



The City with Spirit

NOTICE OF MEETING

Notice is hereby given that a **Infrastructure Works and Development Committee** meeting of the Devonport City Council will be held in the Council Chambers, on Tuesday 13 June 2017, 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

13 June 2017

**AGENDA FOR A MEETING OF THE INFRASTRUCTURE WORKS AND DEVELOPMENT COMMITTEE
OF
DEVONPORT CITY COUNCIL HELD ON TUESDAY 13 JUNE 2017
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 PUBLIC QUESTION TIME.....	2
3.2 QUESTIONS ON NOTICE FROM ALDERMEN.....	2
4.0 TENDERS	3
4.1 Tender Report Contract 1314 Supply & Delivery of Pre-Mixed Concrete (D469708)	5
5.0 INFRASTRUCTURE AND WORKS REPORTS	7
5.1 Stormwater connection policy (D471962)	7
5.2 Public Lighting Strategy - Year 3 Status (D471963)	18
5.3 Waste Management Review (D473040)	23
5.4 Request for Commemorative Seat - Mersey Vale Memorial Park (D473819)	27
6.0 INFRASTRUCTURE WORKS AND DEVELOPMENT BI-MONTHLY UPDATES	30
6.1 Infrastructure and Works Report (D470928)	30
6.2 Development and Health Services Report (D473462)	47
7.0 CLOSURE	56

Agenda of a meeting of the Devonport City Council's **Infrastructure Works and Development Committee** to be held at the Council Chambers, 17 Fenton Way, Devonport on Tuesday 13, June 2017 commencing at 5:30pm.

PRESENT

		Present	Apology
Chairman	Ald L M Perry		
	Ald C D Emmerton		
	Ald G F Goodwin		
	Ald A J Jarman		
	Ald L M Laycock		
	Ald J F Matthews		

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 PUBLIC QUESTION TIME

Members of the public are invited to ask questions in accordance with the following resolution of Council (Min Ref 54/16):

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. A maximum period of time of 30 minutes in total will be allowed for public participation.
4. A maximum period of time of 3 minutes will be allowed for each individual.
5. A member of the public may give written notice to the General Manager 7 days before an ordinary meeting of Council of a question to be asked at that meeting.
6. A member of the public will be entitled to ask questions relating to the activities of Council, giving an explanation that is necessary to give background to the question and ask supplementary or follow up questions relating to that specific matter that may come to light as a result of the answer.
7. Questions do not have to be lodged prior to the meeting, however they would be preferably provided in writing.
8. A question by any member of the public and an answer to that question are not to be debated.
9. 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.

3.2 QUESTIONS ON NOTICE FROM ALDERMEN

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

4.0 TENDERS

In accordance with Section 22(1) of the *Local Government Act 1993* Council has delegated powers to the Infrastructure and Works Committee to accept tenders for activities related to the functions of the Committee to the extent of the estimates for the current financial year (Min 198/15 refers).

The following item is listed on the agenda for this meeting of the Infrastructure and Works Committee.

4.1 Tender Report Contract 1314 Supply & Delivery of Pre-Mixed Concrete

The following table details all tenders and contracts which have been entered into by Council above \$100,000 for the 2016/2017 financial year.

Contract	Contract Period	Extension Options	\$ Value (Excluding GST)	Contractor	Min Ref/ Meeting Date
Contract - 1311 King Street Carpark	September to December 2016	Not Applicable	\$532,973	Oliver Kelly Construction	Council 150/16 22/08/2016
Contract - CT0167-01 - Supply, Delivery and Placement of Hotmix Asphalt	September to January 2017	Not Applicable	\$302,359	Roadways Pty Ltd	IWC 25/16 08/08/2016
Contract - CT0167-02 - Supply, Delivery and Placement of Bituminous Surfacing	September to January 2017	Not Applicable	\$230,931	Venarchie Pty Ltd	IWC 26/16 08/08/2016
Contract - 1313 Durkins Road Reconstruction	November to February 2017	Not Applicable	\$340,928	CBB Contracting Pty Ltd	Council 189/16 22/08/2016
Contract - CT0165 William Street Reconstruction Best to Stewart Street	November to February 2017	Not Applicable	\$491,671	Kentish Construction & Engineering Co Pty Ltd	IWC 32/16 10/10/2016
Contract - CT0164 Fenton & Steele Street Intersection Upgrade	November to February 2017	Not Applicable	\$396,451	Civilscape Contracting	IWC 33/16 10/10/2016
Contract - CT0166 Formby Road and Westport Road Intersection Reconstruction	November to March 2017	Not Applicable	\$706,090	Kentish Construction & Engineering Co Pty Ltd	Council 188/16 24/10/2016
Contract - CT0186 Elizabeth Street Renewal Forbes to Hiller Street	January to March 2017	Not Applicable	\$196,440	Civilscape Contracting	Council 208/16 28/11/2016
Contract - CT0190 Soccer Club Carpark	December to February 2017	Not Applicable	\$173,433	ATM Investments Pty Ltd	Council 209/16 28/11/2016
Contract - CT0177 - Sawdust Bridge Renewal Don Reserve	January to April 2017	Not Applicable	\$252,548	AJR Construct Pty Ltd	Council 227/16 19/12/2016
Contract - CP0132 - Pioneer Park Road Safety Bike Park	February to May 2017	Not Applicable	\$101,654	Kentish Construction & Engineering Co Pty Ltd	IWC 01/17 13/02/2017

PAGE 4

Infrastructure Works and Development Committee meeting Agenda 13 June 2017

Contract – CT0183 – Steele-Rooke & MacFie Intersection Improvements	April to May 2017	Not Applicable	\$264,615	Kentish Construction & Engineering C Pty Ltd	Council 36/17 27/03/2017
--	----------------------	-------------------	-----------	---	--------------------------------

4.1 TENDER REPORT CONTRACT 1314 SUPPLY & DELIVERY OF PRE-MIXED CONCRETE

File: 29234-02 D469708

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 5.5.2 Ensure comprehensive financial planning to meet sustainability requirements

SUMMARY

This report seeks Council's approval to award Contract 1314 for Supply & Delivery of Pre-Mixed Concrete.

BACKGROUND

This tender relates to the supply and delivery of concrete and cement stabilised sand products for the 12-month period ending 30 June 2018 with the option to extend the contract for a further two years (1+1) subject to satisfactory performance and Council discretion.

STATUTORY REQUIREMENTS

Council is required to comply with Section 333 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 two companies. All tenders received were conforming tenders and are summarised in table 1.

The 2016/17 typical annual usage of concrete (most commonly used grades) has been modelled to determine likely annual cost.

TABLE 1

No.	Tender	Status	Tender Price (ex GST)
1	Boral Construction Materials Pty Ltd	Conforming	\$52,700
2	Hazell Bros Group Pty Ltd	Conforming	\$62,034

As highlighted in the above table, the Boral Construction Materials Pty Ltd tender of \$52,700 is the lowest price. The Tender Planning and Evaluation Committee have considered the tenders against each of the selection criteria, these being:

- Service
- Quality, Safety and Environmental Management
- Resource Base
- Price

The evaluation by the committee indicates that Boral Construction Materials 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 were prepared and confidential copies can be made available upon request by Aldermen.

COMMUNITY ENGAGEMENT

A public advertisement calling for tenders was placed in the Advocate Newspaper on 25 March 2017 and tenders were also advertised on Council's website.

FINANCIAL IMPLICATIONS

Capital and operational projects are estimated using the rates supplied in the tender. There is no determined lump sum as this is a schedule of rates contract.

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 333 of the *Local Government Act 1993*.

CONCLUSION

Taking into account the selection criteria assessment, the Tender Planning and Evaluation Committee has determined that Boral Construction Materials Pty Ltd meet Council's requirements and is therefore most likely to offer "best value" in relation to Contract 1314 for Supply & Delivery of Pre-Mixed Concrete.

ATTACHMENTS

- | | |
|------------------------------------|--------------|
| 1. Contract 1314 Schedule of Rates | Confidential |
|------------------------------------|--------------|

RECOMMENDATION

That the Infrastructure, Works and Development Committee in relation to Contract 1314 for Supply & Delivery of Pre-Mixed Concrete and in accordance with the delegated authority provided to it by Council under Minute 198/15, award the contract to Boral Construction Materials Pty Ltd based on their submitted schedule of rates.

Author:	Shannon Eade	Endorsed By:	Paul West
Position:	Project Management Officer	Position:	General Manager

5.0 INFRASTRUCTURE AND WORKS REPORTS

5.1 STORMWATER CONNECTION POLICY

File: 26141 D471962

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 2.3.2 Provide and maintain stormwater infrastructure to appropriate standards

SUMMARY

This report is provided to assist Council in its consideration of the adoption of a Stormwater Connection Policy.

BACKGROUND

Stormwater connections are the interface between the stormwater systems on private properties and Council's stormwater system of pipes, kerbs and open drains.

Connections allow stormwater to be transferred from private to public systems and minimise overland flow paths between properties.

A Stormwater Connection Policy is required to define when a connection will be provided, determine if a fee will be charged for new connections and define the ownership and maintenance arrangements of existing and new connections.

STATUTORY REQUIREMENTS

Section 19 of the *Urban Drainage Act 2013* states:

- (1) *If a property at its nearest property boundary point is located within 30 metres of a public stormwater system, and it is reasonable to make a connection, the stormwater service provider must provide the property with a connection point for the disposal of stormwater.*
- (2) *If the owner of a property that is permitted to connect to a public stormwater system requests to do so, the stormwater service provider must ensure that a single separate stormwater connection point is constructed.*
- (3) *The stormwater service provider may set an appropriate fee for the cost of providing a stormwater connection point to a property and the property owner is to pay that fee before the work is undertaken.*

This section of the legislation provides the basis for the Stormwater Connection Policy. It defines when Council is required to provide a stormwater connection to a property and allows Council discretion to charge a fee for the installation of a connection.

Note: *that for subsection 1 above, the definition of reasonable has previously been defined as "possible without the use of a pump and possible without an extension of the public storm water system" (Min IWC 23/15 (3) refers).*

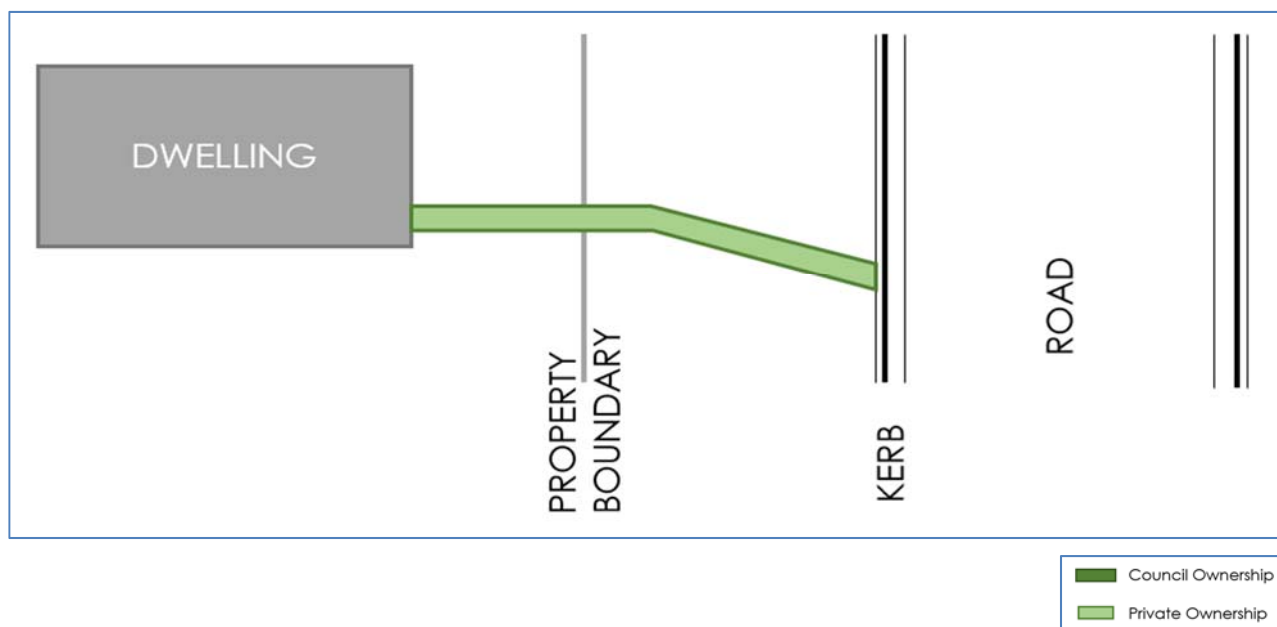
DISCUSSION

A copy of the proposed policy is attached. The key components of the policy are:

Types of stormwater connections

The policy describes stormwater connections as one of two types:

Simple connections are 100mm diameter connections direct from the property to the kerb on the property frontage. They must be located within the urban area and are limited to one per property.



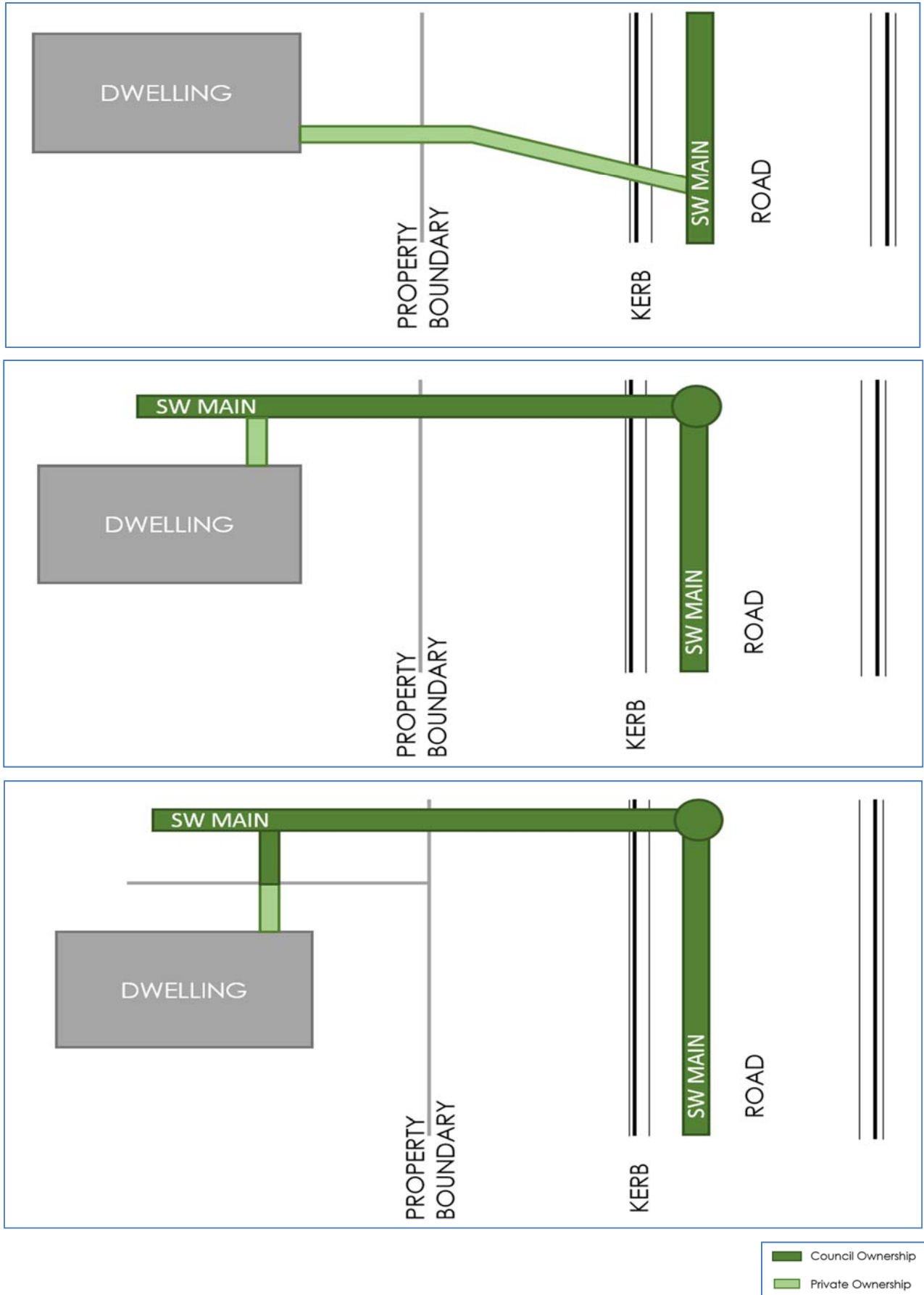
Simple connection diagram



Simple connection – outlet to kerb

Any other type of connection is described as a complex connection. These may include:

- Connection direct to Council's piped system
- Larger diameter connection
- Additional connections (more than one)



Example complex connections

Fees for stormwater connection installation

As permitted under the legislation, the policy proposes that fees will be charged for some connections.

