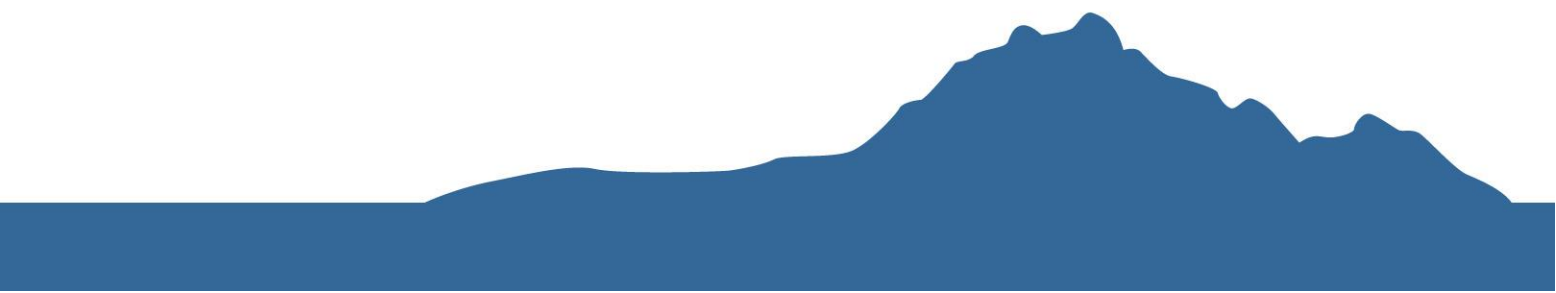




Confirmed Minutes  
Ordinary Council Meeting  
19 April 2018



## FLINDERS COUNCIL ORDINARY MEETING

### UNCONFIRMED MINUTES

**DATE:** Thursday 19 April 2018  
**VENUE:** Flinders Arts and Entertainment Centre, Whitemark  
**COMMENCING:** 1.00 pm

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#### PRESENT

Mayor Carol Cox  
Deputy Mayor Marc Cobham  
Cr Chris Rhodes  
Cr Peter Rhodes  
Cr Ken Stockton  
Cr David Williams  
Cr Gerald Willis

#### APOLOGIES

Nil

#### STAFF IN ATTENDANCE

Bill Boehm	- General Manager	(1.00pm – 2.56pm)
Jacci Viney	- Development Services Coordinator	(1.06pm – 1.46pm)
Vicki Warden	- Executive Officer	(1.00pm – 3.06pm)

#### CONFIRMATION OF MINUTES

**64.04.2018 Moved:** Cr K Stockton    **Seconded:** Cr D Williams

That the Minutes from the Ordinary Council Meeting and the Closed Council Meeting held on the 15 March 2018 be confirmed.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

#### PUBLIC QUESTION TIME

Nil

#### COUNCILLOR'S QUESTIONS ON NOTICE

Nil

#### COUNCILLOR'S QUESTIONS WITHOUT NOTICE

Nil

#### LATE AGENDA ITEMS

Nil

#### DECLARATION OF PECUNIARY INTEREST

Nil

**LEAVE OF ABSENCE**

Nil

**PETITIONS**

Nil

## WORKSHOPS & INFORMATION FORUMS

File No: COU/0205

### Council Workshop held on 5 April 2018

Council held a Workshop on the following subjects:

- Item 1 Tourism Northern Tasmania
- Item 2 Pecuniary Interest and Conflict of Interest
- Item 3 2018-19 Annual Plan
- Item 4 Fruit Fly Response - Biosecurity Tas
- Item 5 Furneaux Islands Festival Policy
- Item 6 Airport Hangar Project
- Item 7 Solid Waste Disposal
- Item 8 Spraying of Parramatta Grass
- Item 9 Mount Strzelecki Walking Track

#### Councillors Present:

Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Peter Rhodes, Cr Ken Stockton, Cr Gerald Willis and Cr David Williams.

#### Apologies:

Cr Chris Rhodes

#### Staff and Consultants Present:

Bill Boehm (General Manager), Kelly Blundstone (Executive Assistant), Chris Griffin (Tourism Northern Tasmania / Northern Tasmania Development Corporation Board Member, Item 1), Marc Edwards (Page Seager, Item 2, via phone), Peter Voller (Incident Controller, Biosecurity Tasmania, Item 4), Murray Root (Biosecurity Tasmania, Item 4), Stacey Wheatley (Community Development Officer, Item 5), Jacci Viney (Development Services Coordinator, Items 6 & 7) and Brian Barnewall (Works & Services / Airport Manager, Items 6, 7 & 8).

*As workshops and information sessions are for information and discussion purposes only, no decisions are made or foreshadowed at these proceedings.*

#### VOTING REQUIREMENTS:

Simple Majority

#### RECOMMENDATION:

That the Council Workshop held on 5 April 2018 be noted.

#### DECISION:

**65.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr P Rhodes

That the Council Workshop held on 5 April 2018 be noted.

### CARRIED UNANIMOUSLY (7-0)

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**PUBLIC MEETINGS**

Nil

**PUBLICATIONS/REPORTS TABLED FOR COUNCIL INFORMATION**

Nil

## REPORTS TO BE RECEIVED

### Whitemark Community Gym Special Committee

File No: CDV/0702

**Annexure 1:** *Whitemark Community Gym Special Committee meeting 19 February 2018 Confirmed Minutes*

### OFFICER'S REPORT (Bill Boehm, General Manager):

The confirmed minutes of the Whitemark Community Gym Special Committee meeting held on Monday 19 February 2018 have been provided for consideration. The minutes outline what the Committee has been working on to date and can now be received by Council.

### OFFICER'S RECOMMENDATION

That the confirmed minutes of the Whitemark Community Gym Special Committee meeting held on Monday 19 February 2018 be accepted.

### DECISION:

**66.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr K Stockton

That the confirmed minutes of the Whitemark Community Gym Special Committee meeting held on Monday 19 February 2018 be accepted.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**Whitemark Community Gym Special Committee**

**File No:** CDV/0702

**Annexure 2:** *Whitemark Community Gym Special Committee meeting 20 March 2018 Unconfirmed Minutes*

**OFFICER'S REPORT (Bill Boehm, General Manager):**

The unconfirmed minutes of the Whitemark Community Gym Special Committee meeting held on Monday 20 March 2018 have been provided for consideration. The minutes outline what the Committee has been working on to date and can now be noted by Council.

**OFFICER'S RECOMMENDATION**

That the unconfirmed minutes of the Whitemark Community Gym Special Committee meeting held 20 March 2018 be noted.

**DECISION:**

**67.04.2018 Moved:** Cr G Willis      **Seconded:** Cr P Rhodes

That the unconfirmed minutes of the Whitemark Community Gym Special Committee meeting held 20 March 2018 be noted.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**Flinders Council Audit Panel**

**File No:** FIN/0401

**Annexure 3:** *Flinders Council Audit Panel meeting 9 April 2018 Unconfirmed Minutes*

**OFFICER'S REPORT (Bill Boehm, General Manager):**

The unconfirmed minutes of the Flinders Council Audit Panel meeting held on Monday 9 April 2018 have been provided for consideration. The minutes outline what the Committee has been working on to date and can now be noted by Council.

**OFFICER'S RECOMMENDATION**

That the unconfirmed minutes of the Flinders Council Audit Panel meeting held on Monday 9 April 2018 be noted.

**DECISION:**

**68.04.2018 Moved:** Cr G Willis **Seconded:** Cr K Stockton

That the unconfirmed minutes of the Flinders Council Audit Panel meeting held on Monday 9 April 2018 be noted.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**69.04.2018 Moved:** Cr D Williams **Seconded:** Cr P Rhodes

That the process outlined by Mark Scanlon in the Audit Panel minutes dated 9 April 2018, in connection with the audit trail relating to adjustments to a project-based budget, be adopted.

*Mayor Carol Cox passed the chair to Deputy Mayor Marc Cobham at 1.28pm*

**AMENDMENT**

**70.04.20148 Moved:** Mayor C Cox **Seconded:** Cr P Rhodes

That the Audit Panel be requested to recommend a process to Council along the lines outlined by Mark Scanlon in the Audit Panel minutes dated 9 April 2018, in connection with the audit trail relating to adjustments to a project-based budget.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

*Deputy Mayor Marc Cobham returned the chair to Mayor Carol Cox at 1.30pm*

**SUBSTANTIVE**

That the Audit Panel be requested to recommend a process to Council along the lines outlined by Mark Scanlon in the Audit Panel minutes dated 9 April 2018, in connection with the audit trail relating to adjustments to a project-based budget.

