



FLINDERS
COUNCIL

Agenda
Ordinary Council Meeting
15th May 2014

CERTIFICATION

"I certify that with respect to all advice, information or recommendation provided to Council with this agenda:

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

Note: S65(1) of the *Local Government Act 1993* requires the General Manager to ensure that any advice, information or recommendation given to the Council (or a Council Committee) is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation. S65(2) forbids Council from deciding any matter which requires the advice of a qualified person without considering that advice."

Dated this 9th day of May 2014.



Timothy Phillips
ACTING GENERAL MANAGER

FLINDERS COUNCIL ORDINARY MEETING

AGENDA

DATE: Thursday 15th May 2014
VENUE: Flinders Island Aboriginal Association Inc.
COMMENCING: 1.00 pm

PRESENT

Mayor Carol Cox
Deputy Mayor David Williams
Cr Marc Cobham
Cr Mary-Anne Roberts
Cr Ronald Wise

APOLOGIES

Cr Peter Rhodes
Cr Gerald Willis

STAFF IN ATTENDANCE

Raoul Harper - General Manager
Sophie Pitchford - Corporate Services Coordinator
Jacci Viney - Development Services Coordinator
Vicki Warden - Executive Officer

CONFIRMATION OF MINUTES

That the Minutes from the Ordinary Council Meeting held on the 10th April 2014 be confirmed.

PUBLIC QUESTION TIME

In accordance with *Section 31 (1) of the Local Government (Meeting Procedures) Regulations 2005* and the Flinders Council Policy the following procedures be adhered to at public question time:-

It is the policy of the Flinders Council to allow a 'Question Time' at Ordinary Council Meetings, during which members of the public may ask questions of the Council relating to Flinders Council matters.

The basis on which questions may be asked is:

1. All questions will be addressed through the Chair (being the Mayor in normal circumstances) who will answer them as she/he sees fit. Under no circumstances will members of the gallery be permitted to address or question either elected members or officers of the Council. The Chair may delegate answers to the appropriate Councillor or staff member if appropriate.
2. Persons addressing the Chair must pay the respect due to that office. Failure to do so may mean their address is terminated without notice.
3. Where the answer cannot be provided immediately, it will be provided in writing within 14 days and tabled at the following Ordinary Council Meeting.

4. All questioners are encouraged to register their intent to question with the General Manager before the meeting. Preference will be given to those who have so registered.
5. Question time shall not extend longer than 30 minutes and may be divided into two 15 minute sessions.
6. The actual timing of the session(s) is to be immediately after the opening of the meeting and advertised with the notice of meeting.

LATE AGENDA ITEMS

Nil

DECLARATION OF PECUNIARY INTEREST

In accordance with Part 2 Regulation 8 (7) of the Local Government (Meeting Procedures) Regulations 2005, the Chairman of a meeting is to request Councillors to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.

Accordingly, Councillors are requested to advise of a pecuniary interest they may have in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the Council has resolved to deal with, in accordance with Part 2 Regulation 8 (6) of the Local Government (Meeting Procedures) Regulations 2005.

LEAVE OF ABSENCE

Nil

PETITIONS

Nil

WORKSHOPS & INFORMATION FORUMS

File No: COU/0205

Council Workshop held on 24th April 2014

Council held a Workshop on the following subjects:

- Item 1: Flinders Island Recreational and Community Facilities Assessment and Preliminary Infrastructure Plan – March 2014
- Item 2: Road Name Change

Councillors Present:

Mayor Carol Cox, Deputy Mayor David Williams, Cr Marc Cobham, Cr Mary-Anne Roberts and Cr Gerald Willis.

Apologies:

Cr Ronald Wise
Cr Peter Rhodes

Staff and Consultants Present:

Timothy Phillips (Acting General Manager)

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

PUBLIC MEETINGS

Nil

COUNCILLOR'S QUESTIONS ON NOTICE

Question from Cr Marc Cobham

File No: COM/0500

Can Councillors have the related issues of telecommunications including, mobile phone costs and black-spots; inadequate internet download speeds; the inequality of internet plan costs when compared with non-regional areas etc. discussed at a workshop in the near future with the intention to raise the profile of these matters with the relevant bodies because of the long standing and increasing dissatisfaction from the local community?

Response from Acting General Manager, Timothy Phillips

The issue of internet and phone services has been raised with me on multiple occasions in the last month. I recently rang Michael Patterson (Tasmanian State Manager – Telstra) to discuss the issue with him and he agreed, in principle that he would be prepared to work with Council to better understand the community's concerns and identify ways to improve services where practically and commercially feasible. Mr Patterson advised he would call next week to progress further. It would be useful to discuss this issue further at a Council workshop so as to develop a "picture" to present to Telstra in these discussions.

COUNCILLOR'S QUESTIONS WITHOUT NOTICE

Regulation 29 of the Local Government (Meeting Procedures) Regulations 2005 specifies that in putting a Question Without Notice a Councillor must not offer an argument or opinion, draw any inference or make any imputations except so far as may be necessary to explain the question. The Chairperson must not permit any debate of a Question without Notice or its answer.

PUBLICATIONS/REPORTS TABLED FOR COUNCIL INFORMATION

Nil

REPORTS TO BE RECEIVED

Furneaux Community Health Special Committee

File No: CSV/0912

Annexure 1: *Furneaux Community Health Special Committee Confirmed Minutes 11th March 2014*

OFFICER'S REPORT (Timothy Phillips, Acting General Manager):

The confirmed minutes of the Furneaux Community Health Special Committee meeting held on Tuesday 11th March 2014 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 Furneaux Community Health Special Committee meeting held on Tuesday 11th March 2014 be received and accepted.

Furneaux Community Health Special Committee

File No: CSV/0912

Annexure 2: *Furneaux Community Health Special Committee Unconfirmed Minutes 8th April 2014*

OFFICER'S REPORT (Timothy Phillips, Acting General Manager):

The unconfirmed minutes of the Furneaux Community Health Special Committee meeting held on Tuesday 8th April 2014 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 unconfirmed minutes of the Furneaux Community Health Special Committee meeting held on Tuesday 11th March 2014 be noted.

COUNCILLORS' REPORTS

Nil

MAYOR'S REPORT:

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

REPORT:**APPOINTMENTS:**

08/04/2014	Meeting with Community member regarding proposed road name change (Alan Robinson)
08/04/2014	Furneaux Community Health Special Committee Meeting
08/04/2014	Met with Cr Roberts and Community Development Coordinator re TasMedicare Local funding
10/04/2014	Council meeting
11/04/2014	Variety Night
19/04/2014	Breakfast at Lady Barron Wharf
24/04/2014	Councillor Workshop
25/04/2014	ANZAC Dawn Service
25/04/2014	ANZAC March and Morning Service
29/04/2014	Teleconference meeting with community member re feature name (Richard Hams)
20/04/2014 – 09/05/2014	Deputy Mayor as Acting Mayor
29/04/2014	Community Facilities Assessment Information Session - Lady Barron
30/04/2014	Community Facilities Assessment Information Sessions - Whitemark

ANZAC Services

On a beautifully still and mild morning at Emita, around 160 people welcomed in the day at the Dawn Service. Many more people attended the morning march and service in Whitemark. A locally prepared wreath was laid from Council at each of the dawn and morning services.

Acting Mayor

I thank the Deputy Mayor for taking over the Mayor's duties during my break from the island.

Community Facilities Assessment Information Sessions

There has been a wonderful response to the draft document (available on our website) outlining our community assets, their current use and what is required to bring them into the 21st Century. A large number turned out for the

information session in Lady Barron which generated an interesting debate that made clear the community's priorities. The Whitemark information session also generated some good discussion.

CORRESPONDENCE IN:

DATE	WHO	SUBJECT
07/04/14	Heart Foundation	Entries open for the 2014 Heart Foundation Local Government Awards
07/04/14	Commander Mark Mewis	Invitation to attend the graduation ceremony of Trainee Course No 2/2013
08/04/14	Tasmanian Audit Office	Determination of Audit Fees
08/04/14	Steve Whiteley, Forestry Tasmania	Invitation to comment on the Draft Forest Management Plan 2014
08/04/14	Carol Brown, Labour Senator for Tasmania	Support of the Roads to Recovery Program
08/04/14	Stephanie Watson, Local Government Association Tasmania	Waratah-Wynyard Council General Manager's position
08/04/14	Jan Schibrowski, Flinders Island District High School	National Walk to School Day, 23/05/14
09/04/14	Michael Ferguson, Liberal Member for Bass	Advice of letter to Minister for Local Government re Flinders Council's concerns on audit panel directives
10/04/14	Derek Le Marchant Executive Officer Northern Tasmania Development	Nominations for a Project Group to develop the concept of an Export Assistance Program
14/04/14	Tony Cook, CEO, Civil Contractors Federation Tasmania (CCF)	Invitation to attend CCF Earth Awards 25/07/14
14/04/14	Anne-Maree Wilkens and Sharon Guichlaar	'Women Helping Women' Donation request
15/04/14	Miranda Chiaravalloti, Volunteering Tasmania	Invitation to National Volunteer Week launch
15/04/14	Kevin Moore, General Manager Commercial & Trade, Tasmanian Ports Corporation	Notification of Annual Leave and alternative contact with TasPorts
15/04/14	Alyson Ainscough, Department Manager, TasWater	Notification of TasWater General Meeting 13/05/14