It is proposed that simple connections are provided free of charge as these generally cost less than \$300 and the administration of such a small fee would be a significant proportion of the fee or even exceed the fee. Only a small number of these connections are completed each year.

It is proposed that each complex connection is assessed and quoted, as there will be a large variation in scope of work for different complex connections which in some cases may be in excess of \$10,000. It is reasonable to charge a fee for this work as the benefit of the connection is usually only for the property owner, and may facilitate further development of the property (e.g. a house extension or new shed).

There is no ongoing charge for a stormwater connection.

Ownership and maintenance of stormwater connections

As shown in the diagrams above, the policy proposes that a stormwater property connection is owned and maintained by the property owner. The only exception to this is where a connection passes through another property before connecting to the Council system (this has been included to prevent access dispute issues between neighbours).

This proposed policy is a change from current practice. Council currently maintains stormwater property connections outside the property boundary, resulting in a work request to clear blockages, most of which originate from within the property. The proposed change is considered fair as generally the property owner has the largest impact on the condition of their connection based on how they maintain their private stormwater system (e.g. cleaning gutters and pits, not planting large trees over the connection). This model is consistent with Council's driveway policy, where the property owner is responsible for the connection between the property and Council's road network.

Previous Council Resolutions

In July 2015, Council adopted a definition of "reasonable" in context of Section 19 of the *Urban Drainage Act 2013*. Reasonable is "possible without the use of a pump and possible without an extension of the public storm water system".

The proposed stormwater connection policy supersedes that definition. If the connection point of the property is within 30m of the public stormwater system, Council will provide a connection noting however for complex connections, the property owner will be charged for the work (with the most difficult connections being the most expensive).

COMMUNITY ENGAGEMENT

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

FINANCIAL IMPLICATIONS

There are no significant impacts on capital or operating budgets. Complex connections are charged to the property owner, while the small number of low cost simple connections can be installed within existing operational budget allocations.

RISK IMPLICATIONS

- Corporate and Business
The proposed policy, clearly defines Council's position on stormwater property connections ensuring consistency and transparency.

- Asset & Property Infrastructure
The proposed policy transfers the ownership and maintenance of stormwater property connections to property owners, reducing Council's risk.
- Consultation and/or Communication
The policy will be an important reference for Council staff when responding to requests from the community relating to new and existing connections.

CONCLUSION

Adoption of the proposed stormwater connection policy allows Council to define when a connection will be provided, determine if a fee will be charged for new connections and defining the ownership and maintenance arrangements of existing and new connections.

ATTACHMENTS


1. Stormwater Connection Policy

RECOMMENDATION

That it be recommended to Council that the report of the City Engineer regarding the Stormwater Connection Policy be received and noted and that Council:

- 1) adopt the Stormwater Connection Policy with immediate effect; and
- 2) accept that the adoption of this Policy redefines the meaning of "reasonable" under Section 19 (1) of the *Urban Drainage Act 2013*.

Author:	Michael Williams	Endorsed By:	Paul West
Position:	City Engineer	Position:	General Manager

	<h2 style="text-align: center;">STORMWATER CONNECTION POLICY</h2>		
POLICY TYPE (COUNCIL OR MANAGEMENT)	POLICY ADOPTED (DATE)	MINUTE NUMBER (IF COUNCIL POLICY)	POLICY DOCUMENT NUMBER (TRIM):
COUNCIL			D472073
DOCUMENT CONTROLLER	RESPONSIBLE MANAGER	STRATEGIC PLAN 2009-2030 (STRATEGY REFERENCE)	DATE OF NEXT REVIEW
Infrastructure and Works Manager	Infrastructure and Works Manager	2.1.2 – Provide high quality, consistent and responsive development assessment and compliance processes 2.3.2 - Provide and maintain stormwater infrastructure to appropriate standards	
PURPOSE	The purpose of this policy is to ensure consistency and fairness in the provision of stormwater connections to properties and to ensure compliance with the <i>Urban Drainage Act 2013</i> .		
SCOPE	This policy applies to all properties within the urban area of Devonport.		
POLICY	<p>1. Introduction: Stormwater connections are the interface between the stormwater systems on private properties and Council's stormwater system of pipes, kerbs and open drains.</p> <p>Connections allow stormwater to be transferred from private to public systems and minimise flow in overland flow paths between properties.</p> <p>2. Definitions:</p> <p>2.1. Stormwater connection: is a piped connection between the stormwater system on private property and Council's stormwater system.</p> <p>2.2. Urban area: is the area in which Council provides stormwater connections to private properties. The area is defined on the map in Figure 1 and generally aligns with the urban planning zones.</p> <p>3. Background: Section 19 of the <i>Urban Drainage Act 2013</i> requires Council to provide a single stormwater connection for each property when:</p> <ul style="list-style-type: none"> • The nearest property boundary is within 30 metres of the storm water system; • It is reasonable to provide a connection; and • The property owner requests a connection. <p>This section of the Act also allows Council to charge an appropriate fee for providing a stormwater connection point.</p> <p>This policy defines when connections are provided and what charges are applicable in accordance with the legislation.</p> <p>4. Level of Service: Connections are described as simple or complex. Council will determine if a simple connection is appropriate for the location. If not, a complex connection is required. Connection types are shown in Figures 2-5.</p>		

4.1. Simple connections:

Council will provide a simple property connection on request at no cost to the property owner.

A simple property connection is:

- 100mm diameter pipe.
- One connection per property.
- Within the urban area (refer to map).
- Connection to kerb or open drain within the property frontage.
- Not resultant from a subdivision.

Refer to Figure 2 for a simple connection.

4.2. Complex connections:

Council will provide a complex property connection on request and charge the estimated cost of the works.

A complex connection is:

- A larger diameter connection.
- An additional connection.
- Connection directly to Council's piped system.
- Connection not on the property frontage but less than 30m away.
- Connection requires stormwater infrastructure to be constructed in another property.

Refer to figures 3-5 for example complex connections.

4.2.1. Larger diameter connections

Larger diameter connections will only be approved if the property owner can demonstrate there is sufficient capacity in the downstream stormwater network.

4.2.2. Multiple connections

Multiple connections to a single property will only be approved if the property owner can demonstrate a need and that there is sufficient capacity in the downstream stormwater network. Council may require on site detention to restrict flows.

4.3. Exclusions:**4.3.1. Rural Areas**

Council does not provide stormwater connections to properties outside the urban area (refer to map).

4.3.2. Subdivisions

The property owner (developer) is responsible for providing stormwater connections for all properties created or changed as part of a subdivision.

5. Installing connections:

Council may undertake the work or engage a suitable contractor.

Alternatively, Council and the property owner may agree that the property owner can engage a licensed plumber to undertake the work. This work will be subject to inspections by Council.

	<p>6. Permits: If a contractor is undertaking work in the road reserve on behalf a property owner, a Road Reserve Permit will be required.</p> <p>If changes are being made to the private stormwater system, a plumbing permit may be required.</p> <p>7. Payment for connections: Where a charge is applicable, full payment must be received prior to the work commencing.</p> <p>If the property owner engages a contractor, the property owner is responsible for the full cost of the works.</p> <p>8. Asset ownership and maintenance responsibility: Property connections in the road reserve are owned and maintained by the property owner served by that connection. Council may collect and store information on these property connections to assist in managing the stormwater network.</p> <p>Property connections within another private property are owned and maintained by Council. Refer to Figure 5.</p>
LEGISLATION AND RELATED DOCUMENTS	<p><i>Local Government (Highways) Act 1982</i></p> <p><i>Urban Drainage Act 2013</i></p>
ATTACHMENT/S (IF APPLICABLE)	<p>Figure 1: Urban Drainage Area Map</p> <p>Figures 2-5: Example connection types</p>



FIGURE 1: Urban Drainage Area Map

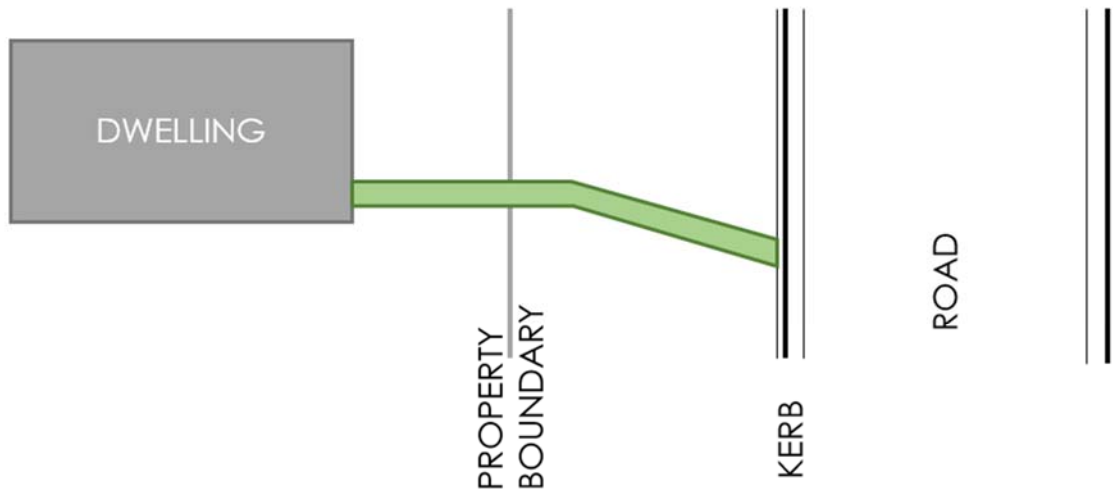


FIGURE: 2
Simple Connection

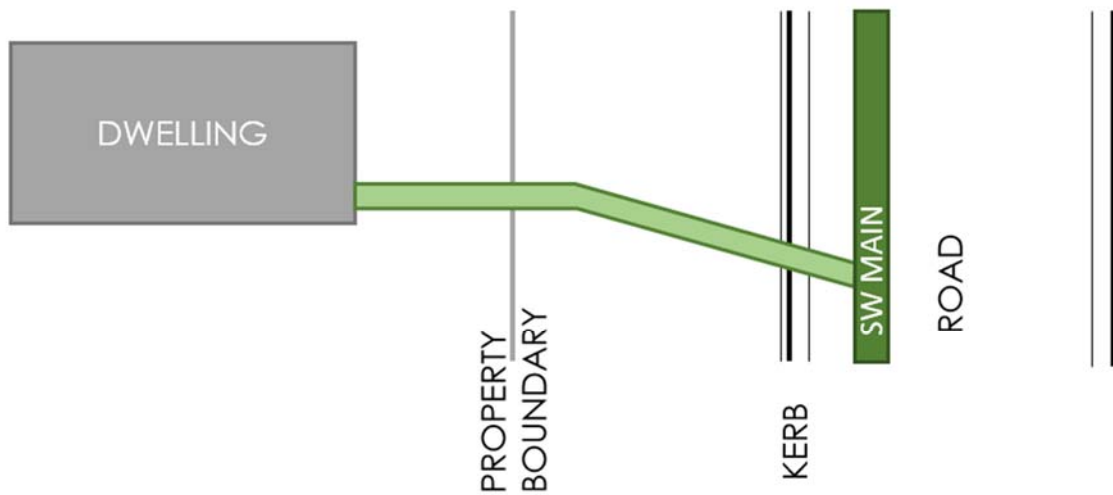


FIGURE: 3
Example Complex Connection

- Council Ownership
- Private Ownership

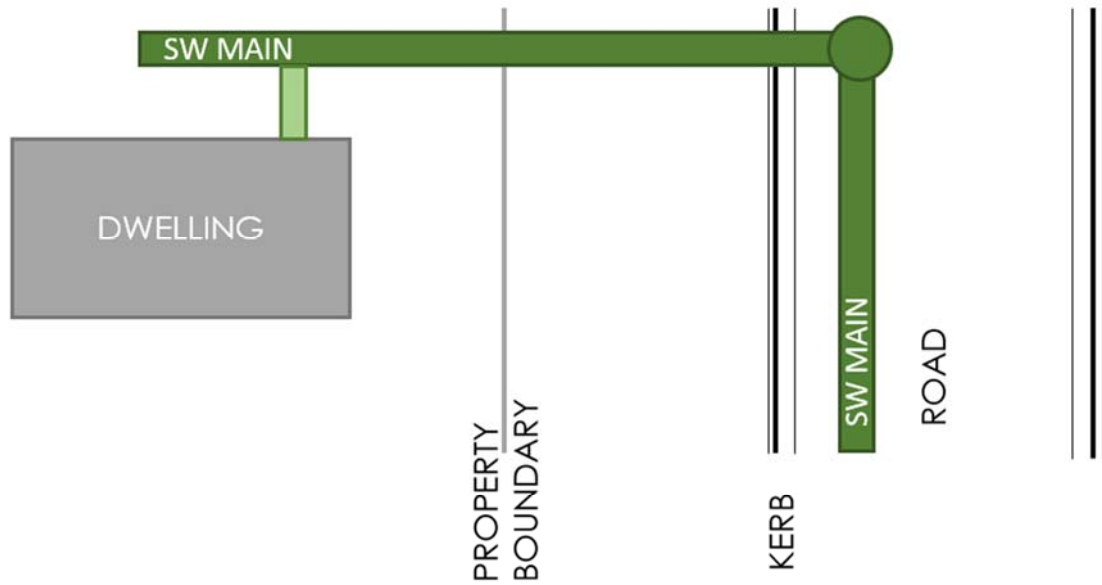


FIGURE: 4
Example Complex Connection

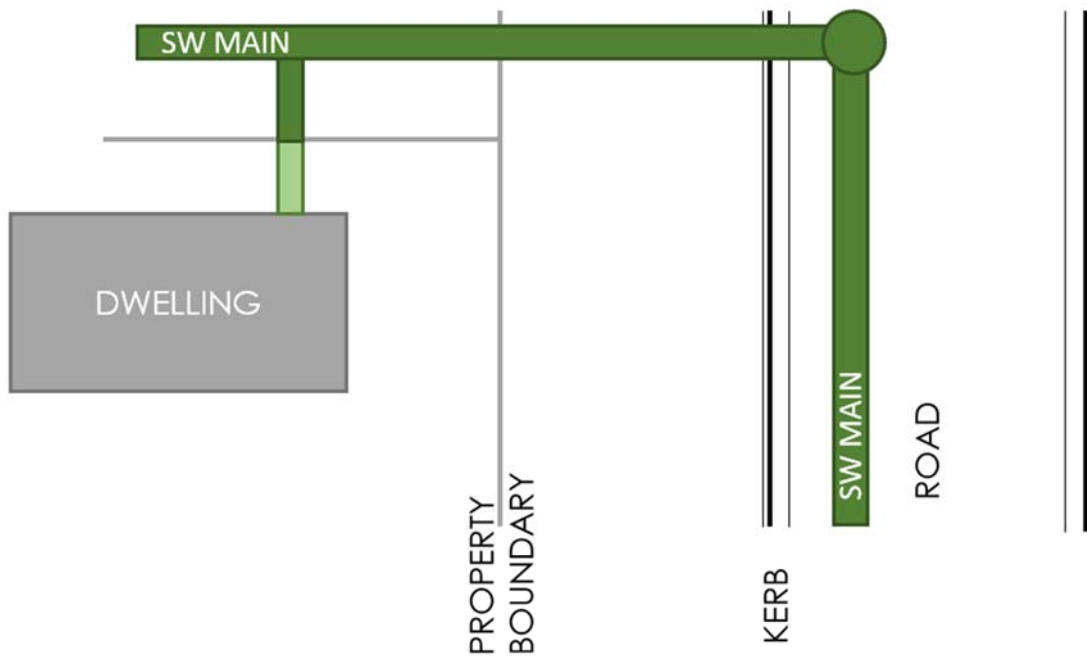


FIGURE: 5
Example Complex Connection

- Council Ownership
- Private Ownership

5.2 PUBLIC LIGHTING STRATEGY - YEAR 3 STATUS

File: 27349 D471963

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

To report to Council on the progress of the actions outlined in the Devonport City Council Public Lighting Strategy.

BACKGROUND

Council's Public Lighting Strategy was adopted in May 2014 (Min 126/14 refers). The objective of the Strategy is "To provide public lighting across Devonport using a consistent and equitable approach, whilst being environmentally and financially responsible." The Strategy contains an action plan which consists of 13 actions to deliver the four key outcomes:

- Long term improvement in lighting levels to meet the relevant Australian Standard,
- Long term improvement in energy efficiency,
- Long term financial sustainability, and
- Strong asset management practices.

