



**ORDINARY MEETING
OF COUNCIL**

**AGENDA
OPEN MEETING**

17 May 2021

12 May 2021

Notice of Meeting – Ordinary Meeting of Council

In accordance with the *Local Government (Meeting Procedures) Regulations 2015* NOTICE is hereby given that the next Ordinary Meeting of the Waratah-Wynyard Council will be held at the Council Chambers, 21 Saunders Street, Wynyard on Monday 17 May 2021 with the Business of the meeting to be in accordance with the following agenda paper.

General Manager's Certification

PURSUANT to Section 65 of the *Local Government Act 1993* I hereby certify, with respect to the advice, information and/or recommendation provided for the guidance of Council in this Agenda, that:

1. Such advice, information and/or recommendation has been given by a person who has the qualifications or experience necessary to give such advice; and
2. Where any advice is given by a person who does not have the required qualifications or experience, that person has obtained and taken into account the advice from an appropriately qualified or experienced person.



Shane Crawford
GENERAL MANAGER

Enquiries: Acting Mayor Duniam
Phone: (03) 6443 8311
Our Ref: 004.01

12 May 2021

Mr Shane Crawford
General Manager
Waratah-Wynyard Council
PO Box 168
WYNYARD TAS 7325

Dear Shane,

COUNCIL MEETING

In accordance with regulation 4 of the *Local Government (Meeting Regulations) 2015* which states:

4. *Convening meetings of council*
 - (1) *The mayor of a council may convene council meetings.*

I request that you make the necessary arrangements for the next ordinary meeting of Council to be convened on Monday 17 May 2021 commencing at 6.00pm at the Council Chambers, 21 Saunders Street, Wynyard.

Yours sincerely



Cr Dr Mary Duniam
ACTING MAYOR

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THE PUBLIC IS ADVISED THAT IT IS COUNCIL POLICY TO RECORD THE PROCEEDINGS OF MEETINGS OF COUNCIL ON DIGITAL MEDIA TO ASSIST IN THE PREPARATION OF MINUTES AND TO ENSURE THAT A TRUE AND ACCURATE ACCOUNT OF DEBATE AND DISCUSSION OF MEETINGS IS AVAILABLE. THIS AUDIO RECORDING IS AUTHORISED BY THE *LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015*

AGENDA OF AN ORDINARY MEETING OF THE WARATAH-WYNYARD COUNCIL TO BE HELD AT THE COUNCIL CHAMBERS, 21 SAUNDERS STREET, WYNYARD ON MONDAY 17 MAY 2021, COMMENCING AT

	From	To	Time Occupied
Open Council			
Planning Authority			
Open Council			
Closed Council			
Open Council			
TOTAL TIME OCCUPIED			

DIGITAL RECORDING OF COUNCIL MEETINGS POLICY

The Chairman is to declare the meeting open (time), welcome those present in attendance and advise that the meeting will be digitally recorded, in accordance with the Council Policy **GOV.017 – Digital Recording of Council Meetings** to “record meetings of Council to assist in the preparation of minutes and to allow live streaming of Council Meetings.

ACKNOWLEDGEMENT OF COUNTRY

I would like to begin by acknowledging the traditional owners and custodians of the land on which we meet today, the Tommeginne people, and to pay our respect to those that have passed before us, their history and their culture.

1.0 RECORD OF ATTENDANCE

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2005; Regulation 8(2)(a)

1.1 ATTENDANCE

1.2 APOLOGIES

1.3 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Mayor Robby Walsh.

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING
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Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015; Regulation 8(2)(b)

2.1 CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY COUNCIL MEETING

RECOMMENDATION

That the Minutes of the Ordinary Meeting of the Waratah-Wynyard Council held at Council Chambers, 21 Saunders Street, Wynyard on Monday 19 April 2021, a copy of which having previously been circulated to Councillors prior to the meeting, be confirmed as a true record.

Any corrections to the Minutes are to be identified and agreed at this point prior to taking a vote to adopt the minutes.

3.0 DECLARATIONS OF INTEREST

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015, Regulation 8(7)

Councillor and Agenda Item Number

Staff and Agenda Item Number

4.0 COUNCILLORS ANNOUNCEMENTS AND REPORT

4.1 ANNOUNCEMENTS BY MAYOR

Nil received.

4.2 MAYOR'S COMMUNICATIONS

RECOMMENDATION

That Council note the Mayors Communications

13/4/21	Meeting with General Manager
14/4/21	BNW Meeting and Breakfast
14/4/21	Waratah Community Conversation
16/4/21	DEPUTY MAYOR Tryskills Afternoon Tea
19/4/21	Council Meeting
20/4/21	MAYOR COMMENCED PERSONAL LEAVE
ACTING MAYOR ACTIVITIES	
20/4/21	Meeting with General Manager
24/4/21	Somerset Surf Lifesaving Club Annual Dinner
25/4/21	ANZAC Ceremonies Wynyard and Somerset
26/4/21	Councillor Workshop
27/4/21	Survive & Thrive Grant Media – Wynyard Yacht Club
27/4/21	Boat Harbour Primary Democracy Class
27/4/21	Meeting with General Manager
3/5/21	Councillor Workshop
4/5/21	Meeting with General Manager
7/5/21	Radio Interview
10/5/21	Investiture Ceremony Australia Day Meritorious Service Awards

4.3 REPORTS BY DELEGATES

Nil received.

4.4 NOTIFICATION OF COUNCIL WORKSHOPS

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015; Regulation 8(2)(c)

The agenda of an ordinary meeting of a council is to provide for, but is not limited to, the following items:

(c) the date and purpose of any council workshop held since the last meeting.

RECOMMENDATION

That the Council note the following Councillor Workshops

26/4/21	Whyte Hills Lookout Presentation Burnie Dogs Home Presentation 21/22 Capital Budget Discussions Storm Water and Waste Charge Discussion Building Asset Management Review
3/5/21	Live, Eat, Breathe Healthy Tasmania Grant Update Settlement Strategy Review 21/22 Fees and Charges Review
11/5/21	Draft Fossil Bluff Plan Review Environmental Policy Discussion Alluvium Coastal Erosion Report Review Strategic Plan Review

Upcoming Workshops - Indicative Only

17/5/21	Draft Operational Budget
24/5/21	Draft Operational Budget Economic Recovery Plan Budget Communication and Messaging ANZAC park Update

Councillor Attendance Records

Meetings attended during 2020/21 (to 11 May 2021)

	Ordinary Meetings 2020/21 (10)	Special Meetings / AGM 2020/21 (2)	Workshops 2020/21 (20)	Weeks Leave Approved
Mayor Robert Walsh	10	2	16	14
Deputy Mayor Mary Duniam	9	2	20	
Cr Maureen Bradley	9	2	20	
Cr Gary Bramich	10	2	20	
Cr Andrea Courtney	9	1	19	
Cr Celisa Edwards	9	1	19	
Cr Darren Fairbrother	10	2	19	
Cr Kevin Hyland	6	2	12	5

5.0 PUBLIC QUESTIONS AND STATEMENTS
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Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015 Regulation 31

5.1 RESPONSE(S) TO PUBLIC QUESTIONS TAKEN ON NOTICE FROM PREVIOUS MEETING

Nil received.

5.2 PUBLIC QUESTIONS RECEIVED IN WRITING

Nil received.

5.3 PUBLIC QUESTIONS WITHOUT NOTICE

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015 Regulation 31(2)(5)

5.4 PUBLIC STATEMENTS RECEIVED IN WRITING

A summary that includes the name of the person making a public statement and subject title of that statement will be recorded in the minutes.

Nil received.

5.5 PUBLIC STATEMENTS WITHOUT NOTICE

6.0 PLANNING AUTHORITY ITEMS

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2005 Regulation 25/ Judicial Review Act.

Any alternative decision the Council may make to a recommendation appearing on the Agenda, requires a full statement of reasons in order to maintain the integrity of the planning approval process and to comply with the Requirements of the *Judicial Review Act*.

6.1 PUBLIC QUESTIONS WITHOUT NOTICE – RELATING TO PLANNING MATTERS

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015 Regulation 31(2)(5)

6.2 PUBLIC STATEMENTS - RELATING TO PLANNING MATTERS

A summary that includes the name of the person making a public statement and subject title of that statement will be recorded in the minutes.

6.3 DWELLING EXTENSION LOCATED AT 14 SOMERSET ESPLANADE, SOMERSET - DA 6/2021

To: Council
Reporting Officer: Town Planner
Responsible Officer: Manager Development and Regulatory Services
Report Date: 23 April 2021
File Reference: 3262196
Supporting Documents: 1. Planning Application Documents Set
2. Representation
3. Extension of Time Letter

RECOMMENDATION

That Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Waratah-Wynyard Interim Planning Scheme 2013*, grant approval for dwelling extensions at 14 Somerset Esplanade, Somerset subject to the following conditions:

PART A CONDITIONS:

- (1) The development is to be generally in accordance with the application as submitted and endorsed documents as listed:
 - a) Proposal Plans with Project Number 2076 as prepared by Licht Architecture and dated 18 March 2021.
- (2) All costs associated with the proposed development including those relating to infrastructure upgrades or extensions to Council assets are to be met by the Developer.
- (3) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (4) Loading and unloading of vehicles is to be confined to within the boundaries of the property.
- (5) Stormwater from the development extension is to be connected and discharged into Council's stormwater drainage network

Notes: -

The following is provided for information only and does not constitute condition(s) of permit.

- An "Activity in Road Reservation" permit must be obtained from Council for all activity within the Road Reservation.
- This project must be substantially commenced within two years of the issue of this permit.
- The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.

-
- This permit is based on information and particulars set out in Development Application DA 6/2021. Any variation requires an application for further planning approval of Council.
 - This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
 - Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
 - Under Section 61 (4) of the *Land Use Planning and Approvals Act 1993*, the applicant has the right to lodge an appeal against Council's decision. Notice of appeal should be lodged on the prescribed form together with the required fee within fourteen days after the date on which notice of the decision was served on that person, to the Resource Management and Planning Appeal Tribunal, G.P.O. Box 2036, Hobart, 7001. Updated Notices of Appeal are available on the Tribunal's website at www.rmpat.tas.gov.au.

PURPOSE

The purpose of this report is for Council to consider the merits of the application DA 6/2021 against the requirements of the *Waratah-Wynyard Interim Planning Scheme 2013* (Planning Scheme).

BACKGROUND

The subject site is located at 14 Somerset Esplanade, Somerset and comprises of 610m². It is within the General Residential zone. The adjoining titles all contain existing dwelling. A locality plan identifying the subject property is provided in Figure 1 below.



Figure 1 – Aerial Photo of subject site and locality.

DETAILS

The applicant is seeking approval for an extension to the existing dwelling house on a property described as 14 Somerset Esplanade, Somerset (CT 6/79478).

The proposed extension includes the addition of a second storey and extensions to the ground floor to include a new garage and entry way. The proposed dwelling will consist of 3 bedrooms, 3 bathrooms, 2 living spaces, kitchen and laundry, rumpus and a garage.

This report assesses the proposal against the *Waratah-Wynyard Interim Planning Scheme 2013* (the Planning Scheme) and takes into account any representations received during the public exhibition period.

The subject property is zoned General Residential under the Planning Scheme. The proposal is defined as a Residential Use Class. This is a No Permit Required use within the zone, should the application meet all the relevant Acceptable Solutions. The applicant is applying for discretion under the following clauses: -

- Setbacks and building envelope for all dwellings 10.4.2 (P3)

CONSULTATION PROCESS

The consultation process was the public exhibition period set out in the *Land Use Planning and Approvals Act 1993* (LUPAA) and involved notification of adjoining land owners, public notices on-site and advertising in a daily newspaper. The application was placed on public exhibition for a period of 14 days as required under LUPAA. The period for representations closed on 9 April 2021. One (1) representation has been received.

The representation and planning responses to the issues raised are provided below. While every effort has been made to include all issues raised, this summary should be read in conjunction with the representations which are included as an enclosure to this report.

Representor – D Allen.

Issues raised:	Response:
Privacy concerns relating to the windows on the southern side of the building on the 2 nd storey overlooking private open space at the rear of representors premises.	The proposed dwelling upper floor is setback approximately 14m from the rear boundary. Overlooking and privacy measures to windows are only considered where a dwelling is within 3 metres of the boundary. As the dwelling is setback substantially from the rear boundary there is no applicable planning scheme provisions that deal with this matter.
Position of rumpus room / gym and potential noise from use of the room. Seeks to ensure only light circuit work is undertaken within the room	The rumpus room is a conversion of the existing sitting/ kitchen area of the dwelling at ground level and is setback approximately 10m from the rear (shared) boundary with the representor. The siting of the dwelling complies with all applicable setbacks to the rear boundary and the use of the room is unable to be regulated by the planning scheme in relation to at home exercising. Standard residential noise regulations are set under the <i>Environmental Management and Pollution Control Act 1994</i> , and are not a consideration under the planning scheme.

INTERNAL REFERRALS

Engineering Services Department

The application was referred to the Engineering Services Department. The following conditions were recommended:

- (1) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.
- (2) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (3) Loading and unloading of vehicles is to be confined to within the boundaries of the property.
- (4) Stormwater from the development is to be connected and discharged into Council's stormwater drainage network

Note:

A "Works within the Road Reservation" permit must be obtained from Council for all activity within the Road Reservation.

EXTERNAL REFERRALS

The application was not referred to any external agencies.

PLANNING ASSESSMENT

The proposal does not meet all relevant acceptable solutions of the planning scheme and is therefore submitted as a discretionary application under Section 57 of LUPAA and assessed under the *Waratah-Wynyard Interim Planning Scheme 2013* and relevant State Policies and Acts. Section 57(1) (b) of LUPAA allows Council to relax or waive the provisions of its Planning Scheme under a discretionary status.

An assessment of the proposal against the applicable clauses for the General Residential Zone and relevant Codes is provided below.

10.4.2 (P3) Setbacks and building envelope for all dwellings

<p>A3</p> <p>A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must:</p> <p>(a) be contained within a building envelope (refer to Figures 10.1, 10.2 and 10.3) determined by:</p>	<p>P3</p> <p>The siting and scale of a dwelling must:</p> <p>(a) not cause an unreasonable loss of amenity to adjoining properties, having regard to:</p> <p>(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property;</p>
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<p>(i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and</p> <p>(ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and</p> <p>(b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling:</p> <p>(i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or</p> <p>(ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).</p>	<p>(ii) overshadowing the private open space of a dwelling on an adjoining property;</p> <p>(iii) overshadowing of an adjoining vacant property; or</p> <p>(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property;</p> <p>(b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and</p> <p>(c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on:</p> <p>(i) an adjoining property; or</p> <p>(ii) another dwelling on the same site.</p>
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Planning Comments:

The proposed building extension protrudes through the prescribed building envelope as demonstrated in within elevations contained in Figure 2 below, therefore the proposal is assessable against the performance criteria.



PROPOSED NORTH ELEVATION

Figure 2 – Northern elevation of proposed dwelling extension with building envelope protrusions highlighted

Despite the minimal discretions the dwelling is able to achieve compliance with the performance criteria as follows:

a) The dwelling will not cause unreasonable loss of amenity to adjoining properties with respect to:

i). There will be no reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property. The shadow diagrams submitted with the application demonstrate (see figure 3 below) that as a north facing allotment, its major shadow cast in winter is to the rear of the dwelling, rather than adjoining premise. Whilst some morning shadow is cast to the adjoining premises at 15 Somerset Esplanade, and afternoon shadow cast to 14a Somerset Esplanade, the windows impacted by the morning sun in winter are those of bathrooms and bedrooms, not habitable rooms. Therefore, it is not considered to cause an unreasonable loss of amenity with respect to overshadowing adjoining premises.

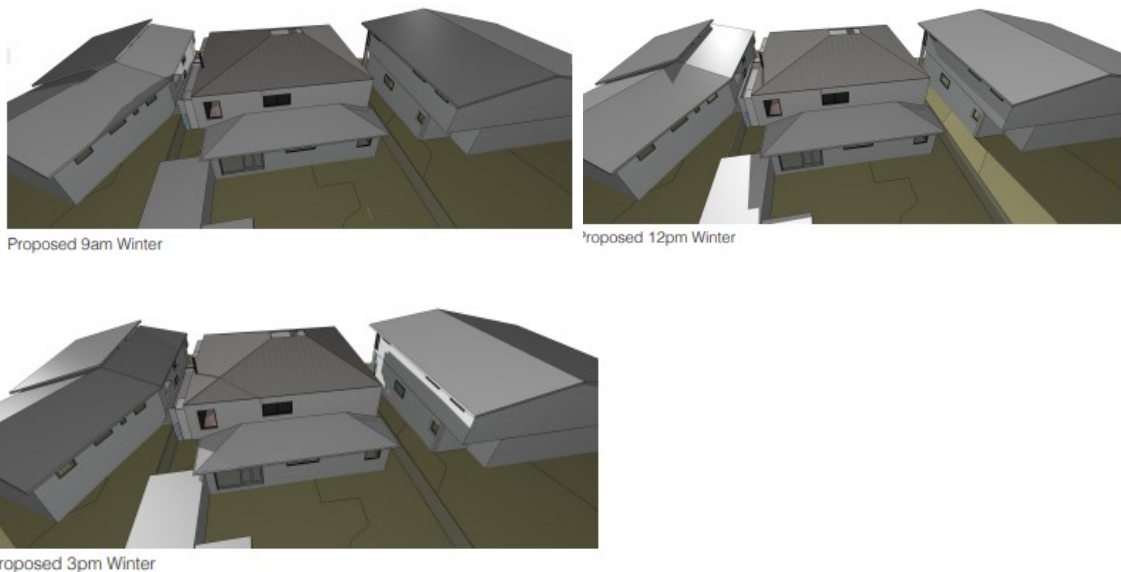


Figure 3 – Winter shadow casts from proposed dwelling extension

ii) Similarly, no unreasonable shadowing is cast to private open space of an adjoining property.

iii) No vacant allotment is applicable to this application

iv) The two neighbouring properties, 14a and 15 Esplanade are not adversely impacted regarding the new building bulk or scale. Both properties are orientated to look north toward the ocean, not east or west to the proposed development. The windows to the western facade of 14a Esplanade are few in number and high-level windows meaning that neither light nor view are impacted. The windows on the east of 15 Esplanade look directly at the existing fence. Architectural features including a modest hipped roof reduces any sense of bulk the building might otherwise have had. Figure 4 provides a street view demonstrating the proposal is in keeping with its surroundings and the elevation plans further demonstrate that the proposal is smaller in height than the neighbouring 14a residence. Therefore, the proposal does not cause an unreasonable loss of amenity with respect to scale and bulk of the proposed dwelling extension.