16/04/14	Alan Robinson	Bess Larner's (Robinson) centenary birthday
22/04/14	Angela Turvey, Executive Officer, Glamorgan Spring Bay Council	Invitation to opening of Glamorgan Spring Bay Council New Offices 30/04/14
23/04/14	Dallas Baker OAM, President, Friends of Deal Island	Tasmanian Community Fund's response to Friends of Deal Island's application for funding to restore the Deal Island lighthouse
28/04/14	Malcolm White, President, Royal Flying Doctor Service	Approval of increased funding for the patient transfer station at the Airport
28/04/14	Jen McDonnell, Hydro Tasmania	Hydro Tasmania engagement with Flinders Council re wind farm development application
29/04/14	TasWater	Media release re Headworks Charges & Draft Corporate Plan
29/04/14	Bronwyn Grutzner, Furneaux Historical Research Association	Support letter for Community Heritage Grant application
30/04/14	Albert van Zetten, Mayor, Launceston City Council	Launceston Council's position regarding Taswater
01/05/14	Julie Collins, Federal Labor Member for Franklin	Invitation to meet to discuss relevant issues affecting Local Government
05/05/14	Northern Tourism Tasmania	Cycle Tourism Forum Invitation

CORRESPONDENCE OUT:

DATE	WHO	SUBJECT
07/04/14	Garth Smith, TasPorts	Fisherman's Memorial
08/04/14	Kat Hopkins, Secretary, Furneaux Historical Research Association	Letter regarding article in Mercury Saturday magazine
08/04/14	Jen McDonnell, Hydro Tasmania	Flinders Council and Hydro Tasmania workshop
23/04/14	Anne-Maree Wilkens and Sharon Guichlaar	'Women Helping Women' inkind support
23/04/14	Andrew Nikolic MP	Notification of date for Australian Small Islands Forum 2015

24/04/14	General Manager Flinders Council	Appointment of Deputy Mayor, Cr. David Williams as Acting Mayor 30 th April - 9 th May
28/04/14	Jen McDonnell, Hydro Tasmania	Flinders Council engagement with Hydro Tasmania re wind farm development application
28/04/14	Jan Schibrowski, Flinders Island District High School	National Walk to School Day, 23/05/14
29/04/14	Katriona Hopkins, Furneaux Historical Research Association	Support letter for Community Heritage Grant application
29/04/14	Kevin McDonald, Chari, Cape Barren Island Aboriginal Association Inc.	Nomination of Cape Barren Island representative to the Municipal Emergency Management Committee
29/04/14	Peter Gee, Flinders Island Telstra	Invitation to join the Municipal Emergency Management Committee
29/04/14	Hon Bryan Green MP	Invitation to meet to discuss issues affecting Local Government
30/04/14	Malcolm White, President, Royal Flying Doctor Service	Thank you for increased funding for patient transfer facility
30/04/14	Launceston Riverside Lions Club	Thank you for contribution towards patient transfer facility
30/04/14	David Heap & Kathleen Ives Heap	Thank you for contribution towards patient transfer facility
01/05/14	Julie Collins, Federal Labor Member for Franklin	Invitation to meet to discuss relevant issues affecting Local Government
02/05/14	Tasmanian Audit Office	Correction to Determination of Audit Fees
02/05/14	Lynn Mason, Tasmanian Community Fund	Targeted Tasmanian Community Fund round

VOTING REQUIREMENTS:

Simple Majority

RECOMMENDATION:

That the Mayor's report be received and accepted.

OPERATIONAL BUSINESS OF COUNCIL

A. DEVELOPMENT SERVICES AND PLANNING APPLICATIONS

Item A1:	Development Application – A. Thompson
File No:	DA02013/0034
<u>Annexure 3:</u>	<i>DA2013.0034 Hammond-Rattray Planning Submission</i>
<u>Annexure 4:</u>	<i>DA2013.0034 Machine Shed Drawings</i>
<u>Annexure 5:</u>	<i>DA2013.0034 House Colours</i>
<u>Annexure 6:</u>	<i>DA2013.0034 Original Bushfire Assessment Report</i>
<u>Annexure 7:</u>	<i>DA2013.0034 Bushfire Assessment Map</i>
<u>Annexure 8:</u>	<i>DA2013.0034 Bushfire Assessment Accreditation Form 55</i>
<u>Annexure 9:</u>	<i>DA2013.0034 Representation 1</i>
<u>Annexure 10:</u>	<i>DA2013.0034 Representation 2</i>
<u>Annexure 11:</u>	<i>DA2013.0034 Response to Representations</i>
<u>Annexure 12:</u>	<i>DA2013.0034 Letter to Council from GPM</i>
<u>Annexure 13:</u>	<i>DA2013.0034 Amended Bushfire Assessment Report</i>

B. CORPORATE SERVICES

Item B1:	Dog Registration Fees 2014-2015
File No:	FIN/0701 & ANI/0205

C. NOTICE OF MOTIONS

Item C1:	Notice of Motion from Cr Mary-Anne Roberts – Furneaux Community Health Special Committee Terms of Reference
File No:	CSV/0912
<u>Annexure 14:</u>	<i>Furneaux Community Health Special Committee Terms of Reference</i>
Item C2:	Notice of Motion from Cr Mary-Anne Roberts – Rental Accommodation Shortage
File No:	CSV/0100
Item C3:	Notice of Motion from Deputy Mayor David Williams - Naming of “Killiecrankie Bluff”
File No:	ENV/1100
<u>Annexure 15:</u>	<i>Proposal for Killiecrankie Bluff</i>
Item C4:	Notice of Motion from Deputy Mayor David Williams - Proposal to change name of Five Mile Road
File No:	ROA/0222
<u>Annexure 16:</u>	<i>CONFIDENTIAL – For Elected Members Only</i>

D. GOVERNANCE

Item D1: Amended Risk Management Policy

File No: FIN/1003, ADM0900

Annexure 17: Risk Management Policy

**Item D2: Flinders Island Recreational and Community Facilities
Assessment and Preliminary Infrastructure Plan**

File No: AME/0900

Item D3: Councillor Resolution Report

File No: COU/0600

Annexure 18: Councillor Resolution Report May 2014

Meeting Closed

A. DEVELOPMENT SERVICES AND PLANNING APPLICATIONS

Pursuant to Section 25 of the Local Government (Meeting Procedures) Regulations 2005 the Council will now act as a Planning Authority under the Land Use Planning and Approvals Act 1993.

Item A1: Development Application – A Thompson

ACTION	Decision
PROPONENT	A Thompson
OFFICER	Justin Simons (Consultant Town Planner)
APPROVED BY SENIOR PLANNER	Martin Gill (Consultant Senior Town Planner)
FILE REFERENCE	DA2013/0034
ASSOCIATED PAPERS	<i>Annexure 3. Hammond-Rattray Planning Submission Annexure 4. Machine Shed Drawings Annexure 5. House Colours Annexure 6. Original Bushfire Assessment Report Annexure 7. Bushfire Assessment Map Annexure 8. Bushfire Assessment Accreditation Annexure 9. Representation 1 Annexure 10. Representation 2 Annexure 11. Response to Representations Annexure 12. Letter to Council from GPM Annexure 13. Amended Bushfire Assessment Report</i>

Proposal: House and Residential Outbuilding in the Rural Zone, requiring dispensation for reduced boundary setbacks.

Location: 57A Franklin Parade, LADY BARRON (CT:11112/1), access via 57 Franklin Parade (CT:250865/1).

Applicant: A Thomson

Zoning: Rural Zone

INTRODUCTION:

Council has received an application for the development of a house and outbuilding at 57A Franklin Parade (CT:11112/1). The subject title is 1.619ha in area and located to the north-east of Lady Barron. The land is located in the Rural Zone.

The site is elevated approximately 40m above sea level. The subject site is an internal lot with access from Franklin Parade via an existing right of way over 57 Franklin Parade (CT:250865/1). The land is currently vacant.

The land has a gentle slope, rising from the south-east to the northwest corner of the lot, with a more distinct rise at the northern end of the lot at the foot of Vinegar Hill. The site has been generally cleared of vegetation, particularly scrub and undergrowth. Some tall eucalypts remain scattered across the site. The land to the north, east and west of the subject title is predominately vegetated.



Photo 1: Subject site showing the approximate location of the title boundary.
Source: www.thelist.tas.gov.au

Zoning

The subject property is located within the Rural Zone, pursuant to the Flinders Planning Scheme 1994.

Figure 1 below shows the zoning of the property.