The Public Lighting Strategy is available from Council's website:

<http://www.devonport.tas.gov.au/Council/Publications-Plans-Reports/Council-Plans-Strategies>

STATUTORY REQUIREMENTS

Section 21 of the *Local Government (Highways) Act 1982* states:

- (1) *Subject to this Act, the corporation of a municipality is charged with the duty of maintaining the local highways in the municipality that are maintainable by the corporation as shown on its municipal map, and, in any particular case, it shall discharge that duty in such manner as, having regard to all the circumstances of the case, it considers practicable and appropriate.*

Section 32 of the *Local Government (Highways) Act 1982* states:

- (2) *The corporation of a municipality may light, or arrange for the lighting of, a local highway within the municipality or a public place in the municipality that is not a local highway.*

Both these sections explain that Council is responsible for the lighting of roads and public places.

DISCUSSION

Substantial progress has been made on the 13 actions in the Public Lighting Strategy Action Plan. Three actions have been completed, four are ongoing throughout the life of the strategy and five more are underway. One is yet to commence. Details of the status of each action are attached to this report.

Key developments in the last year include:

- Action 4: Completion of an analysis of lighting at road intersections where crashes have occurred at night. The analysis showed that improvements were required at most sites. Upgrade projects will be put forward as part of future budget deliberations.
- Action 9: Commencement of a process to consider the bulk upgrade of 2500 street lights to LEDs, reducing energy costs. The process also includes restructuring the current maintenance arrangements for street lighting.
- Action 10: Commencement of work to improve asset data. A large number of Council owned light poles have been added to the asset register and GIS, improving asset management practices.
- Action 11: Completion of the integration of the inspection and maintenance work on light poles into Council's maintenance service level documents.

The only action yet to commence is Action 7, related to grant funding. There have been no available grant programs relevant to public lighting since the adoption of the Strategy.

COMMUNITY ENGAGEMENT

Community engagement was undertaken to assist with the development of the Strategy.

FINANCIAL IMPLICATIONS

Most actions that are underway or ongoing can be progressed within existing operational budget allocations. Actions that require a specific allocation will be prioritised and proposed for consideration as part of future budget deliberations.

RISK IMPLICATIONS

Continued progress on the Public Lighting Strategy Action Plan ensure Council appropriately manages risks associated with public lighting, notably by improving asset management practices and improving energy efficiency.

CONCLUSION

Substantial progress has been made to implement the actions listed in the Devonport City Council Public Lighting Strategy, since its adoption in May 2014.

ATTACHMENTS

1. Public Lighting Strategy - Action List - year 3 Status

RECOMMENDATION

That it be recommended to Council that the report of the City Engineer be received and Council note the status of actions listed in the Devonport City Council Public Lighting Strategy.

Author:	Michael Williams	Endorsed By:	Paul West
Position:	City Engineer	Position:	General Manager

PUBLIC LIGHTING STRATEGY – YEAR 3 STATUS

Timeframes:

OG Ongoing – day to day tasks which are budgeted for annually

ST Short Term – 1 to 2 years,

MT Medium Term – 2 to 5 years,

LT Long Term – 5 to 15 years

Resources Required:

A-OPEX – Annual Operational Expenditure

F-OPEX – Future Operational Expenditure

F/A CAPEX –Capital Expenditure

No.	Action	Resources	Responsibility	Timeframe	Status
1	Adopt a minimum site classification from AS1158 for each road and open space hierarchy level that will be the base level for all new work and relevant upgrade work	A-OPEX	IWD / CS	ST	Underway – a draft document has been developed for internal review
2	Develop a tool to compare and assess the benefit of each competing project. Projects are to be prioritised in a fair and transparent way	A-OPEX	IWD	ST	Underway – a draft document has been developed for internal review
3	Compile and maintain a register of all projects initiated and the assigned priority ranking. Projects are to be identified through <ul style="list-style-type: none"> • Initial consultation process • Action requests • Investigations attached to capital projects • Investigations related to crash data • Formal and informal liaison with committees and community groups 	A-OPEX	IWD	ST	Ongoing – utilising existing tools including forward capital works program and action request system

4	Engage a consultant to analyse the lighting levels at the 14 intersections and 21 links identified and to determine the scope of works required to achieve AS1158 compliance at each site. Prioritise these works using the priority ranking tool	F-OPEX	IWD	ST	Completed in 2017. Refer to IWC12/17
5	Monitor night time crash data on a quarterly basis to identify new key sites	A-OPEX	IWD	OG	Ongoing
6	Review the capital project design brief to ensure it is consistent with the strategic outcomes and adopted standards	A-OPEX	IWD	ST	Completed in 2016. Lighting is upgraded as part of capital projects when appropriate
7	Identify and pursue grant funding that may be available for bulk replacement of lights or other works that align with the outcomes of this Strategy	A-OPEX	IWD	OG	No grant funding opportunities have become available
8	Identify and utilise technological improvements that can increase efficiency and reduce costs	A-OPEX	IWD	OG	Ongoing - DCC public lighting inventory has become more efficient due to routine luminaire renewal and use of LEDs where possible
9	Review energy supply and service agreements when available	A-OPEX	IWD	OG	Underway – Council has entered into a statewide energy supply agreement managed by LGAT, saving up to 5% on street lighting costs Bulk replacement of lights and tendering of maintenance costs is currently under consideration
10	Review the existing public lighting asset data and address identified areas for improvement	A-OPEX	IWD	MT	Underway – work completed to update inventory, further refinement required
11	Review the inspection and maintenance regime of public lighting assets and address identified areas for improvement	A-OPEX	IWD	MT	Completed in 2016. Inspection program integrated into service level document and future budget projections
12	Develop, implement and maintain an Asset Management Plan for public lighting assets, either as a separate asset group or within each existing	A-OPEX	IWD	MT	Underway – Asset management plans in development

	asset group				
13	Continue to provide capital funds annually for upgrade and renewal projects. Budget to consider depreciation costs	F/A – CAPEX	IWD	OG	Ongoing – the adopted 2016-17 and proposed 2017-18 capital budgets include \$20,000 allocations for street lighting improvements and renewals

5.3 WASTE MANAGEMENT REVIEW

File: 16964 D473040

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 5.5.3 Ensure revenue modelling meets Council's funding requirements to provide equitable pricing relevant to services delivered

SUMMARY

This report is to update Council regarding the outcomes of a review of the delivery of waste management services and to seek approval to endorse the proposed changes to the non-residential collection service and associated rate charges.

BACKGROUND

Council provides a number of waste management services. The main service provided is garbage collection. Council currently provides two main garbage collection services:

- Residential – garbage is collected from every property once per week. This collection service is also provided to primary industry properties. In addition, these properties receive a fortnightly recycling collection service.

Each residential property is charged an annual waste management charge for the service.

- Non-residential collection service (includes commercial, industrial and 'other' properties) - garbage is collected, including food scraps, from premises within the CBD and Fourways as well as East Devonport, Valley Road and Spreyton. This service is provided up to six days per week.

Council also collects cardboard from commercial properties to reduce the amount of material that ends up in landfill. This service is provided five days per week.

In addition, garbage is collected from litter bins within the City as well as some of the outlying areas.

Council has traditionally applied a waste management service rate to non-residential properties based on an Assessed Annual Value (\$AAV) calculation, not on the level of service provided. This results in a disparity between amounts charged (i.e. higher value properties can pay significantly more than lower valued properties). Some properties paying low rates actually utilise the service to a greater extent than those paying higher amounts.

Council's 2016/17 Annual Plan includes an action:

Review the pricing structure in relation to the Waste Management Charge.

This report is the outcome of that action.

STATUTORY REQUIREMENTS

Council must ensure that rates and service charges are raised in accordance with Part 9 of the *Local Government Act 1993*.

DISCUSSION

The current approach to waste management services and associated rating is inconsistent. The existing arrangements for the residential collection service is based on

'user pays' and are clearly defined. However, the existing arrangements for the non-residential collection service are not based on 'user pays' principle, rather the higher the value of the property the more they pay for the same level of service.

A review of the current arrangements for waste management services for non-residential properties was undertaken. The review included:

- defining the current level of service and comparing the current level of service with other Tasmanian Councils,
- auditing the usage of the current service provided, and
- comparing the current service rating with other Tasmanian Councils.

The review has identified:

- the current level of service was potentially over servicing 85 percent of the current properties,
- the current level of service was significantly higher than is provided by other councils, and
- the current service rating does not relate to the actual level of service provided.

The objective is to move to a 'user pays' approach for commercial properties. Based on the results from the audit of the current usage of the service, up to 85 percent of the current usage would be catered for with three collections per week for garbage and two collections per week for cardboard. This service can then be rated as an annual waste management charge.

This new approach would be for all non-residential properties. They would be entitled to one 240L bin collected three times per week or in some locations three 240L bins collected once per week. The cardboard collection service would be for 1m3 bundle of cardboard twice per week.

There would be an option for businesses to 'purchase' additional bin collections if required.

It is suggested that the changes to the rating be effective from 1 July 2017, but the changes to the collection services be progressively implemented once staff and business operators have been consulted with the aim of full implementation by February 2018.

COMMUNITY ENGAGEMENT

No specific community engagement has been undertaken in the preparation of this report.

Council's Waste Management Coordinator spends a significant amount of time per week addressing issues associated with the commercial collection service. The existing service and the associated charges are not clearly defined and cause confusion for business operators.

Any changes to the commercial collection service should be implemented over a period of time to allow for engagement with users of the service.

FINANCIAL IMPLICATIONS

The provision of waste management services is a key deliverable for Council. The long held philosophy has been that the service should operate on a break even basis, that is, Council will only raise fees to cover the cost of providing the service. This is consistent with the revenue strategies outlined in the Financial Management Strategy (FMS) adopted in November 2016.

The FMS also supports the concept of 'user pays' for a clearly defined service such as waste management.

In 2016 Council went some way to address the inequity between fees raised and service provided for the multiple residential properties within the area. The changes ensured that all residential properties received the same service and paid the same rate for that service. The draft 2017/18 budget allows Council to further address the inequity in the areas of primary production, vacant land, commercial, industrial and other category ratepayers. The changes to primary production and vacant land will result in all households receiving the same service and being charged on the same basis for that service. Vacant land holders will not be charged for a waste management service they do not utilise.

The changes for commercial, industrial and other ratepayers (non-residential) will see a consistent approach to service delivery and the fee charged will be a multiple of the residential collection fee. Any savings resulting from the changes will be passed on to ratepayers in full, however any increases will be limited to 10% of the waste management rate paid by the ratepayer in 2016/17. This phasing in of the changes will mean that full cost recovery will not be achieved in the short term but remains the key objective for Council in relation to the waste management charge.

The proposed waste management service unit result for 2017/18 is:

Income	\$5,586,060
Expenses	<u>\$5,847,721</u>
Net cost to Council	\$ (261,661)

The draft 2017/18 budget has considered the proposed changes to waste management rates and has made provision for the increased net cost of providing the service.

To meet this result, it is proposed in the draft budget that the residential waste charge will increase by \$23 per year to \$260. The standard non-residential charge will be a maximum of \$780, but no more than 10 per cent greater than that paid in 2016/17 financial year.

In comparison, the 2016/17 budget had a net cost to Council for waste management services of \$175,139.

RISK IMPLICATIONS

- Corporate and Business
The current approach of charging a waste management service rate to commercial properties based on an \$AAV calculation which is inequitable and not based on the service provided.
- Consultation and/or Communication
Any changes to the service will need to be implemented over a period of time to allow for consultation and communication with users of the service.
- Human Resources
The proposed changes will not have a significant impact on the waste management staff. It is anticipated that the same level of resources will be required. Staff will need to be consulted and trained prior to changes, if any.

CONCLUSION

Council's current waste management service and associated rating charge relating to non-residential properties is inequitable. Moving to a 'user pays' approach will provide the best outcome for Council and users of the service.

The changes to the service need to be implemented over a period of time to allow for consultation, however the changes to the rating is proposed to be effective from 1 July 2017.

ATTACHMENTS

Nil

RECOMMENDATION

That it be recommended to Council that the report of the Infrastructure and Works Manager regarding commercial waste management review be noted and that Council endorse the proposed changes as outlined in the report.

Author:	Kylie Lunson	Endorsed By:	Paul West
Position:	Infrastructure & Works Manager	Position:	General Manager

5.4 REQUEST FOR COMMEMORATIVE SEAT - MERSEY VALE MEMORIAL PARK

File: 17492 D473819

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

Strategy 4.1.3 Promote passive recreational usage including walking, bike paths, trails, parks and playspaces

SUMMARY

In accordance with Council's Commemorative Seat Policy and Procedure, requests for the placement of commemorative seats within the City are to be determined by Council.

BACKGROUND

At its meeting held on 28 November 2016, Council adopted a Commemorative Seat Policy and Procedure (Min. No. 217/16 refers). This Policy assists Council in considering requests for commemorative seats within the City and to ensure an equitable process for such requests.

Council has recently received a request for a Commemorative Seat/Plaque Application from Anne Lowe. The application requests that a commemorative seat, commemorating her son, Colin Jones, be approved to be placed at the Mersey Vale Memorial Park. The request seeks that the commemorative seat be placed in close proximity to her mother's burial site, in Section 15 of the cemetery (see below). It is envisaged that the commemorative seat will be used for quiet reflection for visitors to the cemetery, and as a memorial for the late Mr Jones's family.



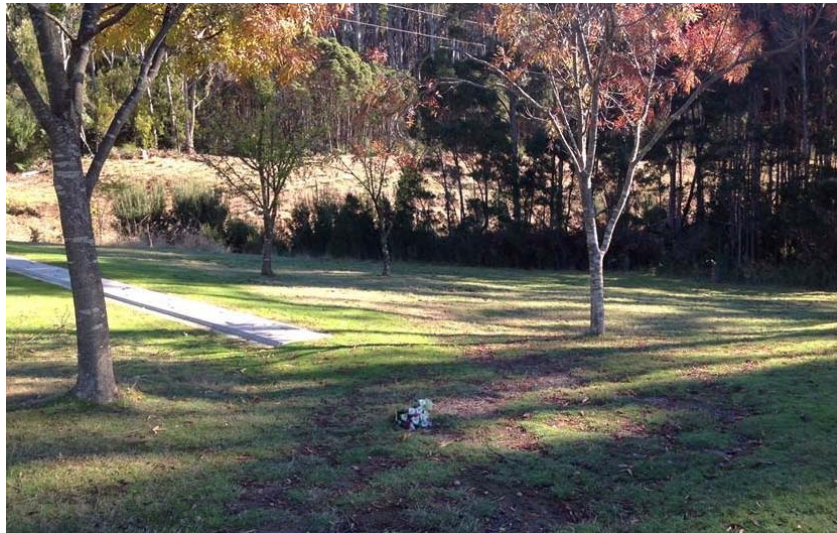
STATUTORY REQUIREMENTS

There are no statutory requirements which relate to this report.

DISCUSSION

The placement of commemorative seats within the community, as endorsed by Council's policy, is for the visible and tangible recognition of significant contributions made by individuals, organisations, businesses or clubs within the City of Devonport. Commemorative seats add to the amenity of public open spaces, and in respect of this application, would provide an asset to be used for quiet, reflective purposes by members of the public visiting Mersey Vale Cemetery, and a personal commemorative point for the applicant.

The site requested by Ms Lowe is in an area which would be suitable for the placement of a seat and has the potential to be well utilised.



COMMUNITY ENGAGEMENT

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

FINANCIAL IMPLICATIONS

The cost of purchasing and installing commemorative seats will be borne by the applicant, in line with Council's policy. The cost of supplying and placing the seat is \$3,500 and will be installed by Council. Mrs Lowe will also be responsible for supplying the plaque to be affixed to the seat.

Once the seat is installed, it becomes Council's property and with this, responsibility for maintenance and repairs is assigned to Council. Council does however reserve the right to remove the commemorative seat, without referral or compensation, should the seat fall into disrepair, become vandalised or pose a risk to the public.

RISK IMPLICATIONS

There is a risk that Council may receive numerous requests in the future for seats to be placed at particular sites at the Mersey Vale Memorial Park which may not always be suitable. This could potentially create negative feedback for Council.

CONCLUSION

Due to the site requested by Ms Lowe being a suitable site for a seat to be placed, it is considered that the application should be approved. Council staff would work with Ms Lowe to finalise the location of the seat to the satisfaction of both parties.

ATTACHMENTS

1. Commemorative Seat /Plaque Application Form - Anne Lowe Confidential

RECOMMENDATION

That it be recommended to Council that the application from Anne Lowe for the placement of a commemorative seat at Mersey Vale Cemetery be received and Council advise the applicant that, subject to final determination of the placement of the seat, her request is approved.

