



**ORDINARY MEETING
OF COUNCIL**

**AGENDA
OPEN MEETING**

20 January 2025

15 January 2025

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 20 January 2025 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.



Daniel Summers
ACTING GENERAL MANAGER

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

15 January 2025

Mr Daniel Summers
General Manager
Waratah-Wynyard Council
PO Box 168
WYNYARD TAS 7325

Dear Daniel,

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 20 January 2025 commencing at 6pm at the Council Chambers, 21 Saunders Street, Wynyard Council chambers, 21 Saunders Street Wynyard.

Yours sincerely



Cr Mary Duniam
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 20 JANUARY 2025, 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

1.1 ATTENDANCE

1.2 APOLOGIES

1.3 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Nil received.

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

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 16 December 2024, 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

Councillor and Agenda Item Number

Staff and Agenda Item Number

4.0 COUNCILLORS ANNOUNCEMENTS AND REPORT

4.1 ANNOUNCEMENTS BY MAYOR

The Mayor made the following announcements:

1. I have been reappointed by the Governor of Tasmania, the Hon Barbara Baker as a member of the Tasmanian Library Board for a further 3-year term.
2. At the Cradle Coast AGM on 10th December 2024, I was elected to the position of Chief Representative. It is my intention to encourage collaboration between all 9 Councils of the Cradle Coast Region to advocate for outcomes that strengthen and build the future of the region.

4.2 MAYOR'S COMMUNICATIONS

RECOMMENDATION

That Council note the Mayors Communications:

MAYOR DR MARY DUNIAM	
10/12/24	CCA Representatives Meeting
11/12/24	Photo – Wynyard Lions Club Xmas Parade
11/12/24	Photo- Woolies donation to Xmas Appeal
11/12/24	Photo – BHB Masterplan project – Minister Nick Duigan
12/12/24	General Management Committee Meeting
12/12/24	Premier's Local Government Council (PLGC) Meeting
13/12/24	CCA Executive Committee Meeting
13/12/24	RDA Tas – Special Board Meeting
16/12/24	Somerset Primary Year 6 Assembly
16/12/24	Cr Raw – Tablecape Primary Year 6 Assembly
16/12/27	Media – Christmas Message
16/12/24	Council Meeting
17/12/24	Cr Hyland – BHB primary School presentation
17/12/24	CEO Selection Panel – review of applications
17/12/24	Cr Raw – Wynyard High School Presentation
17/12/24	Cr Johnstone - Yolla School Presentation Assembly
18/12/24	Citizenship Ceremony
18/12/24	Judging Christmas Lights Competition
COUNCIL CLOSED 20 DECEMBER 2024 – 6 JANUARY 2025	
7/1/25	Coast FM Radio Interview

4.3 REPORTS BY DELEGATES

Nil received.

4.4 NOTIFICATION OF COUNCIL WORKSHOPS

RECOMMENDATION

That Council note the following Workshops:

	There have been no Councillor Workshops since the last Council Meeting
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Councillor attendance 7 December 2024 – 10 January 2025 (updated to 10/1/25)

	Ordinary Meetings 2024/25 (6)	Special Meetings / AGM 2024/25 (3)	Workshops 2024/25 (13)	Community Conversations 2024/25 (0)	Weeks Leave Approved
Mayor Mary Duniam	6	2	12	0	0
Deputy Mayor Celisa Edwards	5	3	13	0	0
Cr Gary Bramich	6	3	13	0	0
Cr Andrea Courtney	5	3	12	0	0
Cr Kevin Hyland	6	3	13	0	0
Cr Michael Johnstone	6	3	12	0	0
Cr Leanne Raw	6	3	12	0	0
Cr Dillon Roberts	6	3	13	0	0

5.0 PUBLIC QUESTIONS AND STATEMENTS
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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

5.4 PUBLIC STATEMENTS RECEIVED IN WRITING

5.4.1 M OSBORNE & J MUTTON - BEACH ACCESS DOCTORS ROCKS

SUMMARY/PURPOSE

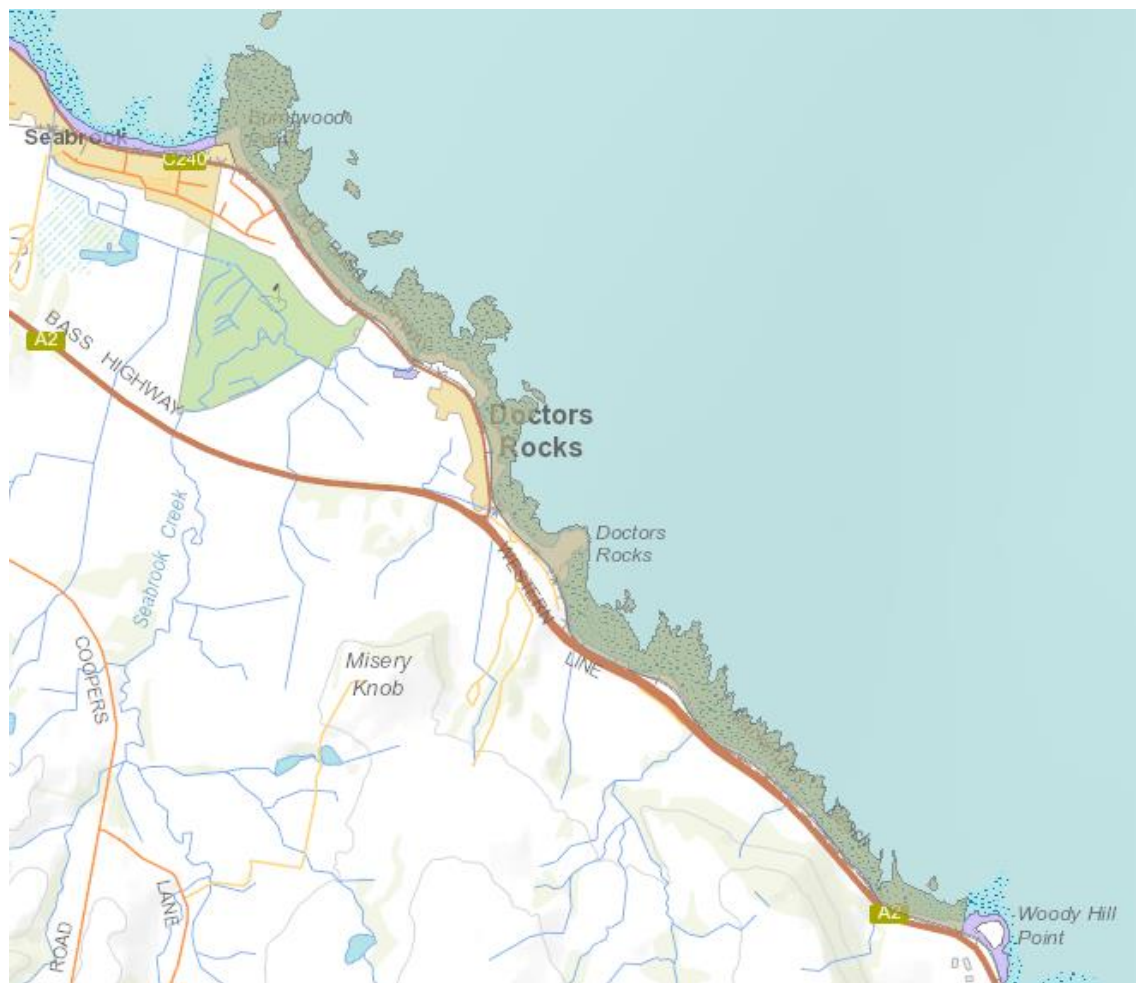
Malcolm Osborne and Joan Mutton provided the following question and written statement with photo attachments:

QUESTION

I request a response from the Council as to why they allowed the Beach access from the beginning of Doctors Rocks Housing which includes the new golf course subdivision as far as the Dive centre to be restricted and difficult to get access to the beach?

OFFICERS RESPONSE

The Doctors Rocks Conservation area, under the *Nature Conservation Act 2002*, extends from Burntwood Point to Woody Hill Point as per the below screenshot: -



This area of coastal reserve is under the authority of the Tasmanian Parks and Wildlife services. The Doctors Rocks Conservation area is a known habitat for Penguins and a Penguin management plan and protective fencing has existed in various iterations for sometime.

The Coastal pathway project abuts the conservation area. Council, in partnership with Burnie City Council, was required to make application for a works approval, associated with any works that may impact the conservation area. Typically these works included the upgraded penguin management fence and access to the forshore area.

A “Reserve Activity Assessment” (RAA) was required to be prepared to support the works approval. In that application, approval to retain all formal gated access locations to the conservation area and to permit formal access at a number of informal access locations was sought.

The RAA was required to be prepared by qualified persons.

Following submission of the RAA, a works approval issued by Parks and Wildlife identified the approved, gated, access locations. Matters that appear to be considered by Parks and Wildlife in assessing access locations include protection and conservation of the penguin colonies and other flora and fauna within the conservation zone, and public safety.

Council was approached by a resident to install an additional access point in mid 2024. At that time, a risk assessment was carried out and concerns with public safety were raised by Parks and Wildlife. While Parks and Wildlife would have approved the gate, the liability for the identified hazards would have transferred Council. At that time, no formal recommendation was made to Council to take on this public safety liability.

If Parks and Wildlife service were to be requested by Council to consider alternate or additional gate access it would be expected that Council would need to demonstrate that there would be no consequential harm to flora, fauna, the surrounding environment and persons accessing the beach. This would likely require a further RAA application process. It would be expected that site specific assessment would be required to assess risk and understand natural values that may be impacted as with the previous RAA.

Council has no funding set aside in the current budget to progress discussions nor for any assessments required to support a new RAA request to Parks and Wildlife Services, however Council could by an absolute majority amend its Annual Plan and Budget for 2024/25 to fund this.

Alternately, consideration of funding could be made in the setting of the 2025/26 Annual plan and budget as preparations for this process have commenced.

It should also be noted that while Council has received some requests from Doctors Rocks residents for alternate gated access locations at Doctors Rocks, it has also received feedback around not opening alternate access points. There has not been a process to elicit community views on the matter as Council is not the decision making authority; this rests with the Parks and Wildlife Services.

Additionally, while the suggested locations for gate access relocation from Malcolm Osbourne and Joan Mutton appear to align with Parks and Wildlife services decision making criteria (protection and conservation of the penguin colonies and other flora and fauna and public safety), this will still need to be supported by expert advice in making a request.

20 9 Old Bass Highway DOCTORS ROCKS

0448986058 Malcolm Osborne

0418814288 Joan Mutton

TO: THE MAYOR & ALL COUNCILLORS

I request a response from the Council as to why they allowed the Beach access FROM THE BEGINNING of Doctors Rocks Housing which includes the new golf course sub division as far as the Dive Centre to be RESTRICTED AND DIFFICULT to get access to the Beach.

The Doctors Rocks section leading into the 2 gates which have been installed DO NOT GIVE an easy access. The replacement gate to the Penguin Colony is so neglected and overgrown, particularly hazardous for older people who enjoy daily walks on the beach. Also those residents and Visitors wanting to go fishing is impracticable as getting through not only disturbs the penguins but once through when the tide is right for fishing accessibility to the beach areas to fish are impossible to get too. As for the other gate approx. fronting 219 the entrance to the beach is not easy to use quite hazardous very uneven – having to walk through overgrown bushes certainly not a suitable site to have chosen.

There are 2 locations where gates would be far better installed.

1. An additional gate approx. 80M West of the Penguin gate is a clear sandy safer entrance to the Beach also less disturbance and damage to Penguin area
2. The other gate be re-installed approx. 40M East where there is also a open sandy approach, much easier and kinder to the beach.

There has been a people friendly gate installed some distance before the housing commences but this takes you to the Beach where there is a sign "SWIMMING DANGEROUS"

THE above and attached photo's show the existing entrances and the much safer unrestricted more appealing areas for the enjoyment of swimming, walking and fishing on the beach would be so much better.

We trust the Council will take this on Board to take the necessary steps to not only make available Walking Tracks but to ensure the restricted Beach access this has created give us back easier accesses for us to continue enjoying what the beach has to offer.

Kind Regards

Malcolm Osborne & Joan Mutton



7-1-25



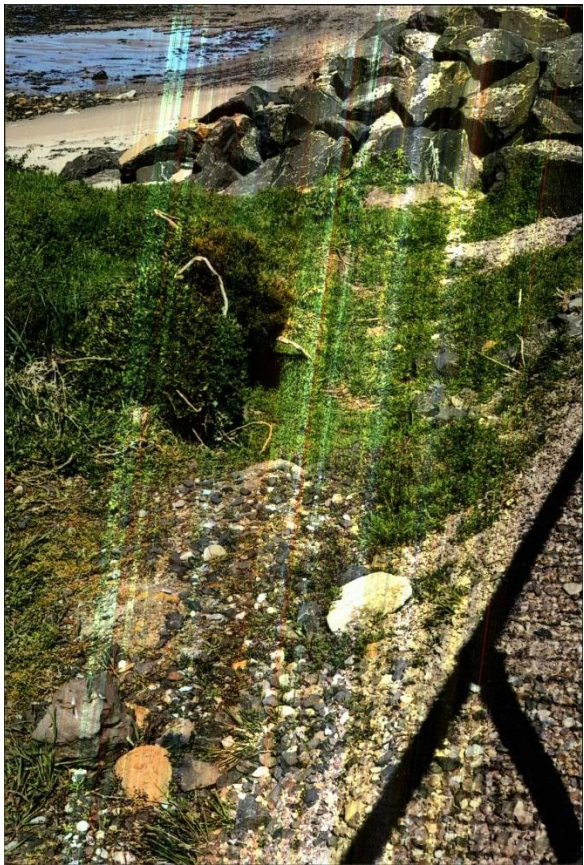
7/1/25

& Other Ratepayers being restricted from Beach Access



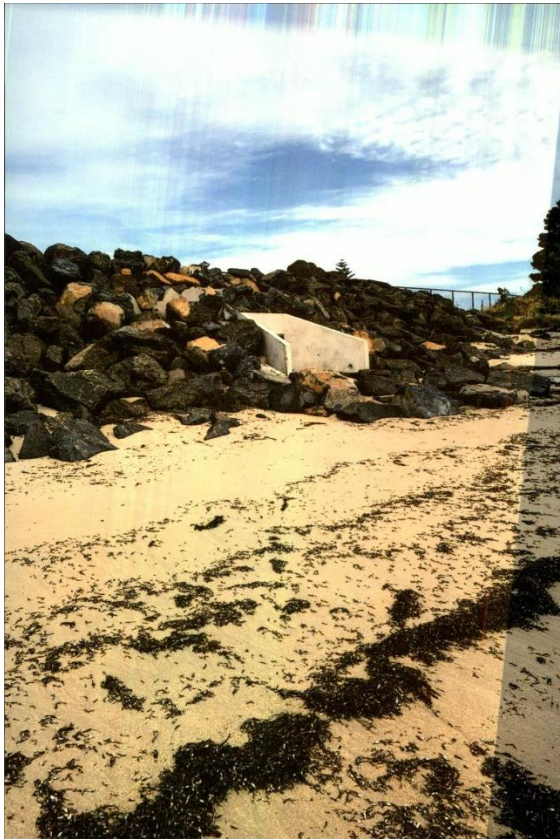
DA#10_NA_S_13_NNN000_J5280
MALCOLM OSBORNEJR4147C82152885C7AD7AB-+

ACCESS TO PENGUIN COLONY



DA#10_NA_S_13_NNN000_J5280
MALCOLM OSBORNEJR4147C8215288FE24F52B-+

PROPOSED ADDITIONAL GATE
EASIER ACCESS APPROX 80M WEST
OF PENGUIN GATE OPPOSITE 209
OLD ACCESS HWY



3

DA##0_NA_S_13_NNN000_J5280
MALCOLM OSBORNEJR4147C8215280CF86C95B+

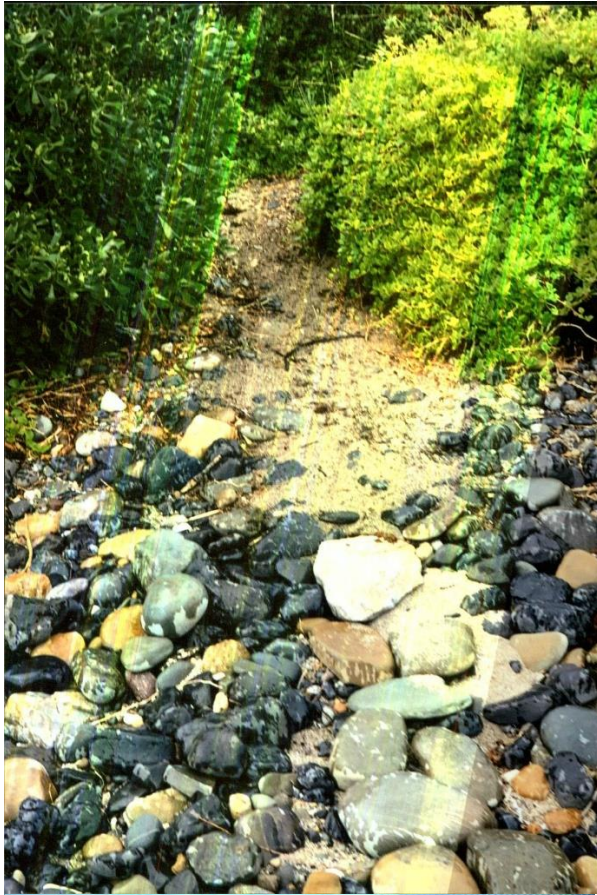
TO RIGHT OF ROCKS VIEW
AND SIDE OF PENGUIN COLONY
AREA SHOWING SAFER ACCESS
FOR ADDITIONAL GATE



1A

DA##0_NA_S_13_NNN000_J5280
MALCOLM OSBORNEJR4147C82152809D9808EC+

EXISTING
NEW GATE ACCESS OPPOSITE
219
OLD BASS HWAY



2A

DATA#0_NA_S_13_NNN000_I5200
MALCOLM OSBORNEJR414700215200FF9E5B41-+

THIS IS THE BEACH AFTER
ACCESSING LANDSCAPE IN
FRONT OF 219 OLD BASS HWAY



3A

DATA#0_NA_S_13_NNN000_I5200
MALCOLM OSBORNEJR414700215200718C11E5-+

SUGGESTED RE-LOCATION FROM EAST
GIVES SAFER BEACH ACCESS

5.5 PUBLIC STATEMENTS WITHOUT NOTICE

6.0 PLANNING AUTHORITY ITEMS





6.1 PUBLIC QUESTIONS WITHOUT NOTICE – RELATING TO PLANNING MATTERS

Nil received.

6.2 PUBLIC STATEMENTS - RELATING TO PLANNING MATTERS

Nil received.