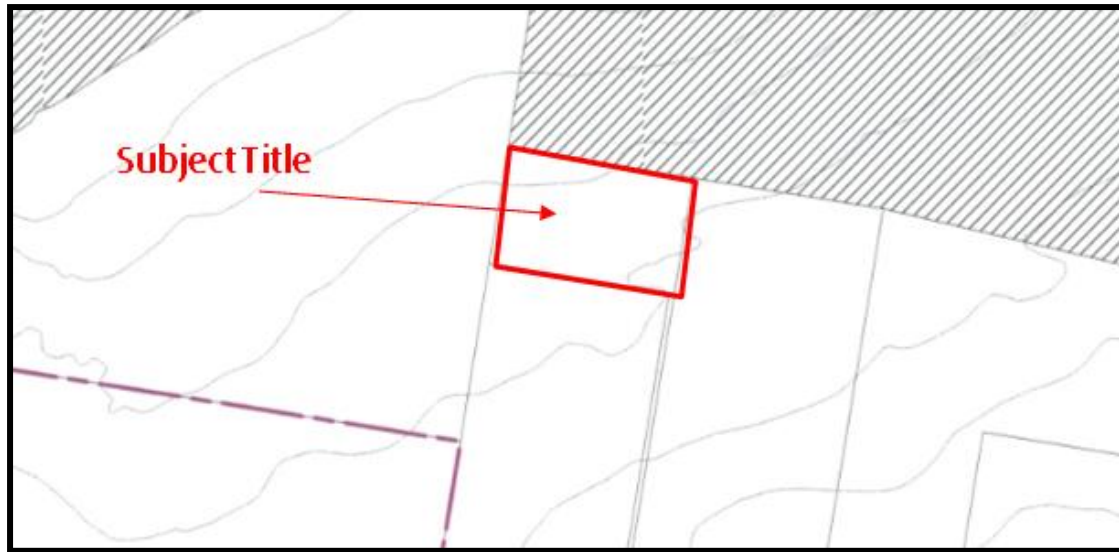


Figure 1: Zoning Map

Statutory Timeframes

Date Received: 25th February 2014
Request for further information: Not applicable
Information received: Not applicable
Advertised: 12th March 2014
Closing date for representations: 26th March 2014
Extension of time granted: 2nd May 2014
Extension of time expires: 15th May 2014
Decision due: 15th May 2014

OFFICERS REPORT:

General

An application has been made for the development of a house and residential outbuilding on vacant land at 57A Franklin Parade Lady Barron. The house consists of 4 bedrooms (one with ensuite), an open plan kitchen/dining/living room, bathroom, study and decks.

The house will be built on a single level and will be clad in Hardie Cement sheeting and Colorbond. The dwelling will be constructed on piers to counteract the natural slope of the land and will have a maximum height of 7.2m above natural ground level on the southern side.

The proposed outbuilding will measure 16m by 10m (160m²) in area and will be used to house a boat and as a home workshop. A toilet and basin will be located within the outbuilding for use during the construction of the dwelling and for the convenience of the residents. The outbuilding will be constructed of steel and clad in Colorbond, with two roller doors in the east side, a highlight window in the west side and an access door in the north side.

The house and outbuilding plans are attached.

Power will be produced onsite, via solar panels, with an emergency diesel generator located in the proposed outbuilding. Water collection and waste water treatment are also proposed to be undertaken onsite.

Historically, the subject lot has been cleared of understory and scrub. Minimal vegetation removal will be required in order for the existing right of way to be used for access with satisfactory sight distances.

The subject property is located in the Rural Zone. The adjoining titles in all directions are also zoned Rural.



Photo 2: Subject title looking north-west from the right of way in the south-east corner.



Photo 3: Subject title looking toward the north-west corner from near the access handle, showing existing clearance within the site and the approximate location of the dwelling.



Photo 4: Approximate site of proposed dwelling, looking north.



Photo 5: South-west corner of the lot, viewed from the east boundary, near the access.



Photo 6: Approximate location of proposed outbuilding looking south-west.

Assessment:

The proposal is subject to a discretionary application, being for residential use and development in the Rural Zone. The land is also located less than the minimum setback from the title boundaries (20m) required in the Rural Zone.

5.8- Rural Zone

Zone Intent, Desired Zone Character and Zone Guidelines:

The Intent of the Rural Zone is outlined under Clause 5.8.1 of the Scheme, which states:

- (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.*

The Desired Zone Character and Zone Guidelines are outlined under Clause 5.8.2 of the Scheme, which state:

- (a) *The use or development of small existing rural lots for the purpose of residential living shall only be approved where such use of development is compatible with an 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 strands 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, watercourses, shorelines, 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 Forest Practices Codes.*

COMMENT:

The proposed development is generally in keeping with the Zone Intent, and Desired Zone Character and Guidelines. The Zone Intent allows for certain compatible non-agricultural use and development under particular circumstances. A residential use is considered to be acceptable for the subject land. Due to the small size of the lot (1.6 ha) and lack of productive agriculture on the surrounding titles to the west, north and south, the subject land is considered to have minimal potential for agricultural production. While the land has already been significantly cleared of vegetation, the remaining tall trees will be retained and contribute to the pattern of cleared land and remnant vegetation which is typical of the Rural Zone.

The use of the land for residential purposes is considered to be in keeping with the Desired Zone Character. The subject land is located on the outskirts of the Lady Barron township and is one of a number of sub-minimal lots, off Franklin Parade, which lend themselves toward a residential use rather than agriculture. The lot to the south has an area of approximately 7.2ha, while that to the east has an area of approximately 6.9ha. Sub-minimal lots intended for residential use and generally developed as such, continue for approximately 1km along Franklin Parade/Pot Boil Road from the subject title.

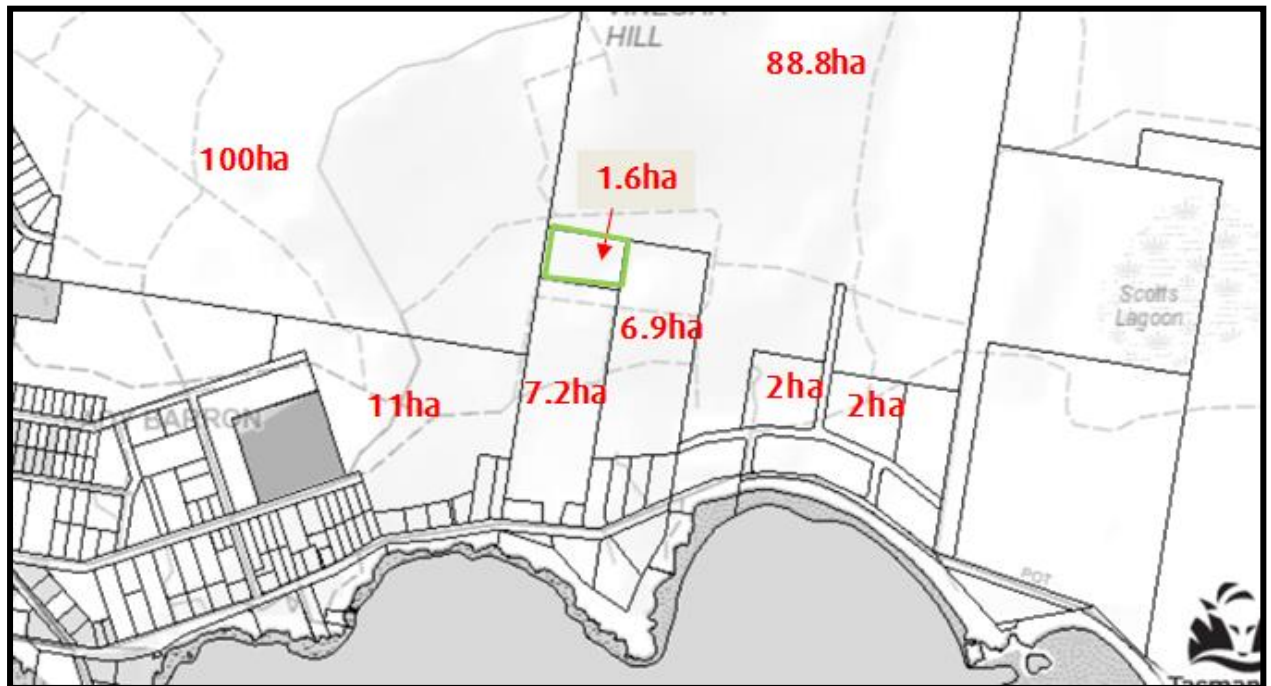


Figure 2: Cadastral map showing the subject title within the context of the existing pattern of sub-minimal lots along Franklin Parade. The subject title is highlighted in green (Source: The LIST).

The titles to the north and west of the subject land remain generally unimproved and retain natural vegetation cover. The title to the south has been substantially cleared, while the land to the east has been partially cleared.

The land to the north of the subject title is 88.8ha in area, however the land remains predominately vegetated and primary industry activities are minimal. While the proposed dwelling is located just 13m from the north title boundary, the adjoining land is located in a Visually Sensitive Area and future use and development of this land will likely be of a form which does not require indiscriminate vegetation clearance. Development in a Visually Sensitive Area is subject to a discretionary development application. Due to the Visually Sensitive nature and size of the lot to the north, it is considered that there is significant potential for vegetation buffers or significant separation distances to be retained between any future use/development and the proposed dwelling at 57A Franklin.