**CARRIED UNANIMOUSLY (7-0)**



**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

## COUNCILLORS' REPORTS

### Report from Councillor Gerald Willis as the Flinders Council Representative on the TasWater Owners' Committee

File No: COU/0312

#### CORRESPONDENCE IN:

DATE	WHO	SUBJECT
6 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email with invitation to attend the facility of Hydramet, a manufacturer of water treatment plants based in Launceston, on Friday 9 February. The invitation was declined.
7 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email advising Owners' Representatives that the start time for a quarterly briefing of TasWater in Launceston on Friday 9 February 2018 remains at 2:00 pm.
15 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email advising the Board Selection Committee that a meeting is confirmed for Monday 19 February 2018 at Campbell Town commencing at 3:00 pm.
15 Feb 2018	Colleen Davidson, Assistant to Ailsa Sypkes	Email providing the Board Selection Committee with details of applicants for the vacant director's position and providing an analysis by employment consultant Omera Partners.
17 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email providing the Board Selection Committee with a Role Description of the role of the Chairperson.
18 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email to the Board Selection Committee with the Agenda for a meeting to be held 19 February and Draft Minutes of previous meetings held 2 October 2017 and 29 November 2018.
19 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email to the Board Selection Committee advising selection of short list candidates for the position of Chairman is scheduled for Tuesday 5 June at Campbell Town.
19 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email to the Board Selection Committee advising interviews for the position of Chairman are scheduled for Wednesday 27 and Thursday 28 June 2018 in Hobart.
23 Feb 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email to the Board Selection Committee with draft minutes from a meeting held 19 February 2018.

DATE	WHO	SUBJECT
1 Mar 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email to the Board Selection Committee with details of candidates for the position of director for which interviews will be held on 7 and 8 March 2018.
9 Mar 2018	Ailsa Sypkes, General Manager, Legal and Governance and Company Secretary	Email advising that an offer had been made to Dr Stephen Gumley for a vacant position of non-executive director and that Dr Gumley has accepted.

This report includes all inwards correspondence received by Cr Gerald Willis from TasWater from 5 February 2017 to 8 April 2018.

Events:

On Wednesday 7 March and Thursday 8 March, I attended interviews held by the Directors' Selection Panel of candidates for a vacant director's position on the board.

**RECOMMENDATION:**

That the Report from Councillor Gerald Willis as the Flinders Council Representative on the TasWater Owners' Committee be received.

**DECISION:**

**71.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr K Stockton

That the Report from Councillor Gerald Willis as the Flinders Council Representative on the TasWater Owners' Committee be received.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**MAYOR'S REPORT:**

<b>ACTION</b>	<b>Information</b>
<b>PROPONENT</b>	Mayor C Cox
<b>FILE REFERENCE</b>	COU/0600
<b>ASSOCIATED PAPERS</b>	<i>N//</i>

**REPORT:****APPOINTMENTS:**

22/02/18 to 14/03/18	Mayor on Leave. Deputy Mayor as Acting Mayor
15/03/18	Met with M Buck (Phone), secretary Flinders Island Tourism and Business Incorporated (FITBI)
15/03/18	Council Meeting
21/03/18	Met with J Youl (Phone) re: FITBI
27/03/18	Attended Council Office
31/03/18	Lady Barron Hall and Recreation Special Committee Easter Breakfast event
01/04/18	Interview with year 11 student for media assignment
04/04/18	Met with Ian James (Phone) re: Café in the North Project
04/04/18	Met with Cr Willis (Council's liaison to FITBI) re: FITBI
04/04/18	Met with Killiecrankie residents re: Café in the North Project
04/04/18	Met with Deputy Mayor Cobham and community member interested in standing at the upcoming Local Government election
05/04/18	Council Workshop
07/04/18	Met with J Cazaly (Phone) re: Café in the North Project
10/04/18	Attended Council Office
12/04/18	Community member (Phone) re: unavailability of seats on the RPT service

Lady Barron Hall and Recreation Special Committee Easter Breakfast

A very large crowd turned up to feast on big breakfasts, bacon and egg sandwiches, pancakes and more at the new venue for this long-standing event. The Easter bunny turned up to judge the children's Easter bonnets and then the games and Easter egg scramble were held in the Flinders Island Aboriginal Association Incorporated (FIAAI) park. Thank you to Council for closing West Street for the duration of the event to allow children to cross safely.

Many comments were received on how good the Hall looked, the beautifully clean toilets and Council infrastructure in general. Over recent times I have received many positive comments and congratulations to Council on the Island infrastructure especially the BBQ and toilet facilities dotted around the Island.

Café in the North Project

The sale of the "JJs" property just prior to the success of the grant application for a "Café in the North" has caused the proponents a conundrum and desire to find another suitable site that can be used to develop a café-come-community gathering site. Concerned community members have been advised by staff, and in discussions, that no site is a fete-accomplish with planning. In

the case that public land is to be considered, legal processes that will involve community input will be considered.

#### Telecom Project

It is great to see this project physically underway with the optic fibre cable being laid/buried between Lady Barron and Palana. This is a huge Council led project and that it is happening is testament to the strength of Council and its commitment to Island infrastructure improvements over recent years.

#### **CORRESPONDENCE IN:**

<b>DATE</b>	<b>WHO</b>	<b>SUBJECT</b>
05.03.2018	Felicity Robinson, Awards Administration Assistant, Tasmanian Young Achiever Awards	2018 Tasmanian Young Achiever Awards Gala Presentation Dinner Invitation
07.03.2018	Annie Willock, Australian Local Government Women's Association (ALGWA)	Invitation to Women's Day Breakfast
07.03.2018	Adrian Beresford Wylie, CEO, Australian Local Government Division (ALGA)	Invitation to attend National General Assembly
12.03.2018	Michael Buck, Secretary, Flinders Island Tourism and Business Inc. (FITBI)	Resignation of Mick Grimshaw as President of FITBI
13.03.2018	Lynn Mason	Visit from Tasmania Community Fund
13.03.2018	Angela Gardner, Forest Practices Authority	Letter re: local council development planning and the Forest Practices system
14.03.2018	Helmut Ernst	Waratah Water Reserve
14.03.2018	Christine Agostinelli, Local Government Association of Tasmania (LGAT)	Nominations for Local Government Awards
19.03.2018	Annie Willock, ALGWA	ALGWA - Notice of Meeting 7 April
19.03.2018	Department of Primary Industry, Parks, Water and Environment	Industry update 15 March 2018 on Tasmanian response to the detection of Queensland fruit fly
20.03.2018	Jude Cazaly	Letter re: Killiecrankie Open Space
20.03.2018	Alex Tay, Director of Local Government	Revised Local Government Audit Panel Guidelines <ul style="list-style-type: none"> <li>· Local Government Audit Panel Guidelines: A practice guide, revised March 2018</li> <li>· Local Government Audit Panels - A practice guide - Appendix 1: Model code of conduct for members of the audit panel</li> <li>· Local Government Audit Panels - A practice guide - Appendix 2: Model audit panel charter, revised March 2018</li> </ul>
22.03.2018	Kate Hiscock, LGAT	TasWater Media Release - MONA Memorandum of Understanding

DATE	WHO	SUBJECT
27.03.2018	Kate Hiscock, LGAT	Opinion Editorial - Difference between Assertion and Evidence
04.04.2018	Ailsa Sypkes, TasWater	TasWater's draft Corporate Plan Financial Year 2019-23
10.04.2018	Rikki-Lee Ross Northern Tasmania Development Corporation (NTDC)	May 9, 2018 - AGM, agenda and proxy form
11.04.2018	Kate Hiscock, LGAT	Media Release issued by LGAT regarding the 2018 Council Cost Index

#### CORRESPONDENCE OUT:

DATE	WHO	SUBJECT
13.03.2018	Sarah Courtney MP	Congratulations on recent success (Acting Mayor)
13.03.2018	Hon. Peter Gutwein	Congratulations on recent success (Acting Mayor)
13.03.2018	Hon. Michael Ferguson	Congratulations on recent success (Acting Mayor)
13.03.2018	Hon. Will Hodgman	Congratulations on recent success (Acting Mayor)
15.03.2018	Lynn Mason	Visit from Tasmanian Community Fund
21.03.2018	Jude Cazaly	Letter re: Killiecrankie Open Space
21.03.2018	Jennifer Houston	Congratulations on recent success
21.03.2018	Michelle O'Byrne MP	Congratulations on recent success
21.03.2018	Hon. Rene Hidding	Congratulations on recent success
21.03.2018	Hon. Sarah Courtney MP	Congratulations on recent appointment
28.03.2018	Margaret Wheatley	Public Question response
28.03.2018	Penny Conn	Public Question response
28.03.2018`	Robin Walker	Public Question response
29.03.2018	Tas Community Fund	Letter of support for application

#### VOTING REQUIREMENTS:

Simple Majority

#### RECOMMENDATION:

That the Mayor's report be received.