Figure 4 - Streetscape of subject site looking towards 14a Somerset Esplanade.

b) The proposal provides separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area. There is an existing garage on the property in a similar location, as well as the adjoining property at 15 Esplanade also has a shed built up to the fence. The nearby property at 1 Falmouth Street, Somerset also has garage structures that abut the boundary on both the Esplanade and Falmouth Streets.

(c) As demonstrated by shadow diagrams the shadow cast by the proposed extensions does not cause an unreasonable reduction in sunlight to an existing solar energy installation on an adjoining property; or another dwelling on the same site.

The application therefore demonstrates compliance with the provisions of P3.

STATUTORY IMPLICATIONS

Land Use Planning and Approvals Act 1993

The Council is established as a Planning Authority by definition under Section 3(1) of the *Land Use Planning and Approvals Act 1993 (the Act)*, and must enforce the *Waratah-Wynyard Interim Planning Scheme 2013* (the Planning Scheme) under S.48 of the Act.

In accordance with section 57 of this Act and Council's Planning Scheme, this proposal is an application for a discretionary permit. Council may approve or refuse discretionary permit applications after considering both Council's Planning Scheme and the public representations received.

STRATEGIC IMPLICATIONS

There are no significant strategic implications.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no financial implications to Council other than those ordinarily associated with administering the Planning Scheme.

RISK IMPLICATIONS

There is limited risk for the Council acting as Planning Authority, provided that decisions made are in accordance with the Planning Scheme.

Should the Planning Authority wish to make a decision against the professional advice provided, the reasons will need to be detailed.

LUPAA provides for penalties against a Planning Authority that fails to enforce its planning scheme (ss. 63a and 64). Going against advice provided in the planning report, without seeking alternate qualified advice, may create unnecessary risk for the Council in exercising its statutory functions as a Planning Authority.

Should a decision by the Planning Authority be contrary to professional advice provided and the matter is taken to the appeal tribunal, Council would need to obtain separate professional advice to represent Council through the appeal process.

COMMENT

This report is presented for Council's consideration, together with the recommendations contained at the beginning of this report.

It is considered that the proposed extension to the dwelling complies with either the acceptable solution or satisfies the performance criteria for all applicable standards of the Planning Scheme as detailed within this report. The application is considered to comply with the General Residential Zone provisions, and the Traffic Generating Use and Parking Code provisions for the *Waratah-Wynyard Interim Planning Scheme 2013*. It is therefore recommended that Council approve a planning permit.

6.4 REPLACEMENT OUTBUILDING (FARM SHED) & GARAGE LOCATED AT 1353 OLDINA ROAD, OLDINA - DA 3/2021

To: Council
Reporting Officer: Town Planner
Responsible Officer: Manager Development and Regulatory Services
Report Date: 29 April 2021
File Reference: 7061148
Supporting Documents: 1. Application Documentation
2. Representation
3. Signed Extension of Time

RECOMMENDATION

That Council, in accordance with Section 51 and Section 57 of the *Land Use Planning and Approvals Act 1993* and the *Waratah-Wynyard Interim Planning Scheme 2013*, approve a replacement outbuilding (farm shed) & garage located at 1353 Oldina Road, Oldina subject to the following conditions:-

- (1) The development is to be generally in accordance with the application as submitted and endorsed documents as listed:
 - a) Proposal plans with Drawing Numbers SJD21/03-01, 02, 04, as prepared by Steve Jordan drafting and dated January 2021.
 - b) Proposal site plan amended with drawing number SJD21/03-02, as prepared by Steve Jordan drafting and dated January 2021.
 - c) Proposal elevations with drawing number SNWT200098-3 as prepared by Sheds 'n Homes North West and dated 8 January 2021.
 - d) Proposal elevations with drawing number JERHUB2102031, as prepared by Sheds 'n Homes North West and dated 16 February 2021.
 - e) Proposed agricultural shed site plans as provided by the applicant.
- (2) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
- (3) Loading and unloading of vehicles is to be confined to within the boundaries of the property.
- (4) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.
- (5) Stormwater from the development is to be fully contained within the boundaries of the property.

Notes: -

The following is provided for information only and does not constitute condition(s) of permit.

- An "Activity in Road Reservation" permit must be obtained from Council for all activity within the Road Reservation.

-
- This project must be substantially commenced within two years of the issue of this permit.
 - The applicant is advised to consult with a building surveyor to ensure the development is constructed in accordance with *Building Act 2016*.
 - This permit is based on information and particulars set out in Development Application DA 3/2021. Any variation requires an application for further planning approval of Council.
 - This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.
 - Attention is drawn to existing or proposed electricity infrastructure, please be sure to contact TasNetworks on 1300 137 008 to ensure these works do not impede on existing electricity easements and are at a safe distance from powerlines. Failure to do so could result in the relocation of electricity assets at your cost.
 - Under Section 61 (4) of the *Land Use Planning and Approvals Act 1993*, the applicant has the right to lodge an appeal against Council's decision. Notice of appeal should be lodged on the prescribed form together with the required fee within fourteen days after the date on which notice of the decision was served on that person, to the Resource Management and Planning Appeal Tribunal, G.P.O. Box 2036, Hobart, 7001. Updated Notices of Appeal are available on the Tribunal's website at www.rmpat.tas.gov.au.

PURPOSE

The purpose of this report is for Council to consider the merits of the application DA3/2021 against the requirements of the *Waratah-Wynyard Interim Planning Scheme 2013* (Planning Scheme).

BACKGROUND

The subject site is located at 1353 Oldina Road, Oldina and comprises 51.44ha. It is located within the Rural Resource zone as are all neighbouring properties. The site has two formed crossovers from Oldina Road located at the south of the site. The property is currently improved with an existing dwelling and three outbuildings. A locality plan identifying the property is provided in Figure 1 below.



Figure 1: Subject site - Sourced: TheList Map

DETAILS

The applicant is seeking approval for the replacement of an outbuilding (agricultural shed) and a new residential garage on a property described as 1353 Oldina Road, Oldina (CT 243431/2).

The proposed agricultural farm shed will be 24m x 12m reaching 5.55m to the gable and located approximately 3m from the southern boundary (also the frontage) and approximately 8.5m from the eastern side boundary and approximately 19.7m from the existing dwelling. The proposed farm shed will replace two existing farm sheds in the same location.

The new residential garage measures 6m x 6m reaching a maximum height of 3.53m to the roof gable and is located approximately 6m to the east of the existing dwelling and has a setback of approximately 18m from the frontage to the south. The southern elevation of the garage details a double garage roller door for access.

This report assesses the proposal against the Waratah-Wynyard Interim Planning Scheme 2013 (the Planning Scheme) and takes into account any representations received during the public exhibition period. The subject property is zoned Rural Resource under the Planning Scheme. The proposed agricultural shed is defined as a Resource Development Use Class and the residential garage a Residential Use Class. The Resource development use class is a No Permit Required use in the zone should it meet all the acceptable solutions and the Residential use class is a Permitted use within the zone, should the application meet all the relevant Acceptable Solutions. The applicant is applying for discretion under clauses 26.4.2 P1 and P3.1 - Location and configuration of development of the Waratah-Wynyard Interim Planning Scheme 2013.

CONSULTATION PROCESS

The consultation process was the public exhibition period set out in the *Land Use Planning and Approvals Act 1993* (LUPAA) and involved notification of adjoining landowners, public notices on-site and advertising in a daily newspaper. The application was placed on public exhibition for a period of 14 days as required under LUPAA. The period for representations closed on 9 April 2021. One (1) representation has been received.

The representation and planning responses to the issues raised are provided below. While every effort has been made to include all issues raised, this summary should be read in conjunction with the representations which are included as an enclosure to this report.

Representor Ms Warren

Issues raised:	Response:
Property boundary fencing between the subject landowner and myself appears to have been amended possibly by the previous landowner in their favour. Could this be investigated and amended back in our favour, to the correct lay of the land and adjoining borders we own?	Unfortunately, the only way to know exactly where the legal boundaries of title are is by engaging a land surveyor to peg the legal boundary based from your title (the legal document of the property). Just because the land may be fenced in a location does not necessarily mean the fencing/buildings are or were the title boundaries. Council does not require landowners to survey their property boundaries for each planning application. However, often solicitors recommend this at the time of purchase. Should the applicant require a building permit under the <i>Building Act 2016</i> , they will need to ensure they are building in the correct location they have applied for approvals on.
The pumphouse on our dam may be on our property due to internal fencing being amended may need to be negotiated. The previous owner made the dam bigger without our permission.	Dam controls and permits to increase dam sizes and water taking are governed by the Department of Primary Industries Parks Water and Environment (DPIPWE), their website can be found at the following link: https://dPIPWE.tas.gov.au/water/dams Please do not hesitate in contacting DPIPWE directly in relation to the process of extending dams.
No objection to the building of the new sheds near the house or entrance of the property as such, however, would appreciate sorting out the boundaries during the process.	Unfortunately, boundary surveying of the title is not a requirement under the planning scheme for the new outbuildings. However, should yourself and the current landowner be unclear of the exact boundary line, a land surveyor could be engaged to ascertain and peg the boundary line.

INTERNAL REFERRALS

The application was referred to the Engineering Services Department. The following conditions were recommended:

- (1) In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.

- (2) Loading and unloading of vehicles is to be confined to within the boundaries of the property.
- (3) All costs associated with the proposed development including those related to infrastructure extensions or upgrades to Council assets are to be met by the Developer.
- (4) Stormwater from the development is to be fully contained within the boundaries of the property.

Note:

An “Activity within the Road Reservation” permit must be obtained from Council for all activity within the Road Reservation.

Environmental Health

The following environmental health notes were recommended.

Note: This development/use is not to result in the generation of environmental harm or nuisance as defined in the *Environmental Management and Pollution Control Act 1994*.

EXTERNAL REFERRALS

The application was not required to be referred to external referral bodies.

PLANNING ASSESSMENT

The subject site is zoned Rural Resource under the *Waratah-Wynyard Interim Planning Scheme 2013*. The use is a Residential Use which is a Permitted use within the zone for the garage and a No Permit Required use class for the agricultural shed, should the application meet all the relevant acceptable solutions of the planning scheme. The proposal does not meet all relevant acceptable solutions of the planning scheme and is therefore submitted as a discretionary application under Section 57 of LUPAA and assessed under the *Waratah-Wynyard Interim Planning Scheme 2013* and relevant State Policies and Acts. Section 57(1) (b) of LUPAA allows Council to relax or waive the provisions of its Planning Scheme under a discretionary status.

An assessment of the proposal against the applicable clauses for the Rural Resource Zone and relevant Codes is provided below.

26.4.2 (P1, P3.1) Location and configuration of development

<p>A1</p> <p>A building or a utility structure, other than a crop protection structure for an agricultural use, must be setback –</p> <p>not less than 20.0m from the frontage; or</p> <p>if the development is for sensitive use on land that adjoins a road specified in the</p>	<p>P1</p> <p>The setback of a building or utility structure must be –</p> <p>consistent with the streetscape; and</p> <p>required by a constraint imposed by –</p>
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<p>Table to this Clause, not less than the setback specified from that road;</p> <p>not less than 10.0m from each side boundary; and</p> <p>not less than 10.0m from the rear boundary; or</p> <p>in accordance with any applicable building area shown on a sealed plan</p>	<ul style="list-style-type: none"> (i) size and shape of the site; (ii) orientation and topography of land; (ii) arrangements for a water supply and for the drainage and disposal of sewage and stormwater; (iii) arrangements for vehicular or pedestrian access; (iv) a utility; or (v) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme; (vi) any lawful and binding requirement – <p>by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or</p> <p>an interest protected at law by an easement or other regulation</p>
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Planning Comments:

Both the proposed agricultural shed and carport do not meet the acceptable solution as they are located less than 20m from the frontage at Oldina Road. Therefore, they must address the performance criteria.

The proposed new agricultural farm shed is to be located approximately 3m from the frontage at the southern boundary and approximately 8.5m to the nearest eastern side boundary.

The subject farm shed will replace two existing side by side sheds located in the same position on-site. Therefore, the replacement of these sheds with one large agricultural shed will continue to remain consistent with the streetscape. Oldina Road streetscape is made up of established rural properties with existing houses and associated agricultural farm sheds located toward the road and is consistent with properties including 1408 Oldina Road and 1209 Oldina Road.

The new farm shed is required in this location due to the existing farm driveways for internal circulation, surveillance from the existing house and vehicular access from the road is most suitable.

The proposed new carport detailed as part of this application is located between the proposed farm shed and existing house, with a setback of approximately 18m from southern boundary. This particular portion of the site is currently used for parking the vehicles associated with the dwelling on-site and is already a hardstand area. The proposed garage will formalise this arrangement by providing a double garage in this location.

<p>The proposed new garage will remain consistent with that of the streetscape in Oldina Road as residential outbuildings and rural sheds are seen alongside the dwelling they are associated with. The proposed garage is required to be located in this position as the existing access arrangements to the site and hardstand area for carparking is readily accessible, without the need for expansion.</p> <p>The proposal for a garage and farm shed complies with the performance criteria.</p>	
<p>A3.1</p> <p>A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must –</p> <p>not project above an elevation 15m below the closest ridgeline;</p> <p>be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland;</p> <p>be below the canopy level of any adjacent forest or woodland vegetation; and</p> <p>clad and roofed with materials with a light reflectance value of less than 40%.</p> <p>A3.2</p> <p>Wind power turbines and wind power pumps must not exceed 20m in height.</p>	<p>P3.1</p> <p>The location, height and visual appearance of a building or structure except for wind power turbines or wind power pumps must have regard to –</p> <p>(a) minimising the visual impact on the skyline;</p> <p>(b) minimising height above the adjacent vegetation canopy;</p> <p>(c) minimising visual impact on the shoreline or a marine or aquatic water body, water course, or wetland where possible; and</p> <p>(d) minimising reflection of light from an external surface.</p> <p>P3.2</p> <p>Wind power turbines or wind power pumps must minimise their impacts on the broader landscape having regard to –</p> <p>the visual impacts of the development;</p> <p>the characteristics of the vicinity of the site;</p> <p>the characteristics of the wind resource;</p> <p>the topography of the site and how that location affords access to wind; and</p> <p>(e) potential impacts on birds.</p>
<p>Planning Comments:</p> <p>The proposed farm shed, and carport are located within 15m of the nearest ridgeline. The application has been assessed against the performance criteria.</p> <p>The proposed farm shed is a replacement of two existing sheds. The proposal when viewed from Oldina Road when approaching from the south will remain very similar to the existing shed. It will reach a maximum height of 5.55m to the gable and 4.5m to the eave. The short elevation will be facing the road frontage with one large roller door style</p>	

opening in the southern elevation. The existing bushes in the frontage are not proposed to be removed and this will further assist with the minimising the bulk and height of the building on the skyline.

It must be noted the existing mature trees from the associated residential garden and macrocarpas in the area are significantly taller than the proposed farm shed, which also assist with minimising any visual impact caused by the proposed farm shed. The subject carport will be located behind much of the canopy from the garden shrubs and well below the existing trees and introduced bushes.

Both the new farm shed and new carport are unlikely to be visible from a watercourse or waterbody. The nearest waterbody and watercourse are located within the applicant's property boundary and due to the undulating topography are not likely to be visible from any of these points.

Both the new residential garage and replacement farm shed are detailed to be clad in Colorbond sheeting or the like, and therefore reflection from these new buildings will be kept to a minimum.

The proposal complies with the performance criteria.

STATUTORY IMPLICATIONS

Land Use Planning and Approvals Act 1993

The Council is established as a Planning Authority by definition under Section 3(1) of the *Land Use Planning and Approvals Act 1993 (the Act)*, and must enforce the *Waratah-Wynyard Interim Planning Scheme 2013* (the Planning Scheme) under S.48 of the Act.

In accordance with section 57 of this Act and Council's Planning Scheme, this proposal is an application for a discretionary permit. Council may approve or refuse discretionary permit applications after considering both Council's Planning Scheme and the public representations received.

STRATEGIC IMPLICATIONS

There are no significant strategic implications identified.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no financial implications to Council other than those ordinarily associated with administering the Planning Scheme.

RISK IMPLICATIONS

There is limited risk for the Council acting as Planning Authority, provided that decisions made are in accordance with the Planning Scheme.

Should the Planning Authority wish to make a decision against the professional advice provided, the reasons will need to be detailed.

LUPAA provides for penalties against a Planning Authority that fails to enforce its planning scheme (ss. 63a and 64). Going against advice provided in the planning report, without seeking alternate qualified advice, may create unnecessary risk for the Council in exercising its statutory functions as a Planning Authority.

Should a decision by the Planning Authority be contrary to professional advice provided and the matter is taken to the appeal tribunal, Council would need to obtain separate professional advice to represent Council through the appeal process.

COMMENT

This report is presented for Council's consideration, together with the recommendations contained at the beginning of this report.

It is considered that the replacement farm shed, and new residential garage comply with either the acceptable solution or satisfy the performance criteria for all applicable standards of the Planning Scheme. The proposed outbuildings are to be located within the frontage setback due to the existing agricultural access and egress tracks through the farm and existing access to the dwelling. The proposal will remain consistent with the streetscape of Oldina Road and will not project further above the existing canopy of the trees found in the adjoining garden.

The application is considered to comply with the Rural Resource Zone provisions for the *Waratah-Wynyard Interim Planning Scheme 2013*. It is therefore recommended that Council approve a planning permit for the proposed replacement outbuilding (farm shed) and garage.

