____ 17

Registration Form _____ 19

Platinum Sponsors

13/03/2018 D517378



NGA18

National General Assembly
of Local Government

AUSTRALIA'S FUTURE MAKE IT LOCAL

17–20 June 2018 // Canberra

Provisional Program

Sunday 17 June	
5:00pm	Service NSW Welcome Reception National Convention Centre 
Monday 18 June	
9:00am	Opening Ceremony
9:20am	Mayor David O'Loughlin, ALGA President's Opening
9:30am	The Hon Malcolm Turnbull MP, Prime Minister (invited)
10:00am	Morning Tea
10:30am	▶ Keynote Speaker – David Speers , Political Editor, SKY NEWS <i>The Australian Political Landscape</i>
11:00am	▶ Keynote Speaker – Virginia Haussegger AM , Australian Journalist, Media Commentator and Television Presenter <i>The Case of Gender Diversity in Local Government</i>
11:30am	▶ Panel Session – <i>Changing Political Culture</i>
12:30pm	Lunch 
1:30pm	▶ Panel Session – <i>Balancing Innovation and the Public Interest</i>
3:00pm	Afternoon Tea
3:30pm	▶ Debate on Motions
4:30pm	Mr Stephen Jones MP, Shadow Minister for Regional Services, Territories and Local Government (invited)
5:00pm	Close
7:00pm	Networking Dinner – National Arboretum 

Tuesday 19 June	
9:00am	▶ Keynote Speaker – Bernard Salt AM , Author and Columnist <i>Population and the Policy Imperative</i>
9:45am	▶ Panel Session – <i>Building Tomorrow's Communities: Livability</i>
10:30am	Morning Tea
11:00am	▶ Debate on Motions
12:30pm	Lunch 
1:30pm	▶ Concurrent Sessions – <ul style="list-style-type: none"> • Energy and Climate Change • Arts and Culture • Digital Technology • Recycling and Waste
3:00pm	Afternoon Tea
3:30pm	▶ Debate on Motions
4:30pm	The Hon Bill Shorten MP , Leader of the Opposition (invited)
5:00pm	Close
7:00pm	NGA Dinner – Australian Institute of Sport

Wednesday 20 June	
9:00am	<i>Setting ALGA's Election Priorities</i>
9:30am	▶ Panel of Mayors – <i>Local Government and the Federal Election</i>
10:30am	Morning Tea
11:00am	▶ Panel Session – <i>How to Create Resilient Local Communities</i>
12:30pm	ALGA President's Close



4 // National General Assembly of Local Government // NGA18

13/03/2018 D517378

REGIONAL COOPERATION & DEVELOPMENT FORUM 2018

Sun 17 June 2018 // Canberra

Collaboration: A catalyst for success

The 2018 Regional Forum will bring together noted regional campaigners, academics, industry innovators and government officials to explore the challenges of successful collaboration, as a catalyst for region-scale prosperous metropolitan, regional and rural community growth.

Collaborative case studies and models will be shared, along with practical tools for delegates to test and disseminate within their own regions upon their return.

Once again, this year's State of the Regions Report, prepared in partnership between ALGA and the National Institute of Economic and Industry Research, will be launched with opportunities to discuss the data arising in the energy sector as well as international influences on local government at region-wide scales. The Forum also aims to prompt lively discussion about some of the country's most vulnerable household types – metro- and non-metro – and the crucial service delivery role and pressures at the local government level.

Preliminary Program

Sunday 17 June	
9:30am	ALGA President's Welcome
9:40am	<ul style="list-style-type: none"> ▶ Keynote Address – <i>Observations of Australian economic development trends and regional impacts/challenges</i> Saul Estlake, Leading Australian Economist Katherine O'Regan, Executive Director, Cities Leadership Institute
10:30am	<ul style="list-style-type: none"> ▶ Government Address – The Hon Dr John McVeigh MP, Minister for Regional Development, Territories and Local Government
11:00am	Morning Tea
11:30am	<ul style="list-style-type: none"> ▶ Regional Showcase & 2018 State of the Regions Report Launch – • <i>Snapshot of programs/initiatives that have benefited from region-scale collaboration</i> • <i>Metro to non-metro vulnerable household types and challenges ahead</i>
12:15pm	<ul style="list-style-type: none"> ▶ Panel Session – <i>State of the Regions Q&A</i>
12:45pm	Lunch
1:45pm	<ul style="list-style-type: none"> ▶ Workshop – <i>A practical, fast-paced workshop applying tools to assist region-scale collaboration (metro and non-metro), led by Collaboration for Impact Facilitators</i>
3:00pm	Afternoon Tea
3:30pm	<ul style="list-style-type: none"> ▶ Opposition Address – Mr Stephen Jones, Regional Services, Territories and Local Government (invited)
4:00pm	ALGA President's Close

13/03/2018 D517378



Key Dates

- ▶ Submission of Motions for Debate – By 11:59pm Friday 30 March 2018
- ▶ Early Bird Registration – On or before Friday 4 May 2018
- ▶ Standard Registration – On or before Friday 1 June 2018
- ▶ Late Registration – After Friday 1 June 2018

Motions for Debate

The NGA is an important opportunity for you and your council to influence the national policy agenda. The primary focus of all motions should be to strengthen the capacity of local government to provide services and infrastructure in Australia.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria;

- 1 Be **relevant** to the work of local government **nationally**
- 2 Be **consistent with the theme** of the NGA
- 3 **Complement or build** on the policy objectives of your state and territory local government association

4 Be submitted by a council which is a **financial member** of their state or territory local government association

5 Propose a **clear action and outcome**

6 **Not be advanced** on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

To assist you to identify motions that address the 2018 theme, 'Australia's Future: Make it Local', the Australian Local Government Association Secretariat has prepared a short discussion paper and is available on the NGA Website: www.alga.asn.au.

Motions should be submitted electronically via the online form at: www.alga.asn.au/tecms/forms/motions_2018/ and should be received by the Australian Local Government Association no later than Friday 30 March 2018. For more information contact ALGA on (02) 6122 9400.

Voting Procedures

Each council is entitled to one voting delegate in debating sessions. Councils will need to determine who their voting delegate will be. Electronic voting keypads can be collected at the assembly.



Speaker Profiles

The Hon Malcolm Turnbull MP



Prime Minister of Australia
Malcolm Turnbull became the 29th Prime Minister of Australia on 15 September 2015 and was sworn in for a second term on 19 July 2016.

Mr Turnbull was elected to Federal Parliament as the Member for Wentworth in 2004. Since entering public life, Mr Turnbull has held a number of parliamentary positions including Shadow Treasurer, Parliamentary Secretary to the Prime Minister with responsibility for national water policy and Minister for Environment and Water Resources.

He was Leader of the Opposition from 16 September 2008 to 1 December 2009 and was later Shadow Minister for Communications and Broadband.

Most recently, Mr Turnbull was Minister for Communications from 18 September 2013 to 21 September 2015.

Malcolm was educated at Vacluse Public School and Sydney Grammar School and graduated from Sydney University with a BA LLB. He was awarded a Rhodes Scholarship and completed a further law degree at Oxford.

He is married to Lucy, and has two adult children, Alex and Daisy, and two grandchildren, Jack and Isla.

The Hon Bill Shorten MP



Bill Shorten is the Federal Member for Maribyrnong and was elected leader of the Australian Labor Party and Leader of the Opposition on 13 October 2013.

Mr Shorten completed a Bachelors' degree in Arts and Law from Monash University, as well as an MBA from the Melbourne Business School.

Bill has since worked as a union organiser, union secretary, as a member of the ACTU executive, as a Member of Parliament and as a Minister in a Labor Government.

As a senior member of the Rudd/ Gillard Labor Governments, Bill played a key role in securing a number of historic reforms including establishing the National Disability Insurance Scheme and increasing universal superannuation to 12 per cent.

As Minister for Workplace Relations, Bill continued the Labor Government's ongoing commitment to a fair and productive workplace relations system and during his time as Minister for Education helped secure the Better Schools reforms.

Prior to entering Parliament, Bill worked at the Australian Workers' Union, holding key leadership positions including State Secretary of the AWU Victoria Branch from 1998 to 2006 and National Secretary from 2001 to 2007.

13/03/2018 D517378

**The Hon Dr John McVeigh MP**

John McVeigh was declared as the Federal Member for Groom on 22 July, 2016.

He was sworn in as the Minister for Regional Development, Territories and Local Government on December 20, 2017.

Before his elevation to Cabinet he was a member of the Joint Standing Committee on Foreign Affairs, Defence and Trade; the Joint Committee of Public Accounts and Audit; and the Standing Committees on Industry, Innovation Science and Resources; and Agriculture and Water Resources.

John also chaired the Coalition's Policy Committee for Industry, Innovation, Science and Northern Australia and was the chair of the Federal Government's Select Committee on Regional Development and Decentralisation.

He was previously a Councillor on the Toowoomba Regional Council from 2008 to 2012 where he held the Corporate Services Portfolio and Chaired the Audit Committee.