#### DECISION:

**72.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr G Willis

That the Mayor's report be received.

#### CARRIED UNANIMOUSLY (7-0)

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

<b>A. DEVELOPMENT SERVICES AND PLANNING APPLICATIONS</b>
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*At 1.32pm, Mayor Carol Cox announced that pursuant to Section 25 of the Local Government (Meeting Procedures) Regulations 2015 the Council will now act as a Planning Authority under the Land Use Planning and Approvals Act 1993.*

**Item A1: Development Application – (*Homeplan Architects*)**

<b>ACTION</b>	<b>Decision</b>
<b>APPLICANT</b>	Homeplan Architects
<b>OFFICER</b>	James Ireland (consultant town planner)
<b>APPROVED BY</b>	Karin Van Straten (senior consultant town planner)
<b>FILE REFERENCE</b>	DA2018/010
<b>ASSOCIATED PAPERS</b>	<i>Annexure 4: Title Plan and Drawings for DA2018/010</i>

Proposal: House in the Rural Zone and Visually Sensitive Special Area

Location: North East River Road, Palana (CT: 40436/1)

Zoning: Rural Zone

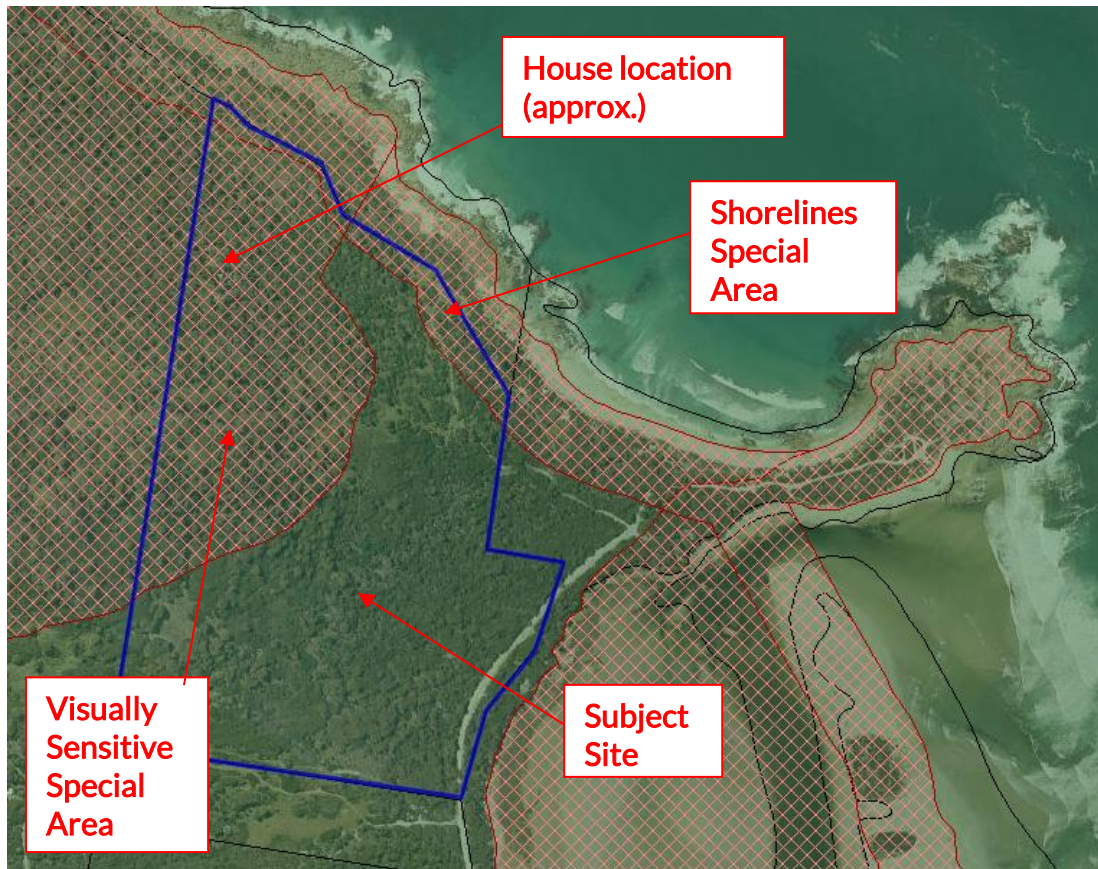
Special Areas: Visually Sensitive Area and Shorelines, Waterbodies and Watercourses Special Area (latter not at site of proposal).

Representations: None (Councillor call-in)

**INTRODUCTION:**

**Subject Site**

The subject site is a 32.02 ha lot located behind Holloway Point in North East River. The site drops approximately 100m from a high point on the western boundary to the east and north. North East River Road runs through the eastern part of the site. It is mostly trees and scrub, with no existing development.



**Zoning**

The subject property is located within the Rural Zone, pursuant to the *Flinders Planning Scheme 2000* (hereafter, the planning scheme).

**Special Areas**

The north western third of the site (roughly the area above the 40m contour) is affected by the visually sensitive special area. The proposed house is in this area. The northernmost part is affected by the shorelines, waterbodies and watercourses special area. The proposal is well outside this area so an assessment against it is not made. An access track / driveway runs along the southern and western boundaries from the road.

**Statutory Timeframes**

Date Received:	19/2/18
Request for further information:	not required
Advertised:	21/2/18
Closing date for representations:	7/3/18
Extension of time granted:	7/3/18
Decision due:	19/4/18 (extended)

**OFFICER'S REPORT:**



### **The Proposal**

An A-frame house is proposed, to be 20m from the west boundary and approximately 300m from the northern boundary. It is on the highest point of the site, at 100m above sea level (although the hill it is on rises to 140m). The house is a modest A-frame design with a floor area of 69m<sup>2</sup> and a height of 6.25m. It comprises an open plan living area and bedroom with one bathroom, wood store and a loft storage area. It has a large north-facing deck. The north façade is glazed and the remaining facades (which include the roof, it being an A-frame) are painted steel.

### **Assessment Against the Planning Scheme**

The Flinders Island planning scheme is organised into seven parts. Assessment is required under the following parts:

- Part 3 – Consideration of Applications for Planning Permits (3.10)
- Part 6 – Use and Development Principles
- Part 7 – Special Areas

### **Part 3 – Consideration of Applications for Planning Permits (3.10)**

Council shall take into consideration the following:

1. *the objectives, the intent of the zone, use and development principles, any development plan affecting the land and any relevant development standards or other relevant requirements of the Scheme;*

An assessment is provided below. Note that there is no applicable development plan:

#### **5.8.1 Zone Intent**

- (a) *The Rural Zone on Flinders Island is intended to maintain the existing rural character of the island which is typified by a pattern of areas of open farmland, typically with shelter belts of remnant vegetation, interspersed with irregular areas of native vegetation and substantial unspoiled landform. On other islands within the Planning Area the zone is intended to preserve the existing character which displays minimal signs of European occupation.*
- (b) *Use and development in the Rural Zone is intended to accommodate agricultural uses and development predominantly, with some compatible non-agricultural uses and development in appropriate circumstances, including tourist operation and rural industries. Forest plantations may be appropriate where they do not adversely affect the character of an area or detract from important views.*

**COMMENT:** The subject site is characterised by '*irregular areas of native vegetation and substantial unspoiled landform*'. Maintaining this character does not require the prohibition of development. It does require that development retains sufficient areas of native vegetation and unspoiled landform to maintain the character. The intent of the development is to capitalise on its natural setting and it does not require excessive removal of native vegetation (only that required for the house and access). The building sits within existing vegetation and is screened by it. In relation to (b), a house is considered to be a compatible non-agricultural use that can be accommodated in appropriate circumstances. 'Appropriate circumstances' are not explicitly stated but are related to the impact on agricultural use. In order to use the steep site of the proposal for agriculture, wholesale clearance of native vegetation would be required. Primarily

for environmental and visual impact reasons, the use of this land for agriculture is not desirable and it is considered these are appropriate circumstances for this non-agricultural use.