7.0 MATTER RAISED BY COUNCILLORS

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015; 29 (3)

(3) *The Chairperson must not permit any debate of a question without notice or its answer.*

Local Government (Meeting Procedures) Regulations 2015; 30(1) and (2)

(1) *A councillor, at least 7 days before an ordinary meeting of a council or council committee, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.*

(2) *An answer to a question on notice must be in writing.*

7.1 RESPONSE(S) TO COUNCILLOR QUESTIONS TAKEN ON NOTICE FROM PREVIOUS MEETING**7.1.1 CR FAIRBROTHER - WARATAH DAM****QUESTION**

Cr Darren Fairbrother asked that council seek an injunction regarding demolition of the dam until current proponent's offer is assessed.

OFFICERS RESPONSE

Council officers submitted the below letter to TasWater on 22 April.

A reply was received on 10 May. Council will consider the contents of this letter at a future workshop.

22 April 2021

Ruth Dowty
Department Manager Community, Stakeholder and Customer Relations
TasWater
GPO Box 1393, Hobart, TAS 7001
Via email- ruth.dowty@taswater.com.au

WARATAH DAM

Dear Ruth

Community members in Waratah remain very concerned regarding the proposed decommissioning of the Waratah Dam. Fundamentally, Council cannot support removal of a water source that may be required in the future. It already serves as an important recreational space for the Waratah community and may enhance other uses in the future. In summary, Council understands the rationale for TasWater wishing to divest itself of the dam and transfer ownership however sees no reason why immediate decommissioning is required or justified.

Formal notification has been received from DPIPW in response to Council's representation to the decommissioning application, stating the application to decommission from TasWater has been successful. The letter states that consideration has been given to each of the points raised in Council's representation, yet no comment or feedback was provided and DPIPW have advised that "Given that the matter is subject to legislative appeal processes, it isn't appropriate to discuss any particulars". This approach makes a reasoned debate on the merits of the proposal very difficult.

With that being the case, outstanding questions are now detailed below, in a bid to seek some form of response from TasWater.

The community is concerned with the current state of the small weir in the Waratah Town lakes. The town lakes are the location of TasWater's Water Treatment and Supply Plant for Waratah. The community is concerned that failure of this weir will lead to periods of no water supply within the town. A visual inspection of the weir will show that work on this asset is required. The Waratah Dam is considered by the community as a safety and backup plan that should the weir fail, a water source is available to quickly replenish the town lakes. Without the dam, with weir failure, the town could face significant periods of water supply issues. Given TasWater's intent, Council request that TasWater fund and upgrade the weir prior to any decommissioning of the Waratah Dam.

The second request from Council relates to the Flood Attenuation Study undertaken by Entura as engaged by TasWater. Council wants TasWater to ensure that the flood potential to existing urban development is not increased by removal of the dam. Reference is given to Table 5 in the report

(titled Design Flood peaks and levels for Waratah Dam; based on median modelled values). The capacity of the Smith Street culvert with the dam intact is a 1 in 500-year event with peak flow of 17.7 cubic metres per second. Without the dam, this is reduced to somewhere between the 1 in 100 year (15.0 cubic metres per second) and the 1 in 200-year event (20.5 cubic metres per second). Council believes there should be no detrimental affect by the proposed decommissioning of the dam and therefore request that TasWater undertake capital works to duplicate the capacity of the existing culvert and maintain the same level of protection to the community prior to any decommissioning.

Finally, Council seeks, in writing, a guarantee from TasWater that any detriment caused to the town lakes or the waterfall caused by the decommissioning of the dam will be rectified by TasWater in an expedient manner and at no cost to the ratepayers of Waratah-Wynyard.

Again, Council do not support removal of the dam, particularly with parties interested in it for future use. Should this future use eventuate, rehabilitation money will be nothing more than a wasted expense. The Federal Government is seeking to fund renewable energy projects as part of the upcoming budget, which could bring the projected timeframes for this proposed project forward.

Should the appeal process be unsuccessful, Council believe TasWater should not enact the permit for all the reasons stated in previous submissions.

Yours sincerely



Mary Duniam
Acting Mayor

Waratah Wynyard Council
21 Saunders Street (PO Box 168) Wynyard Tasmania 7325
P: (03) 6443 8333 | F: (03) 6443 8383 | E: council@warwyn.tas.gov.au



TW CM ref: 21/31530

10 May 2021

Acting Mayor Mary Duniam
Waratah-Wynyard Council
21 Saunders Street
Wynyard Tasmania 7325

Via email: cr.mduniam@warwyn.tas.gov.au / council@warwyn.tas.gov.au

Dear Mary

Re: WARATAH DAM

I am writing to you in reply to your letter of 22 April 2021 to Ruth Dowty outlining the Waratah-Wynyard Council's position on the decommissioning of the Waratah Dam.

You raise several issues of concern for members of the community, and I would like to reiterate that the safety of the community remains TasWater's primary concern.

Decommissioning of the Waratah Dam

When piping was discovered in 2017 lowering the reservoir level and undertaking emergency work reduced the immediate risk of collapse.

However, the water level will need to be lowered further to remove risk of collapse associated with significant weather events, and ultimately the dam wall will need to be removed.

We acknowledge your comments regarding the value of the dam and reservoir as community assets, however they play no role in the supply of clean drinking water, as such further investment by TasWater in the assets would not be regarded as prudent or efficient by our economic regulator.

We have however considered whether the request that TasWater commit ongoing funding to the project could be considered under the Community Service Obligation section (section 28) of the Shareholders' Letter of Expectations (SLE).

The SLE communicates and gives guidance to TasWater's Board in relation to the Shareholders' high-level performance expectations and strategic priorities.

As noted above, investment would not be regarded as prudent and efficient, and accordingly there would be no ability to recover costs from customers through regulated prices. It could therefore only be considered as an "uncommercial project" (refer section 28.2 of the SLE).

As outlined in section 28.6 of the SLE, should the Waratah-Wynyard Council as a shareholder wish to progress the project, it may offer to fund the project directly or seek third party funding to do so. If Council is willing to provide the necessary funds, or is able to obtain third party funding, TasWater would further consider the matter in the light of our Long Term Strategic Plan and in the context of our corporate planning process (as noted under section 28.7). Ultimately, TasWater's owners

Tasmanian Water & Sewerage Corporation Pty Ltd
GPO Box 1393 Hobart Tas 7001
Email: enquiries@taswater.com.au
Tel: 13 6992

ABN: 47 162 220 653



collectively consider and adopt our corporate plan and the inclusion in that plan of any uncommercial project would be a matter for our owners as a group.

I also note that TasWater is obliged to include information about uncommercial projects in both its Annual Report and on its website (section 28.8) to ensure an appropriate level of transparency for all stakeholders.

As an alternative proposal, I am willing to transfer full ownership and associated liability for the dam back to the Waratah-Wynyard Council. We would provide council with the funds that were offered through the two expression of interest processes which is equivalent to the approximate cost to remove the dam wall and rehabilitate the area.

This would see the dam and reservoir returned to community ownership and allow Council to independently make any determinations regarding its use as a recreational area, as a tourism driver in the region, or for the production of renewable energy.

Should you accept this offer in writing by 30 June 2021, we will pause any decommissioning activity and immediately commence the process of transferring the ownership and funds.

Under the project's current timetable we will commence dewatering of the reservoir at the earliest opportunity should we receive final approval to decommission the dam.

Following this, work on decommissioning the dam wall is likely to commence in Spring 2021.

Should Council not agree to take ownership of the dam by 30 June 2021, and subject to the outcome of the current appeals process, we will progress with decommissioning as we cannot continue to leave the dam in its current state.

Your letter also notes parties interested in the dam for future use in projects they are considering.

Aside from a proposal that was considered during the EOI process, we are only aware of one proponent with an active business proposal, and it has been confirmed in writing to TasWater that the decommissioning of the dam will have no impact on their proposal.

Given this proponent has a number of issues to work through with other parties before proceeding with its project, I am again not prepared to accept the risk of leaving the dam in its current state.

Condition of the weir

This issue of the DPIPWE-owned weir is one that we have previously worked with council on, and we have indicated our willingness to participate in its maintenance.

During a recent inspection of the weir in June 2020, the need for ongoing maintenance was observed, but there is no evidence of risk that the weir is failing. As this asset is not TasWater owned, we would not initiate an upgrade to the weir, but would participate with DPIPWE and council on any works that are identified as necessary.

Should the weir fail we would pick up water from the flow of river which would ensure there would be no interruption to the water supply for the community.

Flood attenuation study

In regard to your reference to Table 5 – Design Flood peaks and levels for Waratah Dam, consideration must be given to the immediate risk which is flooding associated with the dam's failure.



The same report states "It should be noted that failure of the dam at full supply level or close to dam crest level will result in much higher flows and levels in Waratah township than caused by the loss of flood attenuation if the dam was removed."

During the 2016 flood, the discharge from the dam would have been equivalent to between a 1 in 100 year and 1 in 200 year flood if there was no dam. Given that the culvert at Smith Street did not overtop during that time, this demonstrates its existing capacity to manage significant flood events.

Should council not choose to take ownership of the dam, options such as increasing the number of Smith Street culverts or adding downstream protection to the culvert's embankment could be considered to increase the capacity of the existing culvert. I would be happy to discuss these options further with Council, and what role TasWater can play in supporting the delivery of a mutually agreeable outcome.

In respect of potential downstream impacts from decommissioning of the Waratah Dam, I note this work will be undertaken with the utmost care. I do not anticipate any effects on the lakes or waterfall during the works period, but any that occur will be rectified.

In summary:

- The SLE establishes a process for considering 'uncommercial projects', however there is no expectation that TasWater should fund such activities
- TasWater is prepared to transfer full ownership of the dam to Council, and to also provide funds put aside for rehabilitation to support the transfer.

Should Council wish to take up this offer, please let me know by 30 June 2021.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Michael Brewster".

Michael Brewster
Chief Executive Officer

7.2 COUNCILLOR QUESTIONS RECEIVED IN WRITING

Nil received.

7.3 COUNCILLOR QUESTIONS WITHOUT NOTICE

A summary of question(s) without notice and response(s) will be recorded in the minutes.

8.0 NOTICE OF MOTION

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015; Regulation 16

Nil received.

9.0 REPORTS OF OFFICERS AND COMMITTEES

9.1 SETTLEMENT STRATEGY

To:	Council
Reporting Officer:	Manager Development and Regulatory Services
Responsible Manager:	Director Infrastructure and Development Services
Report Date:	28 April 2021
File Reference:	Strategic Planning
Enclosures:	<ol style="list-style-type: none">1. Settlement Strategy2. Appendix 1 - Plans3. Appendix 2 - Summary of feedback from first round of consultation4. Appendix 3 - Literature review5. Appendix 4 - Supply and demand6. Appendix 5 - Areas for growth7. Appendix 6 Pause Places8. Appendix 7 - Design Guidelines9. Appendix 8 - Fact Sheet - Planning System 10110. Appendix 9 - Fact Sheet11. Settlement Strategy - Summary version12. Summary and responses to submissions from second round of consultation

RECOMMENDATION

That Council:

- 1. Adopt the Liveable Waratah-Wynyard Settlement Strategy; and**
- 2. Acknowledge the submissions received on the strategy and thank those who took the time to review the documents.**

PURPOSE

The purpose of this report is to provide an overview of the submissions received during consultation, the matters raised and how these comments have been addressed; and to seek Council approval to adopt the final draft of the Liveable Waratah-Wynyard Settlement Strategy and associated documents.

BACKGROUND

Council is required to undertake strategic planning, in order to provide a direction for the future of Wynyard, Somerset, Waratah, Boat Harbour Beach, Sisters Beach, Yolla and the isolated clusters of land zoned Rural Living throughout the municipality. Without this planning, strategic amendments cannot be made to Council's planning scheme.

The niche that this strategy is required to fill is defined by state and regional plans and in particular the Cradle Coast Regional Land Use Strategy and the Sustainable Murchison Community Plan.

Both these documents stress the importance of liveability as the key goal that we must strive for in our planning decisions. Liveability is increasingly seen as the key to economic success and contributes to everyone's quality of life.

The Waratah-Wynyard municipality enjoys exceptional environmental qualities and is the home of a resilient, resourceful and supportive community. The Liveable Waratah-Wynyard Settlement Strategy sets out a number of interconnected recommendations that will enable Council to protect and enhance these qualities and leverage off them to make our towns and villages (even) more sustainable, inclusive, inspiring and nurturing places to live, work and visit.

At the December 2020 Council meeting, the draft Liveable Waratah-Wynyard Settlement Strategy was endorsed to be released for public consultation.

DETAILS

The consultation period ran from December 2020 To February 2021. It was split into phases. Phase 1 was an early release, where the draft strategy was available for viewing and comments were able to be submitted on the strategy between 16 December and 15 January. Phase 2 was the active consultation phase, which included notification and promotion of the strategy, talk to a planner sessions held within each of the six communities, and access to online material. Phase 2 ran from 16 January to 19 February.

Overall, 62 submissions were received. Feedback from these submissions has been broken down in the Summary and Responses document.

The significant majority of submissions were in support of the strategy, and all recommendations enjoyed a balance of support.

There were individual criticisms raised in the submissions. Some of these appear to come from misunderstandings and the means of correcting these misunderstandings is to enhance or fine tune the explanation within the relevant section of the Strategy.

Other submissions raised flaws in the draft strategy, either through interpretation of the available facts or through providing facts that were unknown at the time of preparing the draft. Where this has occurred, the recommendations were amended to reflect these suggested changes.

There have also been occasions where the draft has been overtaken by events, such as Council's commitment to address concerns regarding public open space, footpaths and toilets in Yolla. These have also triggered updates to the strategy.

Consequently, there have been minor but multiple amendments to the strategy to address feedback.

Please refer to the Summary and Responses document, which is the twelfth attachment to this report, for a breakdown of the submissions received, how each matter has been considered, and then how the strategy has been amended to address the matter raised.

STATUTORY IMPLICATIONS

Statutory Requirements

Without a settlement strategy, Council does not have the strategic planning in place to support draft planning scheme amendments to the planning scheme (rezonings).

The Settlement Strategy is required to be consistent with the Cradle Coast Regional Land Use Strategy.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 1: Leadership and Governance
Desired Outcomes
We make publicly transparent decisions on spending and future directions while encouraging community feedback.
Our Priorities
1.1 Commit to best practice in community engagement.
1.3 Encourage increased participation by all stakeholders.
GOAL 3: Connected Communities
Desired Outcomes
Waratah-Wynyard is a modern community—moving forward but not forgetting where it started.
Our Priorities
3.3 Deliver planning for activation through effective urban design and planning that promotes liveability, social gathering and connectedness, and which recognises and celebrates local history.
GOAL 5: Economic Prosperity
Desired Outcomes
Pathways to improve liveability now and in the future are provided.
Our Priorities
5.8 Ensure evidence-based allocation of infrastructure and land use to enable sustainable growth.
GOAL 6: Transport and Access
Desired Outcomes
Our transport and access network is sustainable, affordable and fit for purpose.
Our Priorities
6.4 Prioritise and address service gaps with a road hierarchy.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Place making and liveability	Liveable places for all ages – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.

Council Strategy or Plan Reference

Council Strategy or Plan	Date Adopted:
Central Area Development Plan	Adopted May 2019
iCEP (Integrated Council Environmental Plan 2020-2030)	Adopted August 2020
Open Space, Sport and Recreation Plan 2017-2027	Adopted September 2017

POLICY IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

An implementation plan will be developed to prioritise and cost the recommendations. Actions and recommendations will be considered during future budget considerations. Council will be updated on the delivery of the strategy every 12 months.

RISK IMPLICATIONS

- Reputational Risk

With any form of community consultation there is always a risk that some may feel they have been excluded.

It is considered that the summary of and responses to the submissions made is comprehensive. It is clear that the submissions have been received, considered and addressed. How they have been addressed may be a point of contention for the submitter, where Council does not share the same opinion.

CONSULTATION PROCESS

As described previously, the consultation period ran from December 2020 To February 2021. It was split into phases. Phase 1 was an early release, where the draft strategy was available for viewing and comment were able to be submitted on the strategy between 16 December and 15 January. Phase 2 was the active consultation phase. The table below provides details on the actions taken to consult with the community.

Technique	Notes	Timing	
		Phase 1	Phase 2
Strategy launched on website			
Media release and strategy	To ensure broad outreach		
Advertisements in Notices section of Advocate			
On line questionnaires			
Distributed hard copy short summaries of the strategy	Summary to include QR code to take interested parties direct to Council website		
Hard copy questionnaires			
On site 'drop in' sessions in each settlement 'The Liveable Waratah Wynyard strategy road show'	Emphasis on the end of the consultation period in February to ensure it is a better time for participation		
Posters with QR codes for display in each settlement. Each poster illustrated with an image of the town it will be posted in.	Poster needs to be include QR code, website and postal address		

Technique	Notes	Timing	
		Phase 1	Phase 2
Community champions	Need at least one in each settlement to be briefed to encourage people to take part but not push a particular outcome. Therefore should be associated with the settlement, not specific issue.		
Invitations to key stakeholders	To ensure input of authorities and advocates in the fields of transport, health, environment and community development		
Incentive of going into a draw for a small prize(s)			
Media release and strategy	To ensure broad outreach		
Advertisements in Notices section of Advocate			
Collection of contact details for further correspondence /prize draw (optional for participants).			

CONCLUSION

The Liveable Waratah-Wynyard Settlement Strategy seeks to improve liveability in the six settlements and clusters of dwellings zoned Rural Living. It ties together existing plans, reviews and tweaks zoning and promotes improvements to the public realm.

It is an important piece of strategic planning that is required to provide the evidence base to facilitate later changes to local planning scheme to tailor it to local conditions.

It is important to thank all those who took the time to make a submission on the draft strategy. These contributions are important and valued. Each of the matters raised have been considered thoroughly, with many resulting in refinements or amendments to the final strategy.

With guidance and input from elected members, key stakeholders and the community, this valuable future setting document is presented for adoption.

9.2 CENTRAL AREA DEVELOPMENT STRATEGIES - ANNUAL PROGRESS UPDATE

To: Council
Reporting Officer: Manager Development and Regulatory Services
Responsible Manager: Director Infrastructure and Development Services
Report Date: 28 April 2021
File Reference: Strategic Planning
Enclosures: Nil

RECOMMENDATION

That Council note the progress of the projects recommended under the Central Area Development Strategies.