6.3 SUBDIVISION (2 INTO 3 LOTS) LOCATED AT 47 BRIDGE STREET AND LOT 1 BRIDGE STREET, SISTERS BEACH (CT 182888/7) - SD2209

To: Council
Reporting Officer: Town Planner
Responsible Officer: Manager Development and Regulatory Services
Report Date: 19 December 2024
File Reference: 9724365, 9889095
Supporting Documents: 1. Consolidated advertised documents 
2. TasWater response 
3. Representation 
4. 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 *Tasmanian Planning Scheme - Waratah-Wynyard* grant approval for a Subdivision (2 into 3 lots) at 47 Bridge Street and Lot 1 Bridge Street, Sisters Beach (CT 182888/7) 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. Subdivision plan with Project Number: 52668 and Sheet Number: 3 as prepared by PDA Surveyors and dated 24 September 2024.
2. The development is to be in accordance with the submitted Bushfire Hazard Management Plan as prepared by Scott Livingstone of Livingstone Natural Resources Services and dated 4 October 2024.
3. The existing outbuildings on Lot 1 are to be demolished prior to sealing of the Final Plan of Survey.
4. Stormwater from the development is to be fully contained within the boundaries of the property.
5. 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.
6. In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
7. A Final Survey Plan submitted for sealing by the Council is to show all easements required for powerlines, sewerage, water, drainage purposes and legal access.
8. A vehicular access with a gravel surface is to be constructed between for Lots 1 & 2, from of the gravel surfaced pavement private road and the property boundary in accordance with Tasmanian Standard Drawing TSD-R03-v3, Rural Roads Typical Property Access, TSD-R04-v3, Rural Roads Typical Driveway Profile and the conditions in a "Activity in Road Reservation Permit".

-
9. Erosion and sediment control measures that meet the reasonable requirements of the Director Infrastructure & Development Services or their delegate are to be implemented and maintained during the course of development to minimise downstream sediment transfer, particularly with respect to watercourses, stormwater outlets and disturbed ground.
 10. Should the private road be upgraded to a public road in future, vehicular access to Lots 1 & 2 from the surfaced pavement private road to the property boundary will need to be upgraded in accordance with the reasonable requirements of the Director Infrastructure & Development Services or their delegate.
 11. Loading and un-loading of vehicles is to be confined to within the boundaries of the property.
 12. Underground/overhead power is to be provided to each lot in the development in accordance with the requirements of TasNetworks and LGAT - Tasmanian Standard Drawings and Specifications.

PART B CONDITIONS:

1. The person responsible for the activity must comply with the conditions contained in Schedule 2 of Permit Part B which the Regulated Entity (trading as TasWater) has required the planning authority to include in the permit, pursuant to section 56Q of the Water and Sewerage Industry Act 2008, reference TWDA 2024/01236-WWC (attached).

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.
- This permit is based on information and particulars set out in Development Application SD 2209. 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.
- A further fee is required for the signing and sealing of Final and Strata Plans. Please refer to Council’s website for current Planning fees.
- Prior to Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to Council as evidence of compliance with the Part B Conditions of the Planning Permit. The application form for this consent document can be obtained from the TasWater website <http://www.taswater.com.au/Development/Forms>.
- 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

Tasmanian Civil & Administrative Tribunal (TASCAT), G.P.O. Box 2036, Hobart, 7001 (<mailto:resourceplanning@tascat.tas.gov.au>). Updated Notices of Appeal are available on the Tribunal's website at <https://www.tascat.tas.gov.au/>.

PURPOSE

The purpose of this report is for Council to consider the merits of the application SD2209 against the requirements of the *Tasmanian Planning Scheme - Waratah-Wynyard*.

BACKGROUND

The subject site is comprised of two titles, CT 131367/1 (47.61ha) and CT 182888/7 (6.763ha), with the larger parcel of land containing a dwelling and associated outbuildings.

CT 131367/1 is a split zoned lot, containing both Rural Living and Landscape Conservation zoned land. CT 182888/7 is zoned Low Density Residential and is vacant. Both titles are part of a previously approved 21 lot subdivision, SD 2140. The proposal is a redesign of the last stage of the approved subdivision with the balance land resulting from this proposal compatible with SD2140.

The subject site adjoins the established low density residential zones to the north and east, Rocky Cape National Park to the south and a mix of Rural Living and Landscape conservation lots to the west.

Several unnamed creeks and open drains connecting to Sisters Creek and/or the ocean to the north cross through portions of the subject site and adjoining lots.

A locality plan identifying the subject property is provided in Figure 1 below.

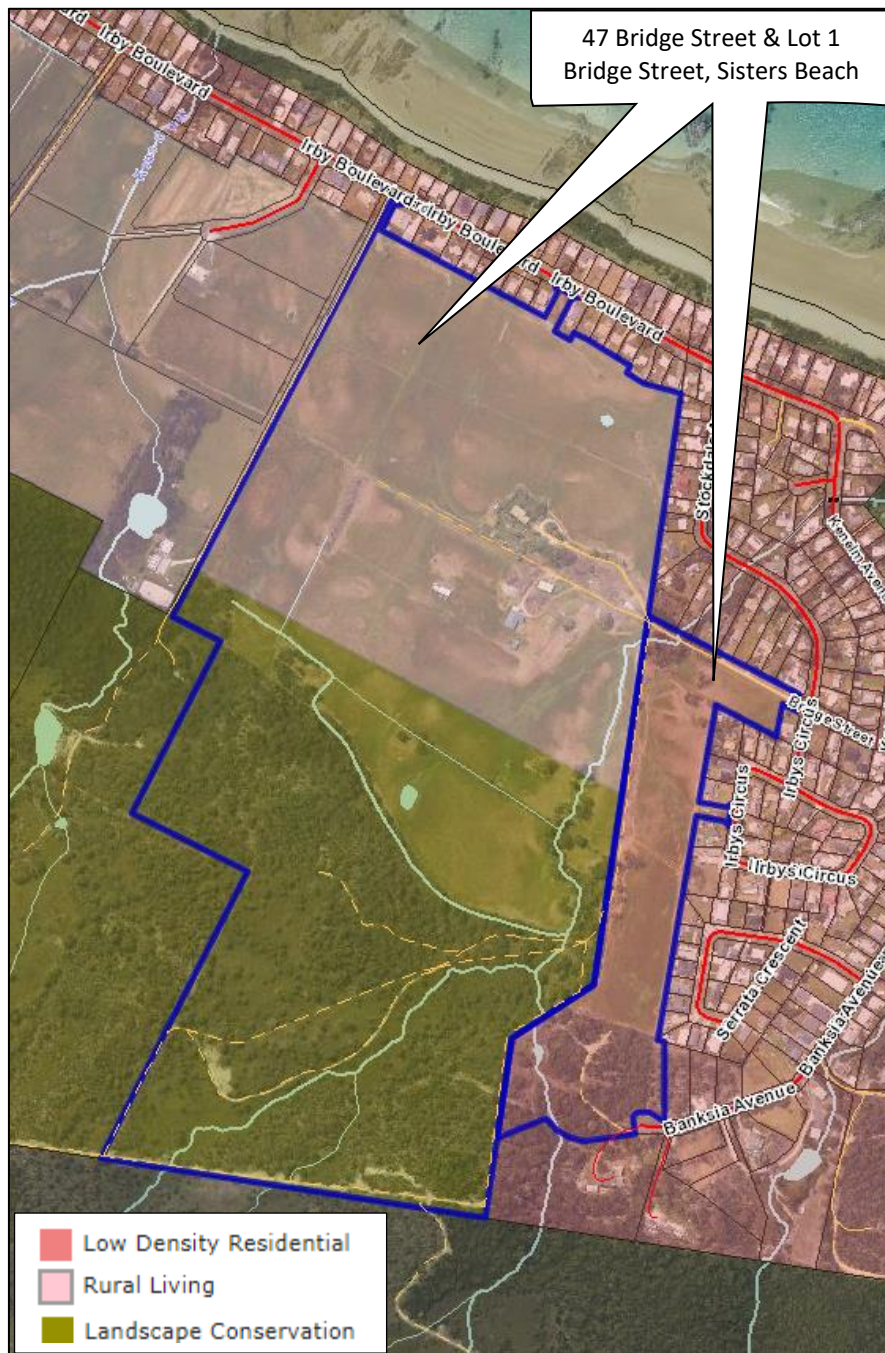


Figure 1: Subject site with zoning

DETAILS

It is proposed to consolidate and reconfigure land contained in CT 131367/1 and CT 182888/7 to create two internal lots of 1.165ha (Lot 1), 1.244ha (Lot 2) and a larger balance lot of 51.96ha (Lot 3). The land contained in proposed Lot 3 is compatible with the approved subdivision permit SD2140 and has frontage onto Irby Boulevard, Bridge Street, Irby Circus and Banksia Avenue totalling approximately 135m.

Proposed Lots 1 and 2 will be accessed from Bridge Street via a 18m wide right of way over Lot 3. This land also serves as the access for the existing dwelling on Lot 3. Both Lots 1 and 2 have 6m wide accesses onto the land containing the right of way. In the event that Lot 3 is developed in accordance with SD2140, the rights of way would be incorporated into the future public road adjoining the northern boundary of Lot 1.

Proposed Lot 1 contains two large sheds currently associated with the dwelling on Lot 3. Sheds which are not associated with a dwelling on the same lot in the Rural Living zone must be categorised as 'storage' use, a prohibited use in the zone. Separation of the sheds from the existing dwelling will therefore change the status of the sheds to a prohibited use. The proposal cannot meet the qualifications under either Clause 7.1 or 7.12 and for this reason any permit issued will be conditioned to require demolition of the outbuildings on Lot 1 prior to any final plan being sealed.

Proposed Lot 2 is already vacant and the existing development on Lot 3 complies with permitted setback requirements.

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

The subject site is zoned Low Density Residential, Rural Living and Landscape Conservation under the Planning Scheme. According to Clause 6.2.6 of the Planning Scheme, development for subdivision does not need to be categorised into a Use Class. The proposal does not comply with all the acceptable solutions. The applicant is applying for discretion under the following Clauses of the Planning Scheme:

- 11.5.1 Lot design (P2)
- 22.5.1 Lot Design (P1, P4)
- C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area (P1.1)
- C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area (P1.1)
- C7.7.2 Subdivision within a priority vegetation area (P1.1, P1.2)

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 following documentation was advertised:

- Development application form x 3 Pages;
- Title documents x 13 Pages;
- Plan of subdivision x 1 Page;
- Supporting report x 23 Pages;
- Bushfire hazard management report x 22 Pages

The period for representations closed on 9 December 2024. One (1) representation was subsequently received from adjoining landowners.

A map demonstrating the relationship between the subject site and representors land is shown in Figure 2.



Figure 2: Relationship between the subject site and representors property

A summary of the issues raised by the representation and planning responses to these issues is provided below. While every effort has been made to include all issues raised, this summary should be read in conjunction with full representation, including photos referenced, which is included as an enclosure to this report.

Issues raised:	Response:
<p>The representation includes extracts from a representation submitted in May 2023 and associated with a previous subdivision, SD2140. Also included are photos depicting alleged damage as a result of works associated with this permit – stated to be linked to increased stormwater runoff.</p>	<p>Council as a planning authority must consider each application submitted for consideration on its own merits.</p> <p>Issues regarding potential compliance or non-compliance with permit conditions included on the permit for SD2140 are not relevant matters for Council as a Planning Authority when assessing the current application.</p> <p>Where references to planning permit SD2140 are made within the planning assessment, it is only to add context to the assessment. The application does not rely on works proposed as part of SD2140 to satisfy any requirements of the Planning Scheme.</p>
<p>Stormwater management</p> <p>The applicant is concerned about increased runoff from 47 Bridge Street & Lot 1 Bridge Street (CT182888/7) through a drain at private properties at numbers 14 and 16 Stockdale Avenue, Sisters Beach.</p> <p>These concerns are expressed within the context of the larger development approved under SD2140, of which the land subject to the current application formed a part.</p>	<p>Clause 6.10.1 of the Planning Scheme sets out the matters which, Council must have regard to when determining applications. This includes the content of any representations received, but only insofar as the content relates to the particular discretions being exercised.</p> <p>The application does not trigger any specific provisions with regard to stormwater management. There are no new discharge points into any waterways proposed by the development and no new culverts are proposed as part of this application.</p> <p>Council’s Engineering Department requires the following condition to be placed on any permit issued:</p> <ul style="list-style-type: none"> • Stormwater from each lot is to be fully contained within the boundaries of that lot. <p>According to the <i>Urban Drainage Act 2013</i>, ‘Stormwater’ is means run-off water that has been concentrated by means of a drain, surface channel, subsoil drain or formed surface. It does not refer to overland flow from natural rainfall events.</p> <p>Each of the proposed lots meets minimum lot size requirements and is of sufficient size</p>

	<p>to manage stormwater within lot boundaries as conditioned.</p> <p>No permission is granted for stormwater to be diverted to other privately owned properties as part of this application and no concentrated runoff is to be directed into the tributary to Sisters Creek as part of this subdivision.</p> <p>A more detailed assessment of stormwater arrangements will be required should the lots be developed and once it is known what scale of residential development is proposed.</p> <p>Works within the waterway and coastal protection area covering the artificial drain/watercourse (which also crosses through the representors property) is limited to upgrades of the existing private driveway and installation of a passing bay to the west of the drain.</p> <p>For a full assessment of the proposal against the relevant requirements of the Natural Values Code please see the planning assessment below.</p>
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INTERNAL REFERRALS

Engineering Services Department

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

1. Stormwater from each lot is to be fully contained within the boundaries of that lot.
2. 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.
3. In the course of undertaking the development/use there is to be no damage caused to any Council owned infrastructure or property.
4. A Final Survey Plan submitted for sealing by the Council is to show all easements required for powerlines, sewerage, water, drainage purposes and legal access.
5. A vehicular access with a gravel surface is to be constructed between for Lots 1 & 2, from of the gravel surfaced pavement private road and the property boundary in accordance with Tasmanian Standard Drawing TSD-R03-v3, Rural Roads Typical Property Access, TSD-R04-v3, Rural Roads Typical Driveway Profile and the conditions in a "Activity in Road Reservation Permit".
6. Should the private road be upgraded to a public road in future, vehicular access to Lots 1 & 2 from the surfaced pavement private road to the property boundary will need to be

upgraded in accordance with the reasonable requirements of the Director Infrastructure & Development Services or their delegate.

7. Erosion and sediment control measures that meet the reasonable requirements of the Director Infrastructure & Development Services or their delegate are to be implemented and maintained during the course of development to minimise downstream sediment transfer, particularly with respect to watercourses, stormwater outlets and disturbed ground.

Environmental Health

The following environmental health conditions were recommended.

- (1) Control measures are to be installed for the duration of the construction phase so as to limit the loss of soils and other debris from the site.

Notes:

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 referred to TasWater on 21 October 2024. A response was received on 19 November 2024 and forms Part B of the recommended permit conditions.

The application did not require any other external referrals.

PLANNING ASSESSMENT

The subject site is zoned Low Density Residential, Rural Living and Landscape Conservation under the *Tasmanian Planning Scheme - Waratah-Wynyard*. According to Clause 6.2.6 of the Planning Scheme, development for subdivision does not need to be categorised into a Use Class.

The proposal does not meet all of the Acceptable Solutions for Development Standards. Therefore, a discretionary application is made under s57 of the *Land Use Planning & Approvals Act 1993* (LUPAA) and assessed under the *Tasmanian Planning Scheme – Waratah-Wynyard* 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 Living Zone is provided below.

11.5.1 Lot design

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.	P2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access;
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	<p>(c) the topography of the site;</p> <p>(d) the functionality and useability of the frontage;</p> <p>(e) the ability to manoeuvre vehicles on the site; and</p> <p>(f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.</p>
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Planning Comments: Complies

Proposed Lot 3 has frontage onto Irby Boulevard, Bridge Street, Irby Circus and Banksia Avenue totalling approximately 135m. Proposed Lots 1 and 2 will be accessed from Bridge Street via a 18m wide right of way over Lot 3. This land also serves as the access for the existing dwelling on Lot 3. Both Lots 1 and 2 have 6m wide accesses onto the land containing the right of way.

Lot 3 is compatible with the subdivision approved under SD2140, in the event the lot is developed in accordance with this permit SD2140, the rights of way would be incorporated into the future public road adjoining the northern boundary of Lot 1, giving both Lot 1 and 2 direct road frontage.

However, as the proposal does not directly rely on SD2140 it is required to be assessed separately from it. The access arrangements for Lots 1 and 2 require assessment against P2 for this Clause.

Lots 1 – 3 rely on the right of way as a principle means of access. Lot 3 contains an existing dwelling and Lots 1 and 2 are intended for future residential use. As multiple dwelling development is prohibited in the Rural Living zone, it can be expected that the intensity of use for the shared right of way will be limited to traffic associated with three dwellings. Council’s Engineering Department has undertaken an assessment of the proposal and determined that the proposed access is sufficient to cater for the intended use. The site is relatively flat and, although the access crosses through a creek, no new culverts are required to be installed.

Of the other Rural Living zoned lots in the area, several are internal lots with long accesses from a public road, including 3, 5 and 6 Postmans Court, 50A Irby Boulevard and 6 Thousand Hills Vista.

It is noted that should Lot 3 be further subdivided, whether in accordance with the approved SD2140 or via another subdivision layout, the access strip onto Bridge Street would need to be upgraded to a public road.

The proposal complies with P2 for this Standard.

22.5.1 Lot design

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must:</p> <p>(a) have an area not less than 50ha and:</p> <p>(i) be able to contain a minimum area of 25m x 25m, where native vegetation cover has been removed, with a gradient not steeper than 1 in 5, clear of:</p> <p>a. all setbacks required by clause 22.4.2 A2, A3 and A4; and</p>	<p>P1</p> <p>Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <p>(a) the relevant Acceptable Solutions for development of buildings on the lots;</p> <p>(b) existing buildings and the location of intended buildings on the lot;</p> <p>(c) the ability to retain vegetation and protect landscape values on each lot;</p>
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<p>b. easements or other title restrictions that limit or restrict development; and</p> <p>(ii) existing buildings are consistent with the setback required by clause 22.4.2 A2, A3 and A4;</p> <p>(b) be required for public use by the Crown, a council or a State authority;</p> <p>(c) be required for the provision of Utilities; or</p> <p>(d) be for the consolidation of a lot with another lot provided each lot is within the same zone.</p>	<p>(d) the topography of the site; and</p> <p>(e) the pattern of development existing on established properties in the area, and must have an area not less than 20ha.</p>
<p>Planning Comments: Complies</p> <p>The subject site is a split zoned property. The proposed subdivision includes two Rural Living zoned lots and incorporates the remaining land into a single lot zoned Low Density Residential, Rural Living and Landscape Conservation.</p> <p>The land zoned Landscape Conservation is already part of a split zoned title (CT 131367/1) with an area of 47.61ha, of which approximately 26.5ha is within the Landscape Conservation zone. This land will remain one a single title as part of proposed 51.96ha Lot 3.</p> <p>No changes are proposed for the existing vegetation and landscape values of this area of the site, which will remain a balance area along with the Low Density Residential and Rural Living zoned land. No clearing of bushland is proposed for bushfire mitigation or other purposes and areas containing threatened <i>Banksia serrata</i> trees will not be affected by the development.</p> <p>Regarding future use, Lot 3 is compatible with the previously approved subdivision SD2140, which similarly proposed to retain vegetated areas. No buildings are proposed on this area of the site, and it will remain used for natural and cultural values management purposes, consistent with its proximity to Rocky Cape National Park and similarly vegetated Landscape Conservation zoned lots to the west of the site at 50B, 70A, 70B and 70C Irby Boulevard.</p> <p>In this manner, the proposal complies with P1 for this Standard.</p>	
<p>A4</p> <p>No Acceptable Solution.</p>	<p>P4</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.</p>
<p>Planning Comments: Complies</p> <p>The section of the site zoned Landscape Conservation has an area of approximately 26.5ha and is currently used for natural and cultural values management purposes. The proposed subdivision does not alter this and there is no current or planned future development on the site which requires on-site wastewater management. However, the land is part of a larger split zoned title containing an existing dwelling on Rural Living zoned land which has connections to TasWater's reticulated sewerage infrastructure. The lot of which the landscape conservation zoned land is a part is of sufficient size (51.96ha) to accommodate an on-site wastewater management system should one be required in future without negatively affecting the surrounding land.</p>	

In this manner, the proposal complies with P4 for this Standard.