Author:	Karen Hampton	Endorsed By:	Paul West
Position:	Governance Coordinator	Position:	General Manager

6.0 INFRASTRUCTURE AND WORKS MONTHLY UPDATE

6.1 INFRASTRUCTURE AND WORKS REPORT

File: 29528 D470928

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 5.4.1 Provide timely, efficient, consistent and quality services which are aligned with and meet our customers needs

SUMMARY

This report provides a summary of the activities undertaken by the Infrastructure and Works Department during the months of April 2017 and May 2017.

BACKGROUND

The report is provided to the Infrastructure and Works Committee and aims to update Aldermen and the community on matters of interest. The functional areas of Council covered by this report are:

- Asset Management Program (forward planning and maintenance)
- Capital Works
- Roads, Footpaths and Cycleways
- Streetscape Design (incl lighting, signs, furniture, vegetation)
- Stormwater Management
- Traffic Management
- Waste Management
- Recreation Reserves (incl playgrounds, parks and gardens)
- Sporting Grounds and Facilities
- Tracks and Trails
- Public Buildings (incl. public halls, toilets)
- Marine Structures (incl. jetties, boat ramps)
- Recreation and open space planning

STATUTORY REQUIREMENTS

Council is required to comply with the provisions of the *Local Government Act 1993* and other relevant legislation.

DISCUSSION

1. 2016/2017 Capital Works Program

- 1.1. Work has progressed well on the 2016/17 Capital Works Program. The monthly capital works report which combines both the physical progress and the financial status is attached to this report. Items of note are outlined in detail below together with details relating to a number of projects that will not be completed prior to 30 June 2017.

A number of projects involving changes to traffic lights have been delayed due to resourcing from Department of State Growth. Those concerns have been raised with the appropriate manager of the Department and we await a response.

The total value of the 2016/17 Capital Works Program is \$42,118,175. This includes \$30,704,915 for LIVING CITY. Outside of LIVING CITY It is forecast that there will be approximately \$2M of carry forward projects and \$2M of savings.

- 1.2. William Street Renewal Best Street to Stewart Street – construction is nearing completion and awaiting TasNetworks to commission the lights at the new pedestrian crossing.
- 1.3. Mariners Park Seawall Mowing Strip – a concrete strip was constructed along the top of the wall to make it safer for the area to be maintained as this area is now leased by Council.



- 1.4. Madden Street and Ronald Street safety improvements – a new round-a-bout is being constructed at the intersection from 'Blackspot' funding due to the large number of serious crashes at this intersection.



- 1.5. Aquatic Centre Softfall - as reported previously, prior to the commencement of the summer season it was identified that the rubber softfall under the outdoor water play area had failed and had to be replaced prior to the outdoor pool opening. The repairs were completed prior to the opening of the summer season and Council sort compensation from the contractor as a warranty claim. The claim has now been settle with the majority of costs being paid by the contractor. The costs for Council were funded from excess funds in the Aquatic Centre HVAC Works project.

- 1.6. Tugrah Road and Robertson Close stormwater improvements – the open drain along the side of the road has been improved and the road edge at the intersection altered to improve road safety.



- 1.7. Steele Street, Rooke Street & McFie Street intersection renewal – work is progressing to renew the intersection including altering the pedestrian crossing. The omnicroting of the pedestrian walkways cannot be completed prior to 30 June 2017 due to weather temperatures. This work will be completed in December or January when the weather temperatures warm up.



- 1.8. Waste Transfer Station Litter Capture – stormwater pit lids have been altered to trap litter prior to it entering the stormwater piped system.



- 1.9. Pioneer Park – Road Safety Bike Park – the new facility has been completed and was officially opened to the public.



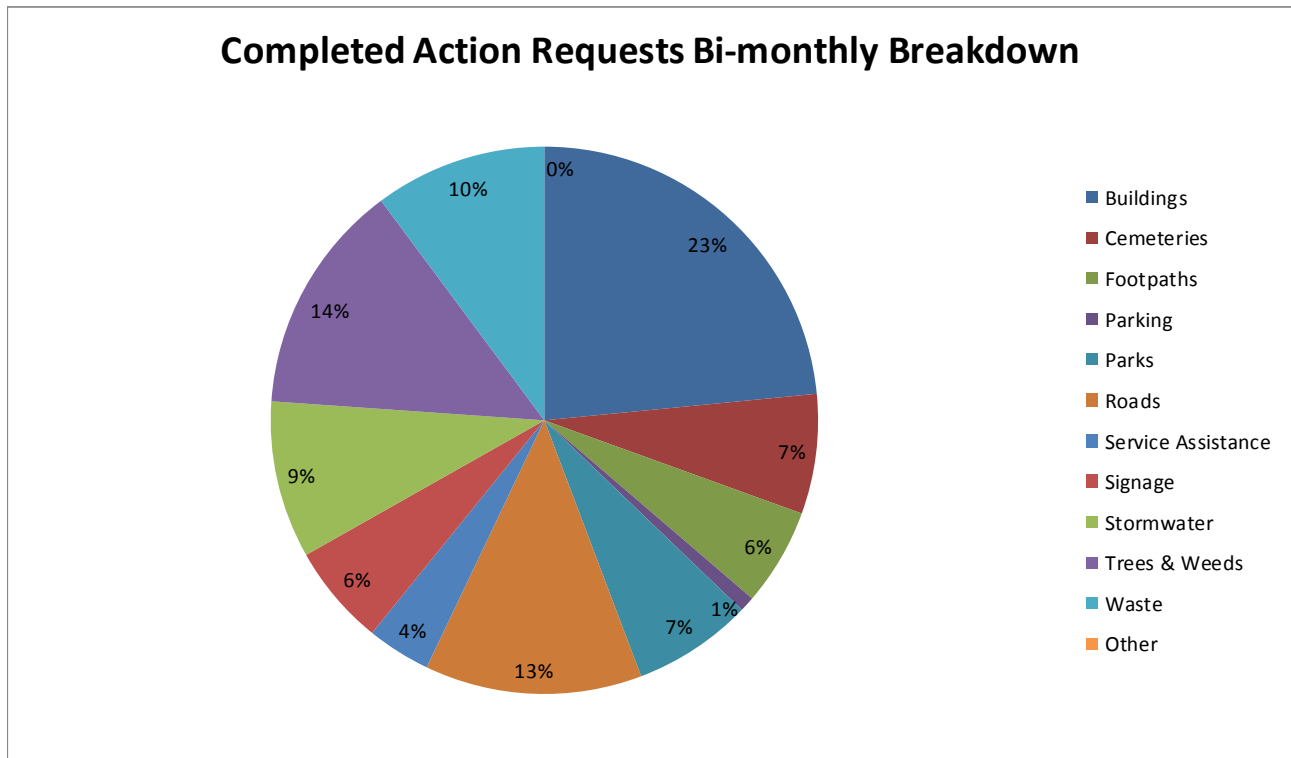
- 1.10. Victoria Parade Boat Ramp – it was determined (Res 68/17) this project would be carried forward and additional funds provided in the 2017/18 capital works budget to upgrade the existing boat ramp parking and make allowance for RV parking.
- 1.11. Signage Strategy Actions – requests for quotations have progressed however it is unlikely works will be completed prior to 30 June 2017.
- 1.12. Don River Rail Trail – Don to Tugrah gravel track – once the land acquisitions have been finalised construction of the track can commence, however this will not be completed by 30 June 2017.
- 1.13. Works Depot – vehicle wash bay. The new wash bay has been ordered, it is unlikely to be delivered prior to 30 June 2017 so will be installed next financial year.
- 1.14. Art Gallery and DECC Integration & DECC Accessible Seating – these projects are currently being tendered and construction will be completed during 2017/18.

2. Management

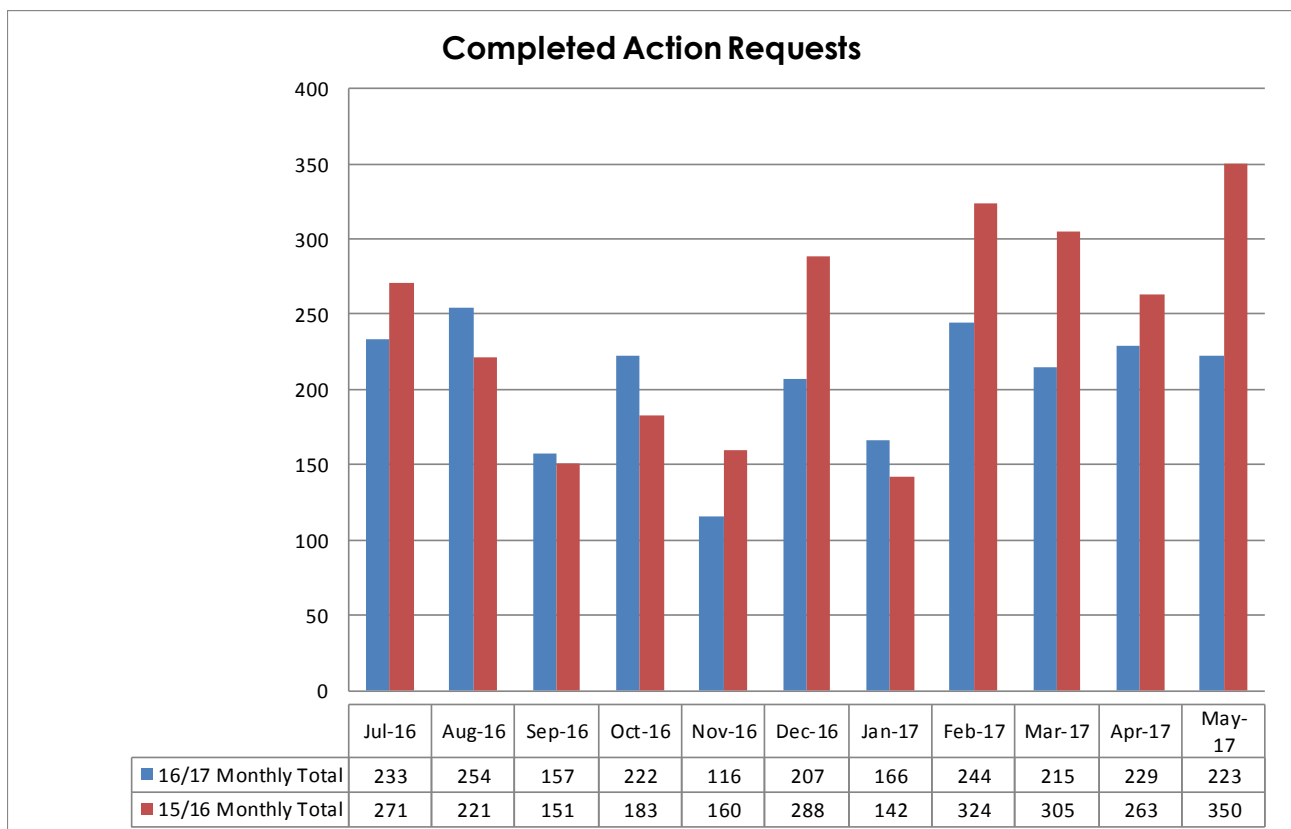
- 2.1. The following table is a summary of the action requests for the Infrastructure and Works Department:

Balance of Action Requests as at 29/3/2017	495
Number of Action Requests created in Apr & May	526
Number of Action Requests completed in Apr & May	452
Balance of Action Requests as at 29/5/2017	569

- 2.2. The following graph details the breakdown of the action requests completed during April and May:



- 2.3. The following graph details the total number of action requests completed this financial year by the Infrastructure and Works Department compared to the previous year:



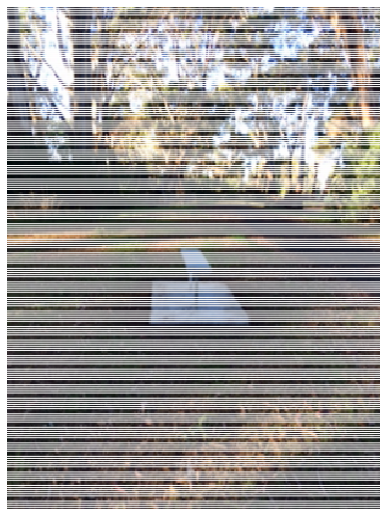
3. Technical and Engineering

3.1. The following is a summary of the projects capitalised in April and May:

Number of projects capitalised in April & May	20
Total value of capitalisations in April & May	\$2.04M
Total value of Works in Progress (WIP) as at 24/05/2017	\$27.40M*
Number of projects awaiting capitalisation next month	18

* includes \$19.06M LIVING CITY costs yet to be capitalised

3.2. Devonport North Rotary Club have helped Council by installing three aluminium seats along the bike track through the Don Reserve.



3.3. A review of Council's Stormwater Strategy has commenced.

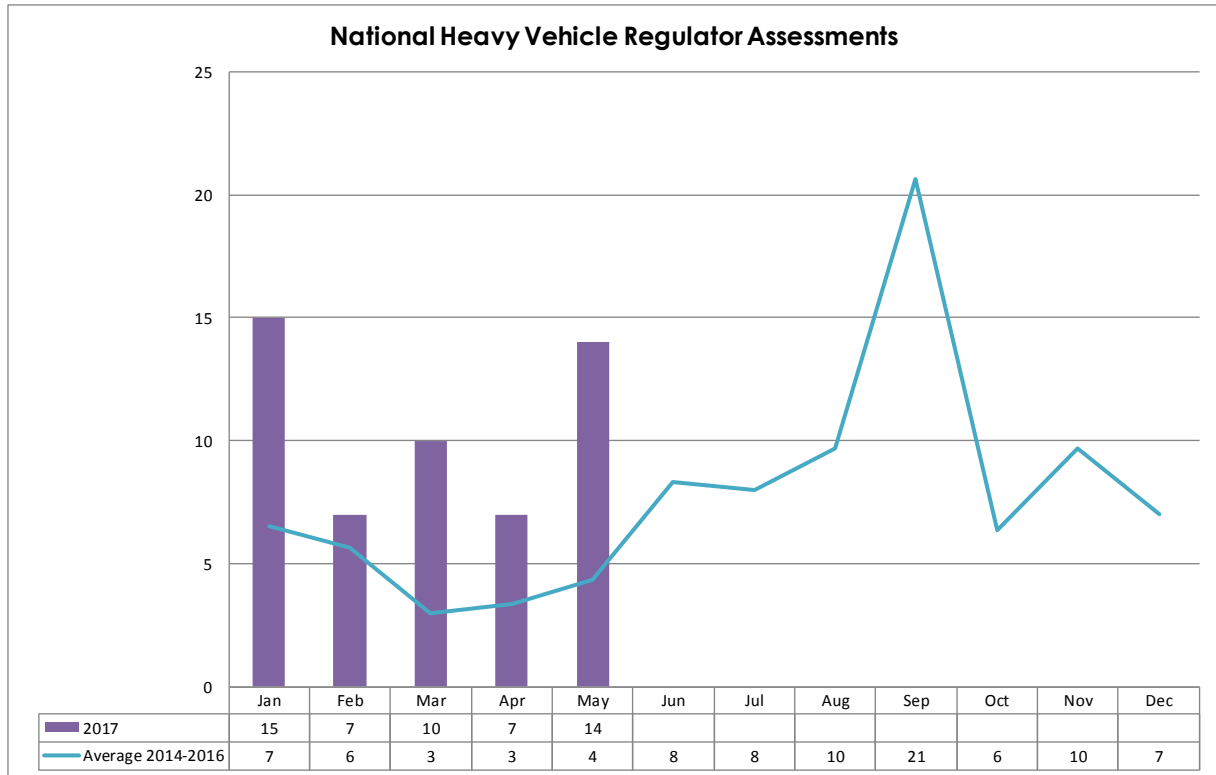
3.4. Inspections have been undertaken on Council's power poles.