PURPOSE

The Central Area Development Strategies (CADS) implementation plan was endorsed by Council at its February 2020 meeting, with an annual progress report required each May. This report provides the first annual progress update.

BACKGROUND

The CADS project is a long-term strategy, with comprehensive master plan and design framework to guide sustainable development and public and private investment in the Somerset and Wynyard.

The retail precincts of Somerset and Wynyard are important hubs of economic and social activity and play a role in ensuring community well-being and cohesion through the provision of access to consumer goods and services and social interaction. It is important that these areas remain vibrant, functional and liveable, and the commercial and community spaces used support the economic and social infrastructure of the municipality.

However, it was identified that these precincts lack a long-term comprehensive master plan and design framework to guide their sustainable development. The CADS project was commissioned to seek practical outcomes that can provide a framework for driving economic development on private land, assist in budgeting for capital improvements in the public realm and enable the rationalisation of assets.

DETAILS

The Central Area Development Strategies Project (CADS) was adopted by Council at its May 2019 meeting. The document did include an Implementation Plan under Chapter 8; however, the priorities and timings were limited to descriptions such as Low, Medium and High. No specific timeframes were attributed to any of the actions.

An implementation plan was developed and endorsed by Council in February 2020, with the projects/actions reviewed annually.

Within this financial year actions relating to the review of planning scheme zonings have been progressed, with the proposed rezonings included within Council's draft Local Provisions Schedule of the Tasmanian Planning Scheme. These rezonings are awaiting resolution, as the Local Provisions Schedule is still being reviewed by the Tasmanian Planning Commission.

Please refer to the attached Implementation Plan for details on the progress to date, and actions identified for the coming four-year timeframe. Additionally, the below table provides a list of the projects and their planned implementation in chronological order.

Project	Description	Implementation
Langley Park potential rezoning	Rezoning to the surrounding General Residential Zone is a necessary component of attracting new investment to the site.	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule
Somerset Veneer Mill site potential rezoning	Replacement with a range of retail, business and community uses would require a rezoning of the site from General Industrial to General Business and Commercial, as an extension of the Somerset town centre.	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule
General Business Zone potential boundary change	The General Business Zone east of the Wragg Street/Falmouth Street intersection identified as being an anomaly, and contrary to efforts to consolidate the town centre. Rezone three properties east of Wragg Street/Falmouth Street intersection from General Business to General Residential.	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule
Fonterra site potential rezoning	A related Scheme amendment either in the form of an SAP or PPZ is required to enable consideration of a future Development Application.	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule
Wynyard IGA potential rezoning	Expansion is dependent on a change in zoning, most likely to Local Business in the new Tasmanian Planning Scheme.	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule
Better linking Wynyard Central Area with Inglis	Encouraging activation of the area between Wynyard	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule

Project	Description	Implementation
River waterfront	Central Area and the Inglis River waterfront in accordance with the Wynyard Waterfront Master Plan. Uses that encourage pedestrian movement focusing on the waterfront preferred.	
Moore and Goldie Streets (Old Bass Highway) potential rezoning	Consideration given to introducing the Urban Mixed Use Zone between the Goldie Street General Business Zone and the Waterfront. Facilitating greater activity and orientation toward the waterfront, the Urban Mixed Use Zone also provides opportunities for higher density residential development.	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule
24 Saunders Street – potential rezoning.	Rezone property from General Residential to General Business to recognise approved use as a veterinarian clinic.	In process. Rezoning was submitted to the TPC with the draft Local Provisions Schedule
Somerset Industrial Estate	Significant areas of vacant industrial land remains east of McKays Road and to the south of existing developments. Servicing issues will need to be addressed during subdivision of the land; however, these are not anticipated to preclude development of the balance General Industrial Zoned land. The estate would benefit with preparation of a Specific Area Plan and underlying master plan, initiated by the property	The Settlement Strategy has recommended the preparation of an Outline Development Plan (ODP) to assist in facilitating appropriate development of this area. Plans to facilitate efficient development of industrial land minimise adverse external impacts such as changes in hydrology, noise, light pollution that may cause complaints or erode habitat value that would act as a break on industrial development.

Project	Description	Implementation
	owner.	
Wynyard IGA potential expansion	Realignment of Park Street, and future expansion of supermarket.	Planning and design has commenced, with consultation to commence shortly. Budget submission for 21/22
Local connectivity projects	Improving the cycle and pedestrian connectivity in Somerset, particularly linking the School with the Cam River Reserve via the town centre. A two-lane cycle path on Simpson Street, together with appropriate bike parking near the town centre, and signage would assist in improving accessibility in Somerset. Connections to the proposed North West Coastal Pathway should also be planned to encourage cyclists and others using the 110 km pathway to call in to Somerset.	In progress. Cam River Master plan is addressing connectivity with the eastern end of Simpson Street Central refuge island installed. Soon to commence construction of linking path to reserve
Langley Park Oval potential redevelopment	Relocation of sport activities to the new recreation precinct provides opportunity for the redevelopment of a prime waterfront site, for either tourism purposes, housing, recreation, or a combination of all three. Staging: Rezoning, EOI, sale and realisation of funds for public infrastructure, contribution to construction of Bass Highway overpass and associated landscaping.	Feasibility study for the Somerset Sports Precinct has been commenced. Working group to be convened. Sale of land for development would trigger the relocation of the sports ground and clubs.
Wragg Street additional public car parking	Opportunities to develop new public car parks in Wragg Street are identified, both located on private land. Joint venture development of the	This project has been deferred for a year. Develop master plan/design in 22/23 Budget submission for 23/24

Project	Description	Implementation
	parking areas should be explored whereby Council leases a number of the parking spaces for public use. Alternatively offering rates relief in return for allocation of spaces for public use.	
Former school site redevelopment opportunities	Relocation of existing skate park provides opportunity to develop large area of vacant land adjacent to the existing Community Centre. Suggestions include medium density or affordable housing in fulfilment of the Affordable Housing Strategy, or expansion of the retail offering.	The East Wynyard Foreshore Masterplan has not included a skate park. An alternative site is still to be determined. Skate park relocation not anticipated prior to 2021/22. Continue discussions with stakeholders.
IGA additional car parking	Potential to provide additional public car parking on land at the rear of the existing IGA new carpark. Council would be required to purchase additional land to facilitate development in accordance with the concept plan.	Trigger would be IGA expansion. No action within next 4 years
Bass Highway potential intersection upgrades and pedestrian crossing	A range of traffic calming, junction upgrades and potential pedestrian overpass identified to improve connectivity and road safety (local road network only). While the pedestrian overpass has not been identified as a priority by the Department of State Growth in the recent Bass Highway Study, this could change over time should Langley Park and the Somerset Mill sites be redeveloped as described.	Long term project post development of Langley Park and veneer mill site. These key uses would be required for successful business case Pending upgrade to the Cam River bridge includes pedestrian underpass to link Cam River reserve and Anzac Park 4+ years

Project	Description	Implementation
Somerset Veneer Mill site potential redevelopment	The relocation of the existing Veneer Mill to an industrial park would improve the appearance and amenity of Somerset. Some site remediation works may be required. It is a key strategic site given its proximity to the Somerset Central Area, take-off site for a potential Bass Highway pedestrian overpass, and new entry to Somerset utilising the adjoining Elizabeth Street.	As part of the Settlement Strategy, the site owners had requested that the surrounding vacant lots retain the General industrial Zone. This has not been supported in the strategy, given the risks of land use conflict with adjoining sensitive uses. No intention to relocate the existing business. 4 + YEARS
Fonterra site potential expansion	Expansion for storage of product on land owned by Fonterra and accessed internally via a new crossing of the disused TasRail rail line easement.	No action required within the next 4 years
Goldie Streetscape Works	A range of streetscape improvements are suggested, ranging from paving to delineate trafficable areas, trees in existing outstands, private awnings and shade areas, private outdoor eating zones, connectivity to existing car parks, and the like.	Not a priority within the next 4 years
Central Car Park - Redevelopment	The existing car park to the rear of Woolworths Supermarket and Council Offices represents a large under-used site that could be developed for additional retail or commercial use, with existing and new car park located above ground level.	Car park recently refurbished. Any further redevelopment would be 4+ years
Inglis River - Pedestrian	Pedestrian footbridge	Long term project. No action required in next 4 years

Project	Description	Implementation
Bridge	over the Inglis River linking the Central Area with walking trails, golf course precinct residences, and the coastal foreshore including Fossil Bluff.	

This program will continue to be reviewed annually, with a new project or projects added to the fourth year.

Additionally, a number of the projects rely upon interest from private landowners and investors. Interest in these projects may determine that one of these projects be brought forward, where assistance or involvement from Council is required.

STATUTORY IMPLICATIONS

Statutory Requirements

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 1: Leadership and Governance
Desired Outcomes
We highly value the use of an evidence-based approach to the development and implementation of strategies and policies that support and strengthen our decision making.
Our Priorities
1.1 Commit to best practice in community engagement.

GOAL 3: Connected Communities
Desired Outcomes
Our community uses its voice to shape its future alongside a strong Council willing to listen and implement where reasonable and practical.
Our Priorities
3.3 Deliver planning for activation through effective urban design and planning that promotes liveability, social gathering and connectedness, and which recognises and celebrates local history.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Business & Industry	Specialised diversity of the economy – Value adding, diversification, innovation and employment. A resilient economy with global brand recognition and growing exports.
Tourism	Memorable visitor experiences all year round – The must see destination, quality product, easy access, popular events and festivals with coordinated marketing. A longer season with increasing yields.
Place making and liveability	Liveable places for all ages – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely

Community Future Direction Theme	Key Challenges & Opportunities:
	supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.
Governance and working together	Working together for Murchison – Everyone plays a part in achieving the objectives of the Sustainable Murchison Community Plan. There is cooperation, resource sharing and less duplication between Councils. Leadership is provided across all community sectors.

Council Strategy or Plan Reference

Council Strategy or Plan	Date Adopted:
Central Area Development Plan	Adopted May 2019

POLICY IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Implementation of various recommendations of the CADS will require funding. The recommended actions of the CADS should be reviewed each year to determine which, if any, actions are to be included within the budget.

RISK IMPLICATIONS

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

CONSULTATION PROCESS

There are no consultation requirements as a result of this report. Community consultation was undertaken in the drafting of the CADS, prior to its adoption.

CONCLUSION

The CADS project is a long-term strategy, with comprehensive master plan and design framework to guide sustainable development and public and private investment in the Somerset and Wynyard central areas. The project has developed a number of options and initiatives to guide the future development and improvement of the central areas of Somerset and Wynyard.

To ensure delivery of the long-term strategy, it is recommended that the progress of the projects contained within the CADS continue to be reported back to Council on an annual basis.

9.3 CORPORATE STRATEGIC PLAN 2017-2027 REVIEW

To:	Council
Reporting Officer:	Director Organisational Performance
Responsible Manager:	Director Organisational Performance
Report Date:	6 May 2021
File Reference:	Corporate Management - Planning
Enclosures:	1. Reviewed Corporate Strategic Plan 2017/2027

RECOMMENDATION

That Council:

1. **Note the recommended changes to the Waratah Wynyard Council 10-Year Corporate Strategic Plan 2017-2027;**
2. **Adopt the revised Corporate Strategic Plan as presented in accordance with sections 66 and 70E of the *Local Government Act 1993*; and**
3. **Provide a copy of the revised Corporate Strategic Plan to the Director of Local Government, in accordance with section 70E of the *Local Government Act 1993*.**

PURPOSE

The purpose of this report is to seek Council endorsement of the revised Waratah Wynyard Corporate Strategic Plan following a desktop review.

BACKGROUND

Waratah-Wynyard Council 10-Year Corporate Strategic Plan embodies the aspirations of our community. The Plan sets goals for our community and organisation, describes our desired outcomes and outlines priority strategies on how we plan to get there.

Responsibilities for implementation are jointly owned, ensuring an integrated approach to Council activities. Council actions the priorities of the Plan through its Annual Plan.

The Corporate Strategic Plan is a 'living' document, adaptable to changing social, economic, environmental and regulatory circumstances. The Plan is due for a statutory review to ensure its continued relevance to the community.

DETAILS

The foundations for the Waratah Wynyard Council 10-Year Corporate Strategic Plan were laid in 2015-16 with Sustainable Murchison 2040. Community input into the Sustainable Murchison Plan 2040 was an essential part of its development.

Council has adopted a range of Masterplans and Strategies in consultation with the community since the Plan was developed in 2017. A desktop review has been undertaken to ensure that the principles, strategies and philosophies of each of these documents are captured in Councils 10-Year Corporate Strategic Plan as a means of ensuring the Plan continues to reflect known community and goals aspirations.

The revised Plan includes the following changes: -

1. The inclusion in newly developed organisational values.

2. Change to the wording of thematic goal 7 to broaden its intent.
3. Inclusion of iCEP strategic priorities under thematic goal 7.
4. Inclusion of the Waste and resource Recovery Strategy aims under thematic goal 7.
5. Changes to the indicators chosen to measure Council’s progress against the Plan.

The document has also been refreshed and reformatted in line with Council’s corporate style guide and branding. Each of the proposed changes are discussed in more detail below.

Mission, Vision and Values

There are no proposed changes to Councils Mission and Vision Statements. The values have been reviewed in consultation with elected members and staff across all levels of the organisation.

Values contribute to an organisation’s strategic direction and performance. If fully integrated, values have an immense capacity to shape the overall culture of the organisation and provide it with core statements of ‘who we are’ and what we expect from each other.

They provide a unifying theme that recognise that no matter how different we are, and the kinds of work in which staff are engaged, there are fundamental commonalities that bind our services in the way work is approached and delivered to the community.

The values and guiding principles on page 11 and 12 of the existing Plan are proposed to be replaced with the new values developed being:

<p>RESPECT</p>  <p>People are heard, valued and respected. We are fair and equitable in all our practices.</p>	<p>PRIDE</p>  <p>We take pride in the quality of our service and standard of work we deliver. We serve each other and our community with integrity.</p>	
<p>CONNECTION</p>  <p>People are at the heart of all we do. We are inclusive and build relationships that foster trust and belonging.</p>	<p>SUSTAINABILITY</p>  <p>The impact we have on people and our environment is important to us. We make integrated and sustainable choices.</p>	<p>LEARNING</p>  <p>We are a learning organisation. We embrace opportunities for continuous improvement and innovation.</p>

Thematic Goals

The 10-Year Corporate Strategic Plan was developed and adopted by Council in 2017 with seven thematic goals developed that link to the Sustainable Murchison Plan. They are:

1. Leadership and Governance

Waratah-Wynyard Council will deliver an openly transparent, inclusive, community-focussed governing body. We will pride ourselves on a strong sense of belonging and fairness based on trust, honesty and approachability.

2. Organisational Support

Waratah-Wynyard Council will provide relevant information, training and development to our people in a timely manner, supporting great leadership to deliver services to the community.

3. Connected Communities

Waratah-Wynyard community members will feel a sense of inclusion, belonging and value within a thriving, innovative and diverse population. They will be actively engaged in developing Council facilities, services and programs, and will be encouraged to provide input to planning for community needs.

4. Community Recreation and Wellbeing

Waratah-Wynyard will be a healthy community with access to more recreational choices in safe and welcoming environments. It will enjoy programs and recreational spaces that are inclusive, thriving and energetic, and will have access to high-quality facilities, services and equipment.

5. Economic Prosperity

Waratah-Wynyard will have a sustainable economy that creates jobs and delivers long-term regional and local benefits which are environmentally aware and improve liveability.

6. Transport and Access

Waratah-Wynyard's roads, traffic management and infrastructure, will be sustainable and fit for purpose, facilitating the transport of goods and enabling people to undertake their daily activities.

7. Environment

Waratah-Wynyard will be an environment where green meets blue, where natural beauty and heritage values are appreciated and managed through best practice. The natural environment will be shared and enhanced through sustainable development.

Proposed Amendment:

Whilst the seven thematic goals identified have strong and enduring relevance, goal seven relating to the environment does not fully capture current community and organisational priorities.

Our land and coastlines continue to support a rich level of animal and plant biodiversity. Our community highly values them for the benefits of supporting recreation, health, and wellbeing.

Alongside our natural environment sit our productive and developed environments, where industry and business operate and where people live. Occasionally, there can be friction between the needs of our natural, productive and built environments. Councils existing Corporate Strategic Plan captures these principles, and they continue to be relevant.

The revised Corporate Strategic Plan includes rewording the environment section to incorporate the philosophies of Integrated Council Environmental Plan 2020-2030 (iCEP); the Waste and Resource Recovery Strategy 2019-2024; and the continued relevance of the principles in the existing Plan.

iCEP identifies climate change as posing a risk to all aspects of the Councils strategic vision, including community health and wellbeing, economic prosperity, and the environment.

Sustainable waste management is also identified in iCEP as being critical in reducing the community’s carbon footprint. Council’s Waste and Resource Recovery Strategy aims to achieve a diversion of waste from landfill and continuous improvement in the way Council manages waste.

The revised Plan removes the last sentence of the thematic goal to broaden its meaning. The revised wording of Goal 7 is:

Waratah-Wynyard will be an environment where green meets blue, where natural beauty and heritage values are appreciated and managed through best practice.