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

<p>A1</p> <p>Buildings and works within a waterway and coastal protection area must:</p> <ul style="list-style-type: none"> (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date. 	<p>P1.1</p> <p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and (n) the guidelines in the <i>Tasmanian Coastal Works Manual</i>.
<p>Proposal: Complies</p> <p>The bushfire hazard management plan submitted with the application demonstrates that the shared access for proposed Lots 1 -3 crosses through the mapped waterway and coastal protection area. Although the access is existing upgrades are required to comply with the submitted hazard management plan, including installation of passing bays. No new culverts or works within the</p>	

waterway itself are required and passing bays are to be installed away from the minor tributary crossing through the site.

The proposed works primarily comprise ensuring the access is of all-weather construction and is at least 4m wide. The passing bays will add an additional 2m width and only one is located in the mapped protection area. The property access alterations required for bushfire will not impede water flow and will not involve any landfilling of wetlands, significant cut or fill or removal of native plants.

LISTmap does not identify any threatened flora or fauna within the vicinity of the proposed works.

Regarding the potential for runoff and sedimentation, the following condition will be imposed on any permit issued:

- Erosion and sediment control measures that meet the reasonable requirements of the Director Infrastructure & Development Services or their delegate are to be implemented and maintained during the course of development to minimise downstream sediment transfer, particularly with respect to watercourses, stormwater outlets and disturbed ground.

The following note will also be included on any permit issued:

- 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*.

The proposal complies with P1.1 for this Standard.

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area. 	<p>P1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.
<p>Proposal: Complies</p> <p>The bushfire hazard management plan submitted with the application demonstrates that the shared access for proposed Lots 1 -3 crosses through the mapped waterway and coastal protection area. Although the access is existing, upgrades are required to comply with the submitted hazard management plan, including installation of passing bays.</p> <p>In terms of potential impact on natural values, no new culverts or works within the waterway itself are required. The proposed works primarily comprise ensuring the access is of all-weather</p>	

construction and is at least 4m wide. The passing bays will add an additional 2m width but will be installed away from the minor tributary crossing through the site.

Future building areas including associated bushfire hazard management areas are clear of the waterway protection area on the site. The proposal, including likely future residential development, will not have an unnecessary or unacceptable impact on natural assets.

The proposal complies with P1 for this Standard.

C7.7.2 Subdivision within a priority vegetation area (P1.1, P1.2)

<p>A1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must:</p> <ul style="list-style-type: none">(a) be for the purposes of creating separate lots for existing buildings;(b) be required for public use by the Crown, a council, or a State authority;(c) be required for the provision of Utilities;(d) be for the consolidation of a lot; or(e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.	<p>P1.1</p> <p>Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for:</p> <ul style="list-style-type: none">(a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person;(b) subdivision for the construction of a single dwelling or an associated outbuilding;(c) subdivision in the General Residential Zone or Low Density Residential Zone;(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;(e) subdivision involving clearance of native vegetation where it is demonstrated that on-going preexisting management cannot ensure the survival of the priority vegetation and there is little potential for long term persistence; or(f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. <p>P1.2</p> <p>Works associated with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:</p> <ul style="list-style-type: none">(a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;
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	<ul style="list-style-type: none"> (b) any particular requirements for the works and future development likely to be facilitated by the subdivision; (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
<p>Proposal: Complies</p> <p>The subject site is partially covered by a priority vegetation area. The shared access for proposed Lots 1 -3 crosses through this mapped area. Works are required to upgrade this access to meet bushfire requirements however no clearing of vegetation is required. The hazard management plan submitted with the application indicates that no clearing of vegetation is required in any mapped priority vegetation areas to achieve a suitable BAL rating for Lots 1 – 3. Works associated with the subdivision are confined to areas already cleared of native vegetation.</p> <p>The proposal complies with P1.1 and P1.2 for this Standard.</p>	

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 LUPAA and must enforce the Planning Scheme under s48 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. It is noted that one (1) representation was received during the exhibition period.

Local Government (Building & Miscellaneous Provisions) Act 1993

The application has been considered against the requirements of s85 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. The application is generally consistent with these provisions.

STRATEGIC IMPLICATIONS

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

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 for 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 subdivision complies with either the acceptable solution or satisfies the performance criteria for all applicable standards of the Planning Scheme. The proposal provides suitable access to each proposed lot for the type of traffic likely to be generated by the subdivision. The subdivision will not negatively affect the natural values of the landscape conservation zoned areas of the site. No removal of native vegetation is proposed. Works required within the waterway protection area are minimal and do not involve any changes to the waterway itself. Each of the proposed lots contain a suitable building area capable of achieving either BAL-12.5 or BAL-19 rating and clear of setback requirements from title boundaries and code overlays.

The application is considered to comply with the Low Density Residential, Rural Living and Landscape Conservation provisions and applicable codes for the *Tasmanian Planning Scheme - Waratah-Wynyard* and is generally consistent with section 85 of the *Local Government (Building & Miscellaneous Provisions) Act 1993*. It is therefore recommended that Council approve a planning permit for the proposed subdivision.

6.4 DWELLING AND OUTBUILDINGS (2 X SHEDS, 2 X SHIPPING CONTAINERS) LOCATED AT 1791 PREOLENNA ROAD, PREOLENNA - DA 201/2024

To: Council
Reporting Officer: Town Planner
Responsible Officer: Manager Development and Regulatory Services
Report Date: 6 January 2025
File Reference: 7095268
Supporting Documents:

1. Consolidated advertised documents 
2. Outbuilding elevations 
3. Response from MRT 
4. Representation 
5. 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 *Tasmanian Planning Scheme - Waratah-Wynyard*, refuse an application for a dwelling and outbuildings (2 x sheds, 2 x shipping containers) at 1791 Preolenna Road, Preolenna on the following grounds: -

1. The application does not demonstrate compliance with Clause 20.3.1 P2 of the *Tasmanian Planning Scheme - Waratah-Wynyard*. The residential use will confine or constrain quarrying activities associated with mining leases on adjoining land.
2. The application does not demonstrate compliance with Clause C9.5.2 P1 of the *Tasmanian Planning Scheme - Waratah-Wynyard*. The residential use will interfere with activities associated with mining leases 1M/2018 and 45M/1975 and constrain the ability for operators of these leases to undertake the full range of approved activities.

PURPOSE

The purpose of this report is for Council to consider the merits of the application DA 201/2024 against the requirements of the *Tasmanian Planning Scheme - Waratah-Wynyard*.

BACKGROUND

The subject site is located in the centre of land managed by Sustainable Timber Tasmania. It is accessed from Preolenna Road via a crown access licence and rights of way over neighbouring properties. It has an area of 8.89ha and contains outbuildings which are the subject to a building order under the *Building Act 2016*, one of which is being used for residential purposes. The proposal is for approval of a new dwelling, demolition of one outbuilding and retrospective approval for the remaining outbuildings which are to be retained for non-habitable use.

The subject site and surrounding area are located within the Rural zone. The site is bordered by the Inglis River to the north and east. The land surrounding the site is primarily comprised of *Eucalyptus obliqua* wet forest interspersed with *Acacia dealbata* forest. Portions of this site are also used for extractive industry and timber production.

The proposal was subject to a previous planning application lodged with Council, DA 116/2024 however this was withdrawn pending resolution of access issues.

A locality plan identifying the subject property is provided in Figure 1 below.

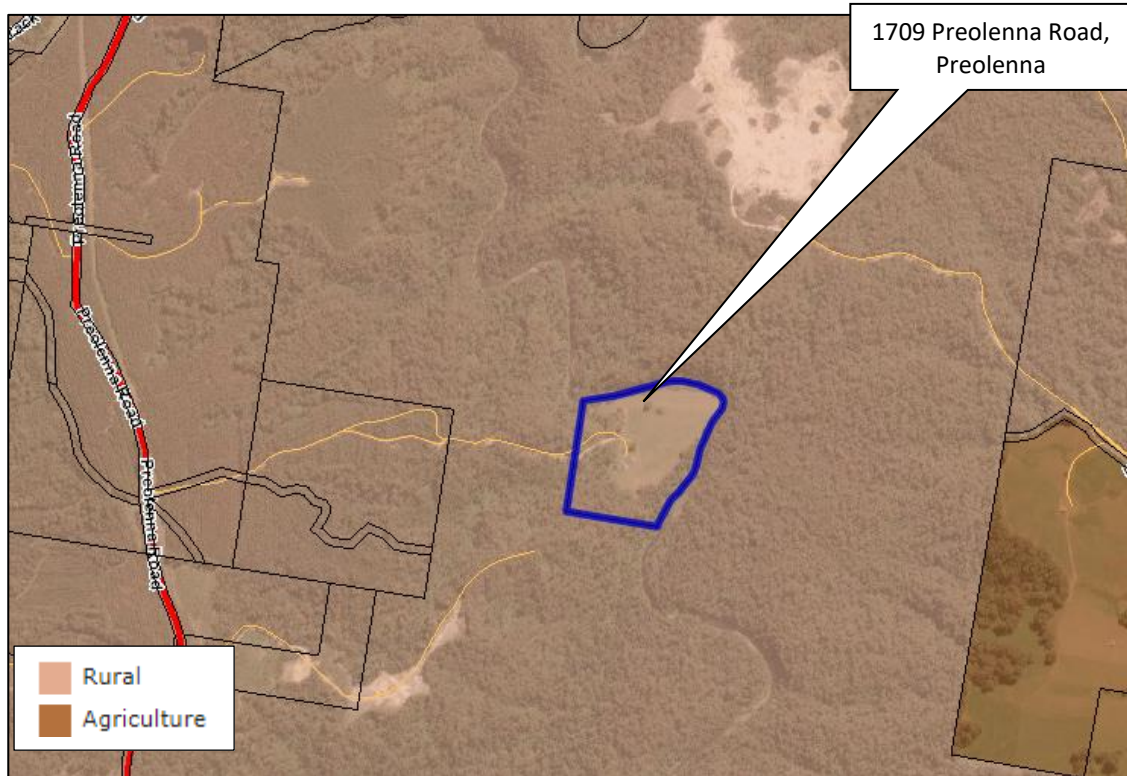


Figure 1: Subject site with zoning

DETAILS

The applicant is seeking approval for a proposed dwelling and retrospective approval for four outbuildings on land at 1791 Preolenna Road, Preolenna.

The proposed dwelling has a floor area of 84m² with a maximum height of 4.587m. Two 28.8m² roofed verandas adjoin the northern and southern elevations of the dwelling. It is clad and roofed in Colorbond and comprises two bedrooms, bathroom/laundry with separate toilet and a combined kitchen/dining/living area. The proposed dwelling is centrally located on the site in an existing cleared area. It is setback between 117m and 155m from all title boundaries.

The proposal also includes retrospective approval of four outbuildings, two sheds and two shipping containers, as well as demolition of an existing shed within 2m of the proposed dwelling site.

The larger shed has dimensions of 8m by 12m and the smaller 14m by 3m. Both sheds are less than 5m in height and are clad and roofed in Colorbond. The two shipping containers are standard 14.8m² containers with maximum heights of 2.6m.

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

The subject site is zoned Rural under the Planning Scheme. The proposal is a Residential use, which is permitted with qualifications in this zone provided the application meets all the relevant acceptable solutions.

The proposal does not meet the necessary qualifications or all relevant acceptable solutions for development standards. The applicant is applying for discretion under the following Clauses of the Planning Scheme:

- 20.3.1 Discretionary use (P2, P3)
- 20.4.3 Access for new dwellings (P1)
- C9.5.2 Sensitive use within an attenuation area (P1)

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 following documentation was advertised:

- Development application form x 3 Pages;
- Crown consent x 3 Pages
- Title documents x 10 Pages;
- Address of planning criteria x 9 Pages;
- Proposal plans x 15 Pages; and
- On-site wastewater disposal assessment and design x 30 Pages.

The period for representations closed on 4 December 2024. One (1) representation was subsequently received from Sustainable Timbers Tasmania (STT), who manage the land surrounding the subject site.

A summary of the issues raised by the representation and planning responses to these issues is provided below. While every effort has been made to include all issues raised, this summary should be read in conjunction with the complete representation, which is included as an enclosure to this report.

Representor: M Roberts on behalf of STT

Issues Raised:	Response:
<p>STT states that they have no opposition to the proposal but note that land bordering the development includes areas of working forests.</p> <p>The proponent should understand that forest operations are likely to be carried out on Permanent Timber Production Zone Land (PTPZL) adjacent to the proposal.</p> <p>STT reserves the right to carry out these works at its discretion. These works will change the visual amenity of the area and at times be subject to background noise.</p>	<p>Noted. The proposed dwelling is setback between 117m and 155m from all title boundaries and is sufficiently separated from areas of plantation forestry to mitigate potential land use conflict. For a full assessment of the potential impact of the proposed residential use on STT activities please see the discussion under Clause 20.3.1 P2 below.</p>

INTERNAL REFERRALS

Engineering

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

- (1) Stormwater from the development is to be fully contained within the boundaries of the property.
- (2) 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.
- (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 un-loading of vehicles is to be confined to within the boundaries of the property.

Environmental Health

The following environmental health comments were recommended.

Note: The 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

Concerns from Mineral Resources Tasmania (MRT) regarding the potential for the development to interfere with or constrain the future operation of adjacent quarries were raised in correspondence with the applicant, a copy of which was provided with the application documents.

The application was formally referred to MRT on 20 November 2024 and a response was received the same day. In their response, MRT made reference to the correspondence with the applicant and associated comments. For a full discussion of the planning implications of MRT's response and comments please see the planning assessment below.

No other external referrals were required.

PLANNING ASSESSMENT

The subject site is zoned Rural under the *Tasmanian Planning Scheme - Waratah-Wynyard*. The proposal is a Residential use, which is permitted with qualifications provided the application meets all the relevant acceptable solutions.

The proposal does not meet the necessary qualifications or all relevant acceptable solutions for development standards and is therefore submitted as a discretionary application under Section 57 of LUPAA and assessed under the *Tasmanian Planning Scheme - Waratah-Wynyard*. 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 zone and relevant Codes is provided below.

20.0 Rural zone

20.3.1 Discretionary use

A2	P2
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<p>No Acceptable Solution.</p>	<p>A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off-site impacts from adjoining uses.
<p>Planning Comments: Does not comply</p> <p>The applicant is seeking approval for a proposed dwelling and retrospective approval for four outbuildings. The proposal requires assessment against Performance Criteria P1 for this Standard as a new residential use.</p> <p>The relevant test is whether the proposed residential use will confine or restrain existing use on adjoining properties. Although the objective (b) of this clause refers to ‘not unreasonably’ confining or restraining adjoining uses the language used in P2 indicates a higher threshold than mere minimisation.</p> <p>Table 3.1 of the Planning Scheme defines adjoining as ‘<i>next to, or having a common boundary with</i>’. This is a narrower definition than adjacent, which encompasses adjoining but may also be extended to something ‘near to’ as opposed being limited to the proximity of ‘next to’.</p> <p>Within the context of the subject site and its surrounds, the only property which can be considered to adjoin the subject site is identified by PID 3389939. This property surrounds the subject site on all sides and is under the authority of Sustainable Timber Tasmania (STT). It contains land currently used and/or set aside for timber production. The area immediately surrounding the subject site does not currently form part of the commercial forestry activities undertaken on adjoining land. The existing plantation area is approximately 600m north-west of the proposed development which is sufficient distance to mitigate any potential for land use conflict.</p> <p>In terms of future timber production on adjoining land, the characteristics of the land immediately surrounding the subject site render it unlikely that forestry activities would be located close enough to the subject site to cause conflict.</p> <p>The topography of the area is already significantly constrained. The land closest to the common boundary to the south and west is steep, with slopes exceeding 30° in most areas and over 40° in the western corner. Land to the north-east of the site is similarly sloped. Areas of a more moderate slope to the north-west and east of the site are subject to an Informal Reserve on Permanent Timber Production Zone Land or STT managed land (‘informal reserve’). This reserve represents land reserved to be managed for biodiversity conservation. It is approximately 120m in width and provides a buffer area over the Inglis River running along the northern and eastern boundaries of the subject site. LISTmap identifies this section of river as containing habitat for the Giant Freshwater Crayfish (<i>Astacopsis gouldi</i>), which is listed as vulnerable under both state and federal legislation.</p> <p>It is considered that the area immediately surrounding the subject site is already of limited use for forestry due to minimum setback requirements from watercourses, the informal reserve, listed threatened species habitat and steep topography.</p> <p>In addition to forestry activities, the adjoining land is used for extractive industry and is subject to several mining leases. The closest to the subject site are 1M/2018 (sand & gravel) and 45M/1975</p>	

<p>(gravel). All other mining leases on the property surrounding the subject site are setback at least 550m from the boundaries of the subject site.</p> <p>Both 1M/2018 and 45M/1975 are Level 2 activities under the <i>Environmental Management and Pollution Control Act 1994</i> (EMPCA). The former operation does not require use of vibratory screening, crushing or blasting whilst the latter has provision to crush and screen material. The proposed dwelling is located approximately 250m from the operational area of the quarry associated with 1M/2018 and 400m from the operational area of the quarry associated with 45M/1975.</p> <p>The application was referred to Mineral Resources Tasmania (MRT) as party of the external referrals process. In their response, MRT made reference to an initial assessment of the application made as a result of a request by the applicant prior to submitting the current planning application. A copy of correspondence between the parties was provided with the application documents and was also attached to MRT's response to Council.</p> <p>Although the location of the proposed residential use has a considerable setback from operations undertaken on mining leases 1M/2018 and 45M/1975 and is sheltered by the undulating topography and established vegetation on the site, the boundaries of the subject site itself are less than 10m from the boundary of mining lease 1M/2018 and 160m from 45M/1975. Even if clearing of areas immediately surrounding the site is unlikely given the reasons outlined above, the proximity of mining leases to the subject site and type of activities approved for those leases suggest that off-site impact from mining activities could affect residential amenity.</p> <p>Comments from MRT indicate that they consider the proposal to have the potential to interfere with or constrain activities associated with the existing mining leases.</p> <p>Having regard to the matters identified in P2(a)-(e) it cannot be demonstrated that the proposal will not confine or restrain existing use on adjoining land. P2 is not satisfied.</p>	
<p>A3</p> <p>No Acceptable Solution.</p>	<p>P3</p> <p>A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.
<p>Planning Comments: Complies</p> <p>The Planning Scheme defines 'agricultural land' as:</p> <p>all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.</p> <p>The subject site has an area of 8.89ha and is surrounded by a large parcel of land managed by Sustainable Timber Tasmania (STT). Portions of this site are used for extractive industry and timber production. Plantation forestry is an agricultural use requiring consideration under P3.</p> <p>The area immediately surrounding the subject site is not currently used for commercial timber production. The closest area of plantation forestry is 470m west of the proposed dwelling. As outlined in the discussion under P2 above, the area immediately surrounding the subject site is</p>	

already of limited use for forestry due to minimum setback requirements from watercourses, the informal reserve, listed threatened species habitat and steep topography. It is unlikely that forestry activities would be located close enough to the subject site to be constrained by the proposed dwelling.