John has a Bachelor of Business (Marketing & Economics) (University of Southern Queensland), Master of Business Administration (Bond University) and a PhD in Agribusiness Management (University of Queensland).

John is proud to live with his wife, Anita, and six children in Toowoomba and is passionate about the role that regional Queensland will play in the future of our nation.

Mr Stephen Jones MP

Stephen Jones is the Federal Member for Whitlam and Shadow Minister for Shadow Minister for Regional Services, Territories and Local Government and Regional Communications.

Stephen was first elected to the Federal Parliament in 2010 representing the Southern Illawarra seat of Throsby. He was re-elected at the 2013 election and elected to the re-named seat of Whitlam in the 2016 election.

Stephen holds a Bachelor of Arts degree from the University of Wollongong and a Bachelor of Laws degree from Macquarie University.

Prior to entering the Federal Parliament, he worked as a community worker for various front line disability services, youth and health services and as a lawyer with the Australian Council of Trade Unions (ACTU) and as the Secretary of the Community and Public Sector Union (CPSU).



Virginia Haussegger AM



Virginia Haussegger AM is a gender diversity advocate and communication specialist. She is also an award-winning television journalist, writer and commentator, whose extensive media career spans more than 25 years.

Virginia has reported from around the globe for leading current affair programs on Channel 9, the Seven Network and the ABC. For 15 years (2001–2016) she anchored the ABC's flagship TV News in Canberra. She is widely published, both as a former columnist with the Canberra Times, and a regular contributor to the Sydney Morning Herald and The Age.

In 2016 Virginia was appointed Director of a new, national gender equality initiative, the 50/50 by 2030 Foundation, at the University of Canberra's Institute for Governance and Policy Analysis (IGPA), where she is an Adjunct Professor.

She has run a series of co-design workshops with local government leaders focused on diversity strategies and increasing the representation of women in

leadership positions. Virginia also runs a suite of Masterclasses on Strategic Communication and Persuasive Presentation.

In 2017 she launched an innovative gender equality news media platform, BroadAgenda, and currently serves as Chief Editor.

In 2014 Virginia was made a Member of the Order of Australia (AM) for service to the community, as an advocate for women's rights and gender equity, and to the media.

Virginia has served on a number of boards and committees including; UN Women National Committee Australia; the Snowy Hydro SouthCare Trust, and the Australia Forum Steering Committee. She currently sits on the Board of the ACT Government's Cultural Facilities Corporation; Women in Media Canberra; Our Watch, Media Advisory Committee; and is Patron of the Canberra Rape Crisis Centre.

13/03/2018 D517378



David Speers



David Speers is Political Editor at SKY NEWS and anchor of agenda-setting political programs SPEERS and SPEERS ON SUNDAY on SKY NEWS LIVE.

David is one of Australia's most respected political journalists and interviewers, leading the SKY NEWS Walkley and Logie award-winning political news coverage.

David joined SKY NEWS as Political Editor in 2000 and has seen the channel grow to become the unrivalled destination for political and national affairs coverage in Australia.

He has been chosen to host Leaders' debates and forums at the last five federal elections and covered the last four Presidential elections in the United States.

Between elections David is one of the busiest and best connected correspondents in Canberra.

He has interviewed numerous world leaders, including US President George W. Bush at the White House and travelled extensively reporting from China, India, Afghanistan, Indonesia and Europe.

In 2014 David was awarded Australia's highest journalism honour, a Walkley Award for his global headline-making "What is Metadata" interview with the

Australian Attorney General. He received his second Walkley award in 2015 for his "The Fixer" interview featuring then Minister for Education and Training Christopher Pyne. In 2016 David and the SKY NEWS Political team were recognised with both a Walkley and TV Week Logie award for the team's outstanding coverage of the 2016 Federal Election.

David is also the recipient of the 2016 Kennedy Award for Most Outstanding Political Reporting, the 2017 AACTA Best Presenter Award for the winner of more than 10 ASTRA Awards for excellence in broadcast journalism.

David served for three years as President of the Parliamentary Press Gallery. He has also served as a Director of the National Press Club since 2005.

Prior to joining SKY NEWS, David worked as a Political Reporter for a number of radio stations in Canberra and at New South Wales Parliament in Sydney.



Bernard Salt



Bernard Salt, a former partner at KPMG, is one of the most well-known writers, media personalities, and business advisors in Australia. Used to large crowds and the cameras, Bernard has the uncanny ability to explain even the most complex ideas in a way that everyone in the room can understand. Well-spoken, engaging, and enlightening, a business event featuring Bernard is sure to be a hit.

In business, Bernard's specialties lie in tracking and understanding demographic and social changes in his country of origin and the rest of the world, including the United States, New Zealand, and Asia. He focuses on the evolution of consumer cultures, how the most recent generation will fit into today's business world, and how companies can get the most out of their customer base and employees.

Bernard writes two weekly columns for The Australian newspaper that deal with social, generational and demographic matters, and

has authored six books, the most recent was published in 2014 titled *More Decent Obsessions: The small things that tell the big picture*. His other books include, *The Big Shift: Welcome to the Third Australian Culture*, *The Big Picture*, *Man Drought: Why are there so many single women in their 30's?*, *What is it with Generation Y?* and lastly, *Decent Obsessions: Why it's okay to sweat the small stuff*. He routinely appears as a commentator on a variety of television shows in Australia, including *Business Sunday*, *A Current Affair*, *60 Minutes*, *Today Tonight*, *Today Show*, and *Nightline*.

Bernard's unique skill is to take the latest data and then transfer this into a highly entertaining, very informative and above all else extremely relevant presentation on what the future environment will be for both businesses and individuals.

Saul Eslake



Saul Eslake worked as an economist in the Australian financial markets for more than 25 years, including as Chief Economist at McIntosh Securities (a stockbroking firm) in the late 1980s, Chief Economist (International) at National Mutual Funds Management in the early 1990s, as Chief Economist at the Australia & New Zealand Banking Group (ANZ) from 1995 to 2009, and as Chief Economist (Australia & New Zealand) for Bank of America Merrill Lynch from 2011 until June 2015. In between these last two positions he was Director of the Productivity Growth program at the then newly-established Grattan Institute, a 'think tank'.

In July 2015 Saul started up his own economics consultancy business, operating out of Hobart, and in April 2016 took up a part-time position as a Vice-Chancellor's Fellow at the University of Tasmania.

Saul is a member of the Australian Parliamentary Budget Office's Expert Advisory Panel; and is on

the Advisory Board of Jamieson Coote Bonds, a Melbourne-based specialist bond investment manager.

Saul is a non-executive director of Hydro Tasmania, an energy business owned by the Tasmanian State Government; and of Housing Choices Australia Ltd, a not-for-profit provider of affordable rental housing. He is also Chairman of Ten Days on the Island, Tasmania's bi-ennial state-wide multi-arts festival.

Saul has a first class honours degree in Economics from the University of Tasmania, and a Graduate Diploma in Applied Finance and Investment from the Securities Institute of Australia. In December 2012 he was awarded an Honorary LLD degree by the University of Tasmania. He has also completed the Senior Executive Program at Columbia University's Graduate School of Business in New York.

13/03/2018 D517378



Katherine O'Regan



Katherine O'Regan has over 30 years' experience in developing and implementing growth strategies for business and government. Having served as a Chief of Staff and Advisor to Federal and State Government Ministers and Deputy Mayor, Woollahra Municipal Council where she served as a Councillor for five years, Katherine has unique insights into the policy, process and priorities of government.

This is complimented by a corporate executive career centred on the banking, financial and property sectors where she gained experience in public private partnerships, corporate transactions and mergers and acquisitions.

In 2013 Katherine established her own a consultancy firm providing strategic advice to government and business specialising in developing innovative solutions to the challenges and priorities facing

cities and communities. Katherine has led forums and workshops, written policy submissions and articles, and advocated for change for clients including NSW Small Business Commissioner's small business friendly Councils and regional activation programs, the NSW Department of Industry's Future Towns Program, energy start up Star Scientific and the Australian Banking Association.

In 2017 Katherine was appointed Executive Director of the Cities Leadership Institute a not for profit dedicated to building the capacity of urban leaders to make cities, towns and communities great places.

Katherine holds a Bachelor of Applied Science, Masters of Business Administration and a Masters of US Studies (with Merit) and is Director of leading public policy think tank, The Sydney Institute and Chair of her local Chamber of Commerce.



NGA 2018 Charity

Enormity – National Coat Day

Enormity is a not for profit, community based teenage committee.

Enormity started "Coat Day" 20 years ago when one of the member's friends became homeless and they "borrowed" a coat from the back of their mentor's car. This opened Enormity's eyes as to a community need and the collection of public donated coats begun, "Coat Day".

Enormity has collected around 99,200 coats in that time and with the assistance of charitable agencies such as St. Vincent de Pauls, Salvation Army and Devonport's Gran's Van all have redistributed to the homeless and those in need.