Desired Outcomes & Priorities

Each of the thematic goals in the Corporate Strategic Plan includes several desired outcomes and priorities. As discussed above, there are environmental goals and aspirations captured as a part of the development of iCEP and the Waste and Resource Recovery Strategy that is not reflected in the existing Plan. The following table outlines the proposed new wording against the old:

Existing Plan	Revised Plan
<p>Goal 7: Environment</p> <p>Waratah-Wynyard will be an environment where green meets blue, where natural beauty and heritage values are appreciated and managed through best practice. The natural environment will be shared and enhanced through sustainable development.</p>	<p>Goal 7: Environment</p> <p>Waratah-Wynyard will be an environment where green meets blue, where natural beauty and heritage values are appreciated and managed through best practice.</p>
<p>Outcome 7.1 Our community uses the renewable and natural environment to meet its energy needs and assist in reducing the effects of global warming.</p> <p><i>Priority 7.1.1 Foster opportunity through sustainable development and community engagement.</i></p>	<p>Outcome 7.1 Council and the community minimise its resource consumption and carbon footprint.</p> <p><i>Priority 7.1.1 Divert waste from landfill and build awareness around sustainable waste generation and management.</i></p> <p><i>Priority 7.1.2 Advocate for effective environmental management and contribute to</i></p>

Existing Plan	Revised Plan
	<i>regional, state, and national climate change initiatives.</i>
<p>Outcome 7.2 Tourists and residents visit and appreciate our natural environmental attractions and unique surroundings.</p> <p><i>Priority 7.2.1 Practice effective urban and landscape design and planning that promotes liveability and connectivity and recognises local heritage.</i></p>	<p>Outcome 7.2 The community understands its vulnerabilities and strengths when it comes to climate change adaptation and resilience.</p> <p><i>Priority 7.2.1 Support and foster community-led adaption and resilience initiatives.</i></p>
<p>Outcome 7.3 Residents and visitors are provided with information and helped to access and appreciate our natural and heritage assets.</p> <p><i>Priority 7.3.1 Provide education to facilitate awareness and appreciation of built and natural assets.</i></p>	<p>Outcome 7.3 Our natural environment, unique surroundings and community assets are future-ready in a changing climate.</p> <p><i>Priority 7.3.1 Facilitate education and awareness of climate change risks to the community and property owners.</i></p> <p><i>Priority 7.3.2 Embed environmental considerations and potential climate impacts in Council's infrastructure planning and decision-making.</i></p> <p><i>Priority 7.3.3 Innovative and sustainable design is encouraged through forward thinking and planning.</i></p>
<p>Outcome 7.4 Elements of our natural environment provide opportunity for economic development through the manufacture and distribution of our renewable energy industry and reduced land use conflict.</p> <p><i>Priority 7.4.1 Promote innovative sustainable design through renewable energy and resources.</i></p> <p><i>Priority 7.4.2 Consider and encourage biodiversity through forward thinking and planning.</i></p> <p><i>Priority 7.4.3 Facilitate monitoring of pollution trends and events by the relevant authorities in our community environment.</i></p>	<p>Outcome 7.4 The natural environment is shared, and land use conflict is reduced through sustainable development.</p> <p><i>Priority 7.4.1 Work with local business and industry to transition to environmentally sustainable operations and identify risks and opportunities from climate change.</i></p>
	<p>Outcome 7.5 Stewardship of our land, water and marine ecosystems respects past, present and future generations.</p> <p><i>Priority 7.5.1 Protect, enhance and recover biodiversity through forward thinking and planning.</i></p> <p><i>Priority 7.5.2 Mitigate biosecurity risks through landscape restoration and industry collaboration</i></p>

Measures

Council's existing Corporate Strategic Plan includes several indicators to measure Council's progress. The indicators were chosen based on affordability, feasibility (ease of access to data), and relevance. Several changes have been made to the indicators to reflect this philosophy within the revised Plan.

The indicators were not intended to provide comprehensive metrics for every action but rather selected measures against each of the thematic goals. Many are not always within our control, with many external factors able to influence results. However, they are still a helpful set of indicators that describe our community and help us understand where we may need to focus our efforts to impact our community.

LEGEND



= Favourable movement





















= Non favourable movement



= No change

Thematic Goals	Progress	Latest Data
Leadership and Governance		
Council Performance – WWC Biennial Community Survey		2019
Value for Money - WWC Biennial Community Survey		2019
Community participation in decision making - WWC Biennial Community Survey		2019
Costs per rateable property – Auditor-General		2018
Organisational Support		
Training expenditure		2019
Recruitments still employed after 4 years		2019
Internal Customer Service satisfaction survey – WWC Staff Survey		2019
Percentage of Policies and Procedures subject to common business practice		2021
Connected Communities		
Volunteer participation rate		2016
Local Government election participation rate		2018
Proportion of community that are members of local community groups		2019
Proportion of people who feel they are a part of their local community		2019
Community rating of Council performance in creating a sense of place		2016
Number of Place of Assembly permits issued for community events and festivals annually		2019
Estimated resident population		2019
Community Recreation and Wellbeing		
Key risk factor levels and health outcomes compared to the State average:		
Adults reporting health as excellent, very good or good		2020
Obese Body Mass Index		2020
Current Smoker		2020
Consumes 2 or more drinks per day		2020
Insufficient moderate / vigorous activity		2020
Less than two serves of vegetables per day		2020
Less than two serves of fruit per day		2020
People with high/very high levels of psychological distress		2020
Children fully immunised at 5 years of age		2020
No of people hospitalised by condition – Diabetes		2018
No of people hospitalised by condition - Congestive heart failure		2018

No of people hospitalised by condition - Chronic Obstructive Pulmonary Disease		2020
Number of partnerships between Council and other stakeholders that are subject to standardised use of facility agreements		2021
Economic Prosperity		
Gross Regional Product		2019
Number of Jobs		2019
The value of non-residential planning approvals per annum		2020
The value of non-residential building approvals per annum		2020
Number of business entries and exits per annum		2020
Transport and Access		
Percentage of transport network subject to detailed service standards		2020
Percentage of residents experiencing transport disadvantage		2020
Percentage of residents who report satisfaction with their local bike and walking infrastructure		2016
Unit cost of sealed and unsealed road maintenance per kilometre		2020
Environment		
Recreational Water Quality		2019
Number of days air quality particle standards are exceeded		2019
Estimated area impacted by weed infestation		2019
Number of people receiving advice or information on weed management		2019
Unit cost and volume of waste into landfill		2021
Unit cost and volume of waste to recycling		2021
Percentage diversion of green waste to landfill		2021

STATUTORY IMPLICATIONS

Statutory Requirements

It is a requirement of the Local Government Act 1993 that a council prepare and maintain a current strategic Plan.

Section 66 sets out the plan requirements:

66. Strategic Plan

- (1) A council is to prepare a strategic plan for the municipal area.
- (2) A strategic plan is to be in respect of at least a 10-year period.
- (3) In preparing a proposed strategic plan, a council is to consult with the community in its municipal area and any authorities and bodies it considers appropriate.
- (4) The general manager is to make a copy of a proposed strategic plan available for public inspection at the public office during ordinary office hours.

Section 69 requires the Plan to be a public document, and lodged with the Director of Local Government:

69. Public inspection of strategic Plan

As soon as a council adopts a strategic plan, the general manager is to—

- (a) make a copy of the strategic Plan available for public inspection at the public office during ordinary office hours; and
- (b) provide the Director with a copy of the strategic Plan.

Section 70E requires the strategic Plan, amongst others, to be reviewed every four years:

70E. Review of plans, strategies and policies

- (1) A council, at least every 4 years, is to review its –
 - (a) strategic Plan; and
 - (b) long-term financial management plan; and
 - (c) long-term strategic asset management plan; and
 - (d) financial management strategy; and

- (e) asset management strategy; and
 (f) asset management policy.
- (2) As soon as practicable after a council adopts a plan, strategy or policy referred to in subsection (1), the general manager is to notify the Director accordingly.

STRATEGIC STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 1: Leadership and Governance
Desired Outcomes
We highly value the use of an evidence-based approach to the development and implementation of strategies and policies that support and strengthen our decision making.
Our Priorities
1.7 Develop leadership that inspires and motivates, and which maintains a strong community and workplace culture.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Business & Industry	Specialised diversity of the economy – Value adding, diversification, innovation and employment. A resilient economy with global brand recognition and growing exports.
Tourism	Memorable visitor experiences all year round – The must see destination, quality product, easy access, popular events and festivals with coordinated marketing. A longer season with increasing yields.
Strong communities and social capital	Enduring community capital – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.
Access and infrastructure	Local, regional and global transport and infrastructure access – Safe and efficient access alternatives, growing freight capacity, renewable energy, water management and contemporary communications. Community infrastructure that supports economic development.
Natural resource management	Managing abundant, natural and productive resources – Natural resource management is valued and development is environmentally sustainable. The environment is clean and healthy with unspoilt beauty and biodiversity.
Health and Wellbeing	Maintaining good health and wellbeing – Healthy communities, people taking responsibility for their wellness, convenient access to medical services and facilities.
Education	Lifelong learning and education – Education and lifelong learning is valued and there is access to vocational training and tertiary education. Education retention rates have increased.
Place making and liveability	Liveable places for all ages – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.
Governance and working together	Working together for Murchison – Everyone plays a part in achieving the objectives of the Sustainable Murchison Community Plan. There is cooperation, resource sharing and less duplication between Councils. Leadership is provided across all community sectors.

POLICY IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

The Strategic Plan is considered in all Council decision making. The inclusion of environmental priorities reduces the risk of omitting important actions relating to the environment in the Council's annual planning processes.

FINANCIAL IMPLICATIONS

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

RISK IMPLICATIONS

Council must review its Strategic Plan every four years. This report ensures ongoing relevance and compliance of the Strategic Plan with Councils statutory obligations.

CONSULTATION PROCESS

The foundations for the Waratah Wynyard Council 10-Year Corporate Strategic Plan were laid in 2015-16 with Sustainable Murchison 2040. Community input into the Sustainable Murchison Plan 2040 was an essential part of the development of the Plan and involved inputs from both the community.

Council has a range of Masterplans and Strategies adopted in consultation with the community since the Corporate Strategic Plan was adopted in 2017. Therefore, it is vital that the principles, strategies, and philosophies of each of these documents are captured in Councils Corporate 10-Year Strategic Plan.

Council's values organisational values have been developed in following several workshops conducted across the organisation and with elected members.

CONCLUSION

It is recommended that Council:

1. Note this report and recommended changes to the Waratah Wynyard Council 10-Year Corporate Strategic Plan 2017-2027;
2. Adopt the revised Corporate Strategic Plan as presented and in accordance with sections 66 and 70E of the Local Government Act 1993;
3. Provide a copy of the revised Strategic Plan to the Director of Local Government, in accordance with section 70E of the Local Government Act 1993.

9.4 RATES AND CHARGES POLICY AND DEBT MANAGEMENT POLICY REVIEWS

To: Council
Reporting Officer: Director Organisational Performance
Responsible Manager: Director Organisational Performance
Report Date: 6 May 2021
File Reference: Governance - Policy - Council Policies
Enclosures: 1. Rates and Charges Policy
2. Debt Management Policy

RECOMMENDATION

That Council:

1. **Adopt the revised Rates and Charges Policy as presented;**
2. **Adopt the revised Debt Management Policy as presented;**
3. **Note the proposed changes to the application of the Stormwater Service Charge; and**
4. **Note the introduction of four instalment due dates for payment of Rates and Charges.**

PURPOSE

This report has been prepared for Council to consider the proposed changes to the Rates and Charges Policy and the Debt Management Policy.

BACKGROUND

In accordance with legislation, Council's Rates and Charges Policy must be updated on a regular basis. Council in practice reviews the Policy as a part of its annual plan and budget deliberations.

Section 86 of the Local Government Act 1993 (the Act) requires councils to implement rates and charges policies to provide transparency in decision making and to educate their communities about how revenue is raised. Council is also required to review its rates policy following any major changes to rates charges.

DETAILS

The Rates and Charges Policy outlines Council's approach towards rating its community. The Policy is reviewed annually to ensure that it reflects the current policy position of Council and is made publicly available on Council's website.

There are two proposed revisions to Council's Rates and Charges Policy this year relating to:

1. The application of Stormwater charges to ensure that the distribution of the rate burden is fair and equitable across ratepayers that receive a service.
2. Increasing the number of instalment dates available to ratepayers.

Stormwater Service Charges

The aim of rates and charges decision-making is to spread the burden fairly across the community with those that have the greatest capacity to pay paying more than those with a lesser capacity to pay.

When considering how the rate burden will be distributed, Council must balance capacity to pay with the benefit principle acknowledging that there are some groups of the community that have more access to and benefit from specific services.

To achieve this balance the rating structure comprises two types of rates – general and service rates.

Service charges are designed to reflect payment based on greater access or usage of services provided by Council. The charges are set to recover the cost of the specific service/s provided.

The charges do still form part of a taxation system and therefore whilst some benefit will be received by a ratepayer, the benefit received does not always equal what is paid.

The Stormwater Service Charge covers maintenance and upgrade of connections, drainage, and storm water removal systems including from roads and funds programs to improve municipal storm water removal systems.

It may also cover flood mitigation works. Council aims to set the Stormwater Service Charge to fully recover the cost of service delivery.

It is proposed that some changes be made to the application of Council's Stormwater Service Charges. Currently the Charge is applied to ratepayers falling within the stormwater districts of Wynyard and Somerset. Other properties within the municipality also access municipal stormwater and drainage systems but do not pay the charge. This is inconsistent with Council's Policy.

Council provides some stormwater infrastructure within the Boat Harbour and Sisters Beach communities but does not charge properties in those communities a stormwater service charge.

Both Boat Harbour and Sisters Beach are localities defined as urban areas under Council's Stormwater System Management Plan and the *Urban Drainage Act 2013*. To provide greater equity in the application of the charge, it is proposed to introduce a new Stormwater Service Charge for both communities from 1 July 2021.

The new charge would be less than that applied in Wynyard and Somerset to reflect the different level of service provided and the lower cost of service provision.

The charge will be set as a part of the Annual Plan and Budget Estimates and will be based on cost recovery. The amount of revenue charged to ratepayers will be equivalent to the cost of providing services in those settlement areas and is estimated to be approximately 0.65 cents in the dollar of a property's annual assessed value.

Instalment Due Dates

Ratepayers can currently elect to pay rates and charges in full by 31 August and receive a 5% discount or alternatively, pay by two instalments. If paying by instalment, no discount applies, and the instalment due dates are 31 August and 28 February. Last year, Council extended the early payment discount date and the first instalment date to 31 October.

Council Officers have been reviewing business processes in preparation for the introduction of interest penalties on overdue rates from 1 July 2021 (in accordance with Council’s Debt Management Policy adopted in November 2021).

It is recommended that Council move to four instalment due dates. This move will allow for a smoother transition to interest penalties. The move to four instalments will provide the added benefit of greater frequency and efficiency in reminders. This combined with other measures including the introduction of interest penalties; and the recent introduction of financial hardship provisions will provide an improved environment for debt collection effectiveness.

Existing Policy	Proposed Change
<p><u>3.5 Payment options</u></p> <p>Payment options are determined by the Council each year as part of the budget process.</p> <p>Options available for payment include:</p> <ul style="list-style-type: none"> • Payment in full by end of October to receive a 5% discount; or • Payment by two equal instalments on 31 October and 28 February. <p>Ratepayers having difficulty in paying their rates either in full or by the instalment dates are encouraged to make a payment plan by contacting Council’s rates office.</p>	<p><u>3.5 Payment options</u></p> <p>Payment options are determined by the Council each year as part of the budget process.</p> <p>Rates are levied in early July each year and Council and are payable by four equal instalments. The due date for instalments being:</p> <p>1st Instalment – 31 August 2nd Instalment – 31 October 3rd Instalment – 31 January 4th Instalment – 31 March</p> <p>A discount for early payment is granted if payment is received in full by 31 August.</p>

There will be some additional cost from additional notice distribution however the benefit from greater efficiency in debt collection is expected to outweigh the cost. Council needs to continually tighten its debt collection activities which comes at a cost. This cost will be met from the application of interest penalties.

Debt Management Policy Changes

The purpose of the Debt Management Policy is to apply a transparent and consistent set of standards in relation to collection of debts due to the Council.

Council reviewed this Policy in November 2020 and included provision for the charging of interest on overdue rates and charges from 1 July 2021. This along with the proposed changes to instalment due dates discussed above will provide an improved environment for debt collection effectiveness.

Following a recent review of debt collection business processes, Council Officers are proposing a further small change to the Policy.

Council Officers have reviewed debt collection practices and recommend that the trading terms be revised from 30 days to 21 days. This will allow for statements to be distributed prior to end of month, effectively a reminder so that there is greater opportunity to have the account settled by end of month.

STATUTORY IMPLICATIONS

Statutory Requirements

The following Local Government Act 1993 has application to Rates and Charges matters:

General principles in relation to making or varying rates are:

- 86A.** (1) *A council, in adopting policies and making decisions concerning the making or varying of rates, must take into account the principles that –*
- (a) *rates constitute taxation for the purposes of local government, rather than a fee for a service; and*
 - (b) *the value of rateable land is an indicator of the capacity of the ratepayer in respect of that land to pay rates.*

Rating and charging policies to be made available to public

- 86B.** (2) *A council's rates and charges policy must contain–*
- (a) *a statement of the policy that the council intends to apply in exercising its powers, or performing its functions, under this Part; and*
 - (b) *a statement of policy in respect of prescribed matters, if any.*
- (3) *A council's rates and charges policy in relation to the making or varying of a rate must take into account the principles referred to in section 86A(1).*
- (4) *A council must review its rates and charges policy–*
- (a) *by the end of each successive 4-year period after 31 August 2012; and*
 - (b) *at the same time as, or before, making a type of rate, charge or averaged area rate in respect of a financial year, if a rate, charge or averaged area rate of that type was not made in respect of the previous financial year; and*
 - (c) *at the same time as, or before, making under section 107 a variation of a rate or charge in respect of a financial year, if such a variation of that rate or charge was not made in respect of the previous financial year; and*
 - (d) *at the same time as, or before, setting a minimum amount under this Part; and*
 - (e) *at the same time as, or before, altering the circumstances in which a rate, charge or averaged area rate, or a variation of a rate or charge, is to apply to rateable land.*
- (5) *A council, as soon as reasonably practicable after adopting or altering its rates and charges policy, must make copies of the policy as so adopted or altered available to the public–*
- (a) *in paper form, on payment of a reasonable charge; and*
 - (b) *in electronic form, at a website of the council, free of charge.*

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 1: Leadership and Governance
Desired Outcomes
We cherish fairness, trust and honesty in our conduct and dealings with all.
Our Priorities
1.6 Maintain accountability by ensuring council decisions are evidence based and meet all legislative obligations.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Governance and working together	Working together for Murchison – Everyone plays a part in achieving the objectives of the Sustainable Murchison Community Plan. There is cooperation, resource sharing and less duplication between Councils. Leadership is provided across all community sectors.