#### **5.8.2 *Desired Zone Character and Zone Guidelines***

- (a) The use or development of small existing rural lots for the purpose of residential living shall only be approved where such use or development is compatible with any existing or potential agricultural use of that land or surrounding lands.*
- (b) Use or development should enhance the rural character of the zone. Buildings should be substantial distances from the road frontage and apart, unless inappropriate for operational or topographical reasons. Where land clearance is undertaken it should be visually sympathetic; important trees (or stands of trees) should be retained, important hilltop locations should not be cleared and location of trees and shrubs along fence lines, property boundaries, watercourses and at property entrances is encouraged. Buildings and structures for aquaculture should be sited with regard to the protection of coastal scenery and compatibility with recreational use of the coastline.*
- (c) Land use or development and management practices shall be environmentally appropriate and shall avoid contamination or despoliation of the land, ground water, water courses, shore-lines, lagoons and marshes. Sand-dunes and coastal vegetation and ecologically important areas shall be protected from degradation.*
- (d) Forestry activities in the zone shall be in accordance with the Forest Practices Code*

**COMMENT: Criteria (a) and (d) are not applicable. In relation to (b), and in addition to the discussion under the zone intent section, the building is a substantial distance from North East River Road – 550m. In relation to (c) the proposal is environmentally appropriate and is designed to avoid contamination and/or despoliation of the land. The building is located over 300m from a shoreline or watercourse. A septic tank serves the proposal, subject to a separate statutory approval process. Water supply will be via rainwater collection.**

#### **5.8.4 *Development Standards***

- (a) The maximum height of buildings is 8.0 metres unless it can be satisfactorily demonstrated that a higher structure is required for operational, topographic or other justified purposes.*
- (b) Habitable buildings should be sited and designed to achieve the best solar gain or orientation that the site can provide. Where such design or orientation is not feasible other energy efficient practices, such as insulation, heat pumps or double glazing, should be considered.*
- (c) Buildings shall be setback a minimum distance of 20 metres from all boundaries.*
- (d) Regardless of the foregoing minimum setbacks, buildings shall be set back not less than a horizontal distance of 100m from high water mark and 40 m from a perennial watercourse.*

- (e) Council may relax the setback requirement of the above clause pursuant to the provisions of Clause 3.5 of this Scheme and after giving consideration to:
  - i. The particular size, shape, contours or slope of the land and the adjoining land;
  - ii. The adjoining land and uses and zones
  - iii. The position of existing buildings and setbacks in the immediate area;
  - iv. Consideration of any representations received as a result of the notification under Section 57 of the Act.
- (f) The external walls, roof, paving and other large surface areas of buildings shall be finished with non-reflective materials and colours that harmonise with the natural landscape or shall be substantially screened by landscaping.
- (g) A house on any lot which contains only class 4, 5, 6 or 7 land is discretionary and may only be approved if any existing or potential development and use of agricultural land in the vicinity is likely to receive no impact, or only minor impact from the establishment of the residence taking into account:
  - (a) The topography of the land;
  - (b) The location of water catchments;
  - (c) The location of neighbouring agricultural pursuits;
  - (d) Buffers created by natural features;
  - (e) Resource sustainability given the objective of the State Protection of Agricultural Land Policy.

**COMMENT:** The proposal complies with (a), (b), (c) and (d). Criteria (e) and (g) are not applicable. In relation to (f), the building is proposed to be clad in steel, painted white. A permit condition will require that the final colour meets this criterion (it is unlikely to be white in order to do so).

2. any relevant proposals, reports or requirements of any public authorities;

**Not applicable. None were received by Council.**

3. any representations received following public notification where required under the Act;

**None were received.**

4. whether any part of the land is subject to:

(a) landslip, soil instability, or erosion;

**No mapped landslip, stability or erosion issues at the site of the proposal. No landslip or coastal erosion hazard bands at the site of the proposal.**

(b) excessive slope;

**Not at the site of the proposal.**

- (c) *ponding or flooding;*  
**None known at the site of the proposal.**
- (d) *bush fire hazard;*  
**The planning scheme only sets standards for bushfire hazard in relation to subdivision applications.**
- (e) *a Protected Catchment District under Water Management Act 1999;*  
**No.**
- (f) *any Special Area Provisions in Part 7;*  
**The proposal is within the Visually Sensitive Special Area. An assessment against this is provided at Part 7 of this report.**
- (g) *pollution; and*  
**None known.**
- (h) *other hazards to safety or health.*  
**None known.**
5. *whether the proposed use or development is satisfactory in terms of its siting, size or appearance and levels of emissions in relation to:*
- (a) *existing site features;*  
**Existing site features where the proposal is located are the topography, the coastline and vegetation. The proposal is satisfactory in terms of its size and appearance. The only emission is wastewater. A septic tank serves the proposal, subject to a separate statutory approval process.**
- (b) *adjoining land;*  
**The closest adjoining land is a large (150 ha) privately owned lot, almost entirely covered in bush/scrub. The house on it is over 900m from the proposal.**
- (c) *the streetscape and/or landscape;*  
**The building is a substantial distance from North East River Road – 550m. The landscape is taken as being the site as viewed from adjoining land, including the beach. An assessment of this is made under Part 7 Visually Sensitive Areas of this report.**
- (d) *the natural environment;*  
**Aspects of the natural environment such as landscape views, erosion and pollution are addressed in other more specific sections of this report.**
- (e) *items of historic, architectural or scientific interest;*  
**None known.**
- (f) *buffer zones, attenuation areas*  
**None applicable.**
- (g) *easements;*

None applicable.

(h) *a water supply for fire-fighting purposes;*

Not applicable.

(i) *any received pollution;*

None known.

(j) *the escape of pollutants into storm drains and watercourses: and*

Stormwater is collected and used. A septic tank serves the proposal, subject to a separate statutory approval process.

(k) *isolation, separation from other lands.*

Please refer to (b).

6. *whether the proposed use or development will be supplied with an adequate level of infrastructure and services, and if there is any necessity to improve deficient access, roads or road junctions, water, sewerage, electricity or transport services and the like, without detriment to existing users;*

An existing track will be extended in order to gain access from North East River Road. No improvement needs to be made to any roads, road junctions or water, sewerage, electricity or transportation services. This part of the island is not supplied with water or sewerage infrastructure and the proposal is designed to be self-sufficient. It is therefore concluded that the proposal will be supplied with an adequate level of infrastructure and services.

7. *whether the proposed use or development would adversely affect the existing and possible future use or development of adjacent land, and vice versa;*

The small, low impact scale of the proposal and the large setbacks ensures there will be no adverse effect on the use of adjacent land.

8. *the provision of adequate landscaping, amenity facilities and illumination, and the treatment of the site generally;*

It is the intent of the proposal to sit within the existing natural vegetation and not require removal of it. No additional landscaping is proposed. Illumination is likely to be limited to indoor lighting.

9. *the sight distances available to and from proposed point(s) of access, together with an estimate of the speed of passing traffic;*

The existing access to the property will be used.

10. *the design and siting of the proposal to enable reduction in energy consumption through alternative energy use or reduction in demand; and*

The proposal is a modern, energy efficient design. It is oriented for solar gain. All new buildings are required to achieve a six star energy rating by the National Construction Code.

11. *the safety and well-being of the general public.*

Generally this is the role of the National Construction Code and health and safety requirements. The proposal does not pose a risk to the safety or wellbeing of the public.

12. Any other matter which Council is of the opinion is relevant to the particular application.

None stated.

In conclusion, the proposal is consistent with the consideration clauses 1-12 under Part 3.10.

#### **Part 6 – Use and Development Principles**

This part of the planning scheme provides general principles that development must be consistent with. Some of them are clearly not relevant to this application (for example those concerned with subdivision or quarrying) so these have been omitted for brevity. Furthermore, most have been addressed in more specific parts of this report. They are included here for completeness, but the comment will often refer to the part of the report where they are assessed in detail.