3.5. The agreement with Telstra that streamlines the process for minor relocation works has been extended.

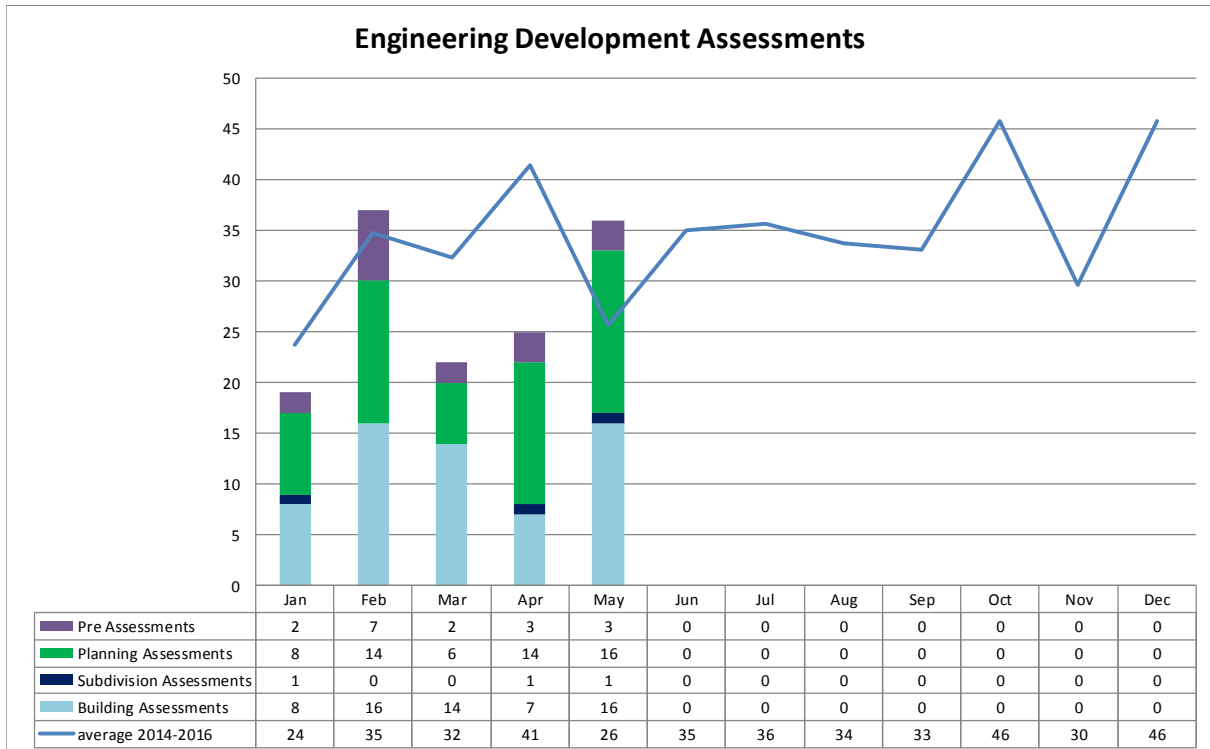
3.6. The school bus stops on Tugrah Road and Melrose Road have been upgraded.



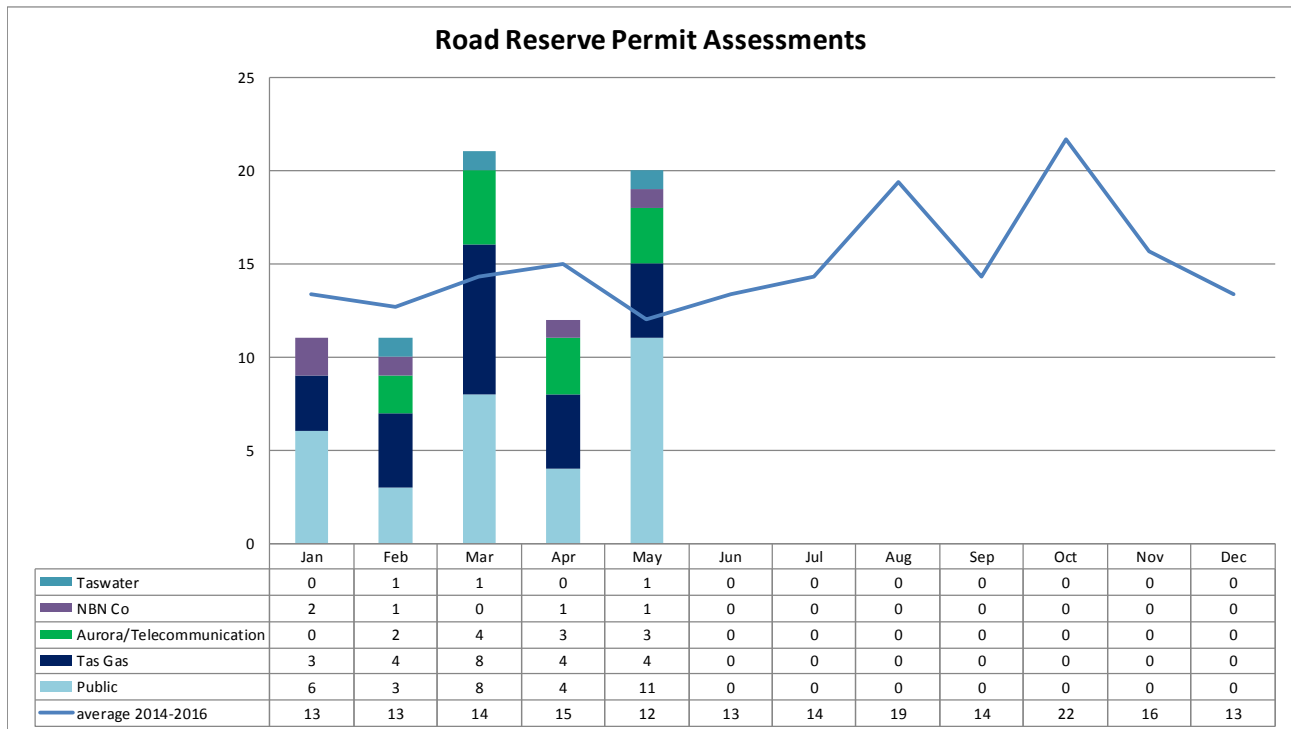
- 3.7. Seven National Heavy Vehicle Regulator Assessments were completed in April and 14 were assessed in May. The following graph details the National Heavy Vehicle Regulator Assessments that have been issued this year compared to previous years:



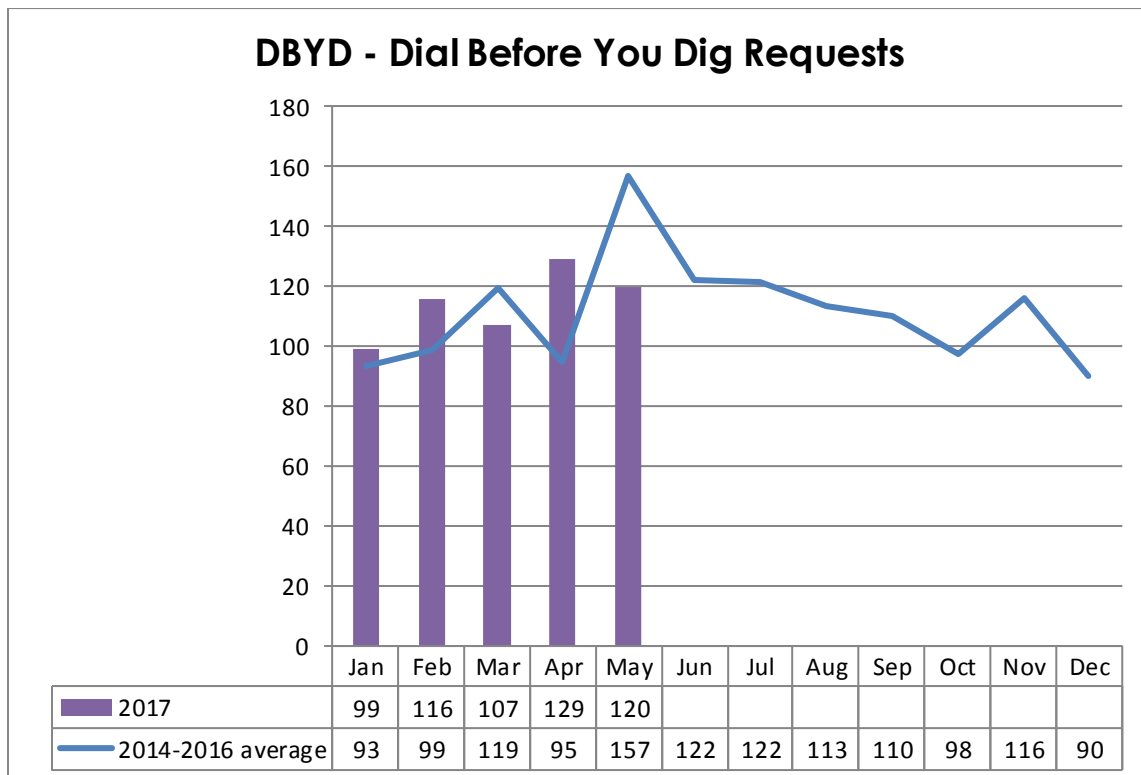
- 3.8. The following graph details the Engineering Development Assessments that have been completed to date this year:



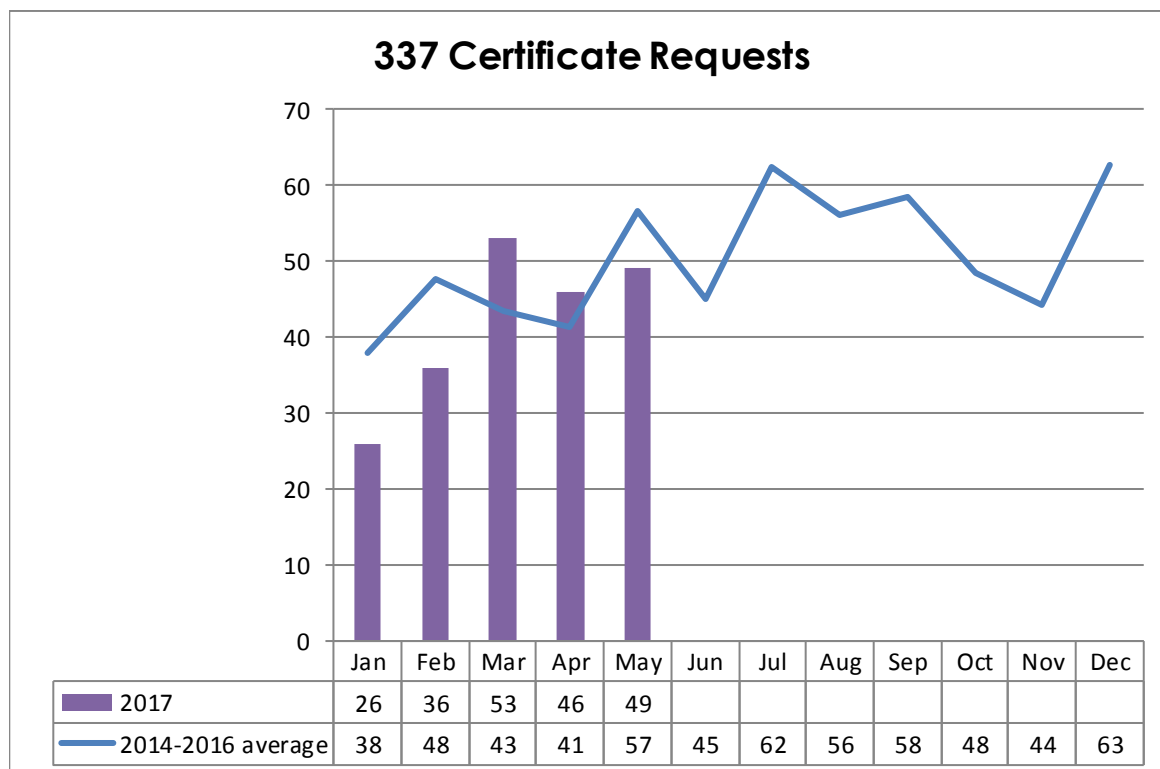
3.9. No road reserve permits were issued in April, with one in May. The following graph details the Road Reserve Permits that have been issued this year compared to previous years:



3.10. 129 Dial Before You Dig requests were processed in April and 120 in May. The following graph details the Dial Before You Dig requests that have been processed this year compared to previous years:



3.11. 46 Section 337 Certificates were processed in April and 49 in May. The following graph details the 337 Certificates that have been assessed by the Infrastructure and Works Department this calendar year compared to previous years:



4. Operational Contracts

4.1 The following table details the contracts managed within the Infrastructure and Works Department that have been extended this financial year:

Contract	Contract Period	Extension Options	\$ Value (Exc. GST)	Contractor
Contract 1265 – Supply & Delivery of Pre-mixed Concrete	30/06/2015 option 1+1	The original contract signed in June 2015 was for a 12 month period and had an option for two 12 month extensions. Further to a review the option for the additional 12 months was accepted.	\$75,000 per annum	Boral Construction Materials
Contract 1286 – Roadside Mowing	30/06/2015 option 1+1	The original contract signed in June 2015 was for a 12 month period and had an option for two 12 month extensions. Further to a review the option for the additional 12 months was accepted.	\$48,600 per annum	Mareeba Trust
Contract 1287 – Weed Control	30/06/2015 option 1+1	The original contract signed in June 2015 was for a 12 month period and had an option for two 12 month extensions. Further to a review the option for the additional 12 months was accepted.	\$90,700 per annum	Steeds Weeds Solution

Contract - 1282 Cleaning of Council Facilities and Rec Centre	31/03/2017 option 1+1	The original contract signed in February 2015 was for a 24 month period and had an option for two 12 month extensions. Further to a review the option for the additional 12 months was accepted.	\$302,239 per annum	Lazaro Pty Ltd
---	--------------------------	--	------------------------	----------------

5. Civil Works and Stormwater Maintenance

5.1 Maintenance in accordance with the Service Level Document, undertaken in April and May included:

- Footpath replacement at 236 William Street
- Section of pavers were relayed in Smith Street to eliminate a tripping hazard
- Open drain along Lakeside Road was cleaned out
- Clearing of stormwater pipes with high pressure cleaner

5.2 In June it is anticipated that civil works and stormwater maintenance works will include:

- Cleaning out of open drains along Melrose Road and Ellice Hill Drive
- Quarterly inspection of stormwater pollution traps
- Drainage works at the Bluff Caravan park
- Construction of a new crossover in to the Formby Road carpark

6. Parks and Reserves Maintenance

6.1 Maintenance in accordance with the Service Level Document, undertaken in April and May included:

- Renovation of the practice wicket area at the Devonport Oval



- Turf renovation of Wiena Park
- Turf renovation of the 'Bowl' area, north of the Aquatic Centre in Don Reserve
- Tree inspections along pedestrian walking areas in parks
- Maintenance at the Cenotaph in preparation for ANZAC Day

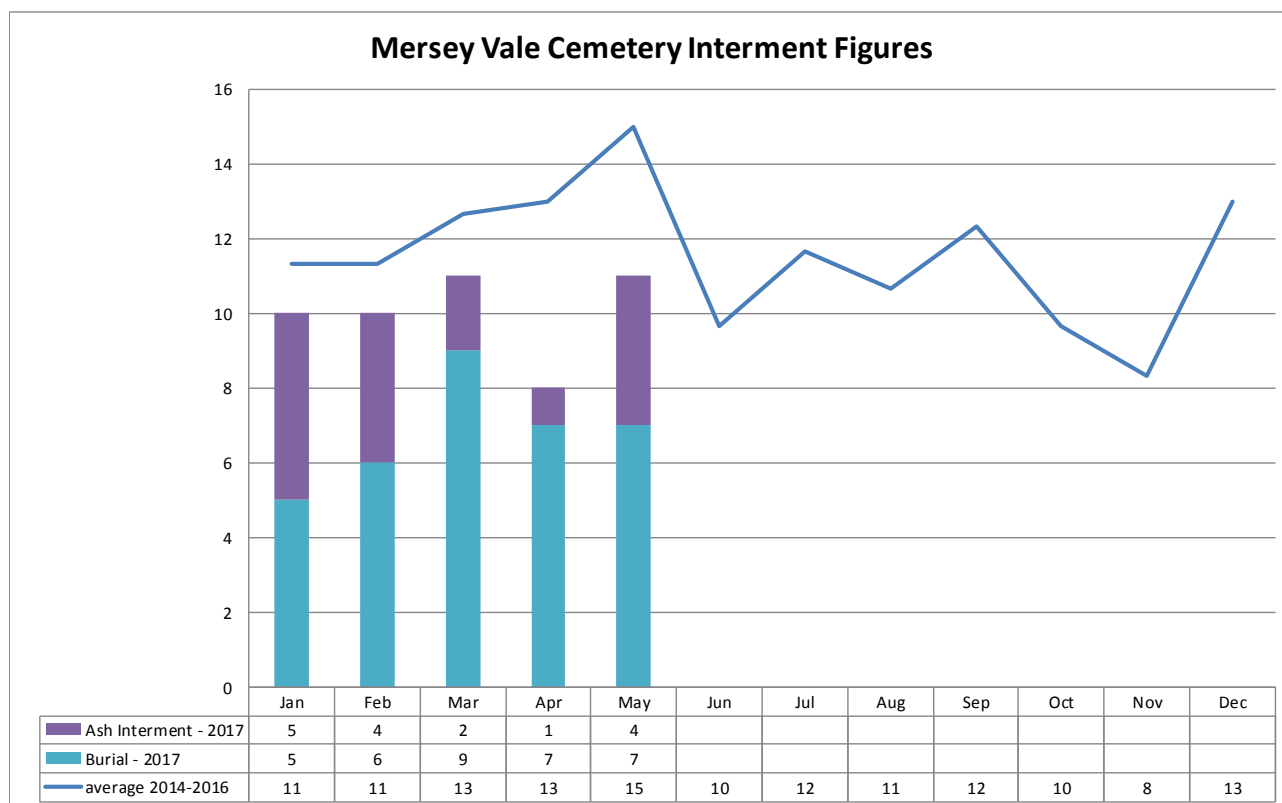
- Turf renovation of the grass where the walking track was relocated along the row of Norfolk Island Pines on Victoria Parade