The topography of the subject site itself varies, sloping steeply from the west and south and flattening towards the river. The steeper portions are heavily vegetated, with slopes exceeding 30°, and contain areas of identified landslip risk. The existing buildings requiring approval include the proposed dwelling and associated wastewater system, that are all located in the south-western corner of the site near to the forest edge.

The site flattens out to the north and east where it adjoins the Inglis River. The cleared area comprises approximately 4ha. LISTmap identifies sections of the river near the subject site as containing habitat for the Giant Freshwater Crayfish (*Astacopsis gouldi*), which is listed as vulnerable under both state and federal legislation. Between the steeply sloped area to the west and south and the river to the north and east, there is a very limited area of the site appropriate for plantation forestry.

The size of the site and cleared area render it more appropriate with ‘hobby farm’ style use as opposed to an agricultural enterprise. The limited capacity of the subject site itself to support agricultural use will not be significantly affected by the proposed development. Clustering development in a single area of the site, close to the edge of the forested area minimises the amount of land on the site converted to residential use and maintains the potential for low intensity agricultural use.

As demonstrated above, the proposed residential use is unlikely to constrain forestry use on adjacent land. The subject site is uniquely located, being surrounded by STT land and no other agricultural activities occur in close proximity to the site. It is isolated from other properties used for farming purposes and is not of significant local or regional agricultural importance.

The proposal satisfies P3 for this Standard.

20.4.3 Access for new dwellings

<p>A1</p> <p>New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>	<p>P1</p> <p>New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to:</p> <ul style="list-style-type: none"> (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from a road authority.
<p>Planning Comments: Complies</p>	

The subject site is located in the centre of land managed by Sustainable Timber Tasmania (STT). It accessed from Preolenna Road via a crown access licence and rights of way over neighbouring properties. Other than the subject site, the existing private road into the site services part of a timber plantation. It is a gravel drive with a width of carriageway of approximately 5m.

The application does not require assessment against the Bushfire-Prone Areas Code. In the event a planning permit is issued for the development, consideration of whether the access is suitable for a firefighting truck would need to be assessed at the building permit stage. Regarding other emergency vehicles, the existing road is suitable for the majority of standard vehicles.

Council’s Engineering Department has undertaken an assessment of the application and determined that the existing access from Preolenna Road is suitable for the number and type of vehicles utilising the road. No upgrades are required.

An access licences for the reserved road has been issued by Property Services Tasmania and the Crown has also consented to the making of the application. It is considered that the proposed dwelling has appropriate legal access.

The proposal satisfies P1 for this Standard.

C9.0 Attenuation Code

C9.5.2 Sensitive use within an attenuation area

<p>A1</p> <p>No Acceptable Solution.</p>	<p>P1</p> <p>Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the activity with potential to cause emissions including: <ul style="list-style-type: none"> operational characteristics of the activity; scale and intensity of the activity; and degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; any advice from the Director, Environment Protection Authority; and (e) any advice from the Director of Mines.
<p>Planning Comments: Does not comply</p> <p>The applicant is seeking approval for a proposed dwelling which is a sensitive use. The subject site is surrounded by a large parcel of land managed by Sustainable Timber Tasmania (STT) which contains several mining leases. The closest lease areas are 1M/2018 (sand & gravel) and 45M/1975 (gravel), with others on the same site at least 550m from the shared boundary.</p>	

As attenuation distance is calculated from the boundary of the site on which the activity is located and the surrounding property (PID 3389939) is over 600ha, the proposed dwelling is within the attenuation distance for all mining leases on this site.

However, the closest mining leases to the subject site are 1M/2018 (sand & gravel) and 45M/1975 (gravel). All other mining leases on the property surrounding the subject site are setback at least 550m from the boundaries of the subject site and behind other mining leases.

For this reason the focus of assessment against P1 for this standard is quarrying activities undertaken on mining leases 1M/2018 and 45M/1975.

Both 1M/2018 and 45M/1975 are Level 2 activities under the *Environmental Management and Pollution Control Act 1994* (EMPCA). The former operation does not require use of vibratory screening, crushing or blasting and requires an attenuation distance of 300m whilst the latter has provision to crush and screen material and requires an attenuation distance of 500m.

The proposed dwelling is centrally located on the site in an existing cleared area. It is setback between 117m and 155m from all title boundaries and approximately 250m from the operational area of the quarry associated with 1M/2018 and 250m from the operation area of the quarry associated with 45M/1975.

Design measures have been put in place for the dwelling such as double glazing and thermally insulated walls to reduce noise and the location of the dwelling is sheltered by the undulating topography and established vegetation on the site and adjoining land. It is considered unlikely that that the area immediately surrounding the subject site would be cleared for forestry purposes due to minimum setback requirements from watercourses, the informal reserve, listed threatened species habitat and steep topography.

The application was referred to Mineral Resources Tasmania (MRT) as party of the external referrals process. In their response, MRT made reference to an initial assessment of the application made as a result of a request by the applicant prior to submitting the current planning application. A copy correspondence between the parties was provided with the application documents and was also attached to MRT's response to Council.

Despite the design measures put in place and the unlikelihood of buffering vegetation around the dwelling being removed, MRT has advised that the proposed dwelling has, in their view, the potential to constrain or interfere with activities associated with existing mining leases.

As discussed above under Clause 20.3.1 P2, the proximity of mining leases to the subject site indicates that the off-site impact from approved activities could affect residential amenity.

Having regard to the matters identified in P1(a)-(e) it cannot be demonstrated that the proposal will not interfere with extractive industry on adjoining land.

The proposal cannot satisfy P1 for this Standard.

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 LUPAA and must enforce the Planning Scheme under s48 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. It is noted that one (1) representation was received during the exhibition period.

STRATEGIC IMPLICATIONS

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 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 proposal does not comply with the following clauses; 20.3.1 Discretionary use (P2) and C9.5.2 Sensitive use within an attenuation area (P1).

The proposed dwelling will interfere with quarrying activities associated with mining leases 1M/2018 and 45M/1975 on adjoining land and constrain the ability for operators of these leases to undertake the full range of approved activities.

The application does not comply with the necessary provision of the Rural zone or the Attenuation Code under the *Tasmanian Planning Scheme – Waratah-Wynyard*. It is therefore recommended that Council refuse a planning permit for the proposed development.

7.0 MATTER RAISED BY COUNCILLORS**7.1 RESPONSE(S) TO COUNCILLOR QUESTIONS TAKEN ON NOTICE FROM PREVIOUS MEETING****7.1.1 CR EDWARDS - TRAFFIC CONTROL - ENTERING OLD BASS HIGHWAY FROM NEW SUBDIVISION****QUESTION**

Cr Celisa Edwards noted that measures to ensure safety when traffic exiting the new subdivision needs review and asked if a way to stop people pulling straight out onto highway could be considered as part of the Bass High Way traffic assessment.

The question was noted

OFFICERS RESPONSE

This assessment has been included in the scope of the works to be completed as a result of the Motion carried at the December 2024 Council Meeting regarding Safety Audit of Old Bass Highway. It is expected that this report will be completed by April 2025.

7.2 COUNCILLOR QUESTIONS RECEIVED IN WRITING

Nil received.

7.3 COUNCILLOR QUESTIONS WITHOUT NOTICE**8.0 NOTICE OF MOTION**

Nil received.

9.0 REPORTS OF OFFICERS AND COMMITTEES

9.1 ANNUAL PLAN PROGRESS REPORT - 1 JULY 2024 TO 31 DECEMBER 2024

To: Council
Reporting Officer: Information Management Officer
Responsible Manager: Director Governance and Information Systems
Report Date: 11 December 2024
File Reference: Corporate Management - Planning
Enclosures: 1. Annual Plan Actions 2024/2025 as at end December 2024



RECOMMENDATION

That Council note the 2024/25 Annual Plan Progress Report for the period 1 July 2024 to 31 December 2024.

PURPOSE

This report is provided as an update on the Annual Plan actions to 31 December 2024.

By providing a regular update, Council can see how the organisation is tracking in the delivery of commitments made to the community through the Annual Plan.

BACKGROUND

The Annual Plan and Budget Estimates is developed by Council each year, outlining key activities and initiatives for the year.

The Council adopted the 2024/25 Annual Plan and Budget Estimates on 17 June 2024.

The strategic planning framework guides Council in identifying community needs and aspirations over the long term (Our Mission, Vision & Values), medium term (Strategic Plan) and short term (Annual Plan and Budget Estimates) and holds itself accountable through the Audited Financial Statements and Annual Report.

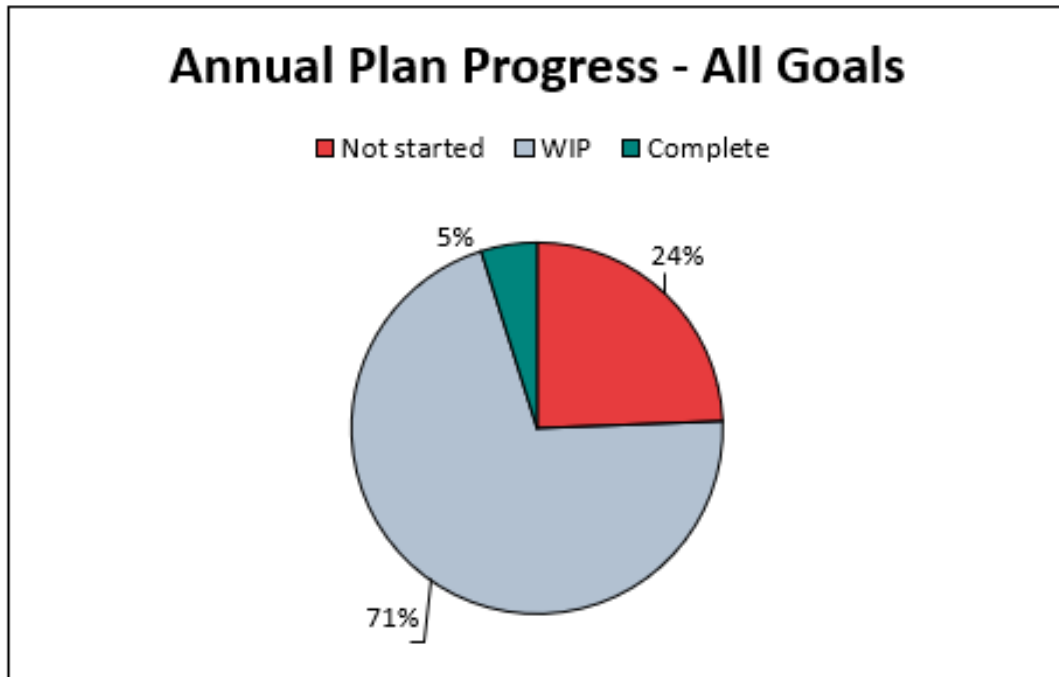
The activities and initiatives included in the Annual Plan and Budget Estimates contribute to achieving the strategic objectives specified in the Strategic Plan.

DETAILS

The attached report provides a progress report of actions against Council's 2024/25 Annual Plan.

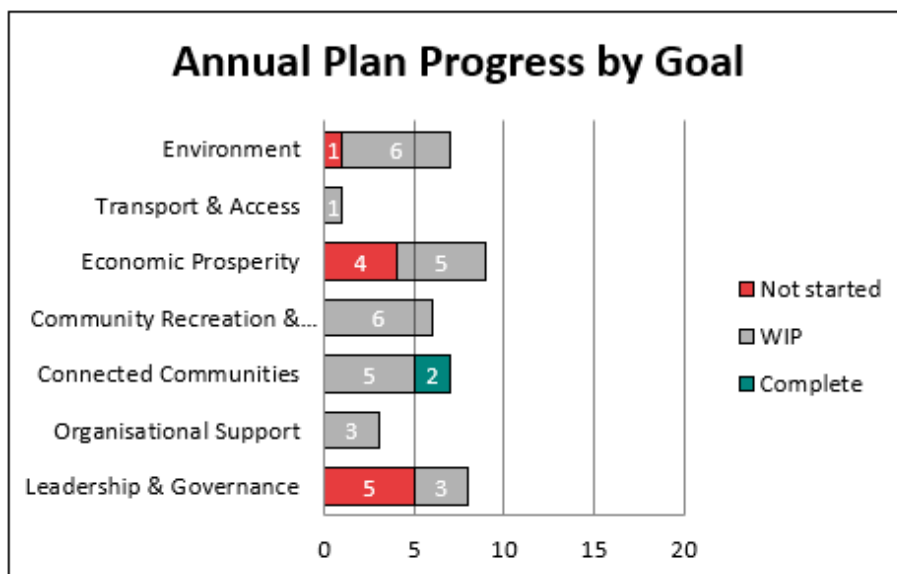
As of 31 December 2024, 2 actions have been completed, 29 actions are in progress (71%) and 10 actions have not started (24%).

There was a total of 41 actions adopted in the Annual Plan and Budget. The below graphs present overall progress of the actions to date.



- 2 actions are completed
- 13 actions at least 90% of monthly target
- 3 actions between 70% – 90% complete
- 12 actions at less than 70% complete
- 10 actions have not started
- 1 ongoing action

The following graph outlines progress against each of Council’s strategic goals:



Outstanding Actions Progress 2023/24:

Status on actions which remain uncompleted from the 2023/24 financial year, is provided below -

Action	Progress
Frederick Street Sports Complex Master Plan	Carry forward. Final draft version complete and circulated to the Frederick Street Reserve Working Group for feedback.
Workforce Development Plan	Carry forward. Early work is underway on a broad organisational document. Many departments are well advanced in plan development.
Stormwater modelling for urban catchments	Carry forward. Consultant services being procured to complete.
Review of Waratah Services	Will carry forward and progress in 2024/25 with completion expected June 2025.
Electric car charging stations	Will carry forward and progress in 2024/25. Council endorsed decision to delay introduction of charging infrastructure and reassess upon completion of Council's parking review.
Penguin viewing experiences	Draft Plan nearing completion. Will carry forward 2024/25 period. SMT and Councillors feedback currently being reviewed.
Big Creek Flood Mitigation Works	Investigation into alternative design options is being undertaken to provide a more effect flood mitigation outcome. Will carry forward to 2024/25.

STATUTORY IMPLICATIONS

Statutory Requirements

The Annual Plan is prepared as part of the Budget Estimate process and is required under the Local Government Act 1993:

71. Annual plan

(1) A council is to prepare an annual plan for the municipal area for each financial year.

(2) An annual plan is to –

- (a) be consistent with the strategic plan; and
- (b) include a statement of the manner in which the council is to meet the goals and objectives of the strategic plan; and
- (c) include a summary of the estimates adopted under section 82; and
- (d) include a summary of the major strategies to be used in relation to the council's public health goals and objectives. The Annual Plan is part of a larger strategic planning framework.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

The plan is consistent with the Waratah-Wynyard Corporate Strategic Plan 2017/27 and the Sustainable Murchison Community Plan 2040.

Council Strategy or Plan	Date Adopted:
Annual Plan and Budget Estimates 2024/25	17 June 2024

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

Council provides quarterly reports as part of the Council meeting process to ensure Councillors and the public can see progress against annual plan actions.

CONCLUSION

That Council note the 2024/25 Annual Plan Action Report for the period 1 July 2024 to 31 December 2024.

9.2 QUARTERLY INFORMATION REPORT FOR THE COMMUNITY AND ENGAGEMENT DEPARTMENT - AS AT 31 DECEMBER 2024

To: Council
Reporting Officer: Administration Officer
Responsible Manager: Director Community Services
Report Date: 20 January 2025
File Reference: 001
Enclosures: Nil

RECOMMENDATION

That Council note the Quarterly Information Report for the Community and Engagement Department as at end of December 2024.

PURPOSE

To provide statistical information and a quarterly update on the activities of the Community and Engagement Department. This report covers the following areas:

- Community Activation
- Tourism
- Communications
- Wonders of Wynyard
- Warawyn Early Learning

BACKGROUND

The quarterly report is to provide an overview of statistical information on the activities of Council for each department.

Following a review of organisational reporting to ensure consistent and improved information sharing to Council, a quarterly information report is provided for each Directorate with a snapshot of activities undertaken.

DETAILS

This report contains statistical and anecdotal information of the activities, projects and programs being delivered within the Community and Engagement Directorate. The strategic context for these actions comes from a range of strategy documents including the Health and Wellbeing, Age Friendly Communities and Youth Plans, the Open Space Sport and Recreation Plan, Communications and Engagement Plan and Tourism Plan.

COMMUNITY ACTIVATION

RECREATION

The Try Skills program has been successfully running in the Waratah-Wynyard community for more than 20 years. It aims to introduce young people to community activities they may have otherwise never accessed. Try Skills was held and coordinated by Council staff during the October 2024 school holidays, and was open to grades five, six and seven students from schools within the municipality. In 2024, Waratah-Wynyard Council had volunteers from 12 groups and had 68 students from the municipality participate, 14 more than last year.

The 2024 Spring Loaded program was delivered across the month of October and included over 100 events. Sporting clubs, community groups, businesses and individuals came together to host and support experiences. 2024 saw the launch of many new offerings, including WynFit Running Festival, Build Your Own Cardboard Superheroes with GreenSTEM, a Teddy Bear's Picnic at Frederick Street and Paint and Sip sessions with local artists. These new events complemented community favourites, such as Kimberley Dallas's Rock Drop, Vincent Industries Giant Garage Sale, and Wynyard Squash Club's Trivia Night.