The lot to the west of the subject title is approximately 100ha in area and also retains natural vegetation cover with minimal clearance or improvement. The proposed dwelling is setback 44m from the east title boundary. Combined with standing vegetation to be retained on the subject title, this is considered to be sufficient distance separation to mitigate potential impacts relating to the future use of the adjoining title for agriculture or residential uses.

While the proposed outbuilding will be located 3m from the west boundary, the outbuilding does not have a sensitive use. It is not anticipated that the use of this building will adversely impact future resource development on the adjoining land and vice-versa.

5.8.4 Development Standards

The maximum height of the proposed dwelling is 7.5m above natural ground level. The height of the proposed outbuilding is 4.8m. The maximum height prescribed for development in the Rural Zone is 8m.

As there are no tall buildings in the vicinity, solar access to the dwelling is unrestricted. Habitable rooms, including the dining and living room have windows with a northern orientation. The design of the proposed dwelling includes a significant number of windows, to make use of the natural light.

Table 1 below shows the proposed setbacks of the house and outbuilding from the title boundaries and site features.

Table 1: Proposed setbacks

	House	Outbuilding
North Boundary Setback	13m	66m approx.
East Boundary Setback	82m	145m approx.
South Boundary Setback	75m approx.	18m
West Boundary Setback	44m	3m

The standard setback for all development in the Rural Zone is 20m.

The proposed dwelling does not meet the minimum setback from the northern boundary. The proposed outbuilding does not meet the minimum setback from the west and south boundaries.

A reduced setback from the north boundary is considered to be acceptable given the existing use of the adjoining land and the future potential for use and development. Currently the land to the north is vacant and retains natural vegetation cover. As discussed, this land is located in a Visually Sensitive Area and wholesale vegetation clearance and landscape scarring is strongly discouraged by the Planning Scheme. Due to the size of this lot there is also significant potential for future use and development to be located a substantial distance from the proposed dwelling. As such, the proposed dwelling has negligible impact on use and development on the adjoining land.



Photo 7: Vegetation on the adjoining title to the north of the proposed dwelling.

The proposed setbacks for the outbuilding are also considered to be acceptable. The adjoining titles to the west and south are both currently vacant. As the outbuilding does not have a sensitive use, future primary industry activities on the adjoining land to the west and south will not be fettered by the proximity to the outbuilding and vice-versa.

As the titles to the south and north are 7.2ha and 100ha, respectively, there is significant potential for other future forms of use and development on these titles to be located an appropriate distance from the proposed outbuilding.

The proposed dwelling and outbuilding are not located within 100m of the High Water Mark or within 40m of a terrestrial watercourse.

The proposed outbuilding is to be finished in “Dune”. This colour is muted in tone and in keeping with the tones of the natural environment. The colour of the dwelling has not been finalised, however the applicant has indicated that they will be mid tones to Council approval. It is considered appropriate that the permit be conditioned to provide a colour schedule prior to the commencement of works.

The impact of the proposed development on the use and development of agricultural land in the vicinity has been discussed in relation to the Zone Intent, and Desired Zone Character and Guidelines above. The surrounding land does not include any Prime Agricultural Land.

Part 6 Use and Development Principles

6.1 Use

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

COMMENT:

As a result of the historic pattern of subdivision and the existing use of lots along Franklin Parade and Pot Boil Road for residential purposes, the subject title lends itself more to residential forms of development rather than agriculture. The title to the south of the development has been subject to a number of applications for residential forms of development, no permits remain valid, and the landowner has expressed the desire to develop for residential purposes. While predominately in the Rural Zone a portion of this title is zoned Residential.

Although larger, the title to the east shares similar characteristics and restraints to the subject title. Agriculture is heavily restricted on this land, due to the small size of the lot and its proximity to dwellings along Pot Boil Road. The lot size suggests that the title was historically created for residential purposes.

The land to the north and west is not currently used for agriculture and largely retains natural vegetation cover. Extensive clearance of this land is unlikely due to being located within a Visually Sensitive Area. As such, the proposed development is not considered to compromise the agricultural potential of these titles. The dwelling will be setback 44m from the west boundary, a distance separation considered sufficient to mitigate any potential land use conflicts, while the .

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:

The historic pattern of subdivision has resulted in a number of lots in the area, including the subject lot, which lend themselves to residential development due to their small size and proximity to the Lady Barron township. The urban limits of Lady Barron are less than 550m to the west of the subject title. While the lots directly adjoining the subject title do not contain dwellings, there are a number of dwellings located along Franklin Parade and Pot Boil Road further to the east.

As such, a residential use is considered to be appropriate and in keeping with use and development in the local area.

The subject site is not clearly visible from Franklin Parade, being located 480m from the road and screened by remnant standing vegetation.

Some vegetation removal will be required along the right of way in order for it to be used for access. As 57 Franklin Parade, including the right of way, is predominately cleared of vegetation, the removal of remaining vegetation along the access will be minimal and will not compromise the character of the area or have an unreasonable visual impact.

6.3 Amenity

- (b) Use or development shall accord all existing and/or future occupiers with adequate and reasonable levels of amenity, especially in relation to privacy, sunlight, aspect, views and noise disturbance.*
- (c) Dwellings shall provide an adequate amount and appropriate type of private open space, to meet the expected lifestyle requirements of occupants. Such private open space shall provide adequate privacy, be exposed to reasonable levels of sunshine and directly accessible from the dwelling to which it belongs.*

COMMENT:

Due to the size of the lots surrounding the subject title, it is considered that setbacks of the proposed dwelling from the property boundaries, it is considered that the dwelling has been afforded a reasonable level of privacy and separation from adjoining use and development. Solar access to the site is uninhibited.

The vegetation clearance required by the Bushfire Hazard Management Plan will create a substantial area of private open space which is directly accessible from the dwelling. Remaining vegetation on the site and the substantial distance separation from the adjoining titles provides a satisfactory degree of privacy.

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.*

- (c) *Use or Development shall not be located in areas of unacceptable risk (eg. from fire, flood or landslip). 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. *Land 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 of which is below 3 metres Australian Height Datum(AHD); 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.*

COMMENT:

The proposed dwelling and outbuilding are not considered to have an unreasonable impact on the environment. The land is already highly disturbed, with substantial vegetation clearance already having been undertaken across the site. The land is not located in an area identified by the Planning Scheme as being of ecological significance and a Natural Values Atlas Report prepared for the site did not identify the presence of any threatened flora or fauna species. As the site has been largely cleared, it is unlikely that it contains suitable habitat for threatened species identified in the surrounding area.

All waste water and storm water disposal will be considered during the application for a plumbing permit and will be legally discharged. The proposed house and outbuilding do not require further vegetation clearance.

The site is elevated approximately 40m above sea level and is not considered to be at risk of flooding or inundation.

The site is located in a bush fire prone area, as it is within 100m of a contiguous area of vegetation in excess of a hectare in area. A Bushfire Hazard Management Plan has been submitted with the application detailing the works required for the development to reduce the existing risk to an acceptable level. Works required include the provision of a 10,000L water storage tank for firefighting purposes, the creation of cleared Bushfire Hazard Management Areas surrounding the dwelling to a maximum distance of 17m and the construction of an all-weather access (see comments under Schedule 7 below).

6.5 Heritage

COMMENT: The subject title is not heritage listed.

6.6 Access and Parking

(h) All new use and 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:

The Bushfire Hazard Management Plan submitted with the application requires the driveway to be constructed to an all-weather access.

The proposal includes a hardstand area for parking in close proximity to the dwelling large enough to provide for two vehicles. This is considered acceptable for a three bedroom dwelling.

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 water supply and effluent disposal systems. Each dwelling shall provide a potable water storage facility (minimum capacity 40KL) to provide for the anticipated number of occupants, and a wastewater disposal system approved by a 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.

COMMENT:

The proposed development does not require any additional services or infrastructure, as power, water and waste water treatment will all be achieved on site. Solar panels will be used to generate electricity, with an emergency diesel generator housed in the outbuilding. Water must be provided via onsite collection as TasWater does not have infrastructure in the vicinity. Two water storage tanks are located underneath the elevated southern side of the dwelling. The site is of sufficient size that onsite waste water treatment can be accommodated within the title boundaries.

There are no easements on the title.

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, telecommunications, health services and educational facilities).*

COMMENT:

The proposed development does not conflict with the interests of the community. Being located approximately 2.5km from Lady Barron, the proposed dwelling has access to existing social facilities and 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 and development to the community.

COMMENT: The proposed house and outbuilding will not result in additional costs to the community, as no additional services or infrastructure are required.

Part 7-Special Areas

The subject title is not located in any Special Areas.

Schedule 7- Development in Bushfire Prone Areas

The subject title is considered to be located in a Bushfire Prone Area. Accordingly a Bushfire Hazard Management Plan has been prepared for the proposed dwelling. The Plan requires the establishment of cleared Bushfire Hazard Management Areas to a maximum distance of 17m from the dwelling, the provision of a 10,000L standing water supply tank for firefighting purposes and an all-weather access along the existing right of way. All use and development must comply with the requirements of the Bushfire Hazard Management Plan.