6.2 In June it is anticipated that parks and reserves maintenance works will include:

- Renovation of the garden beds behind the Surf Club Building at the Bluff

6.3 Mersey Vale Memorial Cemetery interment figures to date this financial year compared to previous years are as follows:



7. Building and Facilities Maintenance

7.1 Maintenance in accordance with the Service Level Document, undertaken in April and May included:

- Re-staining the park furniture in the bluff plaza



- Annual maintenance at the cenotaph



- External painting of 64 Stewart Street



- External painting of various buildings at the Devonport Oval
- Internal painting of the public amenities in Murray Street
- Essential maintenance building inspections

7.2 In June it is anticipated that building and facilities maintenance works will include:

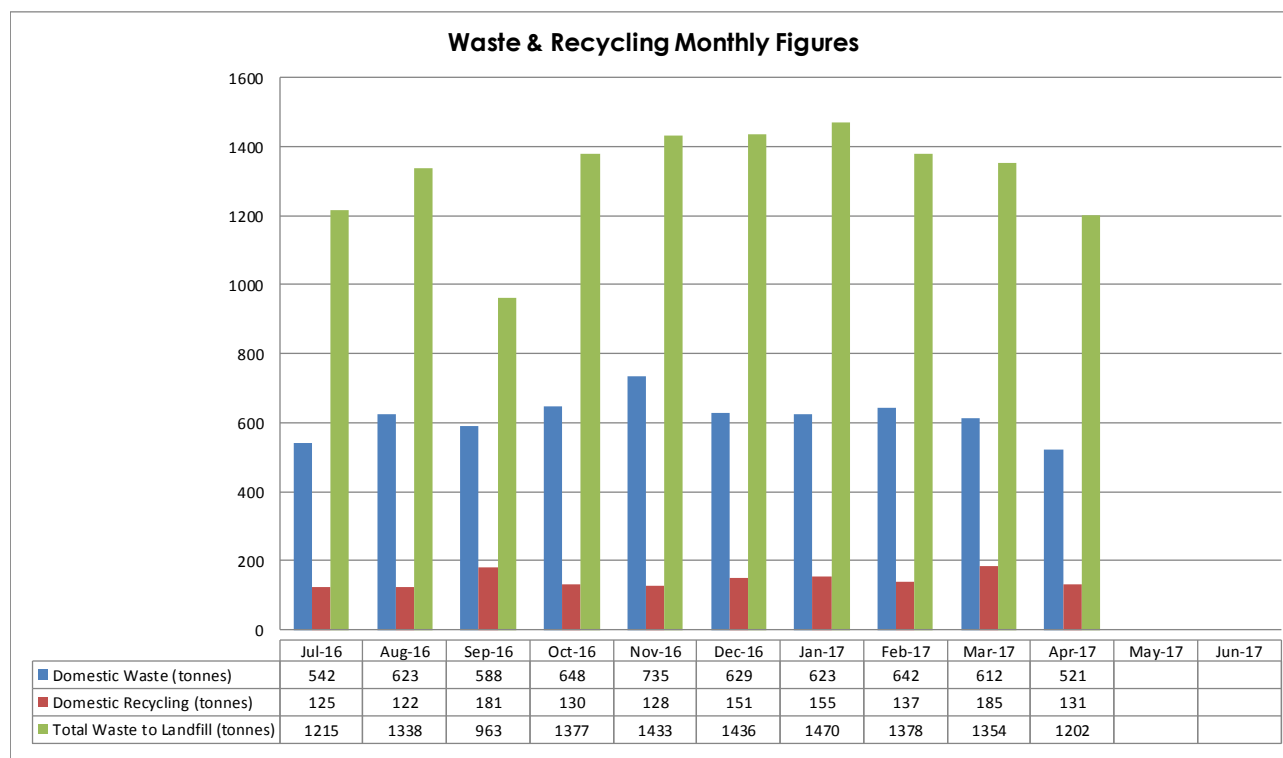
- Internal painting at the Devonport Recreation Centre
- Installation of new gutters at Maidstone Park public amenities
- Replacement of floor vinyl in the kitchen of Drift Café

8. Waste Management Operations

8.1 Waste Management Services were conducted in accordance with the Service Level Document during April and May. Items of note include:

- 251 drums were checked for DrumMuster in April
- 5,099m³ of greenwaste was mulched

8.2 The following graph details the volumes of waste and recycling from the domestic collection services and the total volume of waste to landfill from the Spreyton Waste Transfer Station:



8.3 The following table details the monthly figures for the Spreyton Waste Transfer Station:

Item	Mar 2017	Apr 2017	May 2017	16/17 Total	15/16 Total	14/15 Total
Asbestos – large loads	0.38 tonnes	1.18 tonnes	1.12 tonnes	9.26 tonnes	12.8 tonnes	5.52 tonnes
Asbestos – small loads	12 m ³	9 m ³	9 m ³	186 m ³	218m ³	181m ³
Mattresses	51	44	63	633	500	431
Vehicle Loads – up to 0.5m ³	396	416	221	4,611	7,958	6,555
Vehicle Loads – 0.5m ³ to 1.5m ³	1,422	1,349	903	12,919	12,492	10,237
Vehicle Loads – 1.5m ³ to 2m ³	702	595	363	6,024	6,548	6,883
Truck Loads – landfill waste	26 tonnes	34 tonnes	33 tonnes	273 tonnes	341 tonnes	327 tonnes
Truck Loads – non-landfill waste	61 tonnes	67 tonnes	111 tonnes	824 tonnes	958 tonnes	831 tonnes
DCC Garbage Trucks (Domestic & Commercial)	775 tonnes	670 tonnes	777 tonnes	8,514 tonnes	9,376 tonnes	7,656 tonnes

Report to Infrastructure Works and Development Committee meeting on 13 June 2017

Collection Services)						
Steel Recycling	62 tonnes	60 tonnes	72 tonnes	840 tonnes	843 tonnes	687 tonnes
e-Waste	0 tonnes	0 tonnes	0 tonnes	0 tonnes	9.9 tonnes	93.48 tonnes
Tyres	47	32	12	277	359	307

COMMUNITY ENGAGEMENT

The information provided above details any issues relating to community engagement.

FINANCIAL IMPLICATIONS

Any financial or budgetary implications relating to matters discussed in this report will be separately reported to Council.

RISK IMPLICATIONS

Any specific risk implications have been outlined in the discussion above. Any specific issue that may result in any form of risk to Council is likely to be the subject of a separate report to Council.

CONCLUSION

This report is provided for information purposes only and to allow Council to be updated on activities undertaken by the Infrastructure and Works Department.

ATTACHMENTS

1. Capital Works Program - May 2017

RECOMMENDATION

That it be recommended to Council that the Infrastructure and Works report be received and noted.

Author:	Kylie Lunson	Endorsed By:	Paul West
Position:	Infrastructure & Works Manager	Position:	General Manager

Devonport City Council Capital Works Income & Expenditure Report for May 2017													
	Funding 2016/17				Expenditure 2016/17				Balance	Performance Measures			
	Annual Budget \$	Additional Funds Carried forward & adjustments \$	Total Budget Available \$	External Funding Included in Total \$	Forecast \$	Actual \$	Commitments \$	Total Expenditure \$	Remaining Funds \$	Works Start Month	Works Completion Month	% Budget Spent	Comments
Summary													
Open Space & Recreation	414,000	343,995	787,405	58,410	438,019	215,313	66,644	281,957	505,448				
Facilities	2,224,000	122,418	2,346,418	-	455,709	347,768	186,092	533,859	1,812,559				
Stormwater	742,000	55,273	797,273	-	558,768	495,975	106,161	602,136	195,137				
Transport	5,517,000	607,722	6,124,722	1,759,434	5,213,844	4,597,391	571,472	5,168,863	955,859				
Living City	30,000,000	704,915	30,704,915	15,500,000	23,000,000	16,810,623	71,437	16,882,060	13,822,855				
Plant & Fleet	809,300	189,499	998,799	-	740,000	372,949	364,238	737,187	261,612				
Other Equipment	152,000	206,643	358,643	-	200,000	143,755	37,383	181,138	177,505				
Total Capital Works	39,858,300	2,230,465	42,118,175	17,317,844	30,606,340	22,983,774	1,403,427	24,387,200	17,730,975				
Open Space & Recreation													
CP0099 Mersey Vale - MBS stage 1		100,907	100,907		100,907	(6,812)	-	(6,812)	107,719	CF	completed	-6.8%	Cost of lid lifter reallocated to plant & equipment
CP0106 Mersey Vale - Memorial Garden		38,584	38,584		38,584	24,899	-	24,899	13,685	CF	completed	64.5%	
CP0111 Pioneer Park - New Toilets & Parenting Facilities		18,762	18,762		10,266	10,266	-	10,266	8,496	CF	completed	54.7%	
CP0116 Devonport Oval Practice Wicket Upgrade		19,200	19,200			-	-	-	19,200	CF	completed	0.0%	Financial contribution only paid through financial assistance grant
CP0120 Sister Cities - 20 year Anniversary , Cherry Blossom		5,000	5,000		5,896	5,896	-	5,896	(896)	CF	completed	117.9%	
CP0121 Julie Burgess - interpretive and information signage		10,000	10,000						10,000	CF	completed	0.0%	Paid in previous year
CP0124 Mariners Park - Seawall mowing strip	30,000		30,000		30,000	20,735	-	20,735	9,265	Apr 2017	completed	69.1%	awaiting final invoicing
CP0125 Victoria Parade boat ramp shared path alterations	90,000	35,000	125,000		5,247	5,247	-	5,247	119,753	Mar 2017	Oct 2017	4.2%	Project to be carried forwarded as per Council res 68/17
CP0126 Victoria Parade shared path rail crossing	15,000		15,000		1,378	1,378	-	1,378	13,622	Mar 2017	Oct 2017	9.2%	Project to be carried forwarded as per Council res 68/18
CP0127 Bluff Road - Fitness equipment renewal	70,000		70,000		61,760	61,760	-	61,760	8,240	Jan 2017	completed	88.2%	
CP0128 Signage Strategy Actions	30,000	36,542	66,542		-	-	-	-	66,542	Feb 2017	Oct 2017	0.0%	RFQ progressing
CP0129 Don River Rail Trail - Don to Tugrah gravel track	86,000		115,410	29,410	358	358	-	358	115,052	TBA	TBA	0.3%	Land acquisitions progressing, project is expected to be carried forward
CP0130 Home Hill - Facility signage	5,000		5,000		-	-	-	-	5,000	May 2017	Oct 2017	0.0%	Design progressing
CP0131 Path lighting - Victoria Parade, 250m from Cenotaph north	52,000		52,000		52,000	1,515	25,092	26,607	25,393	May 2017	completed	51.2%	awaiting final invoicing
CP0132 Pioneer Park - road safety bike park	29,000	80,000	109,000	29,000	124,531	82,979	41,552	124,531	(15,531)	CF	completed	114.2%	Additional works completed from donations. Income yet to be received.
CP0133 Mersey Vale Cemetery - Niche wall fence	7,000		7,000		7,092	7,092	-	7,092	(92)	completed	completed	101.3%	
Total Open Space & Recreation	414,000	343,995	787,405	58,410	438,019	215,313	66,644	281,957	505,448			35.8%	
Facilities													
CB0059 Public Art		23,418	23,418		-	-	-	-	23,418	CF	TBA	0.0%	
CB0069 Mersey Vale Cemetery - Depot Shed & Staff Amenities Improvements		84,000	84,000		81,599	81,599	-	81,599	2,401	CF	completed	97.1%	
CB0072 Fourways Car Park Toilet & Parenting Facilities Upgrade		15,000	15,000		7,197	7,197	-	7,197	7,803	CF	completed	48.0%	
CB0074 Aquatic Centre Pool Heating System	45,000		45,000		33,488	33,488	-	33,488	11,512	completed	completed	74.4%	
CB0075 DECC - Accessible seating	20,000		20,000		-	-	-	-	20,000	Apr 2017	Dec 2017	0.0%	Project to be carried forward as part of Art Gallery relocation project
CB0076 Aquatic Centre - Rainwater Tanks	14,000		14,000		6,200	6,200	-	6,200	7,800	Oct 2016	completed	44.3%	
CB0077 Aquatic Centre - HVAC works	90,000		90,000		70,000	5,080	54,283	59,363	30,637	Feb 2017	June 2017	66.0%	Construction progressing
CB0078 Works Depot – Vehicle wash bay	100,000		100,000		620	620	89,370	89,990	10,010	TBA	TBA	90.0%	Washbay has been ordered. Construction to be carried forward.
CB0079 Waste Transfer Station - Push pit roof	150,000		150,000		23,000	3,849	18,568	22,417	127,583	May 2017	June 2017	14.9%	Scope of works altered as per Council res 26/17
CB0080 Art Gallery and DECC Integration	1,800,000		1,800,000		230,500	206,629	23,871	230,500	1,569,500	Apr 2017	Dec 2017	12.8%	Design progressing, construction to be carried forward
CB0081 BSMC - Facility signage	5,000		5,000		3,105	3,105	-	3,105	1,895	Dec 2016	completed	62.1%	
Total Facilities	2,224,000	122,418	2,346,418	-	455,709	347,768	186,092	533,859	1,812,559			22.8%	