6.0 *Use and development shall be consistent with the following principles:*

#### **6.1 Use**

(a) *Use or development shall not unreasonably impact on any existing or intended use of development of neighbouring land.*

**COMMENT: Complies. For more detail refer to Part 3 assessment.**

#### **6.2 Character**

(a) *Use and development shall adequately respect the character of, and future intentions for the area in which it is to be located.*

(c) *Use or development (including public facilities and services) should adequately respect the surrounding streetscape and neighbouring use or development, particularly in relation to scale, setbacks, form (including roof shape), landscaping, materials, colours and fencing.*

(e) *Where trees are an important element in the character of an area they should be retained.*

**COMMENT: Complies. For more detail refer to Part 3 assessment.**

#### 6.4 Environment

- (a) Use or development shall not be allowed to detrimentally affect the environment. All areas, and sensitive ecological and/or visual areas in particular, shall be developed in a manner and to an extent which is consistent with the protection of the values of the area.*
- (b) Use or Development and land management practices shall be directed towards achieving environmental sustainability, biodiversity and ecological balance, and avoiding environmental damage such as soil erosion, coastal dune erosion, loss of important animal and plant species and increases in vermin populations.*
- (c) Use or Development shall not be located in areas of unacceptable risk (e.g. from fire, flood or landslide). In situations where risk may exist, use and development shall be appropriately sited and designed to provide an acceptable level of protection and safety for future users. In particular.*
  - i. Lands subject to flood risk are those subject to a greater than one in a 100 year flood interval (1% probability), and land, the natural surface level of which is below 3 metres Australian Height Datum (AHD); and*
  - ii. Land which comprises soils of known or suspected instability, has a slope greater than 1 in 4, or is filled or reclaimed land, are deemed to constitute an unstable land hazard; and*
  - iii. Use and development in bushfire prone areas will comply with the provisions of Schedule 7 Development in Bushfire Prone Areas or some other provisions acceptable to Council and the Tasmania Fire Service.*
- (f) Use or development shall be of a suitable form and siting to avoid any adverse impact on any watercourse and vice versa. Use or development (including the siting of effluent disposal systems) shall be setback a minimum of 40 metres, or such distance as is required, from a watercourse to avoid degradation of water quality.*

**COMMENT: Complies. For more detail refer to Part 3 assessment.**

#### 6.6 Access and Parking

- (b) All Use or Development shall provide satisfactory pedestrian and vehicular access which is suited to the volume and needs of future users.*
- (c) Buildings and spaces intended for public access shall provide for satisfactory use and access by the disabled; the requirements of the Building Regulations in relation to AS1428.1-1988 shall be met.*

- (h) *New Use or Development shall provide a suitably constructed driveway of a width to provide for the safe ingress and egress of the anticipated volume of traffic associated with the Use or Development*
- (i) *New Use or Development shall provide adequate car parking to provide for the demand it generates and shall be capable of being safely accessed.*

**COMMENT: Complies.**

6.7 *Services*

- (a) *Use or Development shall be provided with adequate and appropriate services which are suited to the lifestyle requirements of people, the nature of the location, and the ability of the community to provide.*
- (c) *In areas not serviced with water use or development shall provide adequate water supply and effluent disposal systems. Each dwelling shall provide a potable water storage facility (minimum capacity of 40kl) to provide for the anticipated number of occupants, and a wastewater disposal system approved by the Council's Environmental Health Officer*
- (e) *Use or Development shall be appropriately sited, designed and constructed to avoid conflict with service mains (including telephone, power, sewer, water and irrigation channels/pipelines). Buildings shall not be erected over any service main or within any easement providing for same whether utilised or not.*
- (f) *Servicing systems shall use adequate and appropriate design methods and materials to ensure an acceptable life span and allow for adequate maintenance requirements.*
- (g) *Use or Development shall optimise efficiency in the use of energy and resources. In particular, land should be subdivided on a generally sequential basis (ie. one area is substantially developed before the next is subdivided), common trenching should be used for different services where appropriate, and solar access maximised.*

**COMMENT: Complies. For more detail refer to Part 3 assessment.**

6.8 *Social Interest*

1. *Use or Development should demonstrate how it suits the community interest.*
2. *Use or Development shall have adequate and appropriate types and levels of access to social facilities and services (eg. shops, government agencies, telecommunication, health services and educational facilities).*



**COMMENT:** This is a private house. In relation to 2, the proposal is intended to be located distant from social services.

6.9 Administration.

- (b) Use or Development proposals should only be approved where the cost to the public of providing and maintaining services is not exceeded by the economic benefit of the use or development to the community.*
- (c) In considering any proposal, Council shall obtain the advice and opinion of other relevant group(s), individual(s) or organisation(s) with direct interest in the proposal.*

**COMMENT:** In relation to (b), this is a privately financed undertaking, with no cost to the public. In relation to (c), the application was notified under the statutory process. Council did not require further advice or opinion.

**Part 7 Special Area Provisions**

**7.2 Visually Sensitive Special Area**

The objectives of the Visually Significant Areas are:

- (a) To retain the natural appearance of each Area;*
- (b) To minimise the visual impact of Use or Development;*
- (c) To retain and restore where possible the natural vegetation cover.*

In considering an application for Use or development within the Visually Sensitive areas and whether to impose conditions Council shall consider the following matters:

- (a) The objectives listed in Clause 7.2.2*
- (b) The siting, orientation, setbacks, bulk, form, height, scale and external finishes of buildings and structures*
- (c) The visual impact of buildings, clearing, excavation, access, construction, fences, firebreaks or the deposition of fill;*
- (d) The adequacy of proposed landscaping and whether any special works or practices are required to protect the scenic values of the site;*
- (e) Whether development is proposed to be located on skylines or ridgelines.*

**COMMENTS:** In relation to the objectives, the natural appearance of the area is retained as the proposal is a small, low impact insertion into a large natural area and the natural appearance will remain dominant. The location amongst tree and scrub minimizes the visual impact of the proposal. The small size (69m<sup>2</sup>) and low height (6.25m) of the proposal also minimize the visual impact. The natural vegetation cover will be retained. The visual impact of clearing for the house and new access will not be unreasonable as it is across the slope which minimizes the impact. No excavation, fences, firebreaks or fill are proposed. No landscaping is proposed as the proposal

will be located amongst existing trees and scrub. No special works or practices are required to protect the scenic values of the site. The proposal is not located on a skyline or ridgeline. In conclusion, the proposal is consistent with the consideration clauses of Part 7.

#### **STATUTORY REQUIREMENT:**

The application was advertised for 14 days in accordance with the Act. No representations were received.

#### **POLICY/STRATEGIC IMPLICATIONS:**

In the Flinders Council Strategic Plan 2015, Strategic Focus Area 1: Population Growth is most relevant. It is summarised as: "*Focusing on strategies, projects and policy initiatives that support the community, economic development, innovation and investment attraction.*"

**COMMENT:** The proposal is consistent with this focus area. The proposal is an addition to the housing stock on the island.

#### **BUDGET AND FINANCIAL IMPLICATIONS:**

Financial impacts are normally limited to the application process and any appeal that may be lodged against the Planning Authority's decision, provided statutory obligations are met.

#### **OFFICER'S RECOMMENDATION:**

That the application for a house in the rural zone and within the visually sensitive special area by Homeplan Architects at North East River Road, Palana (CT: 40436/1) be **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

#### **ENDORSED PLANS**

1. Except as modified by this permit, the use and/or development must be in accordance with the endorsed plans by Homeplan Architects dated February 2018 (Dwg. No. 88001) to the satisfaction of Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

#### **SCHEDULE OF MATERIALS/COLOURS**

2. Prior to the commencement of works, a schedule of external finishes and colours, including details of cladding, glazing and roofing materials, must be submitted for approval by the General Manager. Colours and finishes must be natural, muted tones (not white) and must be non-reflective. All glass in new buildings must be non-reflective. Once approved, the schedule will be endorsed to form part of the planning permit.

#### **WATER TANKS**

3. Prior to the installation of any water tanks, specifications of the dimensions and colour of the tanks must be submitted for approval by the General Manager. Once approved, the specifications will be endorsed to form part of the planning permit.

#### **UNDERGROUND POWERLINES**

4. Any power lines associated with the proposal that are within the visually sensitive special area must be buried below ground.

#### **Notes:**

1. This permit was issued based on the proposal documents submitted for (DA2018/010). You should contact Council with any other use or developments, as they may require the separate approval of Council.
2. Council will undertake periodic reviews of approved developments to ensure compliance with Planning Permit conditions.
3. This permit is granted pursuant to the *Land Use Planning and Approvals Act 1993* and does not constitute any other approval required under any other Act or Regulation.
4. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land Use Planning and Approvals Act 1993* as amended, by a request to Council.
5. Where any other approvals under this Act or any other Act are required for the proposed use or development to which this permit relates, the permit does not take effect until those approvals have been granted.
6. This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.

#### **DECISION:**

**73.04.2018 Moved:** Cr G Willis      **Seconded:** Cr P Rhodes

That the application for a house in the rural zone and within the visually sensitive special area by Homeplan Architects at North East River Road, Palana (CT: 40436/1) be **APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

#### **ENDORSED PLANS**

1. Except as modified by this permit, the use and/or development must be in accordance with the endorsed plans by Homeplan Architects dated February 2018 (Dwg. No. 88001) to the satisfaction of Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

#### **SCHEDULE OF MATERIALS/COLOURS**

2. Prior to the commencement of works, a schedule of external finishes and colours, including details of cladding, glazing and roofing materials, must be submitted for approval by the General Manager. Colours and finishes must be natural, muted tones (not white) and must be non-reflective. All glass in new buildings must be non-reflective. Once approved, the schedule will be endorsed to form part of the planning permit.