Homelessness can affect all members of our community including the young or old, families or single people, Aboriginal people or people from culturally diverse backgrounds, resulting in great social and economic costs to the individual, and the community as a whole.

Enormity has for a long time worked towards helping those in need by providing the simplest basic need of warmth and protection from the elements of winter – warm coats and clothing.

In year 2000, former Prime Minister John Howard launched our campaign nationally by donating his own coat. Since then Prime Ministers Kevin Rudd, Julia Gillard, Tony Abbott and last year Malcolm Turnbull have also donated a coat.

"Coat Day" is held annually on the 1st Saturday in July, this year being Saturday 7th July 2018. Please bring a coat to donate at the 2018 Local Government National General Assembly. Your donation of a winter coat will help someone who is sleeping rough. Collection will be available through the entirety of the conference, 17–20 June 2018.



Associated Events



Australian Local Government Women's Association Breakfast

**Monday 18 June 2018 –
7:00am–8:15am**

The ALGWA National President is pleased to invite members, friends and colleagues to our Annual Networking Breakfast as part of the National General Assembly.

The hot Outback Breakfast will be held from 7:00-8:15am on Monday 18 June.

Speaker: Cr Alwyn Friedersdorff, President of the National Rural Women's Coalition, (NRWC) freshly returned from addressing the UN and participation on issues faced by rural women.

Seating is strictly limited; find booking details on www.algwa.net.au

13/03/2018 D517378



General Registration Details

General Assembly Registration Fees

Registration Fees –
Early bird

\$969.00

*(payment received by
Friday 4 May 2018)*

Registration Fees –
Standard

\$1,290.00

*(payment received on or before
Friday 1 June 2018)*

Registration Fees –
Late

\$1,429.00

*(payment received after
Friday 1 June 2018)*

General Assembly Registration Includes

- ▶ Attendance at all General Assembly sessions
- ▶ Morning tea, lunch and afternoon tea as per the General Assembly program
- ▶ One ticket to the Welcome Drinks, Sunday
- ▶ General Assembly satchel and materials

Day Registration Fees

Monday 18 June 2018

\$529.00

Tuesday 19 June 2018

\$529.00

Wednesday 20 June 2018

\$320.00

Day Registration Includes

- ▶ Attendance at all General Assembly sessions on the day of registration
- ▶ Morning tea, lunch and afternoon tea as per the General Assembly program on that day
- ▶ General Assembly satchel and materials

Sunday Regional Development Forum Registration Fees (Sunday 17 June 2018)

Forum Only

\$445.00

NGA Delegate

\$245.00

*(Delegates attending the Regional
Form and the NGA are entitled to
this discount)*

Accompanying Partners Registration Fees

Accompanying Partners
Registration Fee

\$280.00

Accompanying Partners Registration Includes

- ▶ 1 ticket to the Welcome Reception, Sunday 17 June
- ▶ Day tour Monday 18 June
- ▶ Day tour Tuesday 19 June
- ▶ Lunch with General Assembly Delegates on Wednesday 20 June



Payment Procedures

Payment can be made by:

- ▶ Credit card – MasterCard and Visa
- ▶ Cheque made payable to ALGA
- ▶ Electronic Funds Transfer:
 - Bank:** Commonwealth
 - Branch:** Curtin **BSB No:** 062905
 - Account No:** 10097760

NOTE: If paying via EFT you must quote your transaction reference number on the registration form.

Cancellation Policy

All alterations or cancellations to your registration must be made in writing and will be acknowledged by email. Notification should be sent to:

Conference Co-ordinators
PO Box 4994, CHISHOLM ACT 2905

Facsimile: (02) 6292 9002

E-mail: conference@confco.com.au

An administration charge of \$110.00 will be made to any participant cancelling before Friday 4 May 2018. Cancellations received after Friday 4 May 2018 will be required to pay full registration fees. However, if you are unable to attend, substitutes are welcome at no additional cost.

By submitting your registration you agree to the terms of the cancellation policy.

Privacy Disclosure

ALGA collects your personal contact information in its role as a peak body for local government. ALGA may disclose your personal contact information to the sponsors of the event for the purposes of commercial business opportunities. If you consent to ALGA using and disclosing your personal contact information in this way, please tick the appropriate box on the registration form.

Importantly, your name may also be included in the General Assembly List of Participants. You must tick the appropriate box on the registration form if you wish your name to appear in this list.

Photographs

During the National General Assembly there will be a contracted photographer, the photographer will take images during the sessions and social functions. If you have your picture taken it is assumed that you are giving consent for ALGA to use the image.

Images may be used for print and electronic publications.

Canberra Weather in June

Winter days in Canberra are characterised by clear sunny skies but the days are cool at around 12–15C and temperatures do drop to 1C on average in the evenings, so be sure to bring a warm jacket. Mornings can be foggy so keep this in mind when booking flights. It is best to avoid early arrivals or departures in case of delays due to fog.

Social Function and Venue Information

Social Functions

Welcome Reception and Exhibition Opening

Sponsored by:



Sunday 17 June 2018

Venue: National Convention Centre

The Welcome Reception will be held in the exhibition hall and foyer.

- ▶ 5:00–7:00 pm
- ▶ \$50.00 per person for day delegates and guests
- ▶ No charge for full registered delegates
- ▶ No charge for registered accompanying partners

Dress code: smart casual

Networking Dinner

Sponsored by:



Monday 18 June 2018

Venue: National Arboretum Canberra

The dinner is being held in the Village Centre.

- ▶ 7:00–11:00 pm
- ▶ \$100.00 per person

Dress code: smart casual

The Monday night dinner takes on a new format as we take it offsite to the multi-million dollar National Arboretum. Enjoy the stunning Canberra landscape whilst having the opportunity to network with delegates from other councils and organisations.

13/03/2018 D517378



General Assembly Dinner

Tuesday 19 June 2018

Venue: Australian Institute of Sport

The dinner is being held in the Arena of the AIS.

- ▶ 7:00–11:00 pm
- ▶ \$130 per person

Dress code: lounge suit/collar and tie for men and cocktail style for women.

With Parliament House undergoing renovations this year, we are excited to take delegates to the Australian Institute of Sport, the country's elite and award winning sports precinct. Tickets to the General Assembly Annual Dinner are always highly sought after and therefore booking early is highly recommended to ensure your place.

Note: Bookings are accepted in order of receipt.

General Assembly Business Sessions

Monday 18 June 2018 to
Wednesday 20 June 2018

Venue: National Convention Centre

All plenary sessions will be held in the Royal Theatre at the National Convention Centre.

Dress code: Smart casual

Exhibition

Sunday 17 June 2018 to
Wednesday 20 June 2018

Venue: National Convention Centre

The exhibition is being held in the Exhibition Hall of the National Convention Centre.

Dress code: Smart casual

Coach Transfers

Welcome Reception and Exhibition Opening – Sunday 17 June 2018

Coaches will collect delegates from all General Assembly hotels (except Crowne Plaza) at approximately 4:45pm. The return coaches will depart at 7:00pm.

General Assembly Dinner – Australian Institute of Sport – Tuesday 19 June 2018

Coaches will collect delegates from all General Assembly hotels at approximately 6:40pm. A return shuttle service will operate between 10:30pm and 11:45pm.

Daily Shuttles to and from the National Convention Centre

A shuttle service between all General Assembly hotels (except Crowne Plaza) and the National Convention Centre will operate between 8:00am and 8:30am. Return shuttles will depart the National Convention Centre at 5:30pm.

Networking Dinner – National Arboretum Canberra – Monday 18 June 2018

Coaches will collect delegates from all General Assembly hotels at approximately 6:40pm. A return shuttle service will commence at 10:15pm.

Car Parking

Parking for delegates is available underneath the National Convention Centre for a cost of approximately \$19.00 per day. Alternatively, voucher public parking is available 300m from the Centre at a cost of approximately \$15.70 per day. The voucher machines accept either coins or credit cards (Visa or MasterCard).



Partner Tours

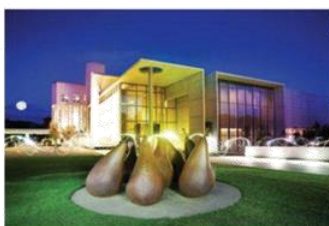


Monday 18 June 2018

Monday Partner Tour: *Behind the Scenes of our Capital*

Take a glimpse behind the scenes of two of Canberra's iconic locations. The day will start with an intimate tour of Government House to see where Cabinet ministers are sworn in and the Governor General welcomes visitors like the Queen and heads of states.

After lunch we have an exclusive tour of The Royal Military College Duntroon, including the Army Officer training course, the cadet mess, and some of the historical and ceremonial areas within the College grounds.



Tuesday 19 June 2018

Tuesday Partner Tour: *Diamonds and Decadence*

We start today with a high tea at Adore Tea where we'll experience a variety of teas from simple black teas to incredible flowering teas paired with sweet and savoury foods with a twist.