	Funding 2016/17				Expenditure 2016/17				Balance	Performance Measures			
	Annual Budget \$	Additional Funds Carried forward & adjustments \$	Total Budget Available \$	External Funding Included in Total \$	Forecast \$	Actual \$	Commitments \$	Total Expenditure \$	Remaining Funds \$	Works Start Month	Works Completion Month	% Budget Spent	Comments
Transport													
CT0138 Winspears Road Footpath Renewal		27,238	27,238		23,500	23,125	-	23,125	4,113	CF	completed	84.9%	
CT0151 Mersey Road Footpath Renewal		30,902	30,902		17,801	17,801	-	17,801	13,101	CF	completed	57.6%	
CT0152 Mersey Bluff Caravan Park -Internal Road		89,820	89,820		80,503	80,503	-	80,503	9,317	CF	completed	89.6%	
CT0156 Stony Rise Road New Footpath - Middle Road to		22,066	22,066		14,847	14,847	-	14,847	7,219	CF	completed	67.3%	
CT0159 Kelcey Tier - Mersey Main Road Junction		193,225	193,225		191,959	191,959	-	191,959	1,266	CF	completed	99.3%	
CT0160 Devonport Road - McLeod Avenue to Horsehead Creek Renew.		131,661	131,661		120,157	120,157	-	120,157	11,504	CF	completed	91.3%	
CT0164 Steele St Fenton St Intersection Upgrade	550,000		550,000		550,000	514,393	4,362	518,755	31,245	Nov 2016	June 2017	94.3%	Awaiting commissioning of new traffic lights
CT0165 William St Renewal Best St- Stewart St	500,000	88,000	588,000	462,434	578,938	570,658	8,280	578,938	9,062	Nov 2016	June 2017	98.5%	Budget increased by \$88,000 DSG grant for signals - awaiting commissioning of new pedestrian lights
CT0166 Devonport Rd Formby Rd Westport Rd Intersection Renewal	800,000		800,000		886,869	886,869	-	886,869	(86,869)	Nov 2016	completed	110.9%	Increased project budget approved IMC 32/16
CT0167 Reseal Program 2016-17	700,000		700,000		595,372	541,982	53,390	595,372	104,628	Oct 2016	completed	85.1%	
CT0168 Buster Rd (Don River) approach barriers	25,000		25,000		18,000	18,224	-	18,224	6,776	Sept 2016	completed	72.9%	
CT0169 Formby Road & Best Street intersection safety improvements	275,000		275,000	70,000	12,911	12,911	-	12,911	262,089	TBA	TBA	4.7%	Project on hold awaiting investigation of traffic options on Formby Road
CT0170 Stephen & Caroline Sts new footpath - northern link to EDRC	60,000		60,000		60,881	60,881	-	60,881	(881)	completed	completed	101.5%	
CT0171 Woodrising Ave new footpath - Leila Av to Walter St	55,000		55,000		43,570	43,570	-	43,570	11,430	completed	completed	79.2%	
CT0172 William St safety improvements - North St to Bluff	50,000		50,000		53,669	53,669	-	53,669	(3,669)	Oct 2016	completed	107.3%	
CT0173 Madden St and Ronald St safety improvements - blackspot	200,000		200,000	200,000	200,000	136,167	561	136,729	63,271	Jan 2017	June 2017	68.4%	Construction progressing
CT0174 Tarleton St and Thomas St safety improvements - blackspot	95,000		95,000	95,000	73,276	73,276	-	73,276	21,724	Jan 2017	completed	77.1%	
CT0175 Victoria Parade boat ramp - pedestrian priority	15,000		15,000		2,519	2,519	-	2,519	12,481	Mar 2017	Oct 2017	16.8%	Project to be carried forwarded as per Council res 68/17
CT0176 Tarleton St Wright St safety improvements - blackspot	125,000		125,000	95,000	12,964	12,964	89,773	102,737	22,263	TBA	TBA	82.2%	Construction pending resourcing from Department of State Growth
CT0177 Don Reserve - Sawdust bridge renewal	262,000		262,000		260,257	91,884	168,373	260,257	1,743	Mar 2017	June 2017	99.3%	Construction progressing
CT0178 Middle Road interchange off ramp improvements	75,000		75,000	75,000	10,636	10,636	-	10,636	64,364	Mar 2017	Nov 2017	14.2%	Design progressing, construction to be carried forward based on contract or availability
CT0179 Road traffic device renewal	25,000		25,000		6,146	946	5,200	6,146	18,854	Jan 2017	June 2017	24.6%	Construction pending
CT0180 Street light provision	20,000		20,000		20,000	13,812	-	13,812	6,188	Nov 2016	TBA	69.1%	2 locations complete, 1 pending
CT0181 Transport minor works	25,000		25,000		9,049	9,049	-	9,049	15,951	TBA	completed	36.2%	
CT0182 Parking infrastructure renewal	25,000	24,810	49,810		743	743	-	743	49,067	Feb 2017	June 2017	1.5%	RFQ progressing
CT0183 Steele-Rooke-MacFie intersection renewal	350,000		350,000		350,000	83,990	238,598	322,588	27,412	Feb 2017	June 2017	92.2%	Construction progressing
CT0184 Wright St and Norton Way intersection renewal	80,000		80,000		75,312	75,312	-	75,312	4,688	Jan 2017	completed	94.1%	
CT0185 Newton Street renewal	125,000		125,000	125,000	108,043	108,043	-	108,043	16,957	Jan 2017	completed	86.4%	
CT0186 Elizabeth St renewal - Forbes to Hiller	225,000		225,000	200,000	220,000	213,767	2,934	216,701	8,299	Nov 2016	June 2017	96.3%	Construction progressing
CT0187 Ronald St renewal - Madden to Parker	165,000		165,000	165,000	13,494	13,494	-	13,494	151,506	TBA	TBA	8.2%	Design has been finalised, construction to be carried forward
CT0188 North Caroline St car park renewal	50,000		50,000		56,945	56,945	-	56,945	(6,945)	Jan 2017	completed	113.9%	
CT0189 Buster Road renewal - west of Don River (stage 1)	450,000		450,000		25,000	21,810	-	21,810	428,190	TBA	TBA	4.8%	Budget reduced to \$300,000 (res 189/16), construcion to be carried forward
CT0190 Soccer Club Seal car park	190,000		190,000		171,856	171,856	-	171,856	18,144	Dec 2016	completed	90.5%	
CT0193 Durkins Road reconstruction			-	272,000	348,627	348,627	-	348,627	(348,627)	Nov 2016	completed		Council (res 189/16)
Total Transport	5,517,000	607,722	6,124,722	1,759,434	5,213,844	4,597,391	571,472	5,168,863	955,859			84.4%	

	Funding 2016/17				Expenditure 2016/17				Balance	Performance Measures			
	Annual Budget \$	Additional Funds Carried forward & adjustments \$	Total Budget Available \$	External Funding Included in Total \$	Forecast \$	Actual \$	Commitments \$	Total Expenditure \$	Remaining Funds \$	Works Start Month	Works Completion Month	% Budget Spent	Comments
Stormwater													
CS0042 William SW Catchment Upgrade - Stage 5		25,607	25,607		20,044	20,044	-	20,044	5,563	CF	completed	78.3%	
CS0045 Melrose Road - new culvert near No.772		29,666	29,666		42,259	42,259	-	42,259	(12,593)	CF	completed	142.5%	scope of work increased to eliminate drainage issue - extra costs to be offset from savings on other projects
CS0050 Minor Stormwater Works 2016-17	30,000		30,000		30,930	30,930	-	30,930	(930)	Aug-16	completed	103.1%	
CS0051 William SW Catchment Upgrade - Stage 6	275,000		275,000		235,000	229,422	4,974	234,396	40,604	Feb-17	completed	85.2%	
CS0052 Stormwater outfall risk management -Mersey Bluff	30,000		30,000		23,097	23,097	-	23,097	6,903	Nov-16	completed	77.0%	
CS0053 Tugrah Road Duplication of pipe crossing	45,000		45,000		47,000	8,824	37,558	46,381	(1,381)	Jun-17	Jun-17	103.1%	Construction pending, awaiting Tasnetworks and threatened species permit
CS0054 Elanora car park - drainage improvements	12,000		12,000		12,000	6,021	-	6,021	5,979	May-17	completed	50.2%	awaiting final invoicing
CS0055 Squibbs Road drainage improvements	90,000		90,000		27,294	16,537	10,757	27,294	62,706	TBA	TBA	30.3%	Design on hold - pending outcome of identified threatened species. Construction to be carried forwarded awiting Federal Government approval to relocate threatened species.
CS0056 Tugrah Road Robertson Close Stormwater	50,000		50,000		40,367	40,367	-	40,367	9,633	May-17	completed	80.7%	
CS0057 Waste Transfer Station - litter capture	30,000		30,000		13,422	12,892	530	13,422	16,578	May-17	completed	44.7%	
CS0058 Pit replacements	50,000		50,000		30,494	30,494	-	30,494	19,506	Nov-16	completed	61.0%	
CS0059 49 Sorell st stormwater renewal	75,000		75,000		5,133	5,133	50,570	55,702	19,298	Sep-17	Oct-17	74.3%	Design completed. Project to be carried forward due to contractor availability.
CS0060 Sorell Laneway drainage	55,000		55,000		31,728	29,956	1,773	31,728	23,272	Mar-17	completed	57.7%	awaiting final invoicing
CS0061 Mcall Terrace stormwater imporvements			53,400							Jun-17	Jun-17		Construction progressing. Budget allocated IWC18/17
Total Stormwater	742,000	55,273	797,273	-	558,768	495,975	106,161	602,136	195,137			75.5%	
Plant & Fleet													
CF0017 Hire Plant Replacement Plan (including disposal proceeds)	603,800		603,800		555,000	223,332	331,026	554,358	49,442	NA	NA	91.8%	List of identified items to be progressively purchased
CF0018 Minor Plant Replacement Plan (including disposal proceeds)	32,000	48,316	80,316		25,000	24,271	-	24,271	56,045	NA	NA	30.2%	List of identified items to be progressively purchased
CF0016 Fleet Replacement Plan (including disposal proceeds)	173,500	141,183	314,683		160,000	125,346	33,212	158,558	156,125	NA	NA	50.4%	List of identified items to be progressively purchased
Total Plant & Fleet	809,300	189,499	998,799	-	740,000	372,949	364,238	737,187	261,612			73.8%	
Other Equipment													
CE0007 Office Equipment (including Tidal art acquisition \$10K)	88,000	61,498	149,498		100,000	77,935	18,691	96,627	52,871	NA	NA	64.6%	List of identified items to be progressively
CC0007 Information Technology - Renewal & Upgrades	64,000	145,145	209,145		100,000	65,820	18,691	84,511	124,634	NA	NA	40.4%	Ongoing program of IT infrastructure upgrades
Total Other Equipment	152,000	206,643	358,643	-	200,000	143,755	37,383	181,138	177,505			50.5%	
TOTAL CAPITAL EXPENDITURE - EXCLUDING LIVING CITY	9,858,300	1,525,550	11,413,260	1,817,844	7,606,340	6,173,151	1,331,990	7,505,141	3,908,119			65.8%	
Living City													
CB0068 Living City - Strategic Initiatives	30,000,000	704,915	30,704,915	15,500,000	23,000,000	16,810,623	71,437	16,882,060	13,822,855	July 2016	June 2017	55.0%	Project to continue through duration of the year
Total Living City	30,000,000	704,915	30,704,915	15,500,000	23,000,000	16,810,623	71,437	16,882,060	13,822,855			55.0%	
TOTAL CAPITAL EXPENDITURE - INCLUDING LIVING CITY	39,858,300	2,230,465	42,118,175	17,317,844	30,606,340	22,983,774	1,403,427	24,387,200	17,730,975			57.9%	

6.2 DEVELOPMENT AND HEALTH SERVICES REPORT

File: 29543 D473462

RELEVANCE TO COUNCIL'S PLANS & POLICIES

Council's Strategic Plan 2009-2030:

- Strategy 5.4.1 Provide timely, efficient, consistent and quality services which are aligned with and meet our customers needs

SUMMARY

This report provides a summary of the activities undertaken by the Development and Health Services Department for the months of April and May 2017.

BACKGROUND

This report is provided to the bi-monthly Infrastructure, Works and Development Committee meeting to summarise the activities of the Development and Health Services Department in the preceding two months.

The Council functions undertaken by the Department are:

- Planning;
- Building and Plumbing Services;
- Environmental Health;
- Animal Control; and
- Risk and Regulatory Compliance Services.

STATUTORY REQUIREMENTS

In carrying out its activities the Development and Health Services Department is required to ensure compliance with a substantial amount of legislation and regulation. The principal legislation administered by the Department includes the:

- *Local Government Act 1993*
- *Land Use Planning and Approvals Act 1993*
- *Building Act 2016*
- *Building Regulations 2016*
- *Public Health Act 1997*
- *Food Act 2003*
- *Environmental Management and Pollution Control Act 1994*
- *Dog Control Act 2000*
- *Devonport Interim Planning Scheme 2013*
- *Work Health and Safety Act 2012*

DISCUSSION

1. Tasmanian Planning Scheme

Progress towards the finalisation of the Tasmanian Planning Scheme is continuing to move slowly. It is reliant on all Councils being able to prepare and gain approval for the supporting Local Provisions Schedules (LPS's).

To that end the TPC has recently released:

- General guidelines about the interpretation and application of zone statements

- Four Practice Notes dealing with a range of subjects such as drafting conventions, the protocols for the exhibition of draft LPS's, technical advice for mapping and formatting.

Unfortunately, none of these documents provide a clear template that would ensure consistency in at least the presentation of LPS's across municipal boundaries. There are, however, more workshops scheduled that may assist Council in moving forward with their preparation.

Council is maintaining membership and participating in meetings of the Cradle Coast Planners Reference Group to ensure as much consistency as possible across municipal boundaries in this region.

The TPC has also established an on-line "Planners Portal" which is intended to provide a quick response to queries about the development of the LPS's.

The timeline document issued by the TPC in April suggests that Council will be required to have its LPS completed by the end of September. This appears ambitious given that we are still awaiting comprehensive instructions at the end of May.

The ultimate finalisation of the Local Provisions is also unclear particularly given the complicated Approval Process provided by the TPC which is attached. There are time lines of 60 days for both exhibition and reporting to the TPC. Any representations will result in hearings and then the TPC is allowed a further 90 days to agree to approve the whole or part of the LPS. If any part of the submitted LPS is rejected by the TPC that part must go through the complete process again.

Despite the State media campaign, it would appear unlikely that the Tasmanian Planning Scheme will be fully operational before the first half of 2018.

2. Building Act and Building Regulation 2016

Council, and the industry generally, are continuing to have issues with the correct interpretation and application of the new building and plumbing regulations.

The Directors Determinations, which is an extremely complex document, is intended to identify which risk category all building and plumbing work falls into. This is obviously an ambitious project and in practice it has complicated rather than simplified interpretations.

As an example, it is possible to have a building project where there are to be some alterations and additions and also a small detached shed.

The alterations and additions are most likely to involve some notifiable component and some permit requirement whereas the shed will fall into the bottom category of low risk work that can be carried out by either an owner or a builder. If there is a stormwater connection for either the alterations or the shed it is permit plumbing work and must be inspected by Council.

In this example it is far from clear whether the fact that only some of the building work requires a permit means the whole project automatically defaults to permit work.

Some building certifiers seem to be choosing whatever category is the cheapest option for their client. That is understandable but it potentially leaves Council's Permit Authority without full details of building work of which it is required to be aware.

Many such queries have been directed to the office of the Director of Building Control but often the responses conflict with previous advice or are ambiguous.

More workshops are scheduled to address such issues and the Cradle Coast Councils are continuing to liaise regularly to at least ensure consistency of interpretation from a regional perspective.

3. Statistical Report for April and May 2017

Building

Council has received 203 building applications in the year to date as compared to 265 for the same period last year.

Notably, since the introduction of the new *Building Act* on 1 January 2017, only 47 permit building applications have been received compared to 138 for the same period last year.

Only 25 "notifiable" building works have been recorded since the start of the year. At face value this would suggest a significant drop off in building activity but is more likely to signify that the general public still does not understand the requirement to notify "non-permit" work and/or that building surveyors are not complying with the new requirements.

The Director of Building Control has indicated that an audit process will resolve any issues with building surveyors and Council is aware that a new audit officer has recently been appointed to the North West.

The nominal value of building work applications received to date is more than \$67 million which is far in excess of the \$35 million for the same period last year. This figure is of course boosted by a number of major projects such as LIVING CITY, the Costa expansion at East Devonport and the Hill Street complex.

Council has now lodged the required licence applications for a Council entity licence, and for individual licences for the four officers nominated as administering the Permit Authority in accordance with Council's resolution (No 288/16 refers) made at its meeting on 19 December 2016.

Plumbing

194 plumbing applications have been received in the year to date. This is significantly less than the 251 received in the corresponding period last year.

Similar to building applications this shortfall is not picked up in "notifiable" non-permit plumbing works with only 39 such notifications received in the year to date.

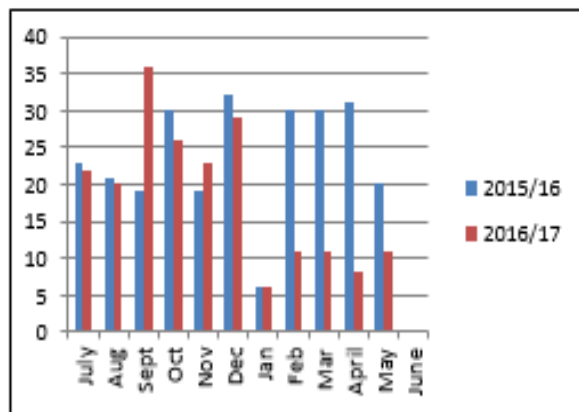
The discrepancy in numbers is not as marked as for building but this is probably because much of the notifiable plumbing work still requires inspection by Council's plumbing inspector which would bring it to Council's attention.