POLICY IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications of this report.

RISK IMPLICATIONS

There is some reputational risk to Council when making adjustments to Rates and Charges Policy. The proposed changes support the principles of equity and fairness in the application of rates and charges.

The ability to collect rates and charges effectively reduces the financial risk of non-payment of rates and charges to Council. The proposed change outlined in this report reduce the risk to Council.

CONSULTATION PROCESS

There are no consultation requirements as a result of this report.

CONCLUSION

That Council adopt the revised FIN.005 Rates and Charges Policy as presented; and the revised Debt Management Policy as presented.

9.5 ENVIRONMENTAL POLICY REVIEW

To: Council
Reporting Officer: Project Manager
Responsible Manager: Director Infrastructure and Development Services
Report Date: 6 May 2021
File Reference:
Enclosures: 1. Environmental Sustainability Policy

RECOMMENDATION

That Council adopt the Environmental Sustainability Policy as attached with immediate effect.

PURPOSE

The Environmental Sustainability Policy outlines Council's commitment towards mitigating climate change, managing the risks associated with a changing climate and leadership on corporate and community sustainability. This policy replaces Council's existing Environmental Policy which was due for review and alignment with the recently adopted Integrated Council Environmental Plan (iCEP).

BACKGROUND

The existing Environmental Policy was last approved in 2010 and focussed on duties and obligations imposed through environmental legislation as well as the Council's Strategic Plan of the time.

In August 2020, the Council adopted its first Integrated Council Environmental Plan (iCEP) which was developed through extensive research, community and stakeholder consultation and a review of local government good practice.

To ensure alignment with current community expectations and the iCEP, a major review of the Environmental Policy was undertaken. The intent of the policy has now broadened to encompass the underlying principles of iCEP.

DETAILS

The purpose of the Environmental Sustainability Policy is to provide guidance to all councillors, council staff or any person or organisation acting on behalf of the Council, working on Council premises or facilities, or delivering Council activities. It ensures actions undertaken are compliant and in line with the iCEP's values.

The proposed policy outlines Council's commitment to:

- (a) enable Waratah-Wynyard Council to demonstrate leadership on corporate sustainability, community sustainability and climate action;
- (b) define Council's commitment to mitigating climate change and managing the risks associated with climate change;
- (c) define Council's commitment to partnering with the Waratah-Wynyard community on sustainability and climate issues; and
- (d) embed environmental sustainability and climate change mitigation principles into Council's strategic decision making, processes and operations.

STATUTORY IMPLICATIONS

Statutory Requirements

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 7: Environment
Desired Outcomes
Our community uses the renewable and natural environment to meet its energy needs and assist in reducing the effects of global warming.
Our Priorities
7.1 Provide education to facilitate awareness and appreciation of built and natural assets.
7.2 Foster opportunity through sustainable development and community engagement.
7.3 Promote innovative sustainable design through renewable energy and resources.
7.4 Consider and encourage biodiversity through forward thinking and planning.
7.5 Facilitate monitoring of pollution trends and events by the relevant authorities in our community environment.
7.6 Practice effective urban and landscape design and planning that promotes liveability and connectivity and recognises local heritage.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Tourism	Memorable visitor experiences all year round – The must see destination, quality product, easy access, popular events and festivals with coordinated marketing. A longer season with increasing yields.
Strong communities and social capital	Enduring community capital – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.
Natural resource management	Managing abundant, natural and productive resources – Natural resource management is valued and development is environmentally sustainable. The environment is clean and healthy with unspoilt beauty and biodiversity.
Health and Wellbeing	Maintaining good health and wellbeing – Healthy communities, people taking responsibility for their wellness, convenient access to medical services and facilities.
Place making and liveability	Liveable places for all ages – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.
Governance and working together	Working together for Murchison – Everyone plays a part in achieving the objectives of the Sustainable Murchison Community Plan. There is cooperation, resource sharing and less duplication between Councils. Leadership is provided across all community sectors.

Council Strategy or Plan Reference

Council Strategy or Plan	Date Adopted:
Weed Management Strategy	Adopted December 2005
Community Health and Wellbeing Plan 2019-2024	Adopted April 2019
Waste Strategy 2019-2024	Adopted August 2019
iCEP (Integrated Council Environmental Plan 2020-2030)	Adopted August 2020

POLICY IMPLICATIONS

The proposed Environmental Sustainability Policy will replace the 2010 version of the Environmental Policy, effective immediately.

ENVIRONMENTAL IMPLICATIONS

Whilst there are no environmental implications as a result of this report, the intent of the policy will guide future actions and decision-making in relation to environmental sustainability.

FINANCIAL IMPLICATIONS

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

RISK IMPLICATIONS

Without adopting this revised policy, Council is left with an incomplete policy position to support the sustainability actions contained within iCEP which may put future progress of these actions at risk.

CONSULTATION PROCESS

The new policy has been developed through a review process which included representatives from the steering committee involved in the oversight of the iCEP development. The policy utilises the community feedback, research and technical advice received during the creation of the iCEP as a foundation for its content.

CONCLUSION

It is therefore recommended that the Council adopt the Environmental Sustainability Policy as attached with immediate effect.

9.6 FINANCIAL REPORT FOR THE PERIOD ENDED 30 APRIL 2021

To: Council
Reporting Officer: Corporate Accountant
Responsible Manager: Director Organisational Performance
Report Date: 6 May 2021
File Reference: 6
Enclosures: 1. Monthly Capital Report - April

RECOMMENDATION

That Council notes the Financial Reports for the period ended 30 April 2021.

PURPOSE

To provide an overview, summarising the financial position of the organisation on a monthly basis.

BACKGROUND

The financial reports presented incorporate:

- Income Statement
- Balance Sheet
- Cashflow Statement
- Cash Position
- Grants Schedule
- Operating Performance by Department
- Rate Summary
- Tenders and Contracts
- Capital Works Summary
- Capital Works Report (attached)

DETAILS

Council continues to review its operational forecast regularly. Council is currently forecast to perform favourably to budget by \$302k. This is made up of several favourable and unfavourable variances across the budget. Commentary on the forecast is provided at both an expenditure type and departmental level throughout this report.

STATUTORY IMPLICATIONS

This special purpose financial report is prepared under *Australian Accounting Standards* and the *Local Government Act 1993*.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL
Desired Outcomes
We make publicly transparent decisions on spending and future directions while encouraging community feedback.
Our Priorities
1.8 Review and adjust service levels to provide value for money.
2.2 Facilitate effective knowledge management practices.

Council Strategy or Plan Reference

Council Strategy or Plan	Date Adopted:
Financial Management Strategy 2020-2030	Adopted March 2020

POLICY IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

RISK IMPLICATIONS

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

CONSULTATION PROCESS

There are no consultation requirements as a result of this report.

CONCLUSION

All details are included in the attached reports.

Income Statement

The Income Statement shows the performance of Council's recurrent operations.

Income Statement as at 30 April 2021

	YTD Actual	YTD Budget	%	YTD Variance	Budget	Forecast	Forecast Variance	Note
Recurrent Income								
Rate Revenue	11,454,481	11,434,382	0%	🟢 (20,099)	11,434,382	11,463,014	🟢 (28,632)	1
User Charges	1,905,469	1,686,553	-13%	🟢 (218,916)	2,213,600	2,506,023	🟢 (292,423)	2
Reimbursements/Contributions	342,868	391,329	12%	🔴 48,461	519,959	575,111	🟢 (55,152)	3
Grants and Subsidies	1,438,642	1,339,009	-7%	🟢 (99,633)	3,429,944	3,407,889	🔴 22,055	4
Interest	71,859	112,455	36%	🔴 40,596	150,000	86,682	🔴 63,318	5
Distributions from Water Corporation	140,500	-	0%	🟢 (140,500)	-	140,500	🟢 (140,500)	6
Total Recurrent Income	15,353,820	14,963,728	-3%	🟢 (390,092)	17,747,885	18,179,219	🟢 (431,334)	
Recurrent Expenditure								
Employee Costs	5,338,093	5,198,776	3%	🔴 139,317	7,114,361	7,315,231	🔴 200,870	7
State Levies	406,389	407,214	0%	🟢 (825)	527,426	525,776	🟢 (1,650)	
Remissions & Discounts	443,563	447,749	-1%	🟢 (4,186)	447,749	444,135	🟢 (3,614)	
Materials & Contracts	4,405,365	4,178,105	5%	🔴 227,260	5,462,967	5,403,330	🟢 (59,637)	8
Depreciation	3,348,684	3,348,684	0%	🟢 -	4,466,666	4,466,666	🟢 -	
(Gain)/Loss on Disposal	96,894	-	0%	🔴 96,894	127,102	127,102	🟢 -	
Borrowing Costs	14,441	12,670	14%	🟡 1,771	24,307	24,307	🟢 -	
Other Expenses	169,775	182,716	-7%	🟢 (12,941)	378,065	371,565	🟢 (6,500)	
Total Recurrent Expenditure	14,223,204	13,775,914	3%	🔴 447,290	18,548,643	18,678,112	🔴 129,469	
Surplus/(Deficit)	1,130,615	1,187,814	5%	🔴 57,199	(800,758)	(498,893)	🔴 301,865	
Capital Items								
Capital Grants/Contributions	459,217	4,331,231	89%	🔴 3,872,014	4,850,823	4,850,823	🟢 -	
Derecognition of Assets	-	-	0%	🟢 -	-	-	🟢 -	
Asset Recognition	-	-	0%	🟢 -	-	-	🟢 -	
Comprehensive Surplus/(Deficit)	1,589,832	5,519,045	71%	🔴 3,929,213	4,050,065	4,351,930	🔴 301,865	

Explanations are provided below for forecast variance of \$20,000 or greater:

1 Rates Revenue – favourable variance \$28,632

Rates and charges are higher than budget due to more rates revenue being raised in Council's initial rates run than expected. This can occur when supplementary rates valuations are received after the rates and charges budget is set by Council.

2 User Charges – favourable variance \$292,423

User charges are higher than budget due to significantly higher utilisation at Council's childcare services and therefore higher fee income. This is partially offset by higher than budgeted wages expenditure for childcare. Fee income from building & planning applications are also higher than budget due to a higher volume of applications received.

3 Reimbursements/Contributions – favourable variance \$55,152

Reimbursements are often one off in nature and difficult to budget for. Income for this line item is expected to be higher than budget due to the receipt of unbudgeted fuel tax

rebate income (\$30k), higher than budgeted childcare cancelation fees (\$9k) and higher trainee employment incentives (\$7k).

4 Grants and Subsidies – unfavourable variance \$22,055

Grants and subsidies are expected to be lower than budgeted due to loss of a grant for the tulip festival which did not proceed due to COVID-19 restrictions.

5 Interest – unfavourable variance \$63,318

Interest is expected to be lower than budget due to significant reductions in term deposit rates in the second half of 2020. Details of interest rates on Council's term deposits can be found in the schedule of investments within this report.

6 Distributions from Water Corporation – favourable variance \$140,500

On 1 February 2021 the TasWater board announced that the corporation would pay an interim dividend totalling \$5 million. Council's share of this dividend is expected to be \$140,500. The board has indicated they plan to pay a final dividend of \$5 million in June assuming they meet financial targets. A final decision will not be made until the June board meeting.

7 Employee costs – unfavourable variance \$200,870

Employee costs are predicted to be over budget by \$201k predominately due to higher than budget childcare wages (\$141k) which is offset by higher childcare fees and grant income. Additional wages have been applied in planning due to the resourcing needs for the completion of the settlement strategy. Additional resourcing has been applied in the engineering department work effort directed to support the capital works program.

8 Materials & Contracts – favourable variance \$59,637

Materials and contract expenditure is expected to be lower than budget due to lower expenditure for the tulip festival (\$35k), thrive and survive grant expenditure (\$19k), and workers compensation premiums (\$22k).

Balance Sheet

Council is forecasting to have a current ratio of 1.89 as at 30 June 2021 compared to a budgeted ratio of 1.66.

Balance Sheet as at 30 April 2021

	YTD Actual	Budget	Forecast
	\$	\$	\$
Current Assets			
Cash & Cash Equivalents	12,642,629	5,609,324	6,540,630
Receivables	1,285,351	880,000	880,000
Inventories	122,103	110,804	110,804
Land For Resale	219,950	-	-
Other Current Assets	2,579	193,800	193,800
Total Current Assets	14,272,613	6,793,928	7,725,234
Non-Current Assets			
Property, Plant and Equipment	204,561,427	174,845,627	216,664,050
Investment in Water	39,684,454	51,687,318	39,684,454
Total Non-Current Assets	244,245,880	226,532,945	256,348,504
Total Assets	258,518,493	233,326,873	264,073,738
Current Liabilities			
Payables	3,042,319	1,867,516	1,867,516
Interest-Bearing Liabilities	60,430	353,319	353,319
Employee Provisions	1,813,807	1,859,708	1,859,708
Provisions	-	-	-
Total Current Liabilities	4,916,556	4,080,542	4,080,542
Non-Current Liabilities			
Interest-Bearing Liabilities	802,396	2,796,993	2,796,993
Employee Provisions	64,156	82,783	82,783
Provisions	216,999	216,999	216,999
Total Non-Current Liabilities	1,083,551	3,096,775	3,096,775
Total Liabilities	6,000,107	7,177,317	7,177,317
Net Assets	252,518,386	226,149,556	256,896,421
Equity			
Current Year Result	1,589,832	4,050,065	4,351,930
Accumulated Surplus	157,697,908	154,560,170	157,697,908
Reserves	93,230,645	67,539,321	94,846,583
Total Equity	252,518,386	226,149,556	256,896,421
Current Ratio	2.90	1.66	1.89

Cashflow Statement

Council is forecast to have \$6.541m of cash on hand as at 30 June compared to budgeted cash on hand of \$5.069m.

Cashflow Statement as at 30 April 2021

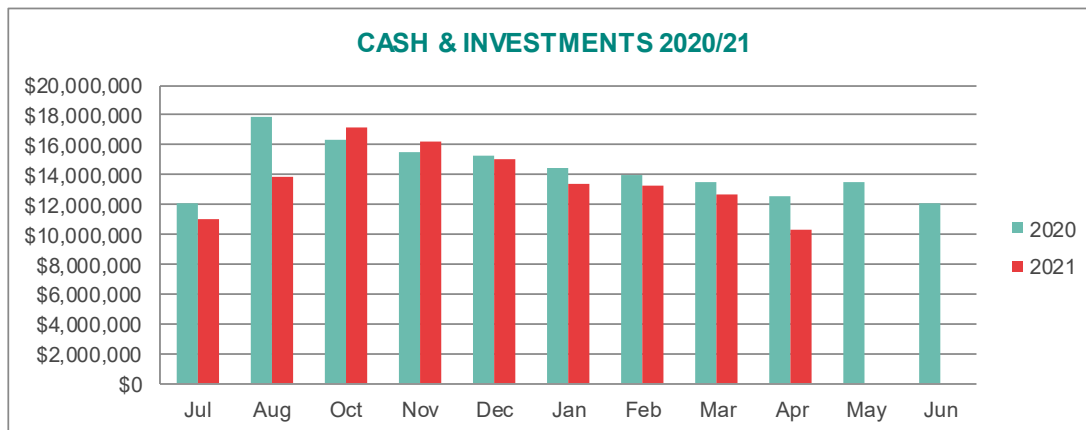
	YTD Actual \$	Budget \$	%	Balance \$	Forecast \$
Cash flows from operating activities					
Employee Costs	(5,338,093)	(7,061,692)	76%	(1,723,599)	(7,250,702)
Materials and Contracts	(3,277,505)	(7,105,351)	46%	(3,827,846)	(5,541,149)
State Levies	(406,389)	(527,426)	77%	(121,037)	(525,776)
Other Expenses	(613,338)	(825,814)	74%	(212,476)	(713,525)
Rates and Charges	11,454,481	11,434,382	100%	(20,099)	11,463,014
User charges	2,520,037	2,213,600	114%	(306,437)	3,334,722
Interest	71,859	150,000	48%	78,141	86,682
Reimbursement of Expenses	342,868	519,959	66%	177,091	575,111
Government Grants	1,438,642	3,429,944	42%	1,991,302	3,407,889
Net Cash provided by (used in) operating activities	6,192,564	2,227,602	278%	(3,964,962)	4,836,266
Cash flows from investing activities					
Payments for Property, Plant and Equipment	(5,931,674)	(16,230,042)	37%	(10,298,368)	(17,962,249)
Investment revenue from Water Corporation	140,500	-	0%	(140,500)	140,500
Proceeds from Sale of Property, Plant and Equipment	(219,950)	110,182	-200%	330,132	395,700
Capital grants	459,217	4,850,823	9%	4,391,606	4,850,823
Net cash provided by (used in) investing activities	(5,551,907)	(11,269,037)	49%	(5,717,130)	(12,575,226)
Cash flows from financing activities					
Borrowing Costs	(14,441)	(24,307)	59%	(9,866)	(24,307)
Loan Drawdowns	-	2,400,000	0%	2,400,000	2,400,000
Loan Repayments	(59,431)	(119,862)	50%	(60,431)	(171,946)
Net cash provided by financing activities	(73,872)	2,255,831	-3%	2,329,703	2,203,747
Net (Decrease) in Cash Held	566,785	(6,785,604)	-8%	(7,352,389)	(5,535,214)
Cash at beginning of year	12,075,844	12,394,928	97%	319,084	12,075,844
Cash at end of period	12,642,629	5,609,324	225%	(7,033,305)	6,540,630

Cash Position

The following table provides an outline of Council's cash and investment portfolio as at 30 April 2021. Total cash and investments on hand as at 30 April is \$10.280m.

Cash Position as at 30 April 2021

	\$	INVESTMENTS	\$	Weighted Average Return
Deposits	10,100,822	Commonwealth Bank	177,516	0.00%
Petty Cash and Till Floats	1,600	Investments		
Trading Account	177,516	ME Bank	2,800,822	0.44%
		NAB	4,800,000	0.40%
		ING	2,000,000	0.40%
		Bendigo Bank	500,000	0.70%
		Petty Cash and Till Floats	1,600	
Balance - All Accounts	10,279,938		10,279,938	0.44%



Grants Schedule

The schedule below provides an overview of Council's grant receipts for the year to date along with a forecast for the expected full year grant income.