The long-awaited and highly anticipated formal opening of the Coastal Pathway occurred in October. Council staff were thrilled to offer some logistical support and enjoyed attending the celebrations on the day. The Coastal Pathway is already being well utilised by the community, and staff has noted an increase in facility bookings, such as the All Abilities Playground, now that access has improved with the completed pathway.

Interactive signage was finalised and is scheduled to be installed at the All Abilities Playground in Somerset. The new signage will enable more playground users to be able to communicate nonverbally while at the park.

Bark Park is a go! Bark Park Wynyard opened in November and is conveniently located at the Show Grounds, and features safe, fenced in area for community members to bring their furry pals to have a run and a play. There is a safe entry gate, a rubbish bin and poo bags, along with access to water, shade and seats.



Freddie using Bark Park

PUBLIC ART

Council called for Expressions of Interest from suitably qualified local artists to submit their applications to install their artwork on street cabinets in the area. There was an incredible response, with three artists being chosen to brighten up five street cabinets. Expect to see these artworks pop up in the community after Christmas.

As part of the Tulip Festival and Spring-Loaded Program, Council offered an Upcycling and Local Vegetation Photo Competition. These competitions enable the community to showcase their creativity and provide a valuable opportunity for Council and Community to work together around the common value of sustainability.



Upcycling Competition winners

Council installed a number of “Moments of Flair” along the newly completed Coastal Pathway. The natural beauty of the Pathway is now enhanced by some beautiful, handcrafted pieces that the community is rightfully very proud of. Artists Jessica Webster, Christianne Goss, Philip Nicholas and Ads Fabs have created outstanding works!



Ads Fabs Coastal Pathway art installation at Doctors Rocks



Jessica Webster's Coastal Pathway art installation at Somerset

EVENTS

Tulip Festival

The fine weather contributed to great site conditions for contractors, stallholders and guests at the 2024 Wynyard Tulip Festival. Over 150 stallholders participated on the day which ran alongside a full schedule of entertainment and the addition of the Festivals Australia funded cultural elements. For the first time, Waratah-Wynyard Council opened additional car parking spaces at Frederick Street Reserve and ran a parking shuttle bus to and from the event site. The service was well utilised and ran smoothly. The Eco-Village space drew an enthused audience with workshops and discussions that supported Council's values of sustainability, connection, and learning. A traditional Aboriginal bark hut was recreated on the edge of the Inglis River by Palawa man, Jye Crosswell in consultation with Aboriginal community members, one of several cultural elements that added value to the site. This year a comprehensive power analysis has been conducted to enable future improvements in the area of energy and sustainability.

Australia Day

Australia Day nominations opened in November and event preparation is currently underway. Grant funding has been received to enable the delivery of free community events.

Holidays

Council hosted the annual Christmas Lights competition, with a number of submissions received!

The Community Christmas Collection was hosted at the Wonders of Wynyard, generous community support was received including donations of gifts, toys, books, personal items and food, demonstrating the kindness and compassion within the community.

YOUTH

Community Development Officers participated in the Wynyard High School Polish Program, which is ran with the Beacon Foundation.

Award sponsorships and bursaries have been collated and distributed to schools within the municipality.

The Waratah Wynyard Youth Leaders (WWYL) donated over \$400 worth of groceries to Vinnies Tasmania. These funds were raised at the Gather and Glow Night market.

WWYL were event champions at the Tulip Festival, volunteering to support event delivery.

WWYL are currently focused on planning a new event to show appreciation for the Police within the Waratah-Wynyard Community.

WWYL have supported community spirit and wellbeing by coordinating with Santa's elves to collect letters for Santa and ensure that each letter gets a personal reply.

HEALTH AND WELLBEING

- R U OK? facilitated a Conversation Convoy on the 1st of October held at East Wynyard Foreshore
- SPEAK UP! Stay ChaTY delivered a Workplace & Community presentation on 8th of October as part of Mental Health Week
- NAIDOC Week resources were shared on-line regarding NAIDOC Week, an important opportunity for learning and connecting.

AGE-FRIENDLY COMMUNITIES

International Day of People with Disability was celebrated at Council, with a community morning tea. Guests from the Accessibility Working Group and Multicap shared their thoughts on what this special day means to them.

The Services Australia Mobile Service Centre visited Sisters Beach in December. This outreach enables better access to information for all members of the community.

The Waratah Community Hub is an initiative of the Waratah Community Board and Council. ADRA opens the Community Hub every Wednesday, offering food, clothing, and various household items to local residents in need. At present, ADRA serves approximately 30 families with essential hampers.

The Wynyard Foreshore Market has been flourishing under the leadership of Jess Bowers. Jess works with the Community Development Officers to ensure that the market is safe, welcoming and inviting. Not only does the market offer a way to get fresh local goodies and produce into the hands of community members, it also offers a way to check in, connect and catch up.



Wynyard Foreshore market

Council always looks forward to the opportunity to work alongside the Lions Club of Wynyard to support them in the running of the best Christmas Parade in Tasmania! Helping to take care of logistics, like road closures and advertising, and providing event advice and resources along with some financial assistance all go a long way to make sure that the Wynyard Lions Club Christmas Parade continues on and goes from strength to strength.

RECONCILIATION ACTION PLAN

Council's Reconciliation Action Plan (RAP) was endorsed by Reconciliation Australia and adopted by Council in December. This follows over twelve months of work with Council and community, including working with aboriginal artists who live in Lutruwita to create artwork to support the RAP. The results are a beautiful looking document that will guide the way for Council and community.

COMMUNITY ASSISTANCE

Between July and December 2024, Community Activation has accepted and processed the following requests for community support.

Community Group	Support	In-Kind Value
Warawyn Early Learning	Bean Bags, AV Equipment	\$350
St Brigids School	Santa Suit	\$100
Senior Citizens Club	Noticeboard	\$199
Somerset Primary School	AV Equipment	\$150
Wynyard High School	Gloves & Garbage bags for community tidy-up	\$25

Burnie City Council	AV Equipment	\$150
Live Well Tasmania	Chairs	\$30
Wynyard Folk & Roots Club	Photocopying	\$12
Live Well Tasmania	Photocopying	\$8
Wynyard Library	Tables	\$30
Lions Club of Wynyard	Photocopying	\$11
Wynyard Folk & Roots Club	Photocopying	\$32
Wynyard Senior Citizens	Photocopying	\$100
Wynyard Folk & Roots Club	Photocopying	\$12
Table Cape Primary School	Bean Bags	\$200
TOTAL		\$1409

Use of Facility Requests

Between July and December 2024, Community Activation has accepted and processed 59 Use of Facility requests.

SOCIAL RECOVERY

Council staff attended:

- NEMA and DPAC information Recovery Session
- NW RSRC (North-West Regional Social Recovery Committee) Meeting/s
- Evacuation / Recovery Centres photos to assist Salvation Army
- Primary Care Assess in Evacuation Centres

Following wild weather events, Council shared resources regarding Tas Recovery, Tas networks, community grants and facilities available for community use. The Frederick Street Reserve kitchen and bathrooms were opened for community to access if they did not have power or water in their homes.

Council worked with the Wynyard Fire Brigade to create resources to help inform the community about bushfire season and ways that the community can prepare and be ready.

TOURISM

Cruise Ship Tourism has commenced for the season with 16 Cruise Ships set to dock in Burnie from December to May 2025 with a flow on effect across Waratah-Wynyard Council municipality.

Survey data released from passengers who visited Tasmania from November 2023 and March 2024 on Cruise Ships has helped to inform future development opportunities for tourism operators in the region. Approximately 41 per cent of passengers participated in an onshore organised tour while in port including a visit to the Wonders of Wynyard among other local attractions. Of those who participated in a tour ashore, the most popular tour destinations for passengers who docked in Burnie were:

BURNIE	%
Wildlife Park	29
Northern coast (Stanley)	10
Hop on hop off bus tour	5
Tasting tour	5
Cradle Mountain	4



Wynyard Foreshore Market was featured in the December edition of the Hobart/ Launceston Magazine as one of 160 different operators across the state. Tourism Tasmania partnered with the Magazine to promote the state-wide campaign which encourages Tasmanians to make the most of the longer days this summer in their own backyard.

The local attraction was picked up to be featured in this magazine through the Australian Tourism Data Warehouse (ATDW). Waratah-Wynyard Council tourism assets are currently being maintained and updated at the ATDW to ensure our area receives exposure to travel websites across Australia, Discover Tasmania and the app which receives over 2 million visits a year.

COMMUNICATIONS

There have been upgrades to the Waratah-Wynyard Council website in the past quarter to support accessibility to public information about major projects and Council initiatives. There has also been wider use of online communication networks including *Linked In* to diversify Council's online audience, promoting our brand beyond the community for potential investment, funding opportunities and growth. The statistics prove that this platform is hitting the mark with Council gaining more traction than other social media sites for content such as job advertisements, corporate insights and regional collaboration.

ACCESSIBILITY IMPROVEMENTS

A new accessibility widget, powered by the popular vendor *UserWay*, has been added to the Council's corporate website. This tool enhances user accessibility, ensuring a more inclusive

online experience for all community members. This tool will be rolled out to our satellite websites over the coming months.

CONTENT DELIVERY ENHANCEMENTS

Significant improvements have been made to streamline content delivery. Hundreds of expired articles have been removed, decluttering the website and ensuring only relevant and up-to-date information is accessible to users.

WEBSITE PERFORMANCE OPTIMISATION

Collaborating with our website vendor, we have implemented measures to increase the website's speed, providing a smoother and faster browsing experience.

IMPROVED PERFORMANCE OPTIMISATION

A new approach to displaying PDF documents has been introduced. For example, the *Reconciliation Action Plan – Reflect* is now showcased as a visually engaging, interactive canvas. This innovative presentation style improves the user experience by making important documents more accessible and appealing.

ENHANCED MEDIA RELEASE INTEGRATION

Media releases are now seamlessly integrated into the website with accompanying imagery. Where appropriate, these releases will also be highlighted on the home page, increasing visibility and engagement with key announcements.

These updates reflect our commitment to providing an accessible, user-friendly, and efficient digital platform for the community - aligning our corporate communication methods with the actions identified in our *2023-2026 Inclusion Action Plan* and *Communications Strategy*.

ONLINE ENGAGEMENT

Website:

Top Performing Pages	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24
1	Home Page	Home Page	Tulip Festival	Tulip Festival	Home Page	Home Page	
2	Tulip Festival	Tulip Festival	Home Page	Home Page	Advertised Permits	Xmas Parade	
3	Waste	Advertised Permits	Contact us	TF Program	Tulip Festival	Advertised Permits	
4	Advertised Permits	Contact us	Advertised Permits	Advertised Permits	Contact us	Waste collection	
5	Contact us	Rates	Jobs	Contact us	BHB Master Plan	Contact us	

WARATAH-WYNYARD COUNCIL FACEBOOK

Quarter 2, 24-25 closely matched last year numbers (Q2 23-24). The only major movement was the main WWC Facebook page was down in engagement 25% - this could be due to resources over the October period going to the Wynyard Tulip Facebook page. The audience for Facebook over this period was 68.7% women with the main viewers listed below and interestingly strong numbers from VIC. Growth is steady, a net growth of 207 followers over the quarter. Our current followers are sitting at **8,710**.

This net growth matches last year's stats. (Last year we had a net growth of 212) VIC continues to be in our top 4 audience.

Facebook	8,710
Gen	
Facebook	
Female	68.70%
Male	31.30%
Citi	
Wynyard, TAS	17%
Burnie, TAS	15.50%
Gelong, VIC	9%
Somerset, TAS	4.80%

The Facebook audience continue to value seeing their community beautified with the Depot featured, Tulip Festival and Xmas lights being the top performers. Facebook continues to be a valuable platform to communicate Major Project updates. The BHB master plan and Austin Street temporary closure featuring in the top performing content.

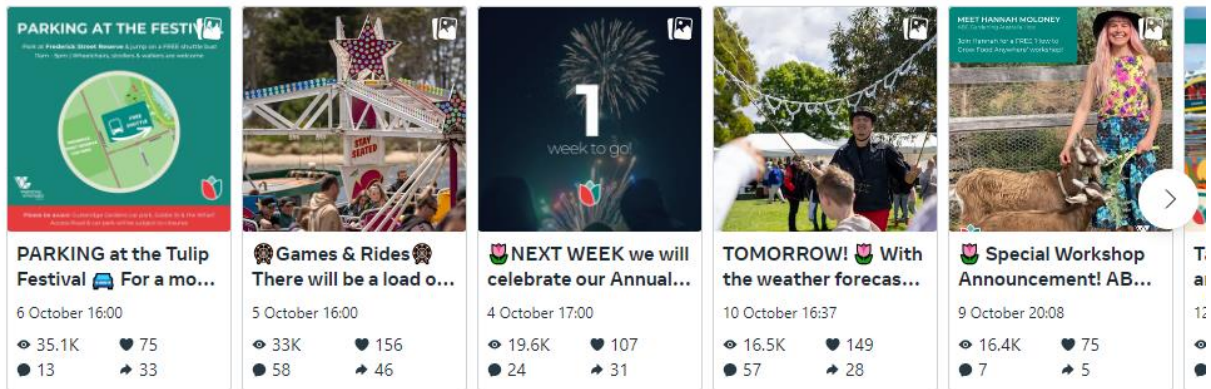
Top content by views

Boost content

See all content

Post Title	Date	Views	Reactions	Comments	Shares
Construction in Boat Harbour has...	4 November 15:00	42.7K	113	31	27
Did you notice the tulips around Wynya...	17 October 21:00	40.2K	620	83	20
Tomorrow is our favourite day! 🌸 🍌 ...	10 October 16:00	30.6K	273	25	8
Austin Street Temporary Closure...	28 October 16:54	29.7K	39	59	20
CHRISTMAS LIGHT WINNERS 2024 ...	20 December 00:00	27K	369	53	21

WYNYARD TULIP FESTIVAL FACEBOOK



Popular Tulip Festival Facebook content pictured.

There were major improvements to reach of the Wynyard Tulip Festival Facebook page compared to last year's Q2 23-24 as tabled (below) reaching nearly 90,000 accounts. The shareable content this year was enjoyed beyond our community supporting the tourism industry and local business across the month of October. Victoria in the top 4 locations where our audience live.

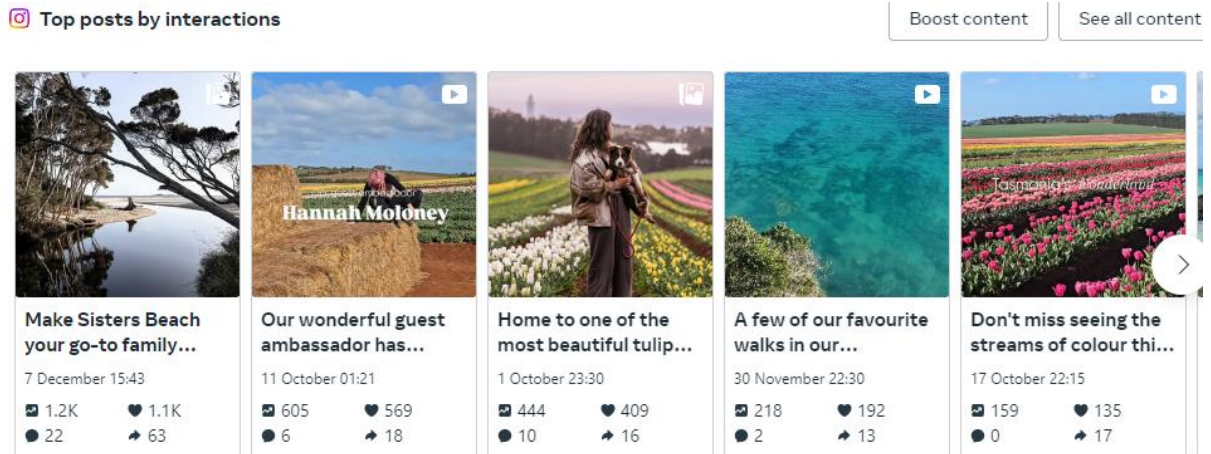
Tulip Festival FB			
	FY Q2 23/24 (Oct - Dec)	FY Q2 24/25 (Oct - Dec)	Growth
Reach FB	39,678	87,667	121%
Profile visits FB	11,900	24,500	106%
FB net Followers	154	386	151%
Event Response	n/a	n/a	n/a
FB Link Clicks	1,406	879	-37%
Content interaction FB	941	2,293	144%

WARATAH-WYNYARD COUNCIL INSTAGRAM

Instagram also had major improvements in reach and profile visits, due to collaborating with other accounts including WxNW, Seekers Café and Hannah Moloney. There was growth of 141 followers over this quarter with Sydney and Melbourne followers in our top 4! A good platform for destination marketing and show casing our visually appealing assets.

Instagram	1,141
Gender	
Instagram	
Female	75.50%
Male	24.50%
Locations	
Wynyard	22.10%
Melbourne	19.90%
Sydney	5.30%
Somerset	4.8%

Part of good branding is positive brand association and alignment. WWC aligns itself with WxNW, brand ambassador Hannah Moloney and talented photographers who help promote our local destination assets. Reels/video was the preferred medium.



3 out of the 5 top posts were collaborations with other accounts (pictured).

WARATAH-WYNYARD COUNCIL LINKEDIN

LinkedIn continues to be a growing platform for Council to share projects, business and news stories with other professionals.

Linked In		
1st Oct - 21st Dec		
(compared to last period, Q1)		
Reactions	447	120.00%
Page Views	374	75.60%
Follower growth	95	206.50%

The account is currently sitting at 609 followers. There was a 89 follower increase. **140%** up from the last period. Linked is being used to promote the strength of Council to other professionals and Government organisations through showcasing projects and improvements in our municipality. It is also proving to be a better platform to promote job opportunities than other social media channels.

Our audience on LinkedIn are predominantly government administration, government relations, construction and IT services and consulting professionals from the areas pictured below.





Greater Hobart Area, Australia · 91 (14.9%)

Burnie, Australia · 68 (11.2%)

Greater Melbourne Area, Australia · 68 (11.2%)

Launceston, Australia · 43 (7.1%)

LinkedIn posts for the quarter pictured below

Image	Date	Objective	Impression	reactions		Clicks	
	29th Oct	BHB Master Plan	3,287	101	3.07	475	14.45086705
	5th Nov	BHB Master Plan	2733	64	2.34	501	18.33150384
	18th Nov	GM Shane and Traineeship program	1399	51	3.65	197	14.08148678
	25th Nov	GM Job application	1177	25	2.12	112	9.515717927
	21st Oct	Coastal Pathway Opening	920	19	2.07	33	3.586956522

Overall, the engagement and feedback on social media for major projects, events and initiatives has been positive in this quarter.