#### **WATER TANKS**

3. Prior to the installation of any water tanks, specifications of the dimensions and colour of the tanks must be submitted for approval by the General Manager. Once approved, the specifications will be endorsed to form part of the planning permit.

#### **UNDERGROUND POWERLINES**

4. Any power lines associated with the proposal that are within the visually sensitive special area must be buried below ground.

#### **And the following Notes apply:**

1. This permit was issued based on the proposal documents submitted for (DA2018/010). You should contact Council with any other use or developments, as they may require the separate approval of Council.
2. Council will undertake periodic reviews of approved developments to ensure compliance with Planning Permit conditions.
3. This permit is granted pursuant to the *Land Use Planning and Approvals Act 1993* and does not constitute any other approval required under any other Act or Regulation.
4. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. An extension may be granted subject to the provisions of the *Land Use Planning and Approvals Act 1993* as amended, by a request to Council.
5. Where any other approvals under this Act or any other Act are required for the proposed use or development to which this permit relates, the permit does not take effect until those approvals have been granted.
6. This permit takes effect 14 days after the date of Council's notice of determination or at such time as any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined. If an applicant is the only person with a right of appeal pursuant to section 61 of the *Land Use Planning and Approvals Act 1993* and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached to the permit.

#### **CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

*Note: The east facing façade is glazed not the north façade, as indicated in the agenda information under the heading Proposal.*

***At 1.44pm, Mayor Carol Cox announced that the Council will now conclude its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations 2015.***

**Item A2: Development Application Report**

<b>ACTION</b>	<b>Information</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Jacci Viney, Development Services Coordinator
<b>FILE REFERENCE</b>	PLN/0105
<b>ASSOCIATED PAPERS</b>	<i>Annexure 5: Planner's Information Report – March 2018</i>

**INTRODUCTION:**

The purpose of this report is to provide Councillors with an update of the applications which have been dealt with by the Planning Department for the current period as per the council motion 249.09.2015, passed at the 24<sup>th</sup> September 2015 Council Meeting.

Council has requested that the planning consultancy service (West Tamar Council) provide this detail to Council on a monthly basis.

Permitted applications are assessed under s58 of the *Land Use Planning and Approvals Act 1993* and as such are not advertised nor are the applicant's details made public. Applicants retain the right to privacy having met all development and use standards applicable within the current planning scheme. Applications made under this section must be granted a permit, with or without conditions.

The numbering of applications relates to the allocation provided by the 'Regulatory Applications' (RegApps) electronic filing system. Numbers are allocated in order to Planning (DA), Building (BA) and Plumbing (PA) applications. This may mean that planning numbers are not sequential.

Councillors will note the inclusion of the "Approved" table as per a recent request.

**PREVIOUS COUNCIL CONSIDERATION:**

Some items may have been considered at meetings of Council while the remainder have been approved under delegation by the General Manager.

**OFFICER'S REPORT:**

Refer to Annexure 5 Planner's Information Report – March 2018, provided by West Tamar Council.

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER'S RECOMMENDATION:**

That the Planner's Information Report – March 2018 be received.

**DECISION:**

**74.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr D Williams  
That the Planner's Information Report – March 2018 be received.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

*Jacci Viney, Development Services Coordinator, left the meeting at 1.46pm.*

<b>B. NOTICE OF MOTION</b>
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Item B1: Notice of Motion – Whitemark Community Gym Special Committee Membership

<b>ACTION</b>	<b>Decision</b>
<b>PROPONENT</b>	Deputy Mayor Marc Cobham
<b>OFFICER</b>	Bill Boehm, General Manager
<b>FILE REFERENCE</b>	CDV/0702
<b>ASSOCIATED PAPERS</b>	<i>Nil</i>

**NOTICE OF MOTION:**

That in relation to the Whitemark Community Gym Special Committee:

1. Council advertise for another community representative for a position on the committee; and
2. The Committee's Terms of Reference be amended to decrease the quorum from five to four members.

**COUNCILLOR'S REPORT:**

At the 19 February 2018 meeting (minutes supplied as Annexure 1), the Committee passed the following motion:

*"That a recommendation be taken to Council to advertise for another community representative on the committee and to decrease the quorum from five to four in the Terms of Reference."*

On more than one occasion the Committee has had difficulty achieving a quorum. The proposed Notice of Motion will assist in addressing this issue i.e. one less person required on the quorum and one more committee member.

**PREVIOUS COUNCIL CONSIDERATION:**

273.11.2017 16 November 2017  
255.10.2017 12 October 2017

**OFFICER'S REPORT:**

The Committee is functioning well.

The Notice of Motion has merit, is practical and appropriate, and is considered worthy of support.

**STATUTORY REQUIREMENTS:**

*Local Government Act 1993*

**POLICY/STRATEGIC IMPLICATIONS:**

5. Liveability

5.1 Improve the health and wellbeing of the Island communities through leadership and co-ordination.

**BUDGET AND FINANCIAL IMPLICATIONS:**

Nil

**RISK/LIABILITY:**

Nil

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER'S RECOMMENDATION:**

The motion as written.

**DECISION:**

**75.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr D Williams

That in relation to the Whitemark Community Gym Special Committee:

1. Council advertise for another community representative for a position on the committee; and
2. The Committee's Terms of Reference be amended to decrease the quorum from five to four members.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.



<b>C. COMMUNITY DEVELOPMENT</b>
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**Item C1: Furneaux Islands Festival Policy**

<b>ACTION</b>	<b>Decision</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Stacey Wheatley, Community Development Officer
<b>FILE REFERENCE</b>	PUB/0800
<b>ASSOCIATED PAPERS</b>	<i>Annexure 6: DRAFT Furneaux Islands Festival Policy</i>

**INTRODUCTION:**

Council's Policy Manual is an important document of Council as it provides direction to Staff, Management and Councillors. Many of the policies are required by, or relate to, legislation and in most instances, help manage Council's exposure to risk.

The Draft Furneaux Islands Festival Policy has been developed in response to a resolution by Council.

**PREVIOUS COUNCIL DISCUSSION:**

5 April 2018 Council Workshop

**PREVIOUS COUNCIL CONSIDERATION:**

7 July 2016 167.07.2016

**OFFICER'S REPORT:**

The Furneaux Islands Festival (FIF), now in its 5<sup>th</sup> year, is a major community event held annually by Flinders Council. The festival highlights our local history, embodies our community spirit and provides an opportunity to come together and celebrate our unique island lifestyle.

Each year, Flinders Council aims to deliver an event that highlights our local history, celebrates the diverse cultural and community spirit, increases local participation and creative expression, provides local economic benefit and stimulates tourism. Since it began in 2014, FIF has become one of the most important community events conducted on Flinders Island.

The Flinders Island Aboriginal Association Inc. has been a creative and financial partner in the delivery of the FIF since 2016.

Discussion and consideration by Council on having an island celebration on some date other than Australia Day began in Council workshops in April and May 2013.

On the 21<sup>st</sup> November 2013, a decision (motion no. 687.11.2013) moved that the Council's "Australia Day Committee be disbanded, and that the General Manager directs Council staff to deliver a BBQ on the Australia Day weekend from the existing budget allocation for such events".

In July 2014 a further decision was made on this subject (motion no. 866.07.2014). It stated that "Council reconfirms their commitment that future Australia Day events organised and supported by Council celebrate our own unique culture on a day to be agreed and reserve the 26<sup>th</sup> of January as a day for our community to undertake their own commitments."

In July 2016, Council made a unanimous decision (motion no. 167.07.2016) to support “a commitment of a budget allocation towards the Furneaux Islands Festival to be delivered in January 2017, 2018 and 2019 and develop a policy for provision of the Furneaux Islands Festival in the future”.

Part of the rationale for the Council decision to support an ongoing financial commitment to the Festival was to remove any limitations from staff to successfully plan and foster valuable ongoing external partnerships in the delivery of the Furneaux Islands Festivals into the future.

The development of a Furneaux Islands Festival Policy ensures due recognition of the importance that the Festival has to the fabric of the Community and has been developed by Council staff to support the delivery of the event. The Flinders Island Aboriginal Association Inc. has been consulted during the development of the Draft Furneaux Islands Festival Policy.

Given the need for significant and ongoing community support it is considered important that the Community have an opportunity to formally comment on the policy prior to its formal implementation.

#### **STATUTORY REQUIREMENT:**

*Local Government Act 1993*

#### **POLICY/STRATEGIC IMPLICATIONS:**

##### 5. Liveability

5.2 Support cultural activities that foster social engagement and emotional wellbeing and provide opportunities for creative expression.