The afternoon will be spent at the National Gallery of Australia to experience the confirmed Cartier Exhibition. This is showcasing some of the most exquisite jewels from the renowned French jeweller including the Queen's "Halo" tiara, the engagement ring of Princess Grace of Monaco and costumes from the Ballet Russes, as well as displays of sketches and the tools of Cartier's trade.

Accommodation

Crowne Plaza

1 Binara Street, Canberra

The Crowne Plaza is adjacent to the Convention Centre and only a short walk from restaurants, bars and the main shopping district. Featuring a contemporary design, the Crowne Plaza provides guests with an outdoor pool, sauna, health/fitness centre, 24 hour reception, room service, concierge, undercover parking for a fee and onsite dining at the RedSalt Restaurant. All rooms are non-smoking and include free WiFi, climate control air-conditioning, tea/coffee making facilities and a minibar.

Twin option at the hotel consists of two double beds.

Superior Room: \$315 per night
single/twin/double

Deluxe Room: \$365 per night single/
twin/double

Avenue Hotel

80 Northbourne Avenue, Canberra

The Avenue Hotel is one of the newest options in Canberra and offers guests both studio and apartment style rooms. The hotel is a 15-20 minute walk from the Convention Centre and has an onsite restaurant and bar, 24 hour reception, room service, gymnasium, undercover parking (charges apply per night) and guest lounge. All rooms have king size beds, rainfall showers, balconies, mini bar and free WiFi. The apartments also have a fully functioning kitchen.

Twin option is only available in the Superior rooms and consists of two single beds.

13/03/2018 D517378



Superior King Rooms: \$260 per night single/twin/double

1 Bedroom Apartments: \$310 per night single/double

Waldorf

2 Akuna Street, Canberra

Located in the heart of Canberra's CBD, the Waldorf is only a five minute walk from the National Convention Centre. This hotel has 24 hour reception and provides guests with a gymnasium, indoor heated lap pool, room service and onsite dining at the Waldorf on London Restaurant. All rooms have kitchen and laundry facilities, in-room safe, dining table and chairs, complimentary cable TV, pay per view movies and high speed internet service (for a fee). The 1 bedroom apartments also offer a separate lounge/dining area.

Twin option at the hotel consists of two single beds. Additional costs will apply if more than 2 guests are within the one room.

Studio Apartment: \$200 per night single/twin/double

1 Bedroom Apartment: \$220 per night single/twin/double

Novotel

65 Northbourne Avenue, Canberra

Located on Northbourne Avenue, one of Canberra's main thoroughfares, the Novotel is a 15 minute walk from the National Convention Centre. The hotel offers 24 hour reception and room service, an onsite restaurant and bar, a newly renovated indoor pool, gymnasium and undercover parking (charges apply per night). In-room facilities include mini bar, tea/coffee making facilities, internet

access (for a fee), pay per view movies and climate control air-conditioning. Standard rooms have a Queen size bed while the Executive rooms have a King size bed.

Twin option for the standard room type consists of two double beds and the executive room type consists of one king bed and a pull out sofa bed.

Standard Room: \$280 per night single/twin/double

Executive Room: \$315 per night single/twin/double

Mantra

84 Northbourne Avenue, Canberra

Mantra on Northbourne is centrally located within the CBD and approximately a 15–20 minute walk from the National Convention Centre. The hotel features underground parking (for a fee), a 24 hour reception, a heated indoor pool, sauna, fully-equipped gymnasium and an onsite restaurant bar. All rooms offer individually controlled air-conditioning, WiFi (for a fee), pay per view movies, mini bar, tea/coffee making facilities, hairdryer and complimentary toiletries. 1 bedroom apartments also offer a separate lounge and dining area, kitchen and a fully equipped laundry.

Bedding configuration in a hotel room is one king or two single beds and a 1 bedroom apartment has one queen or two singles.

Hotel Room: \$236 per night single/twin/double

1 Bedroom Apartment: \$276 per night single/twin/double

Medina Apartment Hotel James Court

74 Northbourne Avenue, Canberra

The Medina Apartment Hotel James Court is approximately a 15–20 minute walk from the National Convention Centre and is close to cafes, restaurants, gyms and shopping. The hotel offers reception, undercover parking (for a charge), outdoor heated swimming pool, sauna, gymnasium and a restaurant delivery service. All rooms feature private balconies, climate controlled air conditioning, separate lounge/dining areas, free WiFi, spa bath, mini bar, fully equipped kitchen facilities and an in-room safe.

Twin option consists of two single beds.

Note: Reception operates between the hours of 6:30am and 11:00pm

1 Bedroom Apartment: \$215 per night single/twin/double

2 Bedroom Apartment: \$285 per night

Qt Hotel

1 London Circuit, Canberra

The Qt Hotel is a modern hotel with boutique style furnishings, central to the city and a 10 minute walk to the National Convention Centre. The hotel offers guests a 24 hour reception and room service, an onsite restaurant and bar, parking for a daily charge plus an onsite barber shop. All rooms have now been upgraded to have king beds, other features include a balcony, rainfall showers, free WiFi, pay per view movies, mini bar, hairdryer, iron and ironing board.

Twin option at the hotel consists of two single beds.

Standard Room: \$249 per night single/twin/double

13/03/2018 D517378

Registration Form

Register online www.alga.asn.au

NGA18

National General Assembly of Local Government 17–20 June 2018
 Australian Local Government Association ABN 31 008 613 876

Multiple delegates > photocopy form
 Register online, download PDF or return this form to:
 Conference Co-ordinators
 PO Box 4994 Chisholm ACT 2905
 Phone (02) 6292 9000 Fax (02) 6292 9002
 Email nga@confco.com.au
 By submitting your registration you agree to the terms and conditions of the cancellation policy on page 15

PERSONAL DETAILS

TITLE _____ NAME _____ SURNAME _____
 (Cr/Ald/Mayor/Other)
 POSITION _____
 COUNCIL/ORGANISATION _____
 ADDRESS _____
 SUBURB _____ STATE _____ POSTCODE _____
 PHONE _____ MOBILE _____
 EMAIL _____
 NAME FOR BADGE _____

How did you find out about the General Assembly? ALGA State/Territory Association Council Other: _____

PRIVACY DISCLOSURE

- I DO consent to my name appearing in the 2018 General Assembly List of Participants booklet (name, organisation and state only disclosed) as outlined in the privacy disclosure on page 15.
- I DO consent to ALGA disclosing my personal contact information as outlined in the privacy disclosure on page 15.

REGISTRATION FEES

GENERAL ASSEMBLY REGISTRATION FEES

Please note registration does NOT include attendance to the Regional Cooperation and Development Forum

- EARLY BIRD REGISTRATION FEES (payment received on or before 4 May 2018) \$969.00
- STANDARD REGISTRATION FEES (payment received on or before 1 June 2018) \$1,290.00
- LATE REGISTRATION FEES (payment received after 1 June 2018) \$1,429.00
- DAY REGISTRATION FEES Monday 18 June \$489.00 Tuesday 19 June \$489.00 Wednesday 20 June \$280.00

REGIONAL CO-OPERATION AND DEVELOPMENT FORUM REGISTRATION FEES (SUNDAY 17 JUNE)

- REGIONAL DEVELOPMENT FORUM ONLY Registration fee \$445.00
- GENERAL ASSEMBLY DELEGATE Registration fee \$245.00
- STATE OF THE REGIONS REPORT 2018–19 (Single licence) \$260.00
- STATE OF THE REGIONS REPORT 2018–19 (Organisational licence) \$720.00

ACCOMPANYING PARTNERS REGISTRATION FEES

REGISTERED ACCOMPANYING PARTNER Name for badge: _____ \$280.00

SOCIAL FUNCTIONS INCLUDED IN FEES

One ticket to each of the following functions is included in the full General Assembly registration and/or accompanying partners registration fee. Please confirm if you will be attending by placing a tick in the appropriate boxes. To purchase additional tickets to any of the following functions please indicate the number required and complete the total amount payable.

REGISTERED DELEGATES AND PARTNERS

WELCOME RECEPTION AND EXHIBITION OPENING (SUNDAY 17 JUNE 2018)

I/we will attend: Delegate Partner Number of additional tickets @ \$50.00 each Total \$

REGISTERED PARTNERS

Day 1 • Behind the Scenes of our Capital (Monday 18 June 2018)

I will attend: Partner Number of additional tickets @ \$125.00 each Total \$

Day 2 • Diamonds and Decadence (Tuesday 19 June 2018)

I will attend: Partner Number of additional tickets @ \$125.00 each Total \$

Registration form continues over the page

13/03/2018 D517378

NGA18

National General Assembly of Local Government 17-20 June 2018
Australian Local Government Association ABN 31 008 613 876

OPTIONAL SOCIAL FUNCTIONS

Tickets to these functions are not included in the General Assembly registration fee or accompanying partners registration fee. To purchase tickets to any of the following functions please indicate the number required and the total amount payable.