WONDERS OF WYNYARD

Visitor numbers to the WOW were slightly lower than this time last year though the visitor spend was at its highest. The visitor numbers show the strongest days correlate with small group and cruise ship visits.

The Veteran Car Exhibition had a total of 1575 direct visitors through the space this quarter. Work is underway on a new website for the Wonders of Wynyard featuring the veteran cars as a key attraction. This will support a campaign to increase visitation to the attraction.

The income for the quarter shows peak merchandise sales in the months of October and December. December 2024, being the highest all-time income for the centre on record for this calendar month.

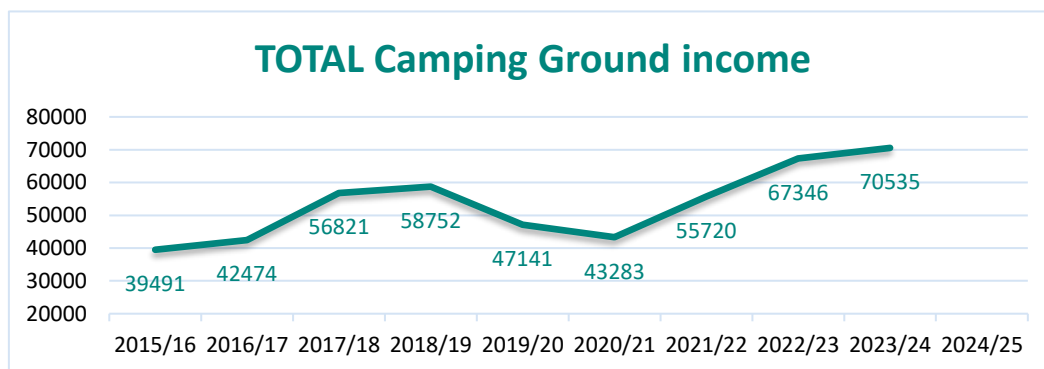
Notably, volunteers spent a valuable 1,412.5 hours supporting the exhibition centre this quarter.

WARATAH

Waratah's Athenaeum Hall has opened its doors on weekends for the summer months, beginning on Saturday 21 December 2024 with opening hours from 10am until 4pm.

Restoration work will commence at the Hall on January 13 and is not expected to impede on the attraction's weekend opening hours. The Hall will be staffed to support Waratah Campground & Van Park bookings and tourist enquiries over the summer months.

A slight dip in booking income has been noted at the Waratah Campground early in the season, though it's expected that numbers will rise over the coming months with continued growth expected in income from the Camping Ground in January through to April. There has been a pattern of income growth for this site in recent years and amenities are scheduled for upgrade in 2025.



WARAWYN EARLY YEARS

WYNYARD AFTER SCHOOL CARE



Young children develop in an environment of relationships, with a child's community providing a vital relationship context for their learning and development. For children, a sense of community brings significant connection to people and places both in the community within the service, as well as the wider community around us. These connective threads of experience occur as part of a quality early learning experience.

The children at Wynyard after school care actively participated in the planned events as part of the service curriculum, celebrating the local Tulip festival. They were encouraged to explore their local area and significant places of interest, using art to create a vibrant window display. This artwork was shared with the broader community, as locals and visitors to the area could enjoy the display. By engaging in this activity, the children not only contributed to the community's celebrations but also developed a deeper connection with the local culture and *events*.

WARAWYN EARLY LEARNING CHRISTMAS PARTY



Warawyn Early Learning celebrated its annual Christmas Party with the children and families of the service. The event provided a wonderful opportunity for children, families, and educators to come together, socialise, and relax. It was a festive occasion that allowed everyone to enjoy each other's company and strengthen their sense of community.



WARAWYN EARLY LEARNING TRAINEES

The childcare sector continues to face challenges in attracting qualified early years educators. To address this, Warawyn Early Learning recruited trainees who have been with the service for 12 months, working towards their Certificate 3 in Children's Services. Senior educators at the service have been providing ongoing mentoring and support throughout their training. Trainee Miah Hutton recently completed her Certificate 3 in Children's Services and will begin her Diploma in Children's Services in the new year. We are confident that the remaining trainees will follow a similar path. This program is a promising step toward securing the future of children's services in the Wynyard community.



	October	November	December
Total Number of children	1003	1377	853
Average per day	52.51	57.31	56.86

Comment: December average calculated over 3 weeks.

Wynyard OSHC

	October	November	December
Total number of children Before School Care	79	213	123
Average per day	7.9	8.52	8.65
Total Number of Children After School / Holiday care	510	625	353
Average per day	25.5	25	23.53

Comment: December average calculated over 3 weeks.

Boat Harbour OSHC

	October	November	December
Total Bookings	131	301	185
Average per day	13.10	13.12	13.27

Comment: First two weeks of October Boat Harbour after school care closed due to school holidays.

Comment: December average calculated over 3 weeks.

STATUTORY IMPLICATIONS

Statutory Requirements

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

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL
Desired Outcomes

3.5 Our Community uses its voice to shape its future alongside a strong Council willing to listen and implement where reasonable and practicable.
Our Priorities
13.1 Facilitate the meeting of community needs through strong advocacy and local and regional collaboration for shared outcomes.

GOAL
Desired Outcomes
3.3 Our natural and built environment aids the community with an active and healthy lifestyle.
Our Priorities
3.1.1 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.
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

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

The Community and Engagement Department delivers a wide range of activities that directly impact the health and well-being of the community. This report provides an overview of a selection of those activities. It is recommended that the report be noted.

9.3 CRADLE COAST WASTE MANAGEMENT GROUP - ANNUAL REPORT 2023/24

To: Council
Reporting Officer: Manager Recreational Planning and Environment
Responsible Manager: Acting General Manager
Report Date: 19 December 2024
File Reference:
Enclosures: 1. CCWMG Annual Report 2023-24 

RECOMMENDATION

That Council note the Cradle Coast Waste Management Group – Annual Report 2023/24.

PURPOSE

The purpose of this report is to advise Council of the activities undertaken by the Cradle Coast Waste Management Group (CCWMG) for the 2023/24 financial year.

BACKGROUND

The Cradle Coast Waste Management Group (CCWMG) was formed in 2007 to improve waste management from a regional perspective, providing efficiencies and economies of scale, and to provide specialty waste reduction services in the North-West of Tasmania. CCWMG currently represents all nine North-West Tasmanian municipal councils, with West Coast and King Island joining the group in December 2023.

The Annual Report highlights the changes, achievements and challenges for the year.

CCWMG is one of three regional groups in Tasmania, with the other two being Circular North based around Launceston and TasWaste South based around Hobart.

DETAILS

This Annual Report covers the actions achieved in the second year of the *CCWMG 2023 – 2028 Strategic Plan*. The objectives of the plan are supported through four key focus areas of regional management and planning, waste diversion, partnerships and community engagement.

The *Strategic Plan* has 43 actions to be completed by 2028. Progress to date shows that of these 43 actions:

- 7 have been completed;
- 24 are in progress (19 of these are ongoing); and
- 12 are yet to be started.

Key actions and projects delivered in 2023/24 were:

- Implementation of a regional kerbside Food Organic and Garden Organic (FOGO) collection and processing contract. The regional service commenced in July 2024 for Central Coast, Devonport, Kentish, Latrobe and Waratah Wynyard Councils, with Burnie and Circular Head Councils expected to commence collections in 2025/2026. The current contract is with the seven original member Councils, with the ability for

the newest members, King Island and West Coast Councils to opt in when viable for their communities.

- Procurement of regional concrete crushing, waste oil and steel recycling contracts to be commenced in 2025FY at participating waste transfer stations (WTS) and resource recovery centres (RRC). There has also been the continued management of regional service agreements and contracts for various hard to recycle waste streams at the WTSs and RRCs.
- Upgraded signage, storage and WH&S infrastructure at WTSs and RRCs.
- Household hazardous waste collection events at 7 WTSs which collected nearly 2.8 tonnes of hazardous chemicals to prevent environmental and safety issues occurring through incorrect disposal.
- Continued operation and management of the *Rethink Waste* website and social media pages as a statewide platform for waste and resource recovery information. See more at: <https://rethinkwaste.com.au/> or <https://www.facebook.com/rethinkwastetasmania> .
- Community education and awareness on the importance of waste diversion and correct waste disposal practices, through the delivery of 13 landfill and composting facility tours and attendance at 10 public events across the region including (please select the one in your Council area if you commenced FOGO this year)
 - Wynyard Show, March 2024
 - Wynyard Foreshore Market, May 2024



Wynyard Show, March 2024



Wynyard Foreshore Market, May 2024

- School education program delivery to 19 schools across the region.
- Development and management of the region-specific website North West Recycling and Resource Recovery (www.nwrr.com.au) to provide information on optimising the use of the 3-bin suite.
- Establishment of an agreement with the Big Bag Recovery stewardship scheme to recycle single-use bulker bags, initially from the aquaculture industry, with plans to extend the service to more industries as the program evolves.

The full Annual Report is attached for your information.

CCWMG Strategic Plan References

The CCWMG strategic vision is to:

Deliver a sustainable community in the Cradle Coast region of Tasmania, by implementing strategies which minimise waste through increases in waste diversion and recovery.

The objectives of the *CCWMG 2023-2028 Strategic Plan* are:

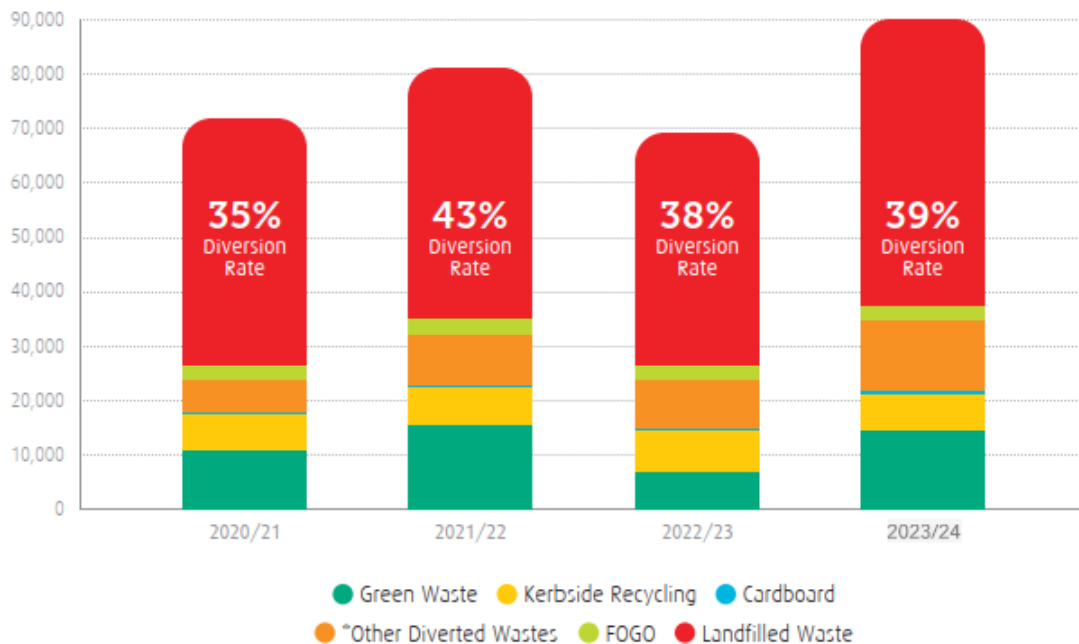
1. *By 2028, establish regionally consistent practices for waste management in all member council areas for consistent waste contracts, services and best practice principles*
2. *By 2028, target 60% MSW resource recovery*
3. *By 2028, target <10% contamination rate in kerbside recycling bins (based on annual kerbside recycling auditing)*
4. *By 2028, phase out priority single-use plastics.*

Chart 1 displays the total tonnes of Municipal Solid Waste (MSW) landfilled by the region compared with the tonnes of waste diverted. The MSW that was sent to landfill by the CCWMG in the 2023/24 FY was 57,491 tonnes. This is an increase of 8,749 tonnes, or 18%,

when compared to the 2022/23 FY and is largely due to the two new member Councils, King Island and West Coast Council's waste being included.

This equates to an annual average of 494kg's per person, in comparison to 442kg's per person in the 23FY.

Chart 1 – Tonnes of Regional Municipal Waste, Landfilled vs Diverted



The diversion rate of 39% remains lower than the national average of 60% (Australian Circular Economy Hub, 2023). The regional average is expected to improve once the two new member Councils begin to take advantage of the regional contracts for waste diversion opportunities.

It is also anticipated that the introduction of FOGO will improve diversion, as well as providing a platform for education on proper use of the recycling bin. Community education commenced in the 2023/24 FY and will continue into the 2024/25 FY to maximise FOGO and recycling diversion and minimise contamination rates.

The CCWVG manages the following contracts and service agreements on behalf of Waratah-Wynyard Council:

- Kerbside FOGO and Recycling collection and processing
- Green waste mulching
- Cardboard recycling
- Mandalay software for waste levy reporting requirements
- Concrete crushing
- Waste oil recycling
- E-waste, household battery, globe and x-ray recycling

- Paint recycling
- Tyre recycling

Accessing these contracts for King Island and West Coast Council is under investigation.

STATUTORY IMPLICATIONS

Statutory Requirements

The Waste and Resource Recovery Act is applicable to this matter, which encourages the diversion of waste from landfill, increases the recovery of resources from waste and imposes a state levy on waste received at landfill facilities.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 7: Environment
Desired Outcomes
7.1 Council and the community minimise its resource consumption and carbon footprint.
Our Priorities
7.1.1 Divert waste from landfill and build awareness around sustainable waster generation and management.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
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.
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

There are no new environmental implications as a result of noting this report. The actions undertaken by the CCWVG are intended to directly improve the impacts on the environment and are consistent with the Council's Waste and Resource Recovery Strategy.

FINANCIAL IMPLICATIONS

Initiatives are funded by the State Landfill Levy managed by the Tasmanian Waste and Resource Recovery Board (TWRRB), which is developing a clear path for supporting

Statewide infrastructure and circular economy projects. The levy paid by Councils in the 2023/24 financial year was set at \$21.66 per Tonne.

This levy increased to \$44.88 per Tonne on 1 July 2024 and will increase to more than \$65 per Tonne in July 2026.

Funding is received by the CCWVG, from the TWRRB, through a three-year Grant Deed linked to average tonnages landfilled over the previous three years. A new grant agreement is being negotiated now for the 2026 – 2029/30 financial year.

In the 2023/24 year the group received \$7.85/tonne in funding, based on waste received at 5 landfill sites across the region (Dulverton, Lobster Creek, Port Latta, Zeehan, Parenna).

RISK IMPLICATIONS

Whilst there are no risk implications for noting this report, there are noteworthy risks associated within the public sector waste management industry.

The rates of waste generation per person, together with the costs for disposal and the requirements to manage the environmental and social impacts have become increasingly demanding for many communities to manage. At a regional level, joint contracts provide the ability to increase market competition, when compared to individual Council purchasing. Also, for some Councils in the region, staff may not have specialist knowledge or have an already full workload, limiting their ability to source the best outcomes.

CONSULTATION PROCESS

The member Councils, staff, General Managers and industry professionals have worked closely with the community, other regional waste bodies and the TWRRB to ensure the CCWVG continues to lead the way in waste diversion and resource recovery in the state.

The group regularly consults with these stakeholders through formal meetings, workshops, community forums, online platforms, site tours, public events and school education programs.

CONCLUSION

That the Council receive this report and note the ongoing work of the Cradle Coast Waste Management Group.

9.4 CONTRACT # 831 - SOMERSET SPORTS PRECINCT NEW SHARED FACILITY DESIGN

To: Council
Reporting Officer: Strategic Projects Manager
Responsible Manager: Acting General Manager
Report Date: 13 November 2024
File Reference: GN02
Enclosures: 1. Contract 831 Tender assessment summary - Confidential

RECOMMENDATION

That Council award Contract 831 Somerset Sports Precinct New Shared Facility to Philp Lighton Architects for the tendered sum of \$923,317.50 ex GST.

PURPOSE

To determine Council's position regarding tender submissions received for Contract 831- Somerset Sports Precinct New Shared Facility Design.

BACKGROUND

In August of 2024 Council adopted the Somerset Sporting Precinct (SoSP) Master Plan.

Focus area 2 of the Master Plan is the construction of a new shared facility, delivering the project over 5 financial years.

Proposed staging of the project is summarised as follows:

Stage	Financial Year
1 – Develop project to DA stage including consultation	24/25
2 – Secure DA, consultation, detailed design, and documentation	25/26
3 – Tender and construction	26/27, 27/28, 28/29

Progressing agreed elements of the Somerset Sports Precinct Master plan was a planned capital works action in the 24/25 capital work program.

The Shared Sporting Facility project has an estimated delivery value of \$26M ex GST.

The support of specialised consultants is necessary to develop the current project concept to a tender and funding ready package of works with necessary approvals in place.

This report advises Council of a tender process to secure an architect and subconsultant team to design and document the project.

Tenders were called 9 November 2024 and closed 16 December 2024. The original closing date was 2 December 2024, following a request from tenderers for an extension of time, a two -week extension to the tender period was granted.

DETAILS

A call for tenders was made through Council’s electronic tendering portal “TenderLink”. At the close of tenders on 16 December 2024, a total of 4 Submission were lodged.

The tender document provided for a scaled delivery of the design work, according with the timelines expressed in the Master Plan.

Submissions were assessed against the tender lodgement criteria and found to be compliant.

Tenderers were provided with a detailed project brief and were required to respond to the call for tender against a predetermined set of criteria as below.

Criteria	% Weighting
Quality and completeness of submission, including understanding of the project requirements including sports facility design, sustainable design, and proposed project delivery methodologies	30
Evidence of previous projects of similar value and scope.	10
Project Team – Architect and Sub-consultant team, resource capacity, personnel experience, and accessibility to the PSC.	10
Risk, quality, reporting and cost control methods and systems.	10
Fee	40
Total	100

Attached is a confidential tender assessment detailing the scoring of submissions against the selection criteria.

All four submissions demonstrated suitable capacity to deliver the projects as per the consultant services brief and experience in sports facility design.

Based upon the application of the selection criteria the recommendation from the tender panel is award Contract 831 to Philp Lighton Architects.

STATUTORY IMPLICATIONS

Statutory Requirements

Council’s statutory requirements for public tender under the *Local Government Act 1993* were followed.

STRATEGIC IMPLICATIONS

Strategic Plan Reference

GOAL 3: Connected Communities
Desired Outcomes
3.3 Our natural and built environment aids the community with an active and healthy lifestyle.
Our Priorities
3.3.1 Provide high quality shared and multi-use community hubs that combine a range of recreational, sporting and educational uses.

Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
Strong communities and social capital	Enduring community capital – Growing, proud, self-reliant communities that are inclusive and engaged with volunteers and shared facilities.
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.