The initial Bushfire Hazard Management Plan submitted with the application considered alternative access via adjoining titles and placed some onus on the maintenance of land external to the development. In light of representations received during the advertising period, further assessment has been undertaken to remove reliance on the maintenance of third party land. Representations are discussed below.

Clause 3.10 Consideration of Applications for Planning Permits

The relevant provisions of Clause 3.10 are discussed below:

- 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.*

COMMENT:

The intent and principles of the Rural Zone have been discussed above. The proposed house and outbuilding are considered to be in keeping with these requirements.

- 3. Any representations received following public notification where required under the Act.*

COMMENT:

The application was advertised for the statutory 14 day period 2 Representations were received and are discussed below.

- 4. Whether any part of the land is subject to:*

(c) Bush fire hazard;

COMMENT:

Bushfire hazard has been discussed above.

(f) any Special Area Provisions in Part 7

COMMENT:

The development is not located in any Special Areas.

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;

COMMENT:

The placement of the proposed dwelling is considered to be acceptable. The Bushfire Hazard Management Plan submitted with the application indicates that there is sufficient setbacks between the dwelling and the boundaries to accommodate hazard management areas.

While the title rises from the south to the north, the slope is relatively gentle and is not considered to pose a risk to the dwelling built upon it.

The land to the east and south has characteristics which lean toward a residential use due to the small lot size and proximity to existing dwellings and Residential zoned lots. The placement of the dwelling to the north of the lot is considered to maximize the distance separation between future sensitive uses of the adjoining land to the south and east.

The proposed outbuilding is orientated such that all doors and windows offering views of the adjoining land are orientated inward of the subject title.

(b) Adjoining land

COMMENT:

The adjoining title to the north is vacant and unimproved. Wholesale clearance of this land is unlikely due to the Visually Sensitive nature of the land. The size of the northern lot means that there is adequate potential for future use and development to be located away from the proposed dwelling and vegetation buffers can be retained. The dwelling meets the minimum setbacks from the west, east and south title boundaries and is not considered to pose a threat to future use and development.

The proposed outbuilding will not have an adverse impact on the adjoining land. The outbuilding does not comprise a sensitive use and will not fetter use of the adjoining titles. There is sufficient area on the lot for a future dwelling to be positioned away from the outbuilding, such that future use and development will not be impacted by the use of the outbuilding.

(c) The streetscape and/or landscape

COMMENT:

The proposed developments will not unreasonably alter the appearance of the landscape or streetscape. The site has limited visibility from Franklin Parade due to the slope of the land, however the visual impact of the development negligible. The cleared condition of the site means that the development will not result in additional landscape scarring. The retention of tall vegetation on the site and the distance separation from the road and public views will minimize the visual impact of the dwelling. Some vegetation clearance may be required along the right of way, however the existing condition of the right of way, however this will be minimal and will not significantly alter the landscape or streetscape as the land is already predominately cleared.

(d) The natural environment

COMMENT:

The land is not considered to have any significant natural values. A Natural Values Atlas Report prepared for the title indicates that there are no verified occurrences of any threatened flora or fauna species on the subject title. As the title is already highly disturbed and the undergrowth removed, the proposal is not considered to pose a threat to potential habitat for threatened species.

(f) Buffer zones, attenuation areas

COMMENT:

The land is not within a Buffer/Attenuation Area.

(g) Easements

COMMENT:

The title is accessed via an existing right of way over 57 Franklin Parade. Only access works will be located in the right of way.

(h) A water supply for firefighting purposes

COMMENT:

A Bushfire Hazard Management Plan mandates the installation of a 20,000L standing water supply tank for firefighting purposes.

(i) Any received pollution

COMMENT:

The application does not suggest that the dwelling or outbuilding will result in any form of pollution not normally associated with a residential use.

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

COMMENT:

All storm water and waste water are to be legally disposed of. These aspects of development will be assessed in order to obtain Building and Plumbing Permits.

(k) Isolation, separation from other lands.

COMMENT:

Due to the small size of the subject lot, it is difficult to achieve the sense of isolation and separation from adjoining titles characteristic of the Rural Zone. The placement of the dwelling to the north of the lot, maximizes separation distances from the adjoining titles most likely to be developed for residential purposes in the future.

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.

COMMENT:

Access will be via the existing crossover onto Franklin Parade. The driveway is required to be constructed to all-weather standard in accordance with the certified Bushfire Hazard Management Plan.

No other infrastructure or services are required.

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

COMMENT:

The impact of the proposal on the existing uses and possible future uses of adjoining land has been discussed. A residential use is in keeping with the adjacent land to the south and east. The land to the north and west is vacant and largely unimproved.

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

COMMENT:

Access to the land is as existing off Franklin Parade.

Representations

The application was advertised for the statutory 14 days, during which time 2 representations were received (attached). The following concerns were raised in the representations:

Rep 1

- Reduced boundary setback of the dwelling.
- Reduced setback of the outbuilding and noise generated by the use of a generator for electricity production.
- Plans for future development of a dwelling on the adjoining title to the south, in close proximity to the shared boundary.
- Application described as being permitted and incorrect zoning stated in the Bushfire Hazard Management Plan (BHMP).
- Alternative access discussed in BHMP is informal and illegal.
- Reliance on fire breaks along the north and west boundaries which are external to the subject title and impose management responsibilities on adjoining land owners.
- Requirement for clearance along the access to 2m beyond the legal right of way, imposing management responsibilities on adjoining land owners.
- Right of way does not provide safe access for emergency vehicles in terms of maneuverability or sight distances.
- Concerns for drainage of the lot. Particularly comparison between the proposed development and a previous application for subdivision of the adjoining title to the south.

- Concerns for future visual amenity in the event that power lines are constructed to service the title.

Rep 2

- Tracks indicated in the BHMP are not designated fire trails.
- Access to the title via tracks to the north and west is currently illegal and requires a Crown Land Access License.
- Use of the tracks would require major surface drainage works.

COMMENT:

The reduced boundary setback proposed for the dwelling has been discussed above. The adjoining title to the north is of a substantial size and is unimproved. Due to the Visually Sensitive overlay, wholesale clearance of this land is unlikely. There is sufficient space on the title for a future dwelling or other development to be located a substantial distance from the proposed dwelling with suitable buffers created by retained vegetation cover.

The reduced boundary setbacks proposed for the outbuilding have also been discussed above. The title to the west is currently vacant and retains significant vegetation cover. Due to the large size of the lot, there is significant potential for future use and development of the land to be appropriately sited in relation to the outbuilding. The outbuilding does not have a sensitive use and will not threaten the privacy of the adjoining titles or vice versa.

While a diesel generator will be stored in the outbuilding, primary power production will be via solar panels. The generator will only be used intermittently. The use of generators for domestic purposes is covered by the Noise Regulations and use can be restricted if it is considered to generate a nuisance. Currently there are no dwellings within 290m of the proposed outbuilding

Additional vegetation screening is not considered to be warranted. The outbuilding is setback 3m from the southern boundary and any vegetation between the outbuilding and the adjoining title would not offer any significant acoustic benefit. The land to the south is currently vacant and regardless of future intentions and expired permits, there is no current application received or permit issued for a dwelling on this land. While the placement of the outbuilding may influence the location of a future dwelling on the adjoining land, due to the large size of the lot and enormous opportunity for alternative sites, use of the land for residential purposes is not unreasonably restricted.

The land and adjoining titles are currently zoned Rural. The application is subject to the Flinders Planning Scheme 1994. The Interim Planning Scheme is not a consideration of this application.

While the BHMP submitted with the application incorrectly states the site as being located in the Rural Living Zone, with a dwelling being permitted in this zone, this does not have any effect on the assessment. The standards used for bushfire assessment are the same regardless of zoning.

In response to concerns in both representations relating to the reliance on informal fire trails to the north and west of the subject title, and reliance on the management of vegetation on adjoining titles an amended BHMP has been prepared and submitted to Council. A thorough site inspection was undertaken by the assessor, during which time there was some discussion of the site with the adjoining land owner to the south. The report has been prepared by a person suitably accredited by the Tasmanian Fire Service and endorsed by the Fire Management Planning Officer of the Tasmanian Fire Service.

The amended plan indicates:

- A non-combustible 10,000L tank will provide an adequate supply of water for fire-fighting purposes.
- Appropriate hazard management areas can be established and maintained surrounding the dwelling and are fully contained within the subject title.
- The private access via the right of way has been certified as providing safe access to all parts of the habitable building and from the road network for occupants, fire fighters and emergency service personnel.

The access must be constructed to a modified 4C standard unsealed road and will offer sufficient provisions for turning onsite for emergency service vehicles. Due to the narrowness of the 3.6m right of way, it is impossible for the required 2m clearance to the sides of the carriageway to be maintained in the future without placing obligations on the owners of 57 Franklin Parade. It is also impossible to provide the required overtaking bays along the 590m length of the access.