5.2.2 Community events and activities are supported, encouraged and delivered.

5.2.2.2 Develop a policy, manage, coordinate and deliver the Furneaux Islands Festival.

#### **RISK/LIABILITY:**

Adoption of this policy will ensure that Management, Staff, Councillors and the local community are aware of Council’s intent and direction to improve the cultural life on Flinders. It will also enable staff to effectively and successfully plan for the festival, create and maintain valuable partnerships and develop a long-term vision for the event. By following this policy Council’s exposure to risk will also be minimised. Whilst the liability for running the festival will remain with Council, an expanded community input will be valuable.

Without this policy there is a risk that a well-liked and sustainable festival will not flourish and expand with the consequence of potential adverse community reaction.

#### **VOTING REQUIREMENTS:**

Simple Majority

#### **OFFICER’S RECOMMENDATION:**

That Council adopts the Furneaux Islands Festival Policy and allows it to lay on the table for 28 days for public comment.

#### **DECISION:**

**76.04.2018 Moved:** Cr P Rhodes      **Seconded:** Cr G Willis

That Council adopts the Furneaux Islands Festival Policy with the following changes:

Revised Objective:

To deliver an event that highlights our history, culture and community spirit, increases local participation and creative expression, provides local economic benefit and stimulates tourism.

And with the addition of:

4.5 Council will be provided with a comprehensive Festival report in conjunction with the third quarterly report.

and allows it to lay on the table for 28 days for public comment.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

<b>D. GOVERNANCE</b>
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Item D1: General Aviation (Private Use - Non-Commercial) Hangars

<b>ACTION</b>	<b>Decision</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Jacci Viney, Development Services Coordinator
<b>FILE REFERENCE</b>	AER/0503
<b>ASSOCIATED PAPERS</b>	<i>Nil</i>

**INTRODUCTION:**

As per the General Aviation (GA) component of the Flinders Island Airport Master Plan 2012 (Kneebush planning Pty Ltd, May 2012) potential locations for General Aviation hangars for private use of a non-commercial nature have been surveyed and draft leases prepared.

This report outlines the background that has led to Council officers' seeking the authorisation to enter into agreements for leases for these types of hangars.

**PREVIOUS COUNCIL CONSIDERATION:**

Nil

**PREVIOUS COUNCIL DISCUSSION:**

Airport matters are generally discussed at monthly workshops to ensure any updates are provided to the elected members.

**OFFICER'S REPORT:**

The inclusion of General Aviation hangars for private use of a non-commercial nature at the airport is supported by both the Flinders Island Airport Master Plan 2012 and the long-term concept plans, entitled 'Proposed Airport Extension – Concept Issue' by Engineering Plus, dated 8/9/2017 and received by Council at Ordinary Meeting November 2017. Although multiple sites are determined within the concept planning, only four have been nominated as Stage 1.

At the time of writing Council has two interested parties who are willing to take up a lease for land, situated within the survey area, upon which they can build a hangar for the storage of their aircraft. Council will soon have ready a development application so that a planning permit may be provided to any leaseholder which also details development controls relating to hangar development i.e.: colour and design.

This report simply seeks to enable Council officers to enter into lease agreements for GA hangars.

**STATUTORY REQUIREMENT:**

Nil

**POLICY/STRATEGIC IMPLICATIONS:**

3. Access and Connectivity

3.2 Maintain air access to the Island and improve performance of the airport.

3.2.1 Improved operation and financial performance of airport.

3.2.1.1 Assist, where feasible, in the provision of hangar infrastructure for commercial and private aviators.

**BUDGET AND FINANCIAL IMPLICATIONS:**

Minimal. The leaseholder will pay an annual fee to Council as per their individual agreements.

**RISK/LIABILITY:**

Low

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER'S RECOMMENDATION:**

That the General Manager be authorised to enter into agreements with leases of land for General Aviation hangars for private use of a non-commercial nature.

**DECISION:**

**77.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr D Williams

That the General Manager be authorised to enter into agreements with leases of land for General Aviation hangars for private use of a non-commercial nature.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**Item D2: March 2018 Quarterly Financial and Investment Report**

<b>ACTION</b>	<b>Decision</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Bill Boehm, General Manager
<b>FILE REFERENCE</b>	FIN/0100
<b>ASSOCIATED PAPERS</b>	<i>Annexure 7: March 2018 Quarterly Financial and Investment Report</i>

**INTRODUCTION:**

On a quarterly basis, Council is presented with a Financial Report which includes a summary of investments.

This report and the attached Quarterly Financial and Investment Report have been prepared based on changes made to formatting and presentation that were undertaken for the previous December 2017 quarterly report, as reviewed and endorsed by Council's Audit Panel and previously adopted by Council.

**PREVIOUS COUNCIL DECISION:**

Council considers the Quarterly Financial and Investment Report on a quarterly basis.

**OFFICER'S REPORT:**

The attached report with overview provides a summary of income and expenditure for the Council at the end of the third quarter ending 31 March 2018. The overview provides a summary explanation and direction to follow. A summary of Council's Investments, which is under consideration by Council's Audit Panel, is also included.

The report includes the current Year to Date. Where appropriate, individual comments have been provided against all account or project lines to assist in the review.

As a general comment, whilst the budget has not been reviewed for this quarter it is never the less on track except that due to a revaluation, depreciation (which is a non-cash item) has increased.

**STATUTORY REQUIREMENT:**

*Local Government Act 1993*

**POLICY/STRATEGIC IMPLICATIONS:**

- 4 Strategic and Effective Organisation – Responding to risks and opportunities.
  - 4.2 Support processes, accountability and project delivery through transparent reporting.
    - 4.2.1 Priorities, actions and achievements are planned and reported through an integrated governance and management framework.
      - 4.2.1.2 Provide quarterly reporting to Council on Council's financial investments.
  - 4.3 Ensure Council meets its statutory obligations and manages corporate and community risk.
    - 4.3.12 Annual budget estimates and reviews.
      - 4.3.12.1 Budget estimates and reviews delivered within required timeframes.

4.4 Drive continuous improvement through a focus on customer service, community engagement, efficient systems and processes, capacity building and workforce development.

4.4.2 Continuous improvement program.

**BUDGET AND FINANCIAL IMPLICATIONS:**

Budget affects all areas in Council's Annual Plan with the budget implications identified.

**RISK/LIABILITY:**

No foreseen risks or legal obligations identified as a result of the financial reports.

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER'S RECOMMENDATION:**

That for the 9-month period ending 31 March 2018, Council, whilst acknowledging that development of new project-based budgets still need some refinement, receives and accepts the Quarterly Financial and Investment Report.

**DECISION:**

**78.04.2018 Moved:** Cr D Williams                      **Seconded:** Cr K Stockton

That for the 9-month period ending 31 March 2018, Council, whilst acknowledging that development of new project-based budgets still need some refinement, receives and accepts the Quarterly Financial and Investment Report.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**79.04.2018 Moved:** Cr D Williams                      **Seconded:** Deputy Mayor M Cobham

That Council suspends the provisions of regulation 22 in accordance with regulation 22 (9) of the Local Government (Meeting Procedures) Regulations 2015 for this item.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

*Questions and answers on the financial reports ensued.*

**Item D3: Use of the Flinders Council Common Seal**

<b>ACTION</b>	<b>Information</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Bill Boehm, General Manager
<b>FILE REFERENCE</b>	GOV/1000
<b>ASSOCIATED PAPERS</b>	<i>Annexure 8: Common Seal Register 17.01.18 - 12.04.18</i>

**INTRODUCTION:**

The purpose of this report is to provide Councillors with an update on the use of the Flinders Council Common Seal, as per the council motion 216.09.2016 passed at the 22 September 2016 Council Meeting.

**PREVIOUS COUNCIL CONSIDERATION:**

216.09.2016 22 September 2016

From January 2017, considered quarterly.

**OFFICER'S REPORT:**

The use of the Flinders Council Common Seal binds the Council to act in accordance with the provisions of the document to which it is attached, and it is important that Councillors know the details of those documents so that they are aware of commitments to which the Council has become obligated.

The Flinders Council Common Seal Register was created on 26<sup>th</sup> September 2016 and is available to Councillors on request at any time. A report on the use of the Flinders Council Common Seal will be included in Council Meeting Agendas on a quarterly basis.

Annexure 8 details the use of the Flinders Council Common Seal from the 17 January 2018 to 12 April 2018.

**STATUTORY REQUIREMENT:**

*Local Government Act 1993*

**POLICY/STRATEGIC IMPLICATIONS:**

No policy exists on this matter.