POLICY IMPLICATIONS

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

ENVIRONMENTAL IMPLICATIONS

The design of the new facility will consider environmentally sustainable principles focusing on energy and water use.

FINANCIAL IMPLICATIONS

The Somerset Sports Precinct New Shared Facility project has an estimated delivery cost of some \$26M ex GST. Securing external funding to deliver the project in its entirety will be essential as per the adopted plan.

Taking the project to a tender ready stage will require a significant investment by Council.

Based upon Council accepting the tender submission from Philp Lighton Architects this cost would be \$923,317.50 ex GST plus internal project management costs and overheads.

The design and documentation of the facility will be delivered over three financial years, with most of the expenditure occurring in 25/26 financial year.

Stage 1 of the project (Concept design) will occur in the current financial year. This element of the project has an indicative cost (consultant fees) of \$110,590 ex GST for 2024/25.

The balance of the project costs will need to be included in forward budget estimates for 2025/26 and 2026/27.

Council had allocated funding in the current financial year to allow for implementing elements of the agreed Somerset Sports Precinct Master Plan (\$90,000). This budget allocation was made at the adoption by Council of the Master plan and was an indication of commitment to the implementation of the Master Plan endorsed by Council.

At the December 2024 meeting Council awarded Contract 832 Building Design projects (various locations). The \$90,000 budget provision (noted above) was directed to that project.

In awarding Contract 831 Council will be committing to additional capital works budget expenditure \$110,590 (plus internal costs) in the current financial year.

In reviewing forecast expenditure for the 24/25 capital work project this additional expenditure can be managed within the overall capital works budget allocation.

RISK IMPLICATIONS

In the conduct of any contract there are risks associated to Council including time delays, poor quality of work and budget overruns. The use of experienced consultants coupled with contract documents are intended to minimise the risk to Council.

CONSULTATION PROCESS

The Somerset Sports Precinct “New Shared Facility Project” is a priority project identified in the development of the Somerset Sporting Precinct Master Plan.

The Master Plan was developed through consultation with key stakeholders and was also subject to broader community feedback processes.

In the design of the new facility, appropriate consultation with key stakeholders will occur.

It is envisaged that a design reference group (consisting of key stakeholders) will be established for this purpose.

CONCLUSION

It is therefore recommended that the Council award Contract 831 to Philp Lighton Architects.

9.5 FINANCIAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2024

To: Council
Reporting Officer: Accountant
Responsible Manager: Director Financial Services
Report Date: 7 January 2025
File Reference: Financial Management - Reporting - Council
Enclosures: Nil

RECOMMENDATION

That Council note the Financial Report for the period ended 31 December 2024

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
- Investments
- Rate Summary
- Grant Summary
- Operating Performance by Department
- Capital Works Summary

DETAILS

Council is currently tracking well against budget with a forecast favourable variance to budget of \$217k. There are several favourable and unfavourable variances across the budget.

The Council's forecast will continue to be reviewed and any variances identified will be reported in Council as the year progresses.

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 2025-2035	Adopted November 2024

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 operations year to date.

Income Statement as at 31 December 2024

	YTD Actual	YTD Budget	%	YTD Variance	Budget	Forecast	Forecast Variance	
Recurrent Income								
Rate Revenue	14,947,363	13,244,976	13%	✓ 1,702,387	14,838,314	14,943,906	✓ 105,592	1
User Charges	1,758,853	1,743,047	1%	⚠ 15,806	3,419,312	3,452,006	✓ 32,694	2
Reimbursements/Contributions	267,521	374,521	-29%	✗ (107,000)	805,622	779,143	✗ (26,479)	3
Grants and Subsidies	372,765	2,061,188	-82%	✗ (1,688,424)	4,133,146	4,421,172	✓ 288,026	4
Interest	400,721	336,360	19%	✓ 64,361	673,000	673,000	✓ -	
Distributions from Water Corporation	281,000	281,000	0%	✗ -	674,400	674,400	✓ -	
Total Recurrent Income	18,028,223	18,041,092	0%	✗ (12,869)	24,543,794	24,943,627	✓ 399,833	
Recurrent Expenditure								
Employee Costs	4,723,350	4,684,176	-1%	✗ (39,174)	9,659,752	9,584,856	✓ 74,896	5
State Levies	244,197	411,688	41%	✓ 167,491	849,748	863,347	✗ (13,599)	
Remissions & Discounts	379,860	337,778	-12%	✗ (42,082)	370,886	375,234	✗ (4,348)	
Materials & Contracts	3,496,058	3,356,445	-4%	✗ (139,613)	6,483,548	6,723,419	✗ (239,871)	6
Depreciation	2,975,596	2,970,954	0%	✗ (4,641)	5,944,300	5,944,300	✓ -	
(Gain)/Loss on Disposal	-	-	0%	✓ -	31,702	31,702	✓ -	
Borrowing Costs	23,926	23,306	-3%	✗ (620)	46,611	46,611	✓ -	
Other Expenses	124,204	164,007	24%	✓ 39,803	316,340	316,340	✓ -	
Total Recurrent Expenditure	11,967,190	11,948,354	0%	✗ (18,836)	23,702,887	23,885,809	✓ (182,922)	
Surplus/(Deficit)	6,061,032	6,092,738	-1%	✗ (31,706)	840,907	1,057,818	✓ 216,911	
Capital Items								
Capital Grants/Contributions	1,202,729	2,146,775	-44%	✗ (944,046)	6,786,001	6,869,292	✓ 83,291	
Derecognition of Assets	-	-	0%	✓ -	-	-	✓ -	
Asset Recognition	-	-	0%	✓ -	-	-	✓ -	
Comprehensive Surplus/(Deficit)	7,263,762	8,239,513	-12%	✗ (975,751)	7,626,908	7,927,110	✓ 300,202	

Council is forecast to have a favourable variance to the budget of \$217k at 30 June 2025. Commentary on variances of \$20k or higher are provided below:

1) Rate Revenue

Rate Revenue is expected to be higher than that allowed for in the budget due to Council's initial rate run generating higher levels of revenue than anticipated. This is due to supplementary valuations received in May and June and after preparation of the budget estimates (income generated from new property development).

2) User Charges

User charges is expecting a favourable variance to budget of \$32k due to higher than budgeted subdivision fees and Tulip Festival income.

3) Reimbursement/Contributions

Reimbursement's income is expected to be lower than budget due to lower than budgeted resource-sharing income.

4) Grants and Subsidies

Grant income is expected to be higher than budget due to timing of Financial Assistance Grant income from the Federal Government (distributed through the State Grants Commission). The additional \$280k of grant revenue is due to an increase in the yearly distribution via indexation (\$212k), and also a portion of additional grant funding from the final 2023-24 grant allocation which is a one off (\$56k).

5) Employee Costs

Employee costs is expecting a favourable variance of \$75k due to lower than budgeted wages for Works & Services and IT. A vacant role in the IT department was budgeted as an employee of WWC, however was instead resource shared from CHC.

6) Materials & Contracts

The unfavourable variance to budget for materials & contracts of \$239k. There are a number of variances both favourable and unfavourable which make up this amount, these are shown in the table below:

Item	Amount
Higher Consultant Costs	43,000
Higher IT Resource Sharing Costs	49,664
Higher Tulip Festival Costs	36,111
Higher Legal Expenses	35,000
Higher Water & Sewerage Costs	46,531
Higher Repairs & Maintenance Costs	26,288
Higher Valuation Fees	6,000
Higher Special Project Costs	20,000
Lower Insurance Costs	(36,414)
Higher Other Material Costs	13,691
	239,871

Balance Sheet

Council continues to be in a financially strong position. Council is forecasting a current ratio of 1.20 as of 30 June 2025 compared to a current ratio of 4.61 as at 31 December 2024.

Balance Sheet as at 31 December 2024

	YTD Actual \$	Budget \$	Forecast \$
Current Assets			
Cash & Cash Equivalents	14,505,815	5,085,629	5,312,652
Receivables	2,980,365	1,178,686	1,178,686
Inventories	117,279	118,042	118,042
Other Current Assets	152,673	417,028	417,028
Total Current Assets	17,756,131	6,799,384	7,026,407
Non-Current Assets			
Property, Plant and Equipment	264,870,918	300,022,891	300,096,070
Investment in Water	47,853,346	47,853,346	47,853,346
Total Non-Current Assets	312,724,263	347,876,237	347,949,416
Total Assets	330,480,395	354,675,621	354,975,823
Current Liabilities			
Payables	2,545,465	3,526,917	3,526,917
Interest-Bearing Liabilities	185,722	382,687	382,687
Provisions	1,116,818	1,967,420	1,967,420
Total Current Liabilities	3,848,005	5,877,024	5,877,024
Non-Current Liabilities			
Interest-Bearing Liabilities	1,728,838	1,395,345	1,395,345
Provisions	1,178,524	280,586	280,586
Total Non-Current Liabilities	2,907,362	1,675,931	1,675,931
Total Liabilities	6,755,367	7,552,954	7,552,954
Net Assets	323,725,418	347,122,667	347,422,869
Equity			
Current Year Result	7,263,762	7,626,908	7,927,110
Accumulated Surplus	171,304,095	169,977,062	169,977,062
Reserves	145,157,561	169,518,697	169,518,697
Total Equity	323,725,418	347,122,667	347,422,869
Current Ratio	4.61	1.16	1.20

Cashflow Statement

As of 30 December Council had \$14.506m cash on hand. Based on budgeted income and expenditure, Council is forecast to have \$5.312m of cash on hand as of 30 June 2025.

A key assumption of the budget is the completion of the capital works program as set by Council.

Cashflow Statement as at 31 December 2024

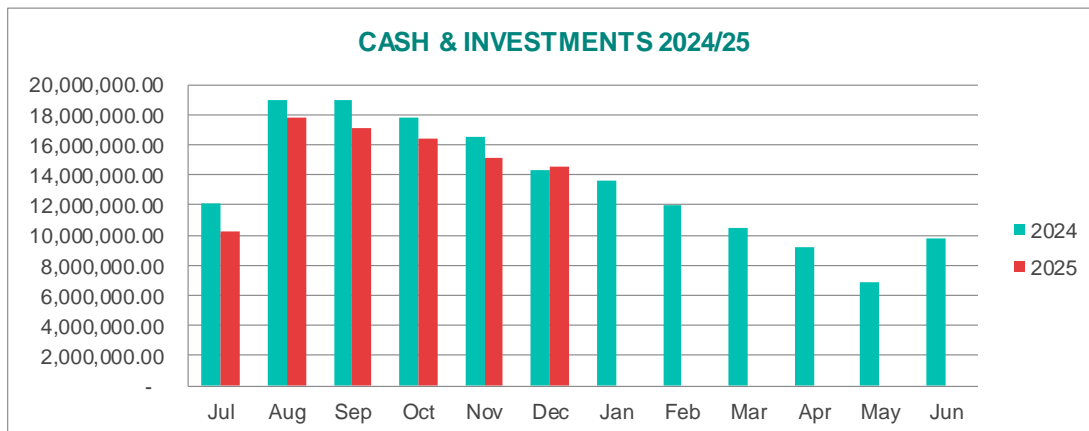
	YTD Actual	Budget		Balance	Forecast
	\$	\$	%	\$	\$
Cash flows from operating activities					
Employee Costs	(4,533,373)	(9,594,450)	47%	(5,061,077)	(9,442,214)
Materials and Contracts	(4,379,628)	(6,345,966)	69%	(1,966,338)	(6,588,812)
State Levies	(244,197)	(849,748)	29%	(605,551)	(863,347)
Other Expenses	(504,064)	(687,226)	73%	(183,162)	(691,574)
Rates and Charges	14,108,508	14,801,137	95%	692,629	15,906,729
User charges	2,014,142	3,419,312	59%	1,405,170	3,452,006
Interest	400,721	673,000	60%	272,279	673,000
Reimbursement of Expenses	267,521	805,622	33%	538,101	779,143
Government Grants	372,765	4,133,146	9%	3,760,382	4,421,172
Net Cash provided by (used in) operating activities	7,502,394	6,354,828	118%	(1,147,567)	7,646,103
Cash flows from investing activities					
Payments for Property, Plant and Equipment	(4,107,832)	(19,721,405)	21%	(15,613,573)	(19,871,586)
Investment revenue from Water Corporation	281,000	674,400	0%	393,400	674,400
Proceeds from Sale of Property, Plant and Equipment	-	572,690	0%	572,690	572,690
Capital grants	1,202,729	7,786,001	15%	6,583,272	6,869,292
Net cash provided by (used in) investing activities	(2,624,102)	(10,688,314)	25%	(8,064,212)	(11,755,204)
Cash flows from financing activities					
Borrowing Costs	(23,926)	(46,611)	51%	(22,685)	(46,611)
Loan Drawdowns	-	-	0%	-	-
Loan Repayments	(183,364)	(369,087)	50%	(185,723)	(366,446)
Net cash provided by financing activities	(207,290)	(415,698)	50%	(208,408)	(413,057)
Net (Decrease) in Cash Held	4,671,001	(4,749,184)	-98%	(9,420,185)	(4,522,161)
Cash at beginning of year	9,834,813	9,834,813	100%	-	9,834,813
Cash at end of period	14,505,814	5,085,629	285%	(9,420,185)	5,312,652

Investments

The following table provides an outline of Council’s cash and investment portfolio as of 31 December 2024. Total cash and investments on hand as of 30 December is \$14.506m. The weighted average return on investment earned on Council’s investment portfolio is 5.11%.

Investments as at 31 December 2024

	\$	INVESTMENTS	\$	Weighted Average Return
Deposits	14,000,000	Commonwealth Bank	504,115	
Petty Cash and Till Floats	1,700	Investments		
Trading Account	504,115	ING	5,500,000	
		WBC	5,500,000	
		BOQ	2,000,000	
		BEN	1,000,000	
		Petty Cash and Till Floats	1,700	
Balance - All Accounts	14,505,815		14,505,815	5.11%



Rates Summary

The following table provides the detail of Council's Rates and Charges levied compared with the same time last year.

Council has several policies to assist in debt collection efforts, including interest penalties, financial hardship provisions providing flexibility for payment arrangements, and the ability for payment of rates and charges by four equal instalments. Ratepayers continue to be encouraged to contact Council if they are having difficulty paying.

14.70% of the total rates levied for the year were outstanding as of 31 December 2024; this includes all aged rates and charges outstanding. This compares with 14.50% outstanding as of 31 December last year.

Rates Summary to 31 December 2024

	2024-25		2023-24	
	%	\$	%	\$
<i>Notice Issue Date - 16 July 2024</i>				
Outstanding Rates Debtors (1 July 2024)		356,192		778,159
Less: Rates in Credit		(878,209)		(855,516)
NET RATES OUTSTANDING (1 July 2024)	(3.61)	(522,017)	(0.56)	(77,357)
Rates and Charges Levied	103.50	14,951,235	100.51	13,852,703
Interest Penalties Charged	0.12	16,798	0.05	7,160
GROSS RATES AND CHARGES DEMANDED	100.00	14,446,017	100.00	13,782,506
LESS RATES AND CHARGES COLLECTED	82.03	11,850,438	81.96	11,295,969
REMISSIONS AND DISCOUNTS**	7.69	1,110,527	7.72	1,064,534
	89.72	12,960,965	89.68	12,360,503
ADD PROPERTIES IN CREDIT	(4.42)	637,882	(4.19)	577,146
UNPAID RATES AND CHARGES * (includes Deferred Rates)	14.70	2,122,934	14.50	1,999,149
**REMISSIONS AND DISCOUNTS		2024-25		2023-24
Early Payment Discount		343,558		328,431
Pensioner Rebates		730,674		699,099
Council Remissions and Abandonments		36,295		37,005
		1,110,527		1,064,534
Number of Rateable Properties		8,093		8,052
Number of Unpaid Rateable Properties		2,153		2,024
% not fully paid		26.60%		25.14%

Grant Summary

Grant Schedule as at 31 December 2024

	YTD Actual	Budget 2024	Forecast 2024
Capital Grants			
Boat Harbour Beach Masterplan	450,000	1,800,000	1,800,000
Roads to Recovery	-	1,298,775	1,298,775
Artscape Fence	-	8,775	8,775
ANZAC Park Staged Development	-	46,000	46,000
Waratah Active Living Projects - Saunders & M	-	116,353	116,353
Warawyn Fence (Partial Replacement)	-	5,850	5,850
LRCI - Round 4	608,239	964,401	964,401
Langley Park - Cricket Wicket	16,674	17,160	17,160
Inglis River Walking Track Study	-	184,422	184,422
BBRF - Tablecape Lookout	9,816	302,800	302,800
Pause Places	40,992	40,992	40,992
Wynyard Childcare Centre Expansion	-	500,000	500,000
IGA Carpark	-	320,000	320,000
Evacuation Centre	-	-	13,783
Recreation Infrastructure	-	20,473	20,473
Dog Park & Freedom Camping	7,500	160,000	160,000
Australian Cricket Infrastructure Fund	17,948	-	17,948
Mt Hicks Road Bridge Replacement	51,560	-	51,560
Flood Mitigation	-	1,000,000	1,000,000
	1,202,729	6,786,001	6,869,292

Operational Performance by Department

This statement provides an overview of Council's forecast operating performance by department based on year-to-date performance.

Directorate/Department	Annual Budget	Forecast	Variance to Forecast	Note
Community & Engagement				
Children's Services	(249,480)	(245,211)	(4,269)	
Community Activation	651,001	662,014	(11,013)	1
Corporate & Community Services	224,675	224,668	7	
Tourism & Marketing	521,407	526,568	(5,161)	
Community & Engagement Total	1,147,603	1,168,039	(20,436)	
Council & General Managers Office				
Council & General Manager's Office	1,556,107	1,558,668	(2,561)	
Council & General Managers Office Total	1,556,107	1,558,668	(2,561)	
Infrastructure & Development Services				
Asset Services	459,436	462,479	(3,043)	
Cemeteries	76,203	84,430	(8,227)	
Development Services	877,176	894,383	(17,207)	2
Engineering Services	377,358	379,109	(1,751)	
Footpaths	347,682	347,682	0	
Garbage	(8,747)	9,137	(17,884)	3
Public Halls	342,394	344,523	(2,129)	
Public Toilets	381,048	383,062	(2,014)	
Reserves	1,335,668	1,372,980	(37,312)	4
Sports	1,104,090	1,149,066	(44,976)	5
Stormwater Drainage	(218,216)	(231,371)	13,155	6
Transport	3,208,839	3,088,116	120,723	7
Waste	56,264	13,240	43,024	8
Works & Services	164,733	122,584	42,149	9
Infrastructure & Development Services Total	8,503,928	8,419,420	84,508	
Governance & Information Systems				
Governance	341,574	341,574	0	
Information Systems	1,374	26,245	(24,871)	10
Governance & Information Systems Total	342,948	367,819	(24,871)	
Financial Services				
Economic Development	78,175	80,130	(1,955)	
Financial Services	(86,719)	(57,725)	(28,994)	11
General Revenue	(12,772,812)	(12,983,368)	210,556	12
Revenue Services	389,865	389,201	664	
Financial Services Total	(12,391,491)	(12,571,762)	180,271	
Total	(840,907)	(1,057,818)	216,911	

Commentary for departmental forecast variance of \$10,000 or greater is provided below:

1) Community Activation

The unfavourable variance of \$11k is due to higher-than-budgeted equipment hire and entertainment costs for the Tulip Festival.