NETWORKING DINNER, Arboretum (Monday 18 June 2018) Number of tickets [] @ \$100.00 each Total \$ []

GENERAL ASSEMBLY DINNER, Australian Institute of Sport (Tuesday 19 June 2018) **NUMBERS STRICTLY LIMITED**
Number of tickets [] @ \$130.00 Each Total \$ []

SPECIAL REQUIREMENTS

(E.G. DIETARY, MOBILITY) _____

REGISTRATION AND SOCIAL FUNCTION PAYMENT DETAILS

Registration and payment details form including checkboxes for cheque, invoice, EFT, credit card, and fields for card details and grand total.

ACCOMMODATION DETAILS

Please indicate your preference from 1 to 5

CROWNE PLAZA

Accommodation options for Crowne Plaza: Superior Room \$315, Deluxe Room \$365 with Single, Twin, Double checkboxes.

AVENUE HOTEL

Accommodation options for Avenue Hotel: Superior King Room \$260, 1 Bedroom Apartment \$310 with Single, Twin, Double checkboxes.

MANTRA

Accommodation options for Mantra: Hotel Room \$236, 1 Bedroom Apartment \$276 with Single, Twin, Double checkboxes.

MEDINA APARTMENT HOTEL JAMES COURT

Accommodation options for Medina Apartment Hotel James Court: 1 Bedroom Apartment \$215, 2 Bedroom Apartment \$285 with checkboxes for room types.

NOVOTEL

Accommodation options for Novotel: Standard Room \$280, Executive Room \$315 with Single, Twin, Double checkboxes.

QT HOTEL

Accommodation options for QT Hotel: Standard Room \$249 with Single, Twin, Double checkboxes.

WALDORF

Accommodation options for Waldorf: Studio Apartment \$200, 1 Bedroom Apartment \$220 with Single, Twin, Double checkboxes.

Please note your credit card details are required to guarantee your room. Neither Conference Co-ordinators nor the hotel will make any charges against your credit card unless you fail to give a minimum of twenty one (21) days notice in writing of your cancellation.

Fields for Date of Arrival, Date of Departure, and Sharing With.

ESTIMATED TIME OF ARRIVAL
I understand my credit card details are given as a guarantee of my arrival and to ensure my room will be held until my nominated arrival time. No charge for accommodation will be made against this card unless I fail to give a minimum of twenty one (21) days notice of cancellation in writing to Conference Co-ordinators.

Fields for Credit Card Number, Card Holders Name, Signature, Expiry Date, and Corporate Card status.

Return form to Conference Co-ordinators, PO Box 4994 Chisholm ACT 2905 Email nga@confco.com.au

5.7 169 STEELE STREET, DEVONPORT

File: 26179 D517087

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 3.5.1 Work in partnership with industry and government to pursue opportunities which address impediments and foster economic development in the area

SUMMARY

This report provides Council with an update regarding costs associated with the demolition of the former maternity hospital at 169 Steele Street and a recommendation for the future sale of the site.

BACKGROUND

In August 2017 (Min No 143/17 refers), Council entered into a contract to purchase 169 Steele Street, Devonport from Portside Development Pty Ltd for \$950,000 on an 'as is, where is' basis.

A grant of up to \$950,000, was provided by the State Government for the purpose of demolishing the former maternity hospital located on the site.



Figure 1 – Photo source, DCC Geocortex December 2015

In November 2017, after a public tender process, Council awarded Contract 1316 for the demolition of former maternity hospital at 169 Steele Street to Mendelsohn Construction Pty Ltd.

STATUTORY REQUIREMENTS

Section 177 of the *Local Government Act 1993* outlines the steps for Council selling land. Under Section 177(2) of the *Local Government Act, 1993*, Council must obtain a valuation of the land from the Valuer-General or a person qualified to practise as a land valuer before selling, leasing, donating, exchanging or otherwise disposing of the land.

DISCUSSION

The State Government has provided a grant of up to \$950,000 for the demolition of the former maternity hospital.

Report to Council meeting on 26 March 2018

The demolition contract was awarded to Mendelsohn Construction who began the demolition of the site on 6 December 2017.

As foreshadowed in the pre-demolition hazardous materials survey undertaken in September 2017, asbestos was found in the ground floor slab of the building. Asbestos was also located under window sills, in the plant room and slab of other parts of the building. All asbestos was contained and removed in accordance with the statutory requirements. Records have been kept of the disposal site and clearance certificates received. The Environmental Protection agency and Work Place Standards actively monitored the asbestos removal throughout the process.

As common with demolition jobs and forecast by the original budget, a number of latent site and building conditions were discovered during the demolition. In particular an extra \$237,342 was paid in asbestos removal, \$6,293 in additional air monitoring and \$65,600 to remove additional steel above ground level and \$78,874 in additional machine hours to start removing unusually deep and hard footings on the site.

At the contract completion on the 2 March 2018, a large amount of the old hospital footings are still located on the site. Attempts to remove the footings by the contractor with a 40 tonne excavator and breaker were largely unsuccessful. The remaining footings have not been removed due to the forecast difficulty and cost to completely remove. These footings have been surveyed and the details will be provided to prospective purchasers of the site. It is anticipated that further removal of these footings would not result in a greater return in investment to Council.

As at 8 March, costs incurred relating to the demolition include:

Work Order	Work Order Description	Actual + Commitments
0002288	Hospital Demolition 169 Steele St – payments to date	897,980.69
0002333	169 Steele St - Storm water maintenance	1,008.49
0002359	169 Steele St - Tree Removal	2,900.00
	Surveyor	1,500.00
	SUB-TOTAL	\$903389.18
Other		
	Staff hrs 114 hrs x \$80	9,120.00
Outstanding works required		
	Grass seed and top soil -	~15,000.00
	Final site clean up	~1,000.00
	Commemorative feature	~5,000.00
	TOTAL	\$933,509.18

To date, the project is 99% complete, with only grass seed and top soil to be laid and a final site clean up remaining. The table above includes an estimated cost of \$16,000 for these activities.

The initial budget included \$20,000 for a commemorative feature. Given the unknown future use of the site, including any knowledge of where buildings, infrastructure and

Report to Council meeting on 26 March 2018

accesses will be located, it is recommended that Council install a commemorative plaque within the footpath (outside the property boundary) providing a history of the site. The total cost of such a plaque and installation is not expected to exceed \$5,000.

Council will be reimbursed up to \$950,000 with the final price likely to be approximately \$15,000 below that figure.

169 Steele Street (Vol 140368 Fol 1) has a land area of 8,895m². The site is zoned Residential. The site is surrounded by residential uses to the north and south, community purpose to the east and commercial to west.

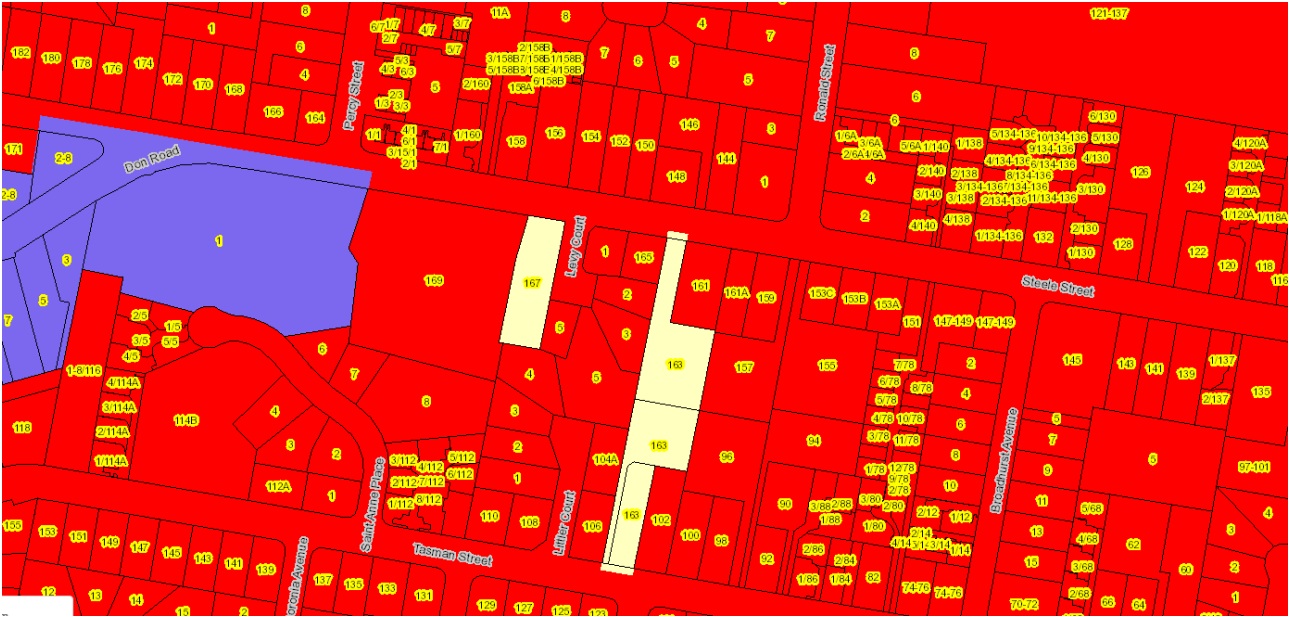


Figure 2: Zoning plan Steele Street/Don Road, Devonport

With a land area of 8,895m², the site would be suitable for a range of residential developments including subdivision and single dwellings, unit development, residential aged care and communal living developments. Any future application on the site would need to be assessed against the criteria in the Devonport Interim Planning Scheme and include adequate consideration of traffic and access issues, buffer to the adjacent commercial uses, building and/or subdivision design and other relevant planning scheme criteria.