PLUMBING INSPECTIONS

	2015/16	YTD	2016/17	YTD
July	59	59	61	61
Aug	16	75	61	122
Sept	75	150	40	162
Oct	52	202	45	207
Nov	0	202	63	270
Dec	8	210	57	327
Jan	28	238	51	378
Feb	56	294	60	438
Mar	12	306	17	455
April	65	371	15	470
May	69	440	40	510
June	63	503		

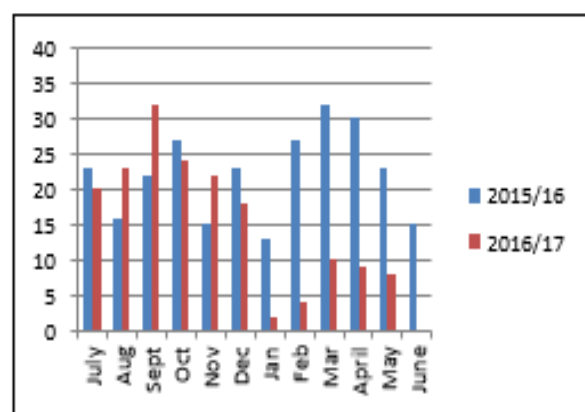
BUILDING APPLICATIONS/PERMITS

	2015/16	YTD	2016/17	YTD
July	23	23	22	22
Aug	21	44	20	42
Sept	19	63	36	78
Oct	30	93	26	104
Nov	19	112	23	127
Dec	32	144	29	156
Jan	6	150	6	162
Feb	30	180	11	173
Mar	30	210	11	184
April	31	241	8	192
May	24	265	11	203
June	17	282		



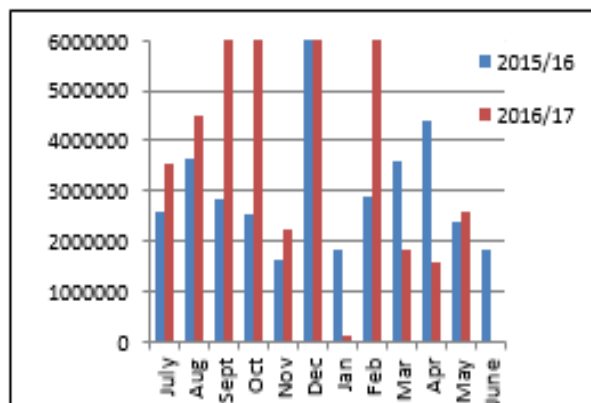
PLUMBING APPLICATIONS/PERMITS

	2015/16	YTD	2016/17	YTD
July	23	23	20	20
Aug	16	39	23	43
Sept	22	61	32	97
Oct	27	88	24	121
Nov	15	103	22	143
Dec	23	126	18	161
Jan	13	139	2	163
Feb	27	166	4	167
Mar	32	198	10	177
April	30	228	9	186
May	23	251	8	194
June	15	266		



VALUE OF BUILDING WORK (ESTIMATED COST)

	2015/16	YTD	2016/17	YTD
July	2601000	2601000	3551320	3551320
Aug	3670000	6271000	4488020	8039340
Sept	2833500	9104500	10773575	18812915
Oct	2537400	11641900	14017889	32830804
Nov	1640500	13282400	2243129	35073933
Dec	6650500	19932900	14995000	50068933
Jan	1852000	21784900	132500	50201433
Feb	2895650	24680550	10990665	61192098
Mar	3592825	28273375	1834500	63026598
April	4379400	32652775	1573000	64599598
May	2435299	35088074	2600570	67200168
June	1842330	36930404		



PLUMBING APPLICATIONS/PERMITS – ON-SITE WASTEWATER

	2015/16	YTD	2016/17	YTD
July	1	1	3	3
Aug	3	4	4	7
Sept	0	4	2	9
Oct	2	6	2	11
Nov	1	7	3	14
Dec	2	9	2	16
Jan	2	11	0	16
Feb	1	12	0	16
Mar	4	16	3	19
April	8	24	1	20
May	4	28	3	23
June	1	29		

NOTIFIABLE WORKS

	Building 2016/17	YTD	Plumbing 2016/17	YTD
July				
Aug				
Sept				
Oct				
Nov				
Dec				
Jan	1	1	1	1
Feb	4	5	9	10
Mar	4	9	5	15
April	7	16	13	28
May	9	25	11	39
June				

Planning

In the year to date 160 planning applications have been received. This is similar to the 166 received in the corresponding period last year.

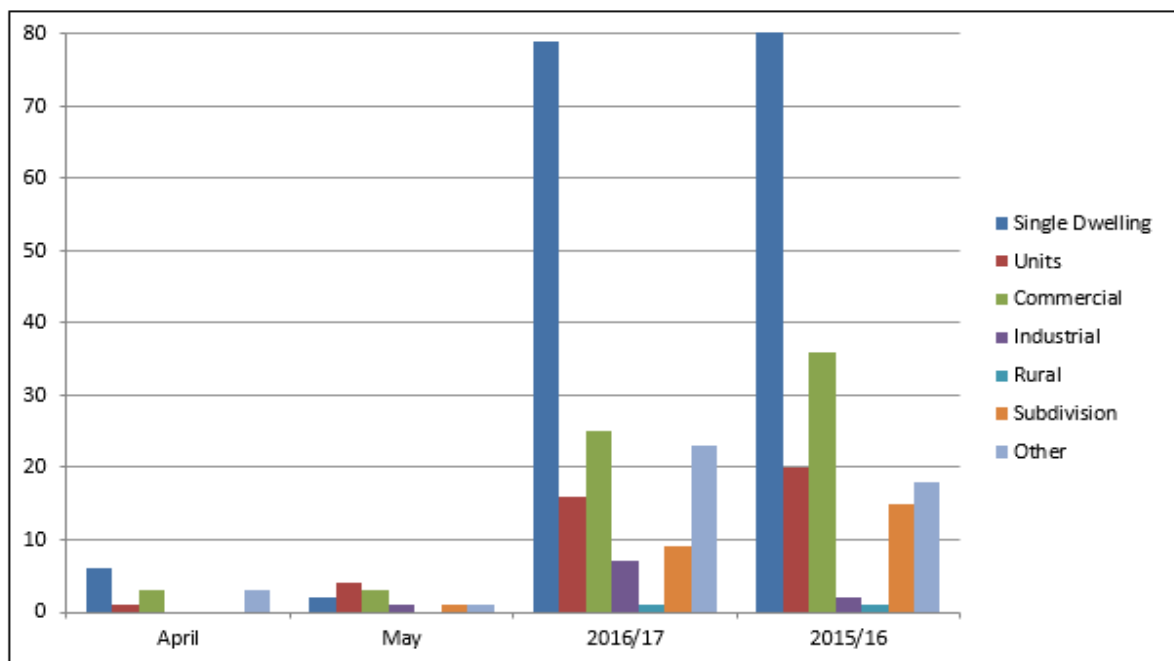
104 of the received applications required discretionary assessment while the remaining 56 related to permitted uses.

95 applications related to dwellings or units with the balance made up of commercial, industrial, rural and subdivision developments.

The "other" category refers to minor developments such as sheds and garages.

PLANNING APPLICATIONS RECEIVED

	Single Dwelling	Units	Commercial	Industrial	Rural	Subdivision	Other
April	6	1	3	0	0	0	3
May	2	4	3	1	0	1	1
YTD 2016/17	79	16	25	7	1	9	23
Total for 2015/16	82	20	36	2	1	15	18



PLANNING APPLICATIONS RECEIVED

	15/16	15/16	16/17	16/17	YTD	YTD
	Disc	Permitted	Disc	Permitted	Disc	Permitted
July	6	2	10	6	10	6
Aug	10	7	12	2	22	8
Sept	7	7	15	10	37	18
Oct	7	11	8	8	45	26
Nov	14	4	16	6	61	32
Dec	6	7	6	1	67	33
Jan	10	1	3	2	70	35
Feb	17	3	10	5	80	40
Mar	15	5	9	6	89	46
April	7	5	8	5	97	51
May	7	8	7	5	104	56
June	6	2				

Environmental Health

In the year to date 163 food premises have been subject to inspection. Only 1 improvement notice has issued during that time with any other problems resolved through education and guidance by the Health Officers.

No immunisations have been administered since December 2016. This is because Council no longer offers a community immunisation program and the school based program will not commence until June 2017.

A total of 444 complaints have been referred to the health team in the year to date. These covered a broad range of issues including noise, litter, environmental and fire hazards.

"Other" matters in the complaints table include unsightly premises, unsafe premises, overhanging branches, illegal camping and abandoned vehicles. The figures for this category in the table below are misleading (as an example compare the figures for April against the previous year). This is because to capture more accurate data many of the "other" complaint categories, for example illegal camping, have been separated into separate reporting tables. These new categories had not been consolidated into the overall complaints report at the time of this report.

FOOD

	Inspections		Improvement Notices		New Premises Permit		Temporary Premises Permit		Complaints Received		Infringements Issued	
	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17
July	30	1	2	0	1	3	3	6	1	0	0	0
Aug	25	29	1	1	3	3	2	1	1	0	1	0
Sept	23	16	0	0	1	2	6	4	0	0	12	0
Oct	20	8	1	1	1	5	6	13	2	0	0	0
Nov	4	1	0	0	2	1	29	4	2	0	0	0
Dec	4	28	0	0	4	2	5	3	1	0	1	0
Jan	12	24	0	0	2	2	6	9	5	0	0	0
Feb	4	8	0	0	5	2	21	7	1	8	0	3
Mar	57	5	0	0	1	0	13	8	0	9	0	0
April	2	23	0	0	3	2	6	2	2	3	0	0
May	1	20	0	0	1	1	2	4	0	4	0	0
June	20		0		2		8		0		0	

COMPLAINTS

	Noise		Litter		Environmental		Water		Fire Hazard		Other	
	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17
July	4	4	0	1	2	20	1	0	0	0	2	19
Aug	2	5	0	0	0	35	0	0	0	2	3	36
Sept	9	15	1	0	3	17	4	0	0	2	3	30
Oct	4	20	1	1	3	14	0	0	2	7	10	9
Nov	1	5	2	0	5	3	0	0	2	2	2	9
Dec	5	8	1	0	3	9	1	0	2	28	3	7
Jan	11	2	3	0	7	6	0	0	15	14	14	4
Feb	11	7	0	0	6	0	1	0	3	16	44	7
Mar	7	2	1	1	12	6	2	0	4	7	70	8
April	29	1	0	8	18	14	0	0	4	4	117	8
May	5	2	0	4	22	12	0	0	3	1	73	2
June	1		0		17		0		1		45	

MISC

	Fire Hazard Notices		Street Trading Inspections		Street Trading Permits	
	15/16	16/17	15/16	16/17	15/16	16/17
July	0	0	60	43	35	0
Aug	0	0	120	1	48	0
Sept	0	0	100	2	20	1
Oct	0	0	90	2	0	3
Nov	0	0	110	0	1	0
Dec	67	0	40	1	0	8
Jan	6	0	1	0	0	0
Feb	0	0	9	0	1	2
Mar	0	0	3	2	1	1
April	0	0	2	4	2	1
May	0	0	1	4	0	2
June	0		7		1	

Animal Control

Council records indicate there are currently 4187 dogs registered in the City.

In the year to date Council has investigated 457 complaints about animals, an average of over 40 per month. The vast majority of these complaints concern dogs and involve excessive barking, dogs at large and dog attacks.

Despite the high number of complaints all but 5 have been investigated and finalised.

ANIMAL CONTROL:

	Current Dog Registrations		Animal Complaints		Complaints Closed		Complaints Outstanding		Complaint Response (Days)		Infringement Notices Issued		Prosecutions Commenced / referred to MPES	
	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17	15/16	16/17
July	2614	2250	63	73	63	71	0	2	1	1	35	20	13	0
Aug	3749	3170	68	22	68	22	0	0	2	1	2	6	0	2
Sept	3811	3795	67	24	66	23	1	1	2	1	23	2	0	0
Oct	-		94	50	94	50	0	0	1	1	24	17	0	0
Nov	4060	4022	69	21	69	19	0	2	1	1	8	13	0	86
Dec			69	49	69	49	0	0	1	1	6	17	0	0
Jan	4150	4013	59	28	55	28	4	0	2	1	242	0	0	1
Feb			66	46	66	46	0	0	1	1	0	20	0	2
Mar	4374	4136	71	71	68	71	3	0	1	1	0	10	1	1
April			103	34	101	30	2	4	1	1	5	9	0	0
May	4441	4187	96	39	90	34	6	5	1	1	0	13	0	0
June			56		55		1		1		0		0	

Risk and Statutory Compliance

In the year to date Council has recorded 131 "risk" incident reports.

These were comprised of 80 internal and 51 external reports. These can range from actual personal injury and property damage to those classified as a "near miss".

Personal Injuries included trips and falls causing strains and sprains and one incident of a needle stick.

Motor vehicle incidents were restricted to minor accidents or minor damage to vehicles.

"Near miss" reports are encouraged, particularly from Council staff, as they provide an opportunity to assess whether safe work practices are in place or whether plant and equipment require upgrading, repair or replacement.

All incidents are investigated to determine whether any fault lies with Council or whether Council infrastructure, such as a footpath, is in need of repair to avoid any further accidents or injuries. Where appropriate incidents are reported to Council's insurer.

COMMUNITY ENGAGEMENT

The information provided above details any issues relating to community engagement.

FINANCIAL IMPLICATIONS

Any financial implications arising out of this report will be reported separately to Council.

RISK IMPLICATIONS

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

CONCLUSION

This report is provided for information purposes only about the activities of the Development and Health Services Department in April and May 2017.

ATTACHMENTS

1. Draft LPS Approval Process

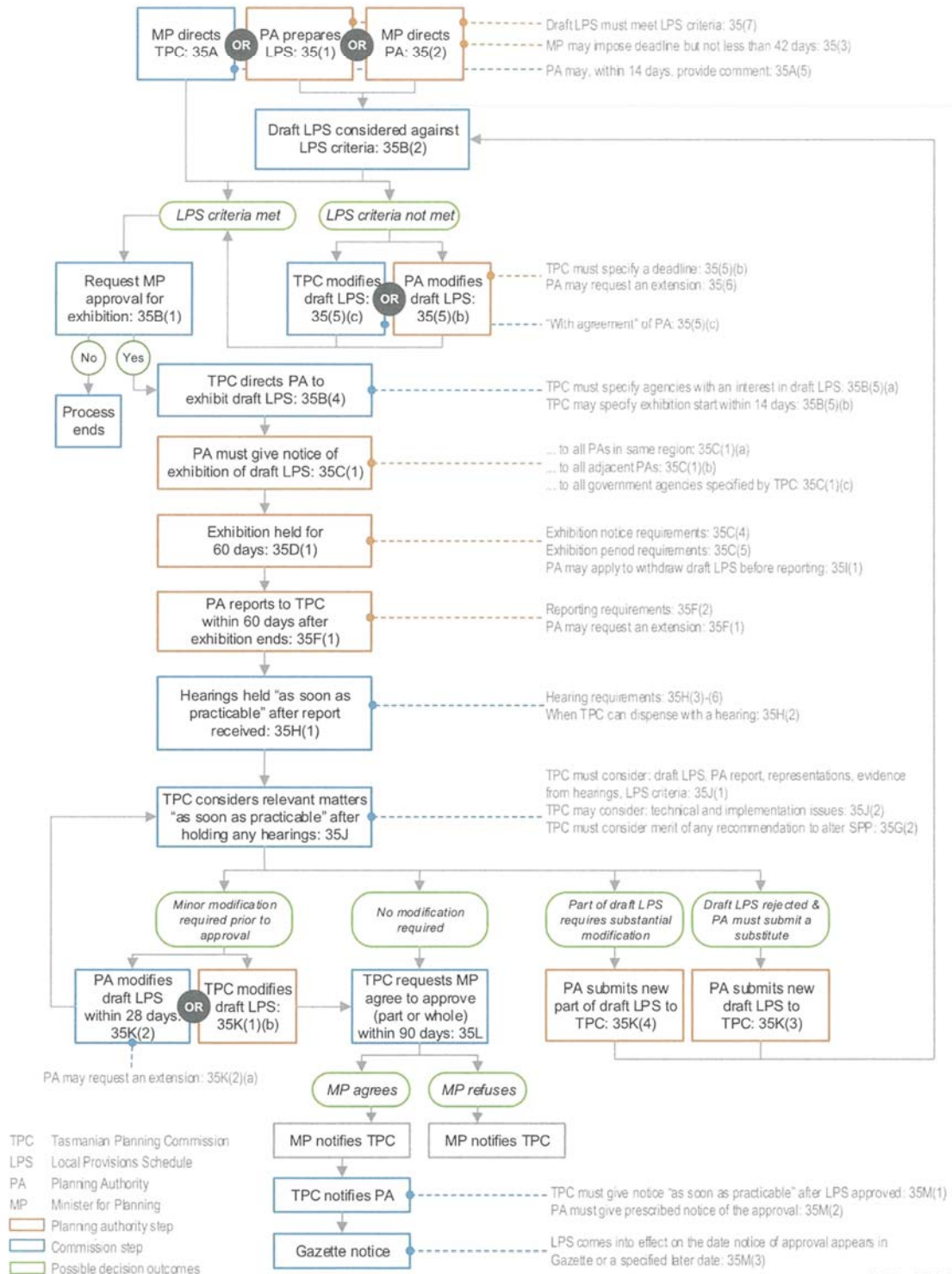
RECOMMENDATION

That it be recommended to Council that the Development and Health Services Report be received and noted.

Author:	Brian May	Endorsed By:	Paul West
Position:	Development Manager	Position:	General Manager

TASMANIAN PLANNING COMMISSION

Draft Local Provisions Schedule Approval Process

with references to the *Land Use Planning and Approvals Act 1993*

7.0 CLOSURE

There being no further business the Chairman declared the meeting closed at pm.