The accredited bushfire assessor has certified that the access meets the objectives of the Bushfire Prone Areas Code based on the 3.6m right of way. While the fire trails and tracks to the north and west have been considered, they are not integral to the certification. These trails have been included to provide a landscape context for the development, however, it is recognized that the tracks are not under the ownership of the applicant, there is no obligation or certainty of these tracks being maintained and they are not a legal ongoing option for access to the site. Site distances have been determined along the length of the access to be adequate.

The application does not include a storm water management plan. Due to the absence of services in the area it is assumed that storm water will be managed onsite. A Plumbing Permit will be required for the development and an assessment of storm water management will be undertaken at this time. Without a Plumbing Permit and appropriate drainage for the site the development will not commence.

If the site is to be connected to electricity in the future, consent of the land owner of 57 Franklin Parade will be required for the erection of private transmission lines across their land. As per Aurora's connection policy easements must be registered on the title to allow for the continued use and maintenance of transmission lines. There are no existing easements providing the right to erect transmission lines across any of the surrounding titles and the 3.6m right of way is not wide enough to accommodate the required access road and transmission lines and the associated easement.

The second representation has been received from the Parks and Wildlife Service. The representation relates to the use of land owned by the Crown for access purposes to the dwelling and as described in the bushfire hazard management plan included with the application. The land owned by the Crown is not an adjoining title, but is located to the south-west of the subject land. Informal tracks extending from Barr Street and Gunter Street, Lady Barron, cross the Crown title (PID: 6429668) and other privately owned titles before accessing the subject land.

The application proposes access will be via the existing right of way to the south of the title. Access cannot be taken over Crown Land without obtaining a Crown Land Access License. Access taken over Crown Land without a License or right of way is illegal. The Crown Lands Act 1989 is considered sufficient to regulate access via Crown Land and a condition on the permit is not considered warranted. Access via other privately owned titles should only occur with the consent of the landowner. The access upgrades required in order to comply with the endorsed BHMP will make the legal access a more convenient option for daily traffic.

In accordance with the Fire Services Act 1979, members of the Tasmanian fire service may enter any land for the purpose of exercising their responsibilities under the Act. While the Act allows the fire service to use the tracks and 'fire breaks' it does not place any obligation for those tracks to be maintained in a usable condition unless they are officially recognized as such. The accredited bushfire assessor has recognized the existence of these tracks, however, has certified that access to the dwelling via the right of way is sufficient in an emergency if they are no longer accessible.

Referrals

The application was referred to:

- Building

No issues from a building perspective.

- Environmental Health

No comments from Environmental Health. A Special Plumbing Permit will be required.

- Works

The access onto Franklin Parade is to be constructed in accordance with Council Standards to the satisfaction of Council.

State Policies

Tasmanian State Coastal Policy 1996

The subject title is located within 1km of the high water mark and is, therefore, subject to the Tasmanian State Coastal Policy 1996.

It is not considered that the proposed developments and residential use will have any detrimental impact to, or on, any coastal processes or practices. The subject title, along with other titles between it and the coast, is substantially cleared of vegetation and highly disturbed. The site is not considered to have any significant environmental values.

Tasmanian State Policy on Water Quality Management 1997

The proposed development is not located in close proximity to the coast or any identified terrestrial watercourses. The application does not suggest the proposal will result in any waste or emissions not normally associated with a residential use. All storm water and waste water will be legally discharged to ensure they do not enter surface waters without satisfactory treatment.

Tasmanian State Policy on the Protection of Agricultural Land 2009

Although located in the Rural Zone, the proposed development is not considered to be in conflict with the PAL Policy. The subject land is not considered to be prime agricultural land and the historic pattern of subdivision

favours a residential use. No significant agriculture is undertaken on any of the adjoining titles.

STATUTORY REQUIREMENT:

The application was advertised for 14 days in accordance with the Act. Representations received during advertising have been discussed above.

POLICY/STRATEGIC IMPLICATIONS:

The relevant strategic outcome and strategies of the Flinders Council Strategic Plan 2011 is outlined under *Land Use, Development and Building*.

The strategic outcome is identified as:

“A productive system of land and building development that promotes investment and activity while protecting people and the environmental characteristics of the Flinders municipal area.”

The proposal is considered to meet this strategic outcome, allowing for the development of a dwelling on land which does not lend itself to an agricultural use.

BUDGET AND FINANCIAL IMPLICATIONS:

Not applicable.

OFFICER’S RECOMMENDATION:

That the application for a House and Residential Outbuilding in the Rural Zone, requiring dispensation for reduced boundary setbacks, by Andrew Thomson, for land located at 57A Franklin Parade (CT:11112/1) be APPROVED generally in accordance with the endorsed plans and subject to the following conditions:

1. The development as shown on the endorsed plans must not be altered or modified except with the written consent of Council.
2. Prior to the commencement of works a colour schedule for the dwelling is to be submitted to the satisfaction of Council. Finished surfaces are to be non-reflective and in tones which harmonise with the surrounding environment.
3. Prior to the commencement of works the access on Franklin Parade is to be constructed in accordance with Council’s Standards and to the satisfaction of Council.
4. Prior to the commencement of use:

- a) the works required by the endorsed Bushfire Hazard Management Plan are to be completed to the satisfaction of the Tasmanian Fire Service or a practitioner accredited by the Tasmanian Fire Service.
 - b) documentation of compliance with condition 4 (a) is to be submitted to Council to the satisfaction of Council's Town Planner.
5. The site must be maintained at all times in accordance with the endorsed Bushfire Hazard Management Plan.
 6. The outbuilding approved by this permit must not be used for human habitation or any commercial purpose, other than that associated with a dwelling.

Note:

1. Please note that prior to any use/development commencing approved Building and Plumbing Permits are required. All enquiries should be directed to Council on (03) 6359 5001.
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.
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.

The Council will now conclude its meeting as a Planning Authority under Section 25 of the Local Government (Meeting Procedures) Regulations 2005.

B. CORPORATE SERVICES**Item B1: Dog Registration Fees 2014-2015**

ACTION	Decision
PROPONENT	Council Officer
OFFICER	Sophie Pitchford, Corporate Services Coordinator
FILE REFERENCE	FIN/0701 & ANI/0205
ASSOCIATED PAPERS	<i>Nil</i>

INTRODUCTION:

Under Section 205 of the *Local Government Act 1993* and the *Dog Control Act 2000*, Council can impose fees and charges with respect of the listed activities and statutory requirements within those Acts.

PREVIOUS COUNCIL CONSIDERATION:

Dog Registration Fees are considered by Council annually.

OFFICER'S REPORT:

Annually, Council sets fees and charges to reflect costs of providing services to the Municipality at the most cost effective manner obtainable. Dog Registration Fees form part of these fees & charges and therefore are addressed by Council each financial year during the Budget Estimates process.

The following Dog Registration Fees are submitted to Council for formal adoption for the 2014-2015 financial year without any change from the previous financial year.

Dog Registration Fees	Paid BEFORE 31st July 2014	Paid AFTER 31st July 2014
	\$	\$
Sterilised Dog	15.00	20.00
Non-Sterilised Dog	20.00	25.00
Working Dog	13.00	18.00
Guide / Hearing Dog	N/A	N/A
Dangerous Dog	100.00	125.00
Seizure Fee for an Impounded Dog	60.00	60.00
Daily Fee for Impounded Dog	25.00	25.00
Replacement Tag	5.00	5.00
First Registration	Prorata	Prorata
Transferred Registration	N/A	N/A

STATUTORY REQUIREMENT:

Local Government Act 1993 and Dog Control Act 2000

POLICY/STRATEGIC IMPLICATIONS:

4.0 Community Safety, Engagement and Enterprise
5.0 Corporate Governance and Intergovernmental Relations
Dog Management Policy 2013

BUDGET AND FINANCIAL IMPLICATIONS:

Nil – as proposed registration fees have not increased from 2014-15.

RISK/LIABILITY:

Maintaining Council in a sound financial position is a critical function of a Council.

VOTING REQUIREMENTS:

Absolute Majority

OFFICER'S RECOMMENDATION:

Pursuant to Section 205 of the *Local Government Act 1993* and the *Dog Control Act 2000*; that Council adopts the below Dog Registration Fees for the Financial Year 2014-2015.

Dog Registration Fees	Paid BEFORE 31st July 2014	Paid AFTER 31st July 2014
	\$	\$
Sterilised Dog	15.00	20.00
Non-Sterilised Dog	20.00	25.00
Working Dog	13.00	18.00
Guide / Hearing Dog	N/A	N/A
Dangerous Dog	100.00	125.00
Seizure Fee for an Impounded Dog	60.00	60.00
Daily Fee for Impounded Dog	25.00	25.00
Replacement Tag	5.00	5.00
First Registration	Prorata	Prorata
Transferred Registration	N/A	N/A

C. NOTICE OF MOTIONS

Item C1: Notice of Motion from Cr Mary-Anne Roberts – Furneaux Community Health Special Committee Terms of Reference

ACTION	Decision
PROPONENT	Cr Mary-Anne Roberts
OFFICER	Timothy Phillips, Acting General Manager
FILE REFERENCE	CSV/0912
ASSOCIATED PAPERS	<i>Annexure 14: Furneaux Community Health Special Committee Terms of Reference</i>

NOTICE OF MOTION:

That Council accepts the Terms of Reference of the Furneaux Community Health Special Committee as adopted by the Committee at the meeting of 8th April 2014.