Suggestions have been received that Council could consider rezoning the land to Commercial prior to its sale. A rezoning application such as that is unlikely to be approved without a supply and demand analysis that articulates a lack of commercial or similar zoned land in Devonport. Given that there are a number of vacant commercial zoned and Homemaker Centre Zoned land in Devonport, it is difficult to imagine how such an argument would be proven. Similarly, extending the Don Road commercial zone down Steele Street is directly contradictory to Council's policy of containing Commercial uses to existing areas. There are few large, available inner city residential sites left in Devonport and this site provides developers and or community service providers with a unique opportunity for a medium-large residential development close to the CBD.

The *Local Government Act 1993* enables Council to sell this land utilising whatever method it sees fit. Council could consider an expression of interest process or alternatively listing the land with a real estate agent. Council currently has an agreement with Michael Burr Real Estate for marketing, sales and advisory services for the disposal of Council land and buildings. It is estimated that costs of utilising a real estate agent for the sale would be approximately \$10,000 (based on Government valuation) including marketing costs. Should

Report to Council meeting on 26 March 2018

Council run an EOI process internally, it would incur both staff and marketing costs of a similar magnitude. Given, selling real estate is their core business, it is recommended that Council ask Michael Burr Real Estate to list and market the property in the most suitable manner to obtain the highest possible price above the market valuation.

Given the high profile of site and the significant Local and State Government contribution to its purchase and demolition, it is recommended that any offer below market valuation be brought back to full Council for a decision to accept or decline.

The Grant Deed between the State Government and Council for up to \$950,000 towards the demolition costs for the building includes a special condition relating to the sale of the land as follows:

"The Recipient must: (a) actively consult and engage with the Grantor on both the future use and/or sale of the Property, as well as the Recipient's proposed approach to attracting and selecting potential investors for the redevelopment of the Property and/or any potential purchasers of the Property; "

Consequently, any decision by Council to sell the land, via a real estate agent will need to be agreed by the State Government. Initial discussions with staff from State Growth have not revealed any impediment to this.

COMMUNITY ENGAGEMENT

Council has received a large number of comments both written and verbal regarding the former maternity hospital and the future use of the site. These comments were taken onboard by Council when it negotiated to purchase the lot and demolish the existing building with the assistance of a government grant.

FINANCIAL IMPLICATIONS

Council has spent \$950,000 (plus costs) in acquiring the land. Council is required to obtain a valuation report prior to selling the land.

RISK IMPLICATIONS

- Consultation and/or Communication
There are a diverse range of opinions on the best future for this site. Communication by Council needs to clearly articulate that once sold, its future use will be subject to normal review as provided by the Planning Scheme.

CONCLUSION

Council has demolished the former maternity hospital at 169 Steele Street within the \$950,000 grant provided by the State Government. The site is surplus to Council's need and therefore should be sold. Council's agreement with local firm Michael Burr Real Estate is the recommended method to market and sell the site.

ATTACHMENTS

Nil

RECOMMENDATION

That the Council authorise the General Manager in relation to property at 169 Steele Street, Devonport to:

- (a) list the property for sale with Michael Burr Real Estate; and
- (b) provide the General Manager with delegation to approve the sale of the land at or above the independent valuation.

Author:	Rebecca McKenna	Endorsed By:	Matthew Atkins
Position:	Project Officer Economic Development	Position:	Deputy General Manager

6.0 INFORMATION

6.1 WORKSHOPS AND BRIEFING SESSIONS HELD SINCE THE LAST COUNCIL MEETING

Council is required by Regulation 8(2)(c) of the *Local Government (Meeting Procedures) Regulations 2015* to include in the Agenda the date and purpose of any Council Workshop held since the last meeting.

Date	Description	Purpose
5/03/2018	Tasmanian Masters Games	An update regarding progress on the games.
	Road Swap – State Government and Council	Discussion on the resolution of Council to seek opportunity to pursue a road swap with the State Government for Tarleton Street, East Devonport. Due to the restrictions on what the State is required to maintain (only the carriageway) there appears little benefit for pursuing the road swap at this time. Continue efforts to pursue grant funding to progress improvements to the streetscape as the entrance way to Tasmania.
	Victoria Parade Carpark	Update on the lease arrangements for the carpark at 7 Victoria Parade.
	Cradle Coast Authority	Discussion on the Council's Notice of Withdrawal from the Cradle Coast Authority. At present the expiration of the notice period is 30 June 2018.
	LGAT – Annual General Meeting and General Meeting	To be held in Hobart in July 2018. Discussion on potential motions to be put forward by Council at the meeting.
	Southern Rooke Street	An update on the recent consultation undertaken in relation to the proposed upgrading of Southern Rooke Street.
	Renaming of Devonport Airport	In response to correspondence received from Senator Martin suggesting the Devonport Airport be renamed to Cradle Coast Airport, Devonport or Devonport Cradle Coast Airport.
19/03/18	Southern Rooke Street	As a follow up from the previous Workshop more detail on possible options for the upgrading of Southern Rooke Street discussed.
	<i>paranaple centre</i>	Opportunity for Aldermen to attend a site visit at the <i>paranaple centre</i> and <i>paranaple arts centre</i> .
26/03/18	Cradle Coast Authority	The Chairman, CEO, Chief Representative and Deputy Chief Representative met with Aldermen for a discussion on Council's Notice of Withdrawal.

RECOMMENDATION

That the report advising of Workshop/Briefing Sessions held since the last Council meeting be received and the information noted.

Author:	Paul West
Position:	General Manager

6.2 MAYOR'S MONTHLY REPORT

File: 22947 D498981

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 5.3.2 Provide appropriate support to elected members to enable them to discharge their functions

SUMMARY

This report details meetings and functions attended by the Acting Mayor.

BACKGROUND

This report is provided regularly to Council, listing the meetings and functions attended by the Mayor.

STATUTORY REQUIREMENTS

There are no statutory requirements which relate to this report.

DISCUSSION

In her capacity as Acting Mayor, Alderman Annette Rockliff attended the following meetings and functions during the month of February 2018:

- Council Committees, Special Interest Groups and Working Groups meetings as required
- Queen's Baton Relay
- St Brendan's Shaw College Dux Presentation
- Rotary Kite Festival
- Various events related to the State Election
- Tas Audit Office (with GM and Senior Staff)
- Devonport Triathlon
- Maidstone Park Controlling Authority Meeting
- Cradle Coast Authority Reps meeting (with Deputy GM)
- Interviews with Martin Agatyn (7AD Radio)
- SAP National Carnival
- Gallery Opening - National Portrait Prize
- LGAT Training Workshop
- NW Thunder announcement
- Meetings with community members
- Meetings with staff
- Rural Clinical School Advisory Board meeting

ATTACHMENTS

Nil

RECOMMENDATION

That the Mayor's monthly report be received and noted.

6.3 GENERAL MANAGER'S REPORT - MARCH 2018

File: 29092 D498957

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 5.8.2 Ensure access to Council information that meets user demands, is easy to understand, whilst complying with legislative requirements

SUMMARY

This report provides a summary of the activities undertaken by the General Manager, 22 February to 21 March 2018. It also provides information on matters that may be of interest to Aldermen and the community.

BACKGROUND

The report is provided on a regular monthly basis and addresses several management and strategic issues currently being undertaken by Council. The report also provides regular updates in relation to National, Regional and State based local government matters as well as State and Federal Government programs.

STATUTORY REQUIREMENTS

Council is required to comply with the provisions of the *Local Government Act 1993* and other legislation. The General Manager is appointed by the Council in accordance with the provisions of the Act.

DISCUSSION

1. COUNCIL MANAGEMENT

- 1.1. Attended and participated in several internal staff and management meetings.
- 1.2. Attended Workshops, Section 23 Committee and Council Meetings as required.
- 1.3. Attended a meeting of the Devonport City Council Audit Panel. The meeting was held at Central Coast Council and included a shared component. The minutes of the Audit Panel meeting will be provided to Council in due course.

2. LIVING CITY

- 2.1. Participated in LIVING CITY Working Group meetings. These are regular meeting where Council officers and representatives of P+i Group discuss progress and activities associated with the project.
- 2.2. Interviewed by the Advocate Newspaper.
- 2.3. Aldermen were provided an opportunity to visit the LIVING CITY development site to see the progress being made in relation to the *paranaple centre* and the redevelopment of the DECC to incorporate the Art Gallery and Visitor Information Centre. An opportunity was also provided to a group of local supporters of the project to visit the site.