Grant Schedule as at 30 April 2021

	YTD Actual March	Estimate 2021	Forecast 2021
Capital Grants			
Multi Use Facility	-	2,244,205	2,244,205
Anzac Park	-	204,750	204,750
Roads to Recovery	20,000	564,684	564,684
Vulnerable Road Users	60,251	-	-
Cardigan Street	99,520	-	-
Sisters Beach Foreshore	70,000	-	-
Recreational Facilities Program	53,284		
Coastal Pathway	-	1,240,000	1,240,000
Cam River Masterplan	82,342	164,684	164,684
Wynyard Sports Centre	240,000	400,000	400,000
Indoor Recreation - Basketball Rings	37,355	32,500	32,500
	662,752	4,850,823	4,850,823
Operational Grants			
Financial Assistance Grants - General	620,236	1,749,035	1,755,766
Financial Assistance Grants - Roads	523,100	1,488,720	1,473,277
Youth Week	5,389	2,500	5,389
Wynyard Child Care SNSS	-	2,500	1,250
Boat Harbour Sustainability	4,000	4,000	4,000
Tulip Festival	5,000	20,000	5,000
Health & Wellbeing	90,369	90,410	90,410
Heavy Vehicle Tax	72,797	72,779	72,797
Wynyard BMX	50,000	-	-
	1,370,891	3,429,944	3,407,889

Operating Performance by Department

This statement provides an overview of operating performance by department

Directorate/Department	Annual Budget	Forecast	Variance to Forecast	Note
Community & Engagement				
Children's Services	1,640	(95,953)	(97,593)	1
Community Activation	805,704	702,350	(103,354)	2
Corporate & Community Services	377,895	421,106	43,211	3
Tourism & Marketing	491,576	483,791	(7,785)	
Community & Engagement Total	1,676,815	1,511,294	(165,521)	
Council & General Managers Office				
Council	1,296,636	1,316,309	19,673	
Council & General Managers Office Total	1,296,636	1,316,309	19,673	
Infrastructure & Development Services				
Asset Services	(10,400)	13,226	23,626	4
Cemeteries	98,832	98,614	(218)	
Development Services	700,403	669,459	(30,944)	5
Engineering Services	(110,972)	(53,835)	57,137	6
Footpaths	286,870	286,870	-	
Garbage	(12,169)	(10,531)	1,638	
Public Halls	192,573	174,358	(18,215)	
Public Toilets	223,378	225,711	2,333	
Reserves	1,307,296	1,307,674	378	
Sports	935,930	929,562	(6,368)	
Stormwater Drainage	(175,850)	(173,810)	2,040	
Transport	3,242,787	3,260,958	18,171	
Waste	283,335	285,882	2,547	
Works & Services	48,265	(51,950)	(100,215)	7
Infrastructure & Development Services Total	7,010,278	6,962,188	(48,090)	
Organisational Performance				
Digital Innovation	-	21,972	21,972	8
Financial Services	(9,728,937)	(9,791,444)	(62,507)	9
Organisational Performance	545,966	478,574	(67,392)	10
Organisational Performance Total	(9,182,971)	(9,290,898)	(107,927)	
Total	800,758	498,893	(301,865)	

Commentary for departmental forecast variance of \$20,000 or greater are provided below:

1) Children's Services

Childcare operations for the first quarter have outperformed the YTD budget set by Council. At the time of setting the budget the impact of the COVID-19 pandemic was unknown and operations have returned to normal levels earlier than budgeted.

Impacting on the favourable YTD result is a one-off payment from the government in transitional funding.

Higher wages are offset by higher income levels and overall, the service is expecting a favourable variance to budget of \$96k.

2) Community Activation

The favourable variance to budget of \$103k for Community Activation is due to lower than budgeted Thrive & Survive grants (\$20k), lower than budgeted community development wages (\$49k), higher than budgeted Waratah post office income (\$15k), lower than budgeted event sponsorship (\$6k) and lower than expected street banner expenditure (\$4k).

3) Community Services

The unfavourable variance to budget of \$43k for Community Services is predominately due to higher than budgeted wages (\$35k) due to the transfer of an employee to the department and unbudgeted for vehicle costs for a Toyota Camry (\$14k). These variances are offset by several small favourable variance across the department.

4) Asset Services

The unfavourable variance of \$24k for Asset Services is due to higher than budgeted wages (\$24k) and vehicle costs (\$5k), offset by unbudgeted for reimbursements from EG Australia & the State Government (\$5k).

5) Development Services

The favourable variance to budget for development services of \$31k is predominately due to higher than budgeted planning application & plumbing assessment fees, which is partially offset by higher than budgeted wages for engagement of a strategic planner to complete Council's settlement strategy.

6) Engineering Services

The unfavourable variance to budget for engineering services of \$57k is predominately due to higher than budgeted wages expenditure due to an unbudgeted recruitment. It is expected these costs may be able to be capitalised given the recruitment supports the higher than usual capital works program. This will be assessed before 30 June and will hopefully reduce the unfavourable variance for this department.

7) Works & Services

Works and Services are tracking favourably to budget by \$100k due to lower than budgeted works administration wages (\$35k), lower than budgeted works team training wages (\$21k), unbudgeted fuel tax credit income (\$30k) and lower than budgeted vehicle registrations (\$7k).

8) Digital Innovation

Digital Innovation appears to be tracking higher than anticipated due to higher than budgeted software licence fees. The unfavourable variance has been reduced by some savings within other areas of the Digital Innovation budget but has not been able to be fully offset.

9) Financial Services

The favourable variance to budget for financial services is due to higher than budgeted rates income (\$38k), receipt of unbudgeted TasWater dividend (\$140k), lower than budgeted rates discount and remissions expenditure (\$19k) higher than budgeted rates certificate income (\$25k) and lower than budgeted insurance (\$8k). This is offset by lower than budgeted interest revenue (\$63k) and higher than budgeted wages expenditure (\$95k) due to the recruitment of the corporate accountant position.

10) Organisational Performance

The favourable variance to budget of \$67k for Organisational Performance is due to lower than budgeted wages & resource sharing expenditure. Changes have been made within the team to create a greater focus on financial and risk management. The savings are offset with additional expenditure in financial services. Overall, the Directorate of Organisational Performance is tracking favourably against the annual budget.

Rates Summary

The following table provides the detail of Council's Rates and Charges levied compared with the same time last year. The total rates outstanding as at 30 April is \$156,819 higher than the same time last year, with 38 more properties having an outstanding rates balance when compared to the prior year.

Council has an extended discount period for the current year and as a result debt collection activity (issuing of reminder notices) is also later than last year. Collections will continue to be monitored closely and continues to be an area of focus for improvement for the finance team.

Council has made several policy changes in recent months to assist in this process including the introduction of interest penalties from 1 July, and the introduction of financial hardship provisions providing greater flexibility for payment arrangements. Ratepayers continue to be encouraged to contact Council if they are having difficulty paying.

Council Officers are progressing the decision to sell properties and will advertise properties it intends to sell over the coming week. 96 properties will be included in this round. The total debt relating these properties is approx. \$270k.

Where properties are sold and the owner is unlocatable, Council must keep a register of any money remaining after payments and discharges are made (under section 139 of the Act). The register is required to be registered at least once per year in the local newspaper and after 3 years of the sale, and the money remains unclaimed by the owner, Council can retain the proceeds.

Rates Summary to 30 April 2021

	2020/21		2019/20	
	%	\$	%	\$
<i>Notice Issue Date - 24 July 2020</i>				
OUTSTANDING RATE DEBTORS (As at 1 July 2020)	5.00	602,240	4.27	507,597
ADD CURRENT RATES AND CHARGES LEVIED (including penalties)	95.00	11,454,481	95.73	11,384,172
GROSS RATES AND CHARGES DEMANDED	100.00	12,056,721	100.00	11,891,769
LESS RATES AND CHARGES COLLECTED	88.75	10,700,002	89.73	10,670,584
REMISSIONS AND DISCOUNTS**	8.89	1,071,643	8.26	982,813
	97.64	11,771,645	98.00	11,653,397
ADD PROPERTIES IN CREDIT	(5.01)	604,398	(4.16)	494,284
UNPAID RATES AND CHARGES * (includes Deferred Rates)	7.38	889,475	6.16	732,656
**REMISSIONS AND DISCOUNTS		2020/21		2019/20
Early Payment Discount		442,897		388,328
Pensioner Rebates		627,321		587,028
Council Remissions and Abandonments		1,425		7,457
		<u>1,071,643</u>		<u>982,813</u>
Number of Rateable Properties		7,924		7,858
Number of Unpaid Rateable Properties		684		646
% not fully paid		8.63%		8.22%

Tenders & Contracts

In accordance with Councils Procurement Policy the following table is provided for all contracts awarded YTD over \$100,000.

Contract No And Description	Name and Address of Contract Holder	Contract Dates	Contract Extension Options	Contract Value at Start Date
743 – Construction of the Wynyard Waterfront Multi-Use Community Facility	Stubbs Constructions Pty Ltd 15 River Road, Burnie 7320	28/08/2020 – 26/11/2020	N/A	\$3,950,686.00
747 – Sisters Beach Recreation Park	AJ&M Construction Pty Ltd 3 Upper Stowport Road, Burnie, TAS 7320	5/10/2020 – 18/12/2020	N/A	\$215,551.00
748 - Coastal Engineering and Geotechnical Assessments	Alluvium Consulting Australia Pty Ltd Level 1, 105–115 Dover Street, Cremorne, VIC 3121	17/08/2020 – 18/12/2020	N/A	\$66,962.00
750 – Stairway Replacement (Hepples Road)	AJR Construct Pty Ltd 8 Donvista Drive, Don, TAS 7310	19/11/2020 – 29/01/2021	N/A	\$52,643.00
751 – Cardigan Street Recreation Ground Upgrades	CBB Contracting Pty Ltd 240 Old Surrey Road, Burnie 7320	1/10/2020 – 1/02/2021	N/A	\$182,313.28
752 – Cardboard Recycling – Collection and Processing	Veolia Environmental Services (Aust) Pty Ltd 95 Kennedy Drive, Cambridge 7170	26/10/2020 – 19/09/2024	2 years	In accordance with Schedule of Rates
753 – Green Waste Contract – (Mulch only) and Transport	Greg Fieldwick, Fieldwicks Crushing & Screening Pty Ltd, 6184 Frankford Highway, East Devonport 7310	01/07/2020 - 30/06/2022	1 + 1	In accordance with Schedule of Rate (unit rates)
PO38098 Supply and Delivery of Grader	William Adams PO Box 105 Somerset, TAS 7322	Procured through vendor panel	26/10/2020	N/A
PO38097 Supply of Backhoe	JF Machinery PO Box 62 Mowbray, TAS 7248	Procured through vendor panel	26/10/2020	N/A
754 – Construction of Wynyard Sports Centre Female Friendly Changerooms	Marcol Construction 74 Dodgin Street Wynyard TAS 7325	04/01/2021 – 17/05/2021	N/A	\$392,584.50
755 – Old Bass Highway Footpath and carpark seal	Civilscape Contracting 1419 Ridgley Hwy Highclere TAS 7321	N/A	N/A	\$276,942.00
PO 38953 15 Hepples Road Wall Repair	Bridge Pro Engineering PO Box 3253 ULVERSTONE MDC TAS 7315	7/4/2021- 30/6/2021	N/A	\$301,225.00

Capital Works Summary

The Capital Works Summary provides a snapshot of the percentage of expenditure against the 2020/2021 Capital Works Program. Timing of expenditure is based on the works plan and actual spend, and not reflective of the actual progress of the Capital Work, which is detailed under Capital Program Monthly Progress.

Capital Works Summary as at 30 April 2021

	Actual \$	Budget \$	% Spend of Budget	Forecast \$	Forecast vs Budget	Forecast Variance	Note
Buildings							
Amenities	30,136	47,061	64.04%	47,901	🟡	840	
Community Facilities	1,273,989	4,510,169	28.25%	4,510,169	🟢	-	
Council Operational Buildings	239,882	241,384	99.38%	304,000	🔴	62,616	1
Total Buildings	1,544,006	4,798,614	32.18%	4,862,070	🟡	63,456	
Parks & Open Space							
Childcare	-	60,000	0.00%	60,000	🟢	-	
Other	47,611	130,000	36.62%	130,000	🟢	-	
Other Infrastructure	216,702	246,872	87.78%	246,872	🟢	-	
Playgrounds	546,511	1,271,414	42.98%	1,271,414	🟢	-	
Recreational Reserves	58,852	301,340	19.53%	301,340	🟢	-	
Walkways & Tracks	122,192	2,783,235	4.39%	2,787,584	🟢	4,349	
Wynyard	3,047	6,000	50.78%	6,000	🟢	-	
Total Parks & Open Spaces	994,915	4,798,861	20.73%	4,803,210	🟢	4,349	
Plant & Equipment							
Other Plant & Equipment	61,058	172,783	35.34%	175,190	🟡	2,407	
Plant & Vehicle Replacements	634,439	794,641	79.84%	794,641	🟢	-	
Software & IT Replacements	122,148	251,724	48.52%	260,588	🟡	8,864	
Total Plant & Equipment	817,644	1,219,148	67.07%	1,230,419	🟢	11,271	
Sporting Facilities							
Camping	-	30,000	0.00%	30,000	🟢	-	
Indoor Recreational Facilities	327,923	668,041	49.09%	676,330	🟡	8,289	
Outdoor Sporting Facilities	277,527	296,321	93.66%	335,202	🔴	38,881	2
Total Sporting Facilities	605,449	994,362	60.89%	1,041,532	🟡	47,170	
Stormwater							
Flood Mitigation Works	17,542	2,400,000	0.73%	2,400,000	🟢	-	
Other Stormwater Works	48,305	82,397	58.63%	83,402	🟡	1,005	
Total Stormwater	65,848	2,482,397	2.65%	2,483,402	🟢	1,005	
Transport							
Bridge Renewals	395,675	654,313	60.47%	654,313	🟢	-	
Footpaths & Kerbs	130,284	195,870	66.52%	209,348	🔴	13,478	
Other Transport	601,122	659,594	91.14%	731,750	🔴	72,156	3
Resheeting	733,702	935,150	78.46%	973,403	🟡	38,253	4
Rural Reseals	577,218	616,057	93.70%	577,218	🟢	(38,840)	5
Strategic Projects	-	46,337	0.00%	46,337	🟢	-	
Urban Reseals	75,642	126,462	59.81%	142,461	🔴	15,998	
Total Transport	2,513,644	3,233,784	77.73%	3,334,829	🟡	101,045	
Total Capital Works Program 2020/21	6,541,505	17,527,166	37.32%	17,755,463	🟡	228,297	

Notes

- 1) This variance is due to an unreconciled purchase order in Council's financial system which has inflated the YTD actual expenditure. The purchase order and project forecast will be updated to reflect the correct project cost in April's finance report.
- 2) This variance relates to the carry forward amount for the fence replacement at the Wynyard Recreation Ground (\$17k) as advised to Council being larger than forecast at its meeting on the 17th August, the overall project however remains \$80k under budget across the two financial years. There was also an increased cost for irrigation works at Cardigan Street (\$20k).
- 3) This variance relates to increased costs at three projects as advised to Council at its meeting on the 17th August:
 - Goldie Street Crossing (\$34k) variance funded by VRUP grant fund
 - Somerset CBD Masterplan Works (\$10k)
 - Wynyard CBD Plaza (\$28k)
- 4) This variance is due to increased resheeting costs at Myalla Road & Lyons Road
- 5) The favourable variance to budget for rural reseals is due to two main factors. When budgeting, reseals are based on a standard road width of 6m with a nominal allowance for pavement repair. This can mean that there are budget variances if actual road widths are either more or less than the standard 6m width. Across the rural reseal program the road widths and amount of pavement repair required has been less than budgeted.

9.7 SENIOR MANAGEMENT REPORT

To: Council
 Reporting Officer: Executive Officer
 Responsible Manager: General Manager
 Report Date: 27 April 2021
 File Reference: 1202
 Enclosures: 1. Department of Justice response re building in Landslip B areas.

RECOMMENDATION

That Council

- 1) note the monthly Senior Management Report;
- 2) note the response from the Department of Justice regarding building in Landslip B areas;
- 3) note dates for next round of Community Conversations; and
- 4) note the appointment of Cr Hyland as the Cradle Coast Authority Representative Committee delegate during Mayor Walsh's absence.

SUMMARY/PURPOSE

To provide information on issues of significance or interest, together with statistical information and summaries of specific areas of operations.

GENERAL MANAGERS OFFICE

ACTIVITIES SINCE LAST COUNCIL MEETING

Listed below is a summary of activities undertaken by the General Manager during the period 9 April 2021 to 7 May 2021.

Corporate

- Participated in the ongoing development of Council's budget and annual plan
- In conjunction with Circular Head Council, met with Federal MP Gavin Pearce and Michael Patterson, Regional General Manager, Telstra regarding digital coverage throughout the region
- Attended the community conversation event held at Waratah
- Participated in a joint executive team meeting with Circular Head Council
- Met with Michael Sertori, Chief Executive Officer, Dogs Homes of Tasmania about funding and support for the Burnie Dogs Home in 21/22
- Met with Business Operating Systems Tasmania about their future consulting offerings in the region

Community

- Met with a developer exploring affordable housing offerings throughout the community
- Attended the Business North West breakfast session with guest speakers CLTP/Hermal Group
- Met with the Somerset Amateur basketball Association seeking support for infrastructure projects at the Somerset Recreation Centre
- Met with a community member regarding planning queries at Boat Harbour Beach
- Met with a community member regarding the Oldina Reserve and the Oldina Forestry Coupe
- Met with community members from Waratah regarding the Waratah Dam decommissioning appeal process
- Met with BighART regarding their activities, current projects and State Government budget submission
- Met with the Chief Executive Officer of the Burnie Airport Corporation, Michael Wells, regarding the introduction of QantasLink operations to the Burnie/Wynyard airport

Industry

- Attended a Cradle Coast Authority Board meeting
- Attended an Audit and Risk Committee meeting of the Cradle Coast Authority
- Met with Regional Development Australia – Tasmania to provide an update on Council activities
- Attended the LGAT General Manager’s Workshop. Sessions included an update on Project Marinus; Community Resilience and Planning; Road Safety Initiatives; and Internal Audit; Risk Management and Governance

Other

- Attended regular catch up with Ruth Forrest MLC

Response to Query Regarding Building in Landslip B Area

The motion below was carried at the February 2021 Council meeting:

That Council write to the respective minister(s) communicating it’s concern about the proposed restrictive changes to be brought upon properties in designated landslip B areas in the Waratah Wynyard municipality upon the adoption of the New Tasmanian planning scheme and that council request that affirmative changes be made so that the previously conferred legislated residential rights be continued and not removed on the Scheme introduction.