COUNCILLOR'S REPORT:

All Special Committees of Council are required to have agreed Terms of Reference that are endorsed by Council. The Terms of Reference for the Furneaux Community Health Special Committee were approved by the Committee at their meeting held 8th April 2014. The Terms of Reference are now presented to Council and recommended for approval.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORTS:

It is Council's desire that all Committees of Council have terms of reference to guide committee's actions and recommendations, and to ensure that committee members understand their role and the role of the committee.

The Terms of Reference for the Furneaux Community Health Special Committee are reasonable and fit for purpose.

The motion is supported.

STATUTORY REQUIREMENTS:

Local Government Act 1993

POLICY/STRATEGIC IMPLICATIONS:

4.0 Community Safety, Engagement and Enterprise - Through positive Council-Community partnerships, enhance people's security, inclusion and well-being.

4.3 Maintain and develop productive, constructive relationships with the community and organisations involved in delivery of strategic services and activities in the islands.

BUDGET AND FINANCIAL IMPLICATIONS:

None

RISK/LIABILITY:

The risks are negligible.

VOTING REQUIREMENTS:

Simple Majority

OFFICER'S RECOMMENDATION:

That Council accepts the Terms of Reference of the Furneaux Community Health Special Committee.

Item C2: Notice of Motion from Cr Mary-Anne Roberts - Rental Accommodation Shortage

ACTION	Decision
PROPONENT	Cr Mary-Anne Roberts
OFFICER	Timothy Phillips, Acting General Manager
FILE REFERENCE	CSV/0100
ASSOCIATED PAPERS	<i>Nil</i>

NOTICE OF MOTION:

The Furneaux Community Health Special Committee wishes to alert Council to the shortage of rental accommodation on Flinders Island and requests that Council investigate this further.

COUNCILLOR'S REPORT:

The recent change to the management of public housing at the corner of Patrick and Davies St in Whitemark, whereby two units are managed by Flinders Island Aboriginal Association Inc. and six units are designated for the use of Department of Health and Human Services and visiting specialists, has exacerbated what the Committee believes is an ongoing problem. There seems to be a dearth of one and two bedroom rental accommodation suitable for aged or short term accommodation.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORTS:

A shortage of one and two bedroom rental accommodation suitable for aged or short term accommodation has the potential to impact on the ability of the aged to secure affordable accommodation in Whitemark and on the ability of employers to attract people to the Island.

Council's ability to influence the supply of rental accommodation includes:

- ensuring appropriately zoned land is provided in town centres;
- lobbying of Housing Tasmania to develop additional public housing; and
- council developing land for rental accommodation and either selling the asset or running the asset as a rental property.

In regard to the third measure, this concept could be explored further through the review and amendment of Council's Investment Policy and subsequent investment strategies and plans.

STATUTORY REQUIREMENTS:

Local Government Act 1993

POLICY/STRATEGIC IMPLICATIONS:

4.0 Community Safety, Engagement and Enterprise - Through positive Council-Community partnerships, enhance people's security, inclusion and well-being.

4.3 Maintain and develop productive, constructive relationships with the community and organisations involved in delivery of strategic services and activities in the islands.

BUDGET AND FINANCIAL IMPLICATIONS:

Nil

RISK/LIABILITY:

Nil

VOTING REQUIREMENTS:

Simple Majority

OFFICER'S RECOMMENDATION:

The Furneaux Community Health Special Committee wishes to alert Council to the shortage of rental accommodation on Flinders Island and requests that where opportunities arise, Council work with relevant stakeholders to increase the stock of rental accommodation.

Item C3: Notice of Motion from Deputy Mayor David Williams - Naming of "Killiecrankie Bluff"

ACTION	Decision
PROPONENT	Deputy Mayor David Williams
OFFICER	Timothy Phillips, Acting General Manager
FILE REFERENCE	ENV/1100
ASSOCIATED PAPERS	<i>Annexure 15: Proposal for Killiecrankie Bluff</i>

NOTICE OF MOTION:

That Council acknowledge and support the proposed naming of the bluff above Killiecrankie Village as "Killiecrankie Bluff".

COUNCILLOR'S REPORT:

The bluff in question lies to the south-west of, and towers above, Killiecrankie Village. The co-ordinates for the summit of this precipitous hill are: latitude 39 degrees 50.242' south, longitude 147 degrees 49.816' east.

This feature, which is in the private ownership of Dr Richard and Mrs Barbara Ham and family, is commonly referred to by local people as "The Bluff". However, there are a number of bluffs so named on Flinders Island and the official naming of this feature will provide clarity.

It is evident from the submission being made by the proponent that a large proportion of residents of Killiecrankie support this naming and I, in turn, urge you to support this motion.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORTS:

The motion calls for acknowledgment and support of the proposed naming of the landscape feature. It is recommended that this support be in the form of a letter from Council to the proponents.

STATUTORY REQUIREMENTS:

Local Government Act 1993

POLICY/STRATEGIC IMPLICATIONS:

4.0 Community Safety, Engagement and Enterprise - Through positive Council-Community partnerships, enhance people's security, inclusion and well-being.

4.6 Joint venture as appropriate to influence external organisations (agencies etc.) in the development of policy and delivery of services and events.

BUDGET AND FINANCIAL IMPLICATIONS:

None

RISK/LIABILITY:

None

VOTING REQUIREMENTS:

Simple Majority

OFFICER'S RECOMMENDATION:

That Council acknowledge and support the proposed naming of the bluff above Killiecrankie Village as "Killiecrankie Bluff" by providing the Hams with a letter of support.

Item C4: Notice of Motion from Deputy Mayor David Williams - Proposal to change name of Five Mile Road

ACTION	Decision
PROPONENT	Deputy Mayor David Williams
OFFICER	Timothy Phillips, Acting General Manager
FILE REFERENCE	ROA/0222
ASSOCIATED PAPERS	<i>Annexure 16: CONFIDENTIAL - For Elected Members Only</i>

NOTICE OF MOTION:

That Council acknowledge and support the proposed road name change from “Five Mile Road” to “Five Mile Jim Road”.

COUNCILLOR’S REPORT:

The proposal is well stated in the submission prepared by Alan & Liz Robinson (refer Annexure 16).

The principle reasons for the proposed name change are:

- For many years the road was known by islanders as “Five Mile Jim Road”
- Five Mile Jim was an Emita character with many historical and amusing anecdotes attached to his name. Renaming the road will ensure the retention of the historical significance of the area.
- It will preserve Jim Robinson’s name. He was a guardian of the Five Mile area and was a long-serving North Ward Councillor.
- It acknowledges the Wingaroo property as the initial justification for the road and acknowledges the man and the family who built the road and maintained it for more than 40 years before it gradually became a Council road.
- It acknowledges an early island family’s lifestyle and dependency on the road as their lifeline.
- It enhances the island’s rich narrative, in line with Eden’s Road, Virieux Road, Blundstone Road and the many landmarks that carry the name of early families.

I urge you to support this motion which recognises the history of the area.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER’S REPORTS:

The motion calls for acknowledgment and support of the proposed road name change. It is recommended that this support be in the form of a letter from Council to the proponents.

STATUTORY REQUIREMENTS:

Local Government Act 1993

POLICY/STRATEGIC IMPLICATIONS:

4.0 Community Safety, Engagement and Enterprise - Through positive Council-Community partnerships, enhance people's security, inclusion and well-being.

4.6 Joint venture as appropriate to influence external organisations (agencies etc) in the development of policy and delivery of services and events.

BUDGET AND FINANCIAL IMPLICATIONS:

None

RISK/LIABILITY:

None

VOTING REQUIREMENTS:

Simple Majority

OFFICER'S RECOMMENDATION:

That Council acknowledge and support the proposed road name change from "Five Mile Road" to "Five Mile Jim Road" by providing the Robinsons with a letter of support.

D. GOVERNANCE

Item D1: Amended Risk Management Policy

ACTION	Decision
PROPONENT	Council Officer
OFFICER	Shane Walsh – Safety & Risk Management Officer
FILE REFERENCE	FIN/1003, ADM0900
ASSOCIATED PAPERS	<i>Annexure 17: Risk Management 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.

PREVIOUS COUNCIL CONSIDERATION:

312.07.02	11 th July 2002
312.07.02	11 th July 2003
486.08.05	25 th August 2005
307.08.09	20 th August 2009
292.09.10	23 rd September 2010
201.07.11	14 th July 2011
726.03.2014	13 th March 2014

OFFICER'S REPORT:

Council has a policy that states that policies should be reviewed at least every two (2) years.