3. COMMUNITY ENGAGEMENT (RESIDENTS & COMMUNITY GROUPS)

- 3.1. Met with a concerned local business owner in relation to his views surrounding the Council's investment in the recently constructed Food Pavilion.

Report to Council meeting on 26 March 2018

- 3.2. Met with a local developer regarding his concerns relating to development rights on land in Devonport. The particular issue relates to a matter that is currently the subject of proceedings in the Devonport Magistrates Court.
- 3.3. Attended a meeting with representatives of Meercroft Park Developments to be informed of their plans for the upgrading of facilities. This meeting was coordinated by Hon Mike Gaffney MLC.

4. NATIONAL, REGIONAL AND STATE BASED LOCAL GOVERNMENT

- 4.1. With the Acting Mayor attended a meeting of the Representatives Group for the Dulverton Waste Management Joint Authority. The minutes of this meeting are provided to Council in Closed Session in accordance with the Rules of the Authority.
- 4.2. Attended a Local Government Association of Tasmania (LGAT) breakfast meeting in Burnie. Guest speakers at the breakfast were David Adams, Pro Vice-Chancellor (Community, Partnerships & Regional Development) & Professor of Management at University of Tasmania and Peter Carr, Director Business Innovation and Digital Technology, City of Hobart.
- 4.3. Attended the LGAT General Meeting at Burnie. The agenda items for this meeting included:
 - Review of State Planning Provisions
 - Free Camping in Regional Towns
 - Proposed Legislation Changes to Allow Councils to Install Road Humps on Local Roads
 - Reconciliation Tasmania
 - Proposed Review of the Roads and Jetties Act 1935

There were also a number updates provided including TasWater, Glenorchy City Council Board of Enquiry Recommendations, Election Activity, Election Expenses Deductibility Limits.

- 4.4. A meeting of Local Government Professionals (North West) was held in Devonport. This is a networking opportunity for professional officers to share information and discuss topical matters.

5. STATE AND FEDERAL GOVERNMENT PROGRAMS

- 5.1. Met with a representative of the TT-Line to discuss issues surrounding port access and opportunities to address recent concerns regarding queuing on the public streets.
- 5.2. Attended a round table meeting in Burnie for Ten Days on the Island. With the relocation to Burnie and the appointment of the new Artistic Director and staff this was an opportunity to be informed of early planning for the 2019 Festival.

COMMUNITY ENGAGEMENT

The information included above details any issues relating to community engagement.

FINANCIAL IMPLICATIONS

Any financial or budgetary implications related to matters discussed in this report will be separately reported to Council.

Report to Council meeting on 26 March 2018

There is not expected to be any impact on the Councils' operating budget as a result of this recommendation.

RISK IMPLICATIONS

Any specific risk implications will be outlined in the commentary above. Any specific issue that may result in any form of risk to Council is likely to be subject of a separate report to Council.

CONCLUSION

This report is provided for information purposes only and to allow Council to be updated on matters of interest.

ATTACHMENTS

1. [Current and Previous Minute Resolutions Update - March 2018](#)
2. CONFIDENTIAL - Current and Previous Minute Resolutions Update - Confidential March 2018

RECOMMENDATION

That the report of the General Manager be received and noted.

Author:	Paul West
Position:	General Manager

Current and Previous Minute Resolutions Update

OPEN SESSION Current Resolutions	
Resolution Title:	Australia Day 2019 – Notice of Motion – Ald G F Goodwin (D512267)
Date:	26 February 2018
Minute No.:	20/18
Status:	Completed
Responsible Officer:	Community Services Manager
Officers Comments:	Noted
Resolution Title:	Tender Report CF0020 – Supply & Delivery of a Rear Load Compaction Unit and Truck (D512993)
Date:	26 February 2018
Minute No.:	21/18
Status:	Completed
Responsible Officer:	Deputy General Manager
Officers Comments:	Truck has been ordered.
Resolution Title:	Tender Report – Contract CT0210 Edward Street Footpath Renewal (D514065)
Date:	26 February 2018
Minute No.:	22/18
Status:	Completed
Responsible Officer:	Deputy General Manager
Officers Comments:	Contractor has been engaged.
Resolution Title:	Devonport Gymnastics Club (D513903)
Date:	26 February 2018
Minute No.:	23/18
Status:	Completed
Responsible Officer:	Community Services Manager
Officers Comments:	Gymnastics Club advised of confirmed location for new facility.
Resolution Title:	Paranaple Convention Centre and Paranaple Arts Centre Fees and Charges (D513984)
Date:	26 February 2018
Minute No.:	24/18
Status:	Completed
Responsible Officer:	Convention and Arts Centre Manager
Officers Comments:	Guide Fees and Charges have been endorsed by Council.

Resolution Title:	Julie Burgess Repairs 2017/18 (D510733)
Date:	26 February 2018
Minute No.:	25/18
Status:	Completed
Responsible Officer:	General Manager
Officers Comments:	Noted
Resolution Title:	LGAT – General Meeting Agenda (D514436)
Date:	26 February 2018
Minute No.:	26/18
Status:	Completed
Responsible Officer:	General Manager
Officers Comments:	Noted
Resolution Title:	Request for Commemorative Seat – Mersey River Foreshore (IWC 53/18 – 12 February 2018)
Date:	26 February 2018
Minute No.:	30/18
Status:	In progress
Responsible Officer:	Executive Manager Organisational Performance
Officers Comments:	Applicant advised that approval has been granted. Liaising with Technical Support Supervisor.
Resolution Title:	Pioneer Park Master Plan 2018-2028 – Draft (IWC 54/18 – 12 February 2018)
Date:	26 February 2018
Minute No.:	30/18
Status:	In progress
Responsible Officer:	Executive Officer Community Services
Officers Comments:	Comments on the draft currently being sought through Council's website, closing 26 March 2018
Resolution Title:	Waste Strategy 2018-2028 – Draft (IWC 55/18 – 12 February 2018)
Date:	26 February 2018
Minute No.:	30/18
Status:	Completed
Responsible Officer:	Executive Officer Community Services
Officers Comments:	Final Strategy adopted.

Resolution Title:	Highfield Park Master Plan 2018-2028 – Draft (IWC 56/18 – 12 February 2018)
Date:	26 February 2018
Minute No.:	30/18
Status:	In progress
Responsible Officer:	Executive Officer Community Services
Officers Comments:	Comments on the draft currently being sought through Council's website, closing 26 March 2018.
Resolution Title:	Upgrade Lighting at Maidstone Park Number 1 Ground (GFC 36/18 – 19 February 2018)
Date:	26 February 2018
Minute No.:	31/18
Status:	Completed
Responsible Officer:	Community Services Manager
Officers Comments:	Grant Deed signed and returned to State Government.
Resolution Title:	Australian Maritime Museums Council Annual Conference Devonport 2018 (GFC 37/18 – 19 February 2018)
Date:	26 February 2018
Minute No.:	31/18
Status:	Completed
Responsible Officer:	Convention and Arts Centre Manager
Officers Comments:	\$10,000 has been agreed by Council in the 2018-2019 Operational Budget to support the AMMC Conference.

Previous Resolutions Still Being Actioned	
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Resolution Title:	Mersey Bluff Precinct (D504218)
Date:	18 December 2017
Minute No.:	248/17
Status:	In progress
Responsible Officer:	Community Services Manager
Officers Comments:	Traffic Impact Assessment underway.
Resolution Title:	Mersey Bluff Cemetery (IWC 35/17 – 9 October 2017)
Date:	23 October 2017
Minute No.:	213/17
Status:	In progress
Responsible Officer:	Deputy General Manager
Officers Comments:	Signage has been ordered.

Resolution Title:	Disability/Equal Access and Inclusion (D491448)
Date:	25 September 2017
Minute No.:	181/17
Status:	In progress
Responsible Officer:	Community Services Manager
Officers Comments:	Disability/Equal Access and Inclusion Plan to be developed.
Resolution Title:	Funding & Assistance – Home Hill – NOM – Ald Laycock
Date:	26 September 2016
Minute No.:	170/16
Status:	In progress
Responsible Officer:	Convention and Arts Centre Manager
Officers Comments:	Landscape Management plan was presented to Council officers in December by National Trust's Consultants.

7.0 SECTION 23 COMMITTEES**7.1 GOVERNANCE, FINANCE & COMMUNITY SERVICE COMMITTEE MEETING - 19 MARCH 2018**

File: 33784 D518412

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 5.3.4 Ensure effective administration and operation of Council's committees

SUMMARY

The purpose of this report is to receive the minutes and endorse the recommendations provided to Council by the Governance, Finance & Community Service Committee meeting held on Monday, 19 March 2018.

ATTACHMENTS

- [1.](#) Minutes - Governance, Finance & Community Service Committee - 19 March 2018

RECOMMENDATION

That the minutes of the Governance, Finance & Community Service Committee meeting held on Monday, 19 March 2018 be received and the recommendations contained therein be adopted.