As per the motion, the General Manager sought advice from Minister Archer’s office. A response was received from the department on 26 April 2021 and is attached for reference. In summary, the department have advised that no additional restrictions will apply to areas designated as Landslip B when the Tasmanian Planning Scheme comes into effect for

Waratah-Wynyard Council. Therefore, no amendments to the legislation are considered to be required.

Cradle Coast Authority Representative

Due to the Mayors personal leave a position has become available for a Council Representative on the Cradle Coast Authority Representatives Committee.

The rules of the Cradle Coast Authority state “The general manager, in consultation with the Mayor, of a participating council may appoint a substitute representative to act in place of a representative of that participating council whenever that representative is unable to act as a representative.”

Cr Hyland has been nominated by the General Manager as the delegate during this period.

LG Professionals Management Challenge

Council recently entered a team of six staff into the Tasmanian round of the LGPro Australasian Management Challenge held at UTAS Stadium on 5 May. The Challenge is a development program that provides real-life problem-solving experiences and a hands-on approach to leadership development.

The Challenge Day itself is designed to be a simulation of a typical day in the life of a senior local government executive team and provides an opportunity for team members to develop their skills and become more effective in the way the work together.

Four teams were entered into the challenge this year – Launceston, Kingborough, Derwent Valley and Waratah-Wynyard. Results of the Challenge will be announced 4 June 2021 with winners attending the national Challenge in August.

Funding

1. Council has secured funding of \$230,000 under the Safer Rural Roads Program 2020-21 Round 2 for the following projects:
 - Preolenna Road, Moorleah – installation of guardrail with G.R.E.A.T. terminals and CAMS
 - Preolenna Road, Preolenna – resurface pavement, installation of guardrail with G.R.E.A.T. terminals, installation of advance warning and advisory speed signage
 - Port Road, Boat Harbour - installation of guardrail with G.R.E.A.T. terminals, installation of CAMS and additional guideposts
2. Council has received \$53,284 funding under the Recreational Fishing and Camping Facilities Program totalling for the following projects:
 - Yolla Rec Ground RV Dump point - \$7,284
 - New public camping site - \$30,000
 - Solar lights for four boat ramps - \$16,000

3. Council has secured \$1m under the National Flood Mitigation Infrastructure Program for flood mitigation works at Port Creek.

Election commitments

Council received the following funding commitments during the recent State Government election campaigns:

Labour Party: \$550,000 for ANZAC Park

Liberal Party: \$550,000 for ANZAC Park

Liberal Party: \$124,500 for repairs to the southern breakwater rock wall, design and construction of a floating pontoon and design and construction of a boat ramp overlay with an anti-slip surface.

ADMINISTRATION – USE OF CORPORATE SEAL

20/4/21	Grant Deed – 2020-21 Recreational Fishing and Camping Facilities Program	\$53,284 – RV Dump point, public camping site, solar lights for four boat ramps.
21/4/21	Final Plan & Schedule of Easements	SD2090 – 151-155 Irby Boulevard sisters Beach (1 into 3)
28/4/21	Final Plan & Schedule of Easements	D/A 147/2016 and SD2017-A 22 Ransley’s Road Table Cape. Boundary Adjustment

POLICIES TO BE RESCINDED

Nil

POLICY UPDATE

N/A

COMMUNITY CONVERSATIONS

The next Community Forum will be in Wynyard on 12 May at 10.30am.

Location	Date	# Attendees
Boat Harbour Beach	3 February	20
Sisters Beach	17 February	4
Yolla	17 March	1
Waratah	14 April	12
Wynyard	12 May	
Somerset	16 June	
TOTAL		

The next round of Community Conversations will start in July. The time of forums will move from mornings to evenings and run for 1.5 hours.

Location	Date (Monday)	Start Time
Boat Harbour Beach	26 July 2021	5.30pm
Sisters Beach	27 September 2021	5.30pm
Yolla	22 November 2021	5.00pm
Waratah	24 January 2022	5.30pm
Wynyard	28 March 2022	5.00pm
Somerset	23 May 2022	5.00pm
TOTAL		

WORKING GROUPS

Following a resolution at the July 2019 Council Meeting the following working groups have been/are being established:

	Elected Member Representatives	Responsible Officer(s)	Status
Sisters Beach	Cr Edwards Cr Fairbrother Mayor (ex-officio)	Director Community & Engagement Community Development Officer	The Working group is no longer meeting given the decision of Council not to proceed with the Community Centre concept
Wynyard Show Grounds	Cr Bramich Cr Edwards Mayor (ex-officio)	General Manager Recreation Liaison Officer Executive Officer (GM office)	Discussions have begun with sporting groups and High School about future use of grounds and development of Wynyard Sporting Precinct. Showground working group on hold for now.
WWC Environmental Plan	Cr Fairbrother Cr Courtney Cr House Mayor (ex-officio)	Project Manager – Infrastructure & Development Services	A draft Environmental Sustainability Policy has been developed and is currently having final review prior to being tabled with Council.
Somerset Sporting Precinct	Cr Duniam Cr Hyland Mayor (ex-officio)	General Manager Manager Community Activation Recreation Liaison Officer	Options are currently being investigated relating to the sporting precinct. Spatial analysis has commenced to determine footprint/size requirements in order to meet sporting standards. Group yet to be convened.
ANZAC Park		Director Community & Engagement	Work is continuing with the Fairy Godmothers and other stakeholders as required. Designs released to community and tender documents almost complete
Boat Harbour Masterplan	Cr Courtney Cr Fairbrother Cr Bradley Mayor (ex-officio)	General Manager Executive Officer (GM office)	Waiting on Infrastructure Design prior to holding next meeting of working group

REPORTS OF OFFICERS AND COMMITTEES

PLANNING PERMITS APPROVED UNDER DELEGATION – APRIL

DA No.	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	(D)Discretionary (P)Permitted
DA 193/2020 & SD 2107	A B Harriss	68A Irby Boulevard & Irby Boulevard (CT 169593/2) SISTERS BEACH	Subdivision (Boundary Reconfiguration (2 into 2 Lots) & 2 x Outbuildings (Carport & Shed)	07.04.2021	31	D
DA 20/2021	Abel Drafting Services	48B Hales Street WYNYARD	Dwelling and Outbuilding	08.04.2021	38	D
DA 36/2021	Ritson Building Design	61 Old Mount Hicks Road Mount Hicks	Dwelling Extension	21.04.2021	42	D
DA 43/2021	Abel Drafting Services P/L	19 Irby Boulevard Sisters Beach	Outbuilding	21.04.2021	42	D
DA 181/2020	Lachlan Walsh Design	69 Irby Boulevard Sisters Beach	Dwelling	22.04.2021	42	D
DA 31/2021 & SD 2119	RCC Design Pty Ltd	54-54A Jackson Street Wynyard	Subdivision (2 into 2 lots) & Multiple Dwellings (2 Additional Dwellings)	22.04.2021	42	D
DA 46/2021	Emily Wardlaw – Acquirecomm obo Telstra	20 Walker Street Waratah	Upgrade Existing Telecommunications Facility	23.04.2021	39	D
DA 35/2021	Olivia Marney – Wilson Homes	29 Serrata Crescent Sisters Beach	Dwelling	23.04.2021	39	D
DA 44/2021	T Hatton	7 Hoares Lane Elliot	Replacement Outbuilding (Shed)	27.04.2021	42	D
DA 47/2021	Abel Drafting Services P/L	Bass Highway Doctors Rocks	Outbuilding	27.04.2021	41	D
SD 2118	PLA Designs Pty Ltd	8 Main Street Waratah	Subdivision (1 into 2 lots)	29.04.2021	42	D
SD 2112	P Patel (PDA Surveyors)	96 Irby Boulevard & 2 Postmans Court Sisters Beach	Boundary Reconfiguration (Correcting Boundaries Rear and Side)	30.04.2021	42	D
DA 23/2021	PLA Designs Pty LTd	293 Port Road Boat Harbour Beach	Dwelling	30.04.2021	42	D

*extension of time received

REPORTS OF OFFICERS AND COMMITTEES

BUILDING PERMITS APPROVED – APRIL

NPR= No Permit Required under Waratah-Wynyard Interim Planning Scheme 2013 **EXEMPT=**application meets exemptions under LUPA and/or Waratah-Wynyard Interim Planning Scheme **2013**

Permit Number	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	Related Planning Approval
BLD-2020-50-02	S Whitcombe (Corebuild)	19 Simpson Street Somerset	Staged New Units (1 & 2)	29.04.2021	0	DA 73/2019-A/ SD2075-A
BLD-2020-50-03	S Whitcombe (Corebuild)	19 Simpson Street Somerset	Staged New Units (3 & 4)	29.04.2021	0	DA 73/2019-A/ SD2075-A
BLD-2021-43-01	A Page (Page by Page Productions)	72 Tollymore Road Table Cape	Studio Re-erection, Addition & Alteration	1.04.2021	0	DA 225/2020
BLD-2021-40-01	T & M Ellis	687 Murchison Highway Elliott	Dwelling Alterations & Additions, Ancillary Dwelling & New Shed	12.04.2021	4	DA 204/2020
BLD-2021-63-01	Ritson Building Design	Hepples Road Boat Harbour Beach	Replacement of Stairs (Beach Access)	19.04.2021	4	EXEMPT
BLD-2021-51-01	M Bassett & V Spaulding	184 Lyons Road Lapoinya	Dwelling Alteration & Addition	21.04.2021	1	DA 166/2020
BLD-2021-36-01	P & L Gardner	2547 Murchison Highway Henrietta	Dwelling Addition & Alteration	26.04.2021	10	DA 189/2020
PSC-2021-1-01	T Grisanti	13 Moore Street Boat Harbour Beach	Dwelling – Existing Deck	29.04.2021	8	DA 5/2021
BLD-2021-55-01	Abel Drafting Services	39 Aldersons Road Wynyard	New Dwelling & Domestic Storage Shed	30.04.2021	0	DA 202/2020

COUNCIL MEETING ACTIONS

ACTION LIST

	ITEM	TOPIC	ACTION/STATUS	OFFICER	STATUS
17/9/18	10.1	Freedom Camping	That Council liaise with the Show Society to lodge a planning application to amend the use of showgrounds to allow self-contained caravans. <i>Council wrote to the Show Society seeking their feedback on whether they wish the site to be used for camping and the reply stated they would like this practice to cease. Signage of this nature has been erected.</i>	EMT	Complete
10/12/18	9.2	NOM Cr Edwards – PWS Audit of Sisters Beach properties Carried	That Council request Parks and Wildlife (PWS) complete their proposed assessment audits of beach front properties at Sister Beach by March/April rather than the proposed 30 June deadline. <i>PWS have finally settled on preferred consultant and agreed to progress works</i>	DIDS	Ongoing
10/12/18	10.1	Wilkinson Street Highway Junction works Amended Motion carried	That Council on receipt of assurances from DSG that council legal expenses associated with any representation and associated legal process will be reimbursed <i>A Hearing was conducted Thursday 4 February 2021 with decision pending.</i>	MPE	Ongoing
22/6/20	8.2	NOM – Cr Fairbrother – Crown Land	Motion Carried - That Council consider that where areas of Crown land separate a road and a property boundary, for the purposes of planning, that the area be incorporated and or considered as a Part of the road reserve. <i>Council staff met with Minister Jaensch's office and they are going to follow up the option of Crown Land Services essentially providing a waiver that they have no interest where "impact" is limited to an existing access running through Crown Land. No further progress.</i>	MDRS	Progressing
20/7/20	8.2	NOM – D Fairbrother – Sisters Beach Access	Motion Carried: That Council undertake an investigation into identifying a preferred secondary access to Sisters Beach <i>Investigations underway – a response will be provided for the June Council Meeting</i>	DIDS	Progressing
19/10/20	7.3.3	CQWON – Cr Fairbrother – Building and Planning Statistics Reporting	Cr Darren Fairbrother asked if it was possible to have additional information added to building and planning reporting contained within the Senior Management Report each month to enable Councillors to be aware of what is happening with current applications that may not have progressed to advertising. For example, applications received, awaiting additional information or currently on advertising. <i>Request for Service has been prepared for review. Current staff capacity given strategic review and higher than usual volume of work has meant delay in starting the process. Will now be early in the next financial year</i>	GM	Progressing
19/10/20	7.3.4	CQWON – Cr Duniam – Electronic Notice Boards	Cr Mary Duniam asked if Council could investigate the installation of electronic noticeboards in the Civic Squares in Wynyard and Somerset. <i>It was agreed to investigate as part of the Signage Strategy currently being developed.</i>	GM	Progressing

16/11/20	7.3.6	CQWON – Cr Courtney – Expenditure Monitoring	Cr Courtney asked if the General Manager could advise how Councillors could be provided with further information and detail of purchases, in light of proposed changes to the purchasing policy. <i>The General Manager advised that officers would review the financial reports at a future Councillor workshop.</i>	GM	Pending workshop
15/2/21	6.1.1	Petition – Sealing of Robin Hill Rd	That Council receive and note the petition regarding the sealing of Robin Hill Road. <i>Request is being considered as part of budget discussions</i>	GM	
15/3/21	7.3.4	CQWON – Cr Bramich – Mt Hicks Roundabout	<i>Officers are continuing to follow-up with relative departments and response is pending.</i>	DIDS	In progress
19/4/21	8.3.1	CQWON – Cr Fairbrother – Waratah Dam.	Cr Darren Fairbrother asked that council seek an injunction regarding demolition of the dam until current proponents' offer is assessed <i>Refer response on this agenda</i>	GM	In progress
19/4/21	9.2	NOM Cr Fairbrother – Protection of Biodiverse Plant Community Goldie Street	Motion Carried That Council take affirmative action to protect the threatened remnant biodiverse Plant community on the triangular block of land off Goldie street between 180 Goldie street and 15-17 Frederick street. <i>Officers have written to the owners of the property and are waiting on a response</i>	DIDS	In Progress
19/4/21	10.8	NOM – Cr Fairbrother – Waratah Dam	Motion Carried That council make representation to owner representatives of TasWater in relation to decommissioning of waratah dam requesting a stay of execution on the demolition of the Waratah Dam until negotiations with potential proponents are completed <i>Response received from TasWater 10/5/21 as per item 8.3.1 (19/4) above</i>	GM	Complete

9.8 MINUTES OF OTHER BODIES/COMMITTEES

Nil received.

10.0 MATTERS PROPOSED FOR CONSIDERATION IN CLOSED MEETING

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015; Regulation 15

A Council may (by absolute majority resolution) close a meeting or part of a meeting when certain matters are being, or are to be discussed. The grounds for the closure are to be recorded in the minutes of the meeting.

RECOMMENDATION

That the Council RESOLVES BY AN ABSOLUTE MAJORITY that the matters listed below be considered in Closed Meeting:

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Confidential Report R15 (2) - Confirmation Of Closed Minutes Of Previous Meeting</i>	15 (2)
<i>Confidential Report R15 (2) – Notices Of Motion</i> Nil Recieved	15(2)
<i>Confidential Report R15 (2) (g) information of a personal nature or information provided to the council on the condition it is kept confidential</i> Local Government Association of Tasmania (LGAT) - 2021 General Management Committee Election	15 (2) (g)
<i>Confidential Report R15 (2) (g) information of a personal nature or information provided to the council on the condition it is kept confidential</i> Minutes of Other Bodies/Committees - Cradle Coast Authority Representatives - 25 March 2021 - Unconfirmed	15 (2) (g)
<i>Confidential Report R15 (2) (h) - Leave of Absence Request – Councillors</i> Nil Recieved	15(2)(h)
<i>Confidential Report R15 (2) - Closed Senior Management Report</i>	15(2)

11.0 CLOSURE OF MEETING TO THE PUBLIC

Legislative Reference:

Local Government (Meeting Procedures) Regulations 2015; Regulation 15

RECOMMENDATION

That the Council RESOLVES BY AN ABSOLUTE MAJORITY that go into Closed Meeting to consider the following matters:

Matter	Local Government (Meeting Procedures) Regulations 2015 Reference
<i>Confidential Report R15 (2) - Confirmation Of Closed Minutes Of Previous Meeting</i>	15 (2)
<i>Confidential Report R15 (2) – Notices Of Motion</i> Nil Recieved	15(2)
<i>Confidential Report R15 (2) (g) information of a personal nature or information provided to the council on the condition it is kept confidential</i> Local Government Association of Tasmania (LGAT) - 2021 General Management Committee Election	15 (2) (g)
<i>Confidential Report R15 (2) (g) information of a personal nature or information provided to the council on the condition it is kept confidential</i> Minutes of Other Bodies/Committees - Cradle Coast Authority Representatives - 25 March 2021 - Unconfirmed	15 (2) (g)
<i>Confidential Report R15 (2) (h) - Leave of Absence Request – Councillors</i> Nil Recieved	15(2)(h)
<i>Confidential Report R15 (2) - Closed Senior Management Report</i>	15(2)

12.0 RESUMPTION OF OPEN MEETING
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At pm the Open Meeting was resumed.

13.0 PUBLIC RELEASE ANNOUNCEMENT

The Chairman announced that pursuant to Regulation 15(9) of the *Local Government (Meeting Procedures) Regulations 2015* and having considered privacy and confidential issues, the Council authorised the release to the public of the following discussions, decisions, reports or documents relating to the closed meeting:

Min. No.	Subject	Decisions/Documents

THERE BEING NO FURTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT pm.