2) Development Services

Development services is expecting an unfavourable variance to budgeted of 17k due higher than expected consultant costs and legal fees.

3) Garbage

Garbage is expected to have an unfavourable variance to budget of \$18k due to lower than budgeted waste collection rates income.

4) Reserves

The unfavourable variance for reserves of \$37k relates to increase costs for tree and garden maintenance.

5) Sports

Sports Grounds has an unfavourable variance to budget of \$45k due to higher than budgeted water and sewerage costs as well as higher than budgeted repairs & maintenance costs.

6) Stormwater Drainage

Stormwater is expecting an favourable variance to budget of \$13k due to higher than budgeted rates income.

7) Transport

Transport Services is expecting a favourable variance to budget of \$121k due to higher than budgeted financial assistance grant income.

8) Waste

Waste is expected to have a favourable variance to budget due to higher than budgeted rates income.

9) Works & Services

Works & Services is expecting a favourable variance to budget of \$42k which is due lower than budgeted wages.

10) Information Systems

Information Systems is expecting an unfavourable variance due to higher than budgeted consultant costs.

11) Financial Services

The unfavourable forecast variance of \$29k for financial services is due higher than budgeted consultant costs, valuation fees and legal expenses.

12) General Revenue

General Revenue is expecting a favourable variance to budget of \$211k due to higher than budgeted rates income (\$70k) and higher than budgeted financial assistance grant income (\$147k)

Capital Works Summary

The Capital Works Summary provides a snapshot of the percentage of expenditure against the 2024/25 Capital Works Budget Estimates. Timing of expenditure is based on the works plan and actual spending and is not always reflective of the actual progress of the Capital Works project. The Monthly Progress Report is attached for the information of the Council.

Summary Capital Expenditure Report


	YTD Actual \$	Budget Estimate \$	Remaining Budget \$	% Spent	Forecast \$	Forecast Variance \$	Note
Buildings							
Amenities	155,222	453,738	298,516	34%	453,738	-	
Community Facilities	687,129	4,662,252	3,975,123	15%	4,662,252	-	
Childcare	44,083	639,879	595,796	7%	639,879	-	
Council Operational Buildings	10,203	255,937	245,734	4%	255,937	-	
Total Buildings	896,637	6,011,806	5,115,169	15%	6,011,806	-	
Parks & Open Spaces							
Other Infrastructure	166,118	823,106	656,988	20%	829,354	(6,248)	
Playgrounds	196,159	999,794	803,635	20%	999,794	-	
Walkways & Tracks	243,203	1,556,462	1,313,259	16%	1,556,462	-	
Recreational Reserves	305,103	1,106,641	801,538	28%	1,157,920	(51,279)	1
Total Parks & Open Spaces	910,583	4,486,003	3,575,420	20%	4,543,530	(57,527)	
Plant & Equipment							
Other Plant & Equipment	276,971	622,420	345,449	44%	622,420	-	
Plant & Vehicle Replacements	30,495	646,623	616,128	5%	646,623	-	
Software & IT Replacements	22,668	340,966	318,298	7%	333,238	7,728	
Total Plant & Equipment	330,135	1,610,009	1,279,874	21%	1,602,281	7,728	
Sporting Facilities							
Indoor Recreational Facilities	119,214	210,000	90,786	57%	210,000	-	
Outdoor Sporting Facilities	451,610	1,565,506	1,113,896	29%	1,565,506	-	
Total Sporting Facilities	570,824	1,775,506	1,204,682	32%	1,775,506	-	
Stormwater							
Flood Mitigation Works Total	381,412	1,843,075	1,461,663	21%	1,843,075	-	
Other Stormwater Works	7,985	283,340	275,355	3%	283,340	-	
Total Stormwater	389,398	2,126,415	1,737,017	18%	2,126,415	-	
Transport							
Bridge Renewals	84,378	60,998	(23,380)	138%	60,998	-	
Footpaths & Kerbs	114,128	205,985	91,857	55%	205,985	-	
Other Transport	150,207	588,657	438,450	26%	588,657	-	
Resheeting	375,884	1,119,332	743,448	34%	1,119,332	-	
Rural Upgrades	294,831	578,559	283,728	51%	578,559	-	
Rural Reseals	4,936	315,429	310,493	2%	315,429	-	
Urban Reseals	21,906	270,018	248,112	8%	270,018	-	
Total Transport	1,046,271	3,138,978	2,092,707	33%	3,138,978	-	
Total	4,143,847	19,148,717	15,004,870	22%	19,198,516	(49,799)	

Commentary for capital work forecast variance of \$20,000 or greater is provided below:

1) Recreational Reserves

Recreational Reserves is expecting an unfavourable variance of \$51k due to the purchase of land.

9.6 SENIOR MANAGEMENT REPORT

To: Council
Reporting Officer: Executive Officer
Responsible Manager: Acting General Manager
Report Date: 8 January 2025
File Reference: 1312
Enclosures: 1. State Budget Submission 2025-26 

RECOMMENDATION

That Council note the monthly Senior Management Report and the updates provided in regard to: -

- 1. Urban Stormwater serviceable area minor update**
- 2. 2024/2025 Annual Plan Action Item: The Remembrance Project – Design & Planning**

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

Listed below is a summary of activities undertaken by the Acting General Manager during the period 6 December 2024 to 10 January 2025.

Corporate

- Attended an online discussion with the General Managers of Circular Head Council and West Coast Council
- Attended a Joint executive management team meeting between Waratah-Wynyard Council and Circular Head Council

Community

- Attended a site meeting with a landowner regarding stormwater concerns affecting their property.
- Had a discussion with a property owner concerned with potential future coastal erosion and inundation potential and advised on crown land ownership.
- Took a phone call from a property owner concerned with weed management activities on neighbouring land.
- Took a Teams call with a property developer and their consultants around infrastructure considerations to meet planning permit requirements for subdivision.

Industry

- Attended an online meeting with the General Managers of Circular Head Council and West Coast Council and representatives of the Office of Local Government.

Other

- Attended the Cradle Coast Authority Representative meeting and Annual General meeting
- Annual leave from 16 December 2024 to 5 January 2025.

SUBMISSION

State Budget 2025/26

Council prepared a submission for the 2025/26 State budget seeking support for:

- Priority community projects and programs,
 - Essentials repairs to state infrastructure (Southern Breakwater in Wynyard);
 - Funding for under resourced government services in particular CLS, Ombudsman Office, Parks & Road maintenance;
 - Prioritisation, funding & resources for the Future of Local Government Review recommendations;
 - Funding and prioritisation of recommendations in the State of the Environment report.
- A copy of the submission is attached.

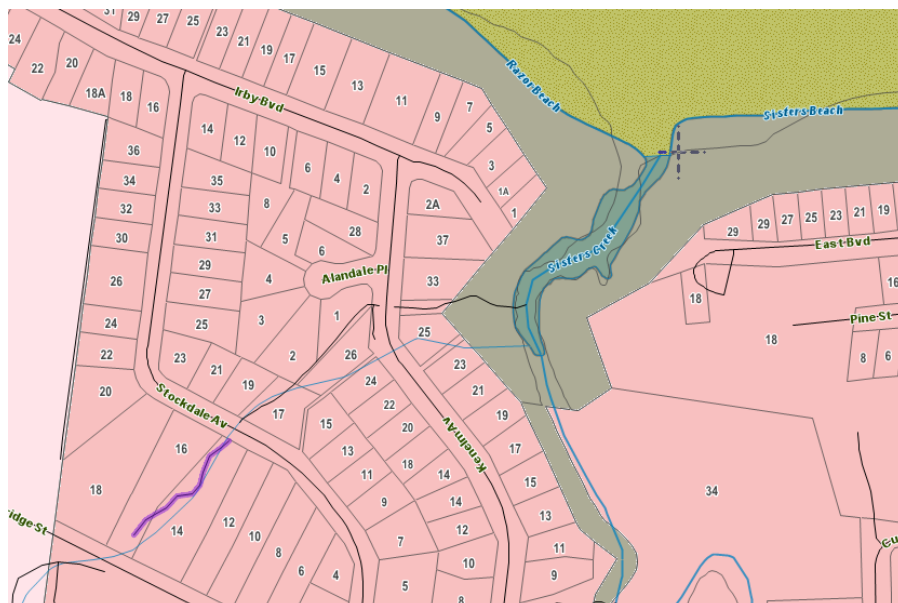
OTHER MATTERS

Urban Stormwater serviceable area minor update

Following the August/September 2024 storm events concerns were raised with Council regarding effects of storm flows in Sisters Beach. Most residential properties in Sisters Beach exist within the defined urban areas under the *Urban Drainage Act 2013* that Council have a responsibility to provide a public stormwater system.

In reviewing the concerns raised, it was noted that an open waterway that forms part of the public stormwater system in Sisters Beach should be recognised further upstream than it is currently for Council to meet its obligations under the *Urban Drainage Act 2013* as with similar scenarios in other defined urban areas for Waratah-Wynyard Council.

The open waterway of interest currently discharges near the Sisters Creek Mouth area after traversing residential properties in Kenelm Avenue and Stockdale Avenue. Currently Council's mapped responsibility shows to the extent of properties on the north and eastern side of Stockdale Avenue; the review shows that this water way should be maintained by Council for the full extent of Stockdale Avenue properties: -



Considering the review, Council will update its map of the public stormwater system and undertake care and maintenance as required to meet the objectives of the *Urban Drainage Act 2013* including responsibilities for maintenance and any upgrades as per the Service level document and asset management plans for Urban Stormwater services.

The urban Stormwater services provided by Council were most recently reviewed in 2022/23 and the associated Service level document and Asset Management plan adopted by Council at the June 2023 Council meeting.

It is forecast for the 2025/26 Annual plan and budget in Council’s Financial Management Strategy & Strategic Asset Management Plan to undertake a hydraulic analysis of the Sisters Beach and Boat Harbour Beach urban areas as per Council’s adopted Stormwater System management plan. Any required works to meet the obligations of Council under the *Urban Drainage Act 2013* in these urban areas will be derived from this hydraulic analysis.

A significant catchment of close to 90 hectares drains through this open water way in Sisters Beach and will form part of the hydraulic analysis for any upgrades and improvements.

2024/2025 Annual Plan Action Item: The Remembrance Project – Design & Planning.

In 2024 Council proposed a plan for The Remembrance Project. This project entailed working with the Wynyard RSL to:

- Refurbish the RSL gates.
- Add a pebble path from the gates to the cenotaph.
- Addition of seating along the path.
- Tree planting.
- Renaming part of Park Street to “Remembrance Lane”; and
- Installation of a mural at the site.

The project was recommended as a collaboration between Wynyard RSL and the Council.

The Wynyard RSL has been undergoing a period of development and has requested that the concept be paused for the time being, with the option to re-investigate in the future, should the membership be willing.

Therefore, Council will not proceed to design and planning of the Remembrance Project at this time.

ADMINISTRATION – Use of Corporate Seal

NIL		

POLICIES TO BE RESCINDED

NIL		
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WORKING GROUPS

	Elected Member Representatives	Responsible Officer(s)	Status
Wynyard Show Grounds	Cr Bramich Cr Hyland	<ul style="list-style-type: none"> • General Manager • Manager Community Activation 	Works are now essentially complete for the new dog park and camping area. The Show Society have lodged a development application for further changes to the camping area which is currently on advertising.
Somerset Sporting Precinct	Cr Johnstone Deputy Mayor Edwards	<ul style="list-style-type: none"> • General Manager • Manager Community Activation • Manager Recreation Planning and Environment • Recreation Liaison Officer 	Currently reviewing tender submissions for the detailed design of Langley Park Changeroom upgrades with a view to award as a separate item on this agenda. A call for tenders has been placed for the design package for the Somerset Indoor Stadium project and aim to have this awarded at the January council meeting, subject to evaluation outcome.
Wynyard Sports Precinct	Cr Johnstone Cr Roberts	<ul style="list-style-type: none"> • Director Infrastructure and Development Services • Strategic Projects Manager • Manager Community Activation 	The working group met 18 December 2024.
Boat Harbour Masterplan	Cr Hyland Cr Roberts	<ul style="list-style-type: none"> • General Manager • Executive Officer (GM office) • Strategic Projects Manager 	Contractor appointed and construction site work commenced.
Oldina Reserve Stakeholder Group	Cr Courtney Cr Johnstone	<ul style="list-style-type: none"> • Director Community and Engagement 	No further action.
Frederick Street Reserve Working Group	Cr Johnstone Cr Roberts	<ul style="list-style-type: none"> • Director Community and Engagement • Manager Community Activation 	A new Master Plan concept has been developed. Modifications are being completed before obtaining costings and going out for further community feedback.

PLANNING PERMITS UNDER DELEGATION – December 2024

DA No.	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	(D)Discretionary (P)Permitted
DA 189/2024	K & J Bugg	367 Back Cam Road Somerset	Visitor Accommodation (Road Registrable Relocatable Structure with Amenities Block) & Retrospective Clearing of Vegetation	3.12.2024	42	D
DA 125/2024	MRU Hotels Pty Ltd	15275 Bass Highway Somerset	Hotel Extension – New Accommodation Units (x15)	5.12.2024	39	D
DA 214/2024	G Harvey & A Jensen	171 Port Road Boat Harbour	Outbuilding (Shed) with Amenities	10.12.2024	26	P
DA 212/2024	D Simpson	26 Shekleton Road Wynyard	Papermaking Manufacture, Signages & Small Store and Tours	12.12.2024	27	P
DA 205/2024	RFS Projects	2 Fosters Road Wynyard	Dwelling and Outbuilding (Shed)	13.12.2024	42	D
DA 194/2024	PLA Designs Pty Ltd	45 Bells Parade Somerset	Dwelling Extension and Outbuilding (2x Sheds)	13.12.2024	42	D
DA 200/2024	Indie School	114-118 Goldie Street Wynyard	Signage (2x Building Fascia Signs, 2x Wall Signs, Window Signs & 1x Awning-Fascia Sign)	17.12.2024	42	D
DA 202/2024	PLA Designs Pty Ltd	177 Port Road Boat Harbour	Outbuildings (2x Sheds) & Water Tank	18.12.2024	42	D
DA 215/2024	PLA Designs Pty Ltd	6 Dune Close Wynyard	Outbuilding (Shed)	18.12.2024	30	D
DA 217/2024	Waratah-Wynyard Council	170 Goldie Street Wynyard	4x Light Poles	18.12.2024	27	P
DA 222/2024	P Fleming	17351 Bass Highway Boat Harbour	Outbuilding (Retrospective Shed)	18.12.2024	16	P
DA 146/2024	M Pickering	26 Calder Road Wynyard	Multi-purpose Industrial Precinct (Building Alterations, 3x Outbuildings, Car parking and Landscaping)	20.12.2024	53*	D
DA 197/2024	Claude Neon	32 Wragg Street Somerset	Conversion of Existing Statis Billboard Sign to LED Illuminated Billboard Sign	20.12.	38	D

*extension of time received

BUILDING PERMITS APPROVED – December 2024

Permit Number	Applicants Name	Location	Development	Date Permit Issued	No of Days to Process	Related Planning Approval
BLD-W-2024-17-01	Jason Licht – Licht Architecture	Port Road Boat Harbour Beach	Café, Clubrooms & Assembly	04.12.2024	0	DA 325/2022
BLD-W-2024-152-01	Craig & Larissa Popowski	17 Tidal Mews Wynyard	Shed	04.12.2024	0	DA 186/2024
BLD-W-2024-172-01	Brian Lohrey	26 George Street Wynyard	Shed	20.12.2024	4	NPR

COUNCIL MEETING ACTIONS – OPEN COUNCIL

DATE	ITEM	TOPIC	ACTION/STATUS	OFFICER	STATUS
18/3/24	9.3	ROC – Wynyard Sports Precinct – Austin Street Closure	<p>Three-month trial to be conducted and a report of outcomes to be put to council. <i>Statutory advertising process is underway.</i></p> <p><i>The three month trial concluded early November 2024. Community feedback has been collated. A discussion with Council is regard to the trial is planned for the 3 February 2025 workshop.</i></p>	SPM	In Progress
17/6/24	8.1	NOM Cr Raw – Turning Lane Old Bass Highway	<p>MOTION CARRIED: That Council explore the feasibility of adding a turning right lane at the junction of Old Bass Highway and the Watershed access road for traffic travelling west.</p> <p><i>Design completed, being costed and prepared to present to Councillors</i></p>	DIDS	In Progress
15/7/24	8.1	NOM – Cr Courtney – Road Marking	<p>MOTION CARRIED - That Council undertake a trial introduction of photoluminescent paint when road marking.</p> <p><i>Currently awaiting confirmation from contractor for trial installation.</i></p>	DIDS	In progress
16/12/24	7.3.1	CQWON Cr Edwards – Traffic Control Old Bass Highway	<p>Safety when traffic exiting the new subdivision needs review and asked if a way to stop people pulling straight out onto highway could be considered as part of the Bass Highway traffic assessment.</p> <p><i>Refer response this agenda</i></p>	MES	Closed
16/12/24	8.1	NOM - Cr Johnstone – Speed Limit Old Bass Highway	<p>MOTION CARRIED: That Council undertake an assessment of the Old Bass Highway for a future report to Council for the consideration of speed limit reduction</p>	MES	In Progress
16/12/24	9.2	ROC – AGM Motion C Hutchison RTI Findings	<p>MOTION CARRIED: Note that parts 1-3 of motion were for noting only.</p> <p>Part 4 of motion: Once appraised of any requirements from the Local Government Priority Reform Program 2024-2026, develop any policies or practices as required by any changes to the <i>Local Government Act</i>, that seeks to promote good governance principles of openness, honesty, and transparency, to continually improve existing practices</p>	AGM	Pending

10.0 MATTERS PROPOSED FOR CONSIDERATION IN CLOSED 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>	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 Tender Assessment</i>	15 (2) (g)
<i>Confidential Report R15 (2) (h) - Leave of Absence Request - Councillors</i>	15(2)(h)
<i>Confidential Report R15 (2) - Closed Senior Management Report</i>	15(2)

11.0 CLOSURE OF MEETING TO THE PUBLIC**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>	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 Tender Assessment</i>	15 (2) (g)
<i>Confidential Report R15 (2) (h) - Leave of Absence Request - Councillors</i>	15(2)(h)
<i>Confidential Report R15 (2) - Closed Senior Management Report</i>	15(2)

12.0 RESUMPTION OF OPEN MEETING

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.