- GFC 41/18 Information Disclosure & Right to Information Policy
 GFC 42/18 General Manager's Delegations
 GFC 43/18 Land Use Planning and Approvals Act 1993 - Delegations
 GFC 44/18 Annual General Meetings
 GFC 45/18 Annual Plan Progress Report - July 2017 - February 2018
 GFC 46/18 Parking Strategy Review
 GFC 47/18 Finance Report for February 2018
 GFC 48/18 Corporate Climate Change Adaptation Plan
 GFC 49/18 Tasmanian Masters Games
 GFC 50/18 Budget Consultation 2018-19
 GFC 51/18 Elected Members' Expenditure Report February 2018
 GFC 52/18 Minutes of Council's Special Interest Groups and Advisory boards
 GFC 53/18 Community Services, Arts and Culture Report - March 2018
 GFC 54/18 Governance & Finance Report

Author: Position:	Robyn Woolsey Executive Assistant Management	General	Endorsed By: Position:	Paul West General Manager
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**MINUTES OF A GOVERNANCE, FINANCE & COMMUNITY SERVICE COMMITTEE MEETING OF
THE DEVONPORT CITY COUNCIL HELD IN THE COUNCIL CHAMBERS
ON MONDAY, 19 MARCH 2018 COMMENCING AT 5:30PM**

PRESENT: Ald A L Rockliff (Chairman)
Ald C D Emmerton
Ald G F Goodwin
Ald A J Jarman
Ald T M Milne

Aldermen in Attendance:

Ald L M Laycock
Ald J F Matthews
And L M Perry

Council Officers:

General Manager, P West
Deputy General Manager, M Atkins
Executive Manager Corporate, Community & Business, S Crawford
Executive Manager Organisational Performance, K Peebles
Governance Coordinator, K Hampton
Convention and Arts Centre Manager, G Dobson

Audio Recording:

All persons in attendance were advised that it is Council policy to record Council meetings, in accordance with Council's Audio Recording Policy. The audio recording of this meeting will be made available to the public on Council's website for a minimum period of six months.

1.0 APOLOGIES

There were no apologies received.

2.0 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

3.0 PROCEDURAL

3.1 PUBLIC QUESTION TIME

Nil

3.2 QUESTIONS FROM ALDERMEN

Nil

3.3 NOTICES OF MOTION

Nil

4.0 GOVERNANCE REPORTS**4.1 INFORMATION DISCLOSURE & RIGHT TO INFORMATION POLICY (D501239)****GFC 41/18 RESOLUTION**

MOVED: Ald Goodwin

SECONDED: Ald Emmerton

That it be recommended to Council that the Information Disclosure & Right to Information Policy be adopted with immediate effect.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

4.2 GENERAL MANAGER'S DELEGATIONS (D499553)**GFC 42/18 RESOLUTION**

MOVED: Ald Goodwin

SECONDED: Ald Emmerton

That it be recommended to Council that:

1. pursuant to Section 22(1) of the *Local Government Act 1993*, Council delegate its functions and powers as outlined in the attached document to the General Manager (or an officer acting in that capacity); and
2. permit the sub-delegation of those powers and functions by the General Manager to appropriately qualified and/or experienced Council employees, pursuant to Section 64 of the Act.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

4.3 LAND USE PLANNING AND APPROVALS ACT 1993 - DELEGATIONS (D502566)**GFC 43/18 RESOLUTION**

MOVED: Ald Emmerton

SECONDED: Ald Goodwin

That it be recommended to Council that the report relating to the provision of planning delegations be received, and that Council as Planning Authority, confers in accordance with Section 6 of the *Land Use Planning and Approvals Act 1993*, that the attached sections of the Act be delegated to the Deputy General Manager and Development Manager (or any person acting in those positions), with immediate effect.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

4.4 ANNUAL GENERAL MEETINGS (D506371)**GFC 44/18 RESOLUTION**

MOVED: Ald Jarman

SECONDED: Ald Milne

That it be recommended to Council that Council continues to conduct its Annual General Meetings generally in accordance with the *Local Government (Meeting Procedure) Regulations 2015*.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

4.5 ANNUAL PLAN PROGRESS REPORT - JULY 2017 - FEBRUARY 2018 (D514971)**GFC 45/18 RESOLUTION**

MOVED: Ald Goodwin

SECONDED: Ald Jarman

That it be recommended to Council that the 2017/18 Annual Plan Progress Report for the period ended 28 February 2018 be received and noted.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

5.0 FINANCE REPORTS**5.1 PARKING STRATEGY REVIEW (D515382)****GFC 46/18 RESOLUTION**

MOVED: Ald Emmerton

SECONDED: Ald Goodwin

That it be recommended to Council that Council receive and note the status of actions listed in the Devonport City Council Parking Strategy Action Plan.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman		✓
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED

5.2 FINANCE REPORT FOR FEBRUARY 2018 (D516359)**GFC 47/18 RESOLUTION**

MOVED: Ald Goodwin
SECONDED: Ald Emmerton

That it be recommended to Council that the Finance Report for February 2018 be received and noted.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

6.0 COMMUNITY SERVICES REPORTS**6.1 CORPORATE CLIMATE CHANGE ADAPTATION PLAN (D515972)****GFC 48/18 RESOLUTION**

MOVED: Ald Milne
SECONDED: Ald Goodwin

That it be recommended to Council that the Corporate Climate Change Adaptation Plan 2018-2023 be noted.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

6.2 TASMANIAN MASTERS GAMES (D516522)**GFC 49/18 RESOLUTION**

MOVED: Ald Goodwin
SECONDED: Ald Jarman

That it be recommended to Council that in relation to the proposed Tasmanian Masters Games, Council:

- (a) determine that the Games not proceed in October 2018; and
- (b) further consider its approach to the staging of the Games in the future subject to a commitment of funding support from the State Government and/or through external sponsorship.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton		✓	Ald Milne	✓	
Ald Goodwin	✓				

CARRIED

7.0 INFORMATION REPORTS**7.1 BUDGET CONSULTATION 2018-19 (D516944)****GFC 50/18 RESOLUTION**

MOVED: Ald Jarman

SECONDED: Ald Milne

That it be recommended to Council that it receive and note the Budget Consultation 2018-19 report and refer submissions to budget deliberations.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

7.2 ELECTED MEMBERS' EXPENDITURE REPORT FEBRUARY 2018 (D516385)**GFC 51/18 RESOLUTION**

MOVED: Ald Emmerton

SECONDED: Ald Goodwin

That it be recommended to Council that the report advising of Aldermen expenses be received and noted.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

7.3 MINUTES OF COUNCIL'S SPECIAL INTEREST GROUPS AND ADVISORY BOARDS (D516629)**GFC 52/18 RESOLUTION**

MOVED: Ald Jarman

SECONDED: Ald Milne

That it be recommended to Council that the minutes of the Devonport Regional Gallery Advisory Board and East Devonport Special Interest Group be received and noted.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

7.4 COMMUNITY SERVICES, ARTS AND CULTURE REPORT - MARCH 2018 (D512729)**GFC 53/18 RESOLUTION**

MOVED: Ald Jarman

SECONDED: Ald Milne

That it be recommended to Council that the Community Services, Arts and Culture report be received and noted.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

7.5 GOVERNANCE & FINANCE REPORT (D516788)**GFC 54/18 RESOLUTION**

MOVED: Ald Emmerton

SECONDED: Ald Goodwin

That it be recommended to Council that the Governance and Finance report be received and noted.

	For	Against		For	Against
Ald Rockliff	✓		Ald Jarman	✓	
Ald Emmerton	✓		Ald Milne	✓	
Ald Goodwin	✓				

CARRIED UNANIMOUSLY

There being no further business on the agenda the Chairman declared the meeting closed at 6:10pm.

8.0 CLOSED SESSION

RECOMMENDATION

That in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following be dealt with in Closed Session.

Item No	Matter	Local (Meeting Regulations Reference	Government Procedures) 2015
8.1	Application for Leave of Absence	15(2)(i)	
8.2	Unconfirmed Minutes - Joint Authorities	15(2)(g)	
8.3	Cradle Coast Authority - Cultivate Productions	15(2)(g)	
8.4	Tender Report Contract 1317 - Management and Operation of Splash Aquatic and Leisure Centre	15(2)(b),(d)	

OUT OF CLOSED SESSION**RECOMMENDATION**

That Council:

- (a) having met and dealt with its business formally move out of Closed Session; and
 (b) resolves to report that it has determined the following:

Item No	Matter	Outcome
8.1	Application for Leave of Absence	
8.2	Unconfirmed Minutes - Joint Authorities	Noted
8.3	Cradle Coast Authority - Cultivate Productions	
8.4	Tender Report Contract 1317 - Management and Operation of Splash Aquatic and Leisure Centre	

9.0 CLOSURE

There being no further business the Acting Mayor declared the meeting closed at pm.