**BUDGET AND FINANCIAL IMPLICATIONS:**

Nil

**RISK/LIABILITY:**

Minimum

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER'S RECOMMENDATION:**

That the report on the use of the Flinders Council Common Seal from 17 January 2018 to 12 April 2018 be received.

**DECISION:**

**80.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr P Rhodes



That the report on the use of the Flinders Council Common Seal from 17 January 2018 to 12 April 2018 be received.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**Item D4: Airport Capital Works Update – Budget Amendment**

<b>ACTION</b>	<b>Decision</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Bill Boehm, General Manager
<b>FILE REFERENCE</b>	FIN/0701
<b>ASSOCIATED PAPERS</b>	<i>Annexure 9: Remote Airstrip Funding Approval 03.04.2018</i>

**INTRODUCTION:**

The Flinders Island Airport Master Plan and Council's ongoing budgets have previously identified a range of capital works that are required. Some of these are eligible for funding through the Remote Airstrip Upgrade (RAU) Program and at the October Council Meeting, Council resolved to make a submission for funding for two (2) projects, namely upgrade the Flinders Island Airport runway and wallaby-proof fencing. Both these projects were then included in the Contingency Project section of Council's budget.

Since this time, Council staff have made submissions for each project and have since been advised that whilst we were unsuccessful in our application to upgrade the runway, we were successful with funding for the perimeter fence with the expectation that the project be completed by 31 July 2018.

As such, Council's 2017/18 budget will need to be amended by moving this project from the Contingency Project List into the Capital Works section. This report updates the situation and recommends appropriate changes to Council's budget.

**PREVIOUS COUNCIL DISCUSSION:**

8 September 2017 Council Workshop

**PREVIOUS COUNCIL CONSIDERATION:**

12 October 2017 256.10.2017

*"That Council includes the following projects with notional allocations in the contingency projects section of the 2017/18 Budget:*

- 1. Airport Long Runway Upgrade (long runway) - \$3.6m budget with estimated grant of \$1.8m; and*
- 2. Airport Fence - \$110,000 budget with estimated grant funding of \$55,000. "*

**OFFICER'S REPORT:**

A copy of formal advice of Council's successful application for funding under the Remote Airstrip Upgrade (RAU) Program is attached.

As a condition of funding, contractors are to be engaged by 30 May 2018 with the project completed by 31 July 2018.

As such the project will likely span the 2017/18 and 2018/19 financial years. In the first instance the 2017/18 budget will need to be amended by moving this project from the Contingency Project List into the Capital Works section. An allocation will also need to be made in the 2018/19 Capital Budget to complete the works.

**STATUTORY REQUIREMENT:**

**POLICY/STRATEGIC IMPLICATIONS:**

3. Access and Connectivity – Work with service providers and other relevant stakeholders to improve security, reliability and cost effectiveness.
  - 3.2 Maintain air access to the Island and improve performance of the airport.
    - 3.2.1 Improved operation and financial performance of airport.
      - 3.2.1.4 Investigate options to maintain long term serviceability of the long runway.

**BUDGET AND FINANCIAL IMPLICATIONS:**

Airport fence budget \$110,000 offset by \$55,000 grant.

**RISK/LIABILITY:**

Significant financial impact if this project is not undertaken and completed within the required timeframe. Safety and liability issues are also significant if this project is not undertaken.

**VOTING REQUIREMENTS:**

Absolute Majority

**OFFICER'S RECOMMENDATION:**

That Council amends the 2017/18 Capital Works Budget to include construction of a wallaby-proof fence to the airport runway by an allocation of \$110,000 (offset by a \$55,000 grant) and makes an appropriate allocation in the 2018/19 Budget to complete the works.

**DECISION:**

**81.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr G Willis

That Council amends the 2017/18 Capital Works Budget to include construction of a wallaby-proof fence to the airport runway by an allocation of \$110,000 (offset by a \$55,000 grant) and makes an appropriate allocation in the 2018/19 Budget to complete the works.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

Item D5: Councillor Resolution Report

<b>ACTION</b>	<b>Information</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Bill Boehm, General Manager
<b>FILE REFERENCE</b>	COU/0600
<b>ASSOCIATED PAPERS</b>	<i>Annexure 10: Councillor Resolution Report April 2018</i>

**INTRODUCTION:**

This report identifies the actions taken and actual costs associated with implementing resolutions passed by elected members up to April 2018.

**PREVIOUS COUNCIL CONSIDERATION:**

The report is presented on a monthly basis.

**OFFICER'S REPORT:**

Please read Annexure 10 – Councillor Resolution Report April 2018.

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER'S RECOMMENDATION:**

That the Councillor Resolution Report April 2018 be noted.

**DECISION:**

**82.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr K Stockton

That the Councillor Resolution Report April 2018 be noted.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

Item D6: Council's 3<sup>rd</sup> Quarterly Report

<b>ACTION</b>	<b>Information</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Bill Boehm, General Manager
<b>FILE REFERENCE</b>	COU/0600
<b>ASSOCIATED PAPERS</b>	<i>Annexure 11: Council's 3<sup>rd</sup> Quarterly Report (January 2018 - March 2018)</i>

**INTRODUCTION:**

The purpose of this report is to provide Councillors with progress updates on the various Annual Plan actions undertaken by the whole of Council for the first quarter of the financial year.

**PREVIOUS COUNCIL CONSIDERATION:**

Previously provided as departmental monthly reports then departmental quarterly reports.

**OFFICER'S REPORT:**

Council has engaged the Institute of Project Management (IPM) to develop a new quarterly reporting system for Council that adds value to what has previously been generated. The report, Annexure 11 – Council's 3<sup>rd</sup> Quarterly Report (January – March 2018), is the third report to be generated via the new process. The reporting process is still in development and Councillors are again encouraged to provide feedback on this the third report of its type.

**VOTING REQUIREMENTS:**

Simple Majority

**OFFICER'S RECOMMENDATION:**

That the Council's 3<sup>rd</sup> Quarterly Report (January – March 2018) be received and accepted by Council.

**DECISION:**

**83.04.2018 Moved:** Cr D Williams                      **Seconded:** Cr G Willis

That the Council's 3<sup>rd</sup> Quarterly Report (January – March 2018) be received and accepted by Council.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

*Mayor Carol Cox called a break in the meeting at 2.41pm and resumed the meeting at 2.47pm.*

E. CLOSED COUNCIL

Item E1, E2 and E3: Closed Council Items

<b>ACTION</b>	<b>Decision</b>
<b>PROPONENT</b>	Council Officer
<b>OFFICER</b>	Bill Boehm, General Manager
<b>FILE REFERENCE</b>	COU/0312, PER/1500
<b>ASSOCIATED PAPERS</b>	<i>Annexure 12: TasWater Corporate Plan FY2019-23 Final (For Elected Members Only)</i>

**PREVIOUS COUNCIL CONSIDERATION:**

58.03.2017	15 March 2017 Closed Council
59.03.2018	15 March 2018 Closed Council
60.03.2018	15 March 2018 Closed Council
61.03.2018	15 March 2018 Closed Council

**REASON FOR CLOSED COUNCIL:**

Item E1 TasWater Draft Corporate Plan is **CONFIDENTIAL** in accordance with Section 15(2) (c) (g) of the Local Government (Meeting Procedures) Regulations 2015.

Items E2 General Manager's Performance Review – Key Performance Indicators and Item E3 General Manager's 2017 Performance Review are **CONFIDENTIAL** in accordance with Section 15(2) (a) of the Local Government (Meeting Procedures) Regulations 2015.

**VOTING REQUIREMENTS**

Absolute Majority

**OFFICER'S RECOMMENDATION:**

That Council moves into Closed Council.

**DECISION:**

**84.04.2018 Moved:** Cr P Rhodes      **Seconded:** Cr C Rhodes  
That Council moves into Closed Council.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

*Council moved into Closed Session at 2.48pm.*

*Council moved out of Closed Session at 3.05pm.*

**CONFIDENTIALITY REQUIREMENT**

**89.04.2018 Moved:** Deputy Mayor M Cobham      **Seconded:** Cr G Willis  
That the discussions held, and motions passed in Closed Council remain confidential excepting that Cr Willis is authorised to represent Council's thoughts on the TasWater Corporate Plan.

**CARRIED UNANIMOUSLY (7-0)**

**For:** Mayor Carol Cox, Deputy Mayor Marc Cobham, Cr Chris Rhodes, Cr Peter Rhodes, Cr Ken Stockton, Cr David Williams and Cr Gerald Willis.

**Meeting Closed 3.06pm**