The Risk Management Policy has been reviewed and updated and is now the supporting document for the Flinders Council's Risk Management Framework which details the processes required for the management of risk within the organisation.

The Risk Management Policy was adopted at the 13th March 2014 Ordinary Council Meeting and made available for 28 days for public comment. No submissions were received during that time.

STATUTORY REQUIREMENT:

Local Government Act 1993 (Tasmania)
Work Health & Safety Act 2012 (Tasmania)
Work Health & Safety Regulations 2012 (Tasmania)
AS/NZS ISO 31000:2009

POLICY/STRATEGIC IMPLICATIONS:

Strategic Plan
Asset Management Policy
Risk Management Policy
Work Health & Safety Policy

RISK/LIABILITY:

Adoption of this policy will ensure that Management, Staff and Councilors are aware of Flinders Council's Risk Management Framework and their responsibilities with regard to Flinders Council's management of risk.

VOTING REQUIREMENTS:

Simple Majority

OFFICER'S RECOMMENDATION:

That Council adopt the Risk Management Policy.

Item D2: Flinders Island Recreational and Community Facilities Assessment and Preliminary Infrastructure Plan – Update

ACTION	Decision
PROPONENT	Council Officer
OFFICER	Timothy Phillips, Acting General Manager
FILE REFERENCE	AME/0900
ASSOCIATED PAPERS	<i>Nil</i>

INTRODUCTION:

In 2011 Council moved a motion requesting that an Infrastructure Plan for recreational and community assets be developed by Council to provide a strategic and coordinated approach to the maintenance of existing facilities as well as provide Council direction on the community's desires for new facilities.

In addition, Council moved a motion in January 2013 to undertake a detailed audit of Council's recreational facilities to assess compliance with the Building Code of Australia to inform a further assessment of the costs required to upgrade these facilities to become compliant into the future.

A report was prepared by consultant Tim Phillips of Resonance Consulting with assistance from Council staff, incorporating both motions and was received and noted by Council at the 10th April 2014 Ordinary Council Meeting. The report was discussed in detail at the 24th April 2014 Council Workshop and two community consultation sessions were held on 29th April 2014 in Lady Barron and 30th April 2014 in Whitemark.

Councillor and community comments have been reviewed and the draft report is being amended to take into consideration outcomes of the consultation activities. Due to the scale and nature of the changes the final report is not available for this meeting.

This report however has been provided to brief Council on the key issues arising from the consultation and provide guidance on how Council should consider the plan in the development of the 2014/15 Budget.

PREVIOUS COUNCIL CONSIDERATION:

In August 2011, the following motion No. 222.08.2011 was passed:

- 1) That Flinders Council undertakes an audit of existing community and recreational infrastructure, its use, age, maintenance requirements, risk and historical use or importance and assess against the current and future needs or desires of the community.*
- 2) That community consultation be encouraged and actively promoted*

in the above process.

- 3) *That Flinders Council then establish a "Recreational and Community Infrastructure Plan".*
- 4) *That at the next available workshop Councillors and Management consider how best to develop such a plan.*
- 5) *That the Recreational and Community Infrastructure Plan be reviewed every two years.*

In January 2013 the following motion No. 393.01.2013 was passed:

That suitably qualified person(s) undertake a detailed audit of Council's current recreational facilities, excluding the Flinders Arts and Entertainment Centre, to assess compliance with the Building Code of Australia, investigate the state of disabled access, electrical wiring and plumbing and provide a full report to Council to inform a further assessment of the costs required to upgrade these facilities to become compliant into the future. That \$10,000 be included in the half yearly budget review to undertake these assessments and reports.

10th April 2014 781.04.2014 (Report received and noted)
24th April 2014 Councillor Workshop

OFFICER'S REPORT:

The following activities were undertaken as part of the consultative process:

- Information placed in Island News throughout March and April notifying the community of the upcoming release of the draft report and associated consultative activities;
- Presentation of draft report to Council (10th April);
- Release of report to public via Council website and Facebook (11th April);
- Householder Information Flyer distributed to all residents (11th April);
- Notification in Island News of Information Session dates/locations (21st April);
- Detailed review of draft report by Council via Workshop (24th April); and
- Information Sessions at Lady Barron and Whitemark (29th & 30th April)

The level of community response is summarised below:

Consultation process	Response
Lady Barron Information Session	14 attendees
Whitemark Information Session	7 attendees
Feedback forms	12 responses
Email submissions	4 submissions

Key themes arising from the consultation activities are summarised in dot point format. A more detailed assessment of feedback and how it is addressed in the final report will be provided when the final report is presented to Council.

Councillor Workshop

- Overall support and appreciation of the report as a tool to assist with planning and allocation of resources.
- Councillors identified a number of minor errors and omissions in the draft report.
- There was general support from the group to package up works arising from the plan and deliver as a single program of work.
- Agreement to break the Whitemark Showgrounds up into three distinct sites, i.e. showgrounds, netball courts and Pony Club.
- There was discussion about the need, or not, of commercial kitchens and an idea was raised to look at a mobile kitchen as a more cost effective solution.
- A number of specific suggestions were made for individual sites, such as a shade cloth for Yellow Beach.
- Cr Williams tabled some preliminary feedback from Flinders Island Aboriginal Association Inc.

Community Feedback

- Although the project was initiated by Council in response to the need for a plan to guide upgrades (or not) to existing Council facilities, some of the submissions suggested the project and report was not holistic enough and should have included a more detailed assessment of recreational and community facilities owned and operated by other public or private entities.
- Overall there was general agreement that the strategic investment areas reflected the Island's recreational and community activities. A couple of submissions suggested that it needed to also include nature based activities such as bird watching, bushwalking etc.
- There was a low level of awareness about the Golf Club project, in particular the aims and objectives and Council's role.
- A strong message came from the Lady Barron community members to upgrade the Lady Barron Hall as well as the Lady Barron Tennis Courts site. There was no support to relocate health and fitness activities to Holloway Park.
- A number of submissions from the Lady Barron community pointed to the need for additional camping facilities possibly at Yellow Beach.

- There was general understanding that Holloway Park is underutilised and required detailed investigation of alternative activities. There was a low level of support for selling it off.
- A number of submissions referred to the need to focus effort on ways in which Council could possibly create more revenue through the investments associated with this plan.
- A number of errors and omissions were identified in the draft report and will be corrected in the final.

STATUTORY REQUIREMENT:

Nil

POLICY/STRATEGIC IMPLICATIONS:

1.0 Environment and Natural Asset Management - An environment that maintains its diversity, uniqueness and attractiveness while supporting sustainable production and lifestyle.

1.2 Design land use and development policies that balance environmental, economic and social outcomes.

1.2.1 Clarify principles, policies and specific criteria that can be integrated in levels of planning mechanisms.

2.0 Infrastructure - Efficient and reliable infrastructure that supports and protects production, services and lifestyle.

2.1 Identify infrastructure objectives and standards for assets and develop a viable, asset lifecycle management and operational model.

2.1.3 Review community facility portfolio with the view of developing a profile that matches contemporary and emerging needs.

2.2 Optimise infrastructure to support existing settlements and enhance sustainable development opportunities and remove impediments to growth.

2.2.1 Identify residential growth, key access, tourism, light industry and processing sites and design infrastructure response to match economic and environmental objectives.

2.4 Pursue “best practice” delivery models that balance cost and outcomes.

2.4.1 Adopt asset management and operational model.

2.4.2 Review infrastructure management and operational procedures as basis of introduction of continuous improvement system.

3.0 Land use, Development and Building - A productive system of land and building development that promotes investment and activity while protecting people and the environmental characteristics of the Flinders municipal area.

3.2 Promote development of specific purpose precincts (such as rural living and value adding processing precincts) as a means of creating opportunities, resolving land use tensions and risks, consolidating service access and optimising infrastructure investment and efficiency.

3.3 Develop design principles that promote sustainability and sympathy with the Flinders municipal area environment and brand.

3.4 Facilitate rehabilitation of unused sites to encourage higher value development and improve amenity.

3.4.1 Identify strategic sites and facilitate owners to 'tidy up' and as appropriate rehabilitate sites (including Whitemark Port Precinct).

3.5 Demonstrate our development principles in projects and investment.

3.5.1 Apply Council's design and material principles to all new and renovated facilities to demonstrate the value of considered design.

4.0 Community Safety, Engagement and Enterprise - Through positive Council-Community partnerships, enhance people's security, inclusion and well-being.

4.3 Maintain and develop productive, constructive relationships with community organisations involved in delivery of strategic services and activities.

4.3.1 Engage with, as necessary support and integrate into Flinders Council plans, key community based service providers.

5.0 Corporate Governance and Intergovernmental Relations - decisions are professionally and transparently made, communicated and implemented to achieve defined outcomes in the interest of the community.

5.2 Develop a strong evidence base to strategies and initiatives to support 'business case' presentation.

BUDGET AND FINANCIAL IMPLICATIONS:

The report has identified up to \$750,000 of existing commitments, priority upgrades and new works, including existing commitments such as Emita Hall upgrade, implementation of the Whitemark Foreshore Masterplan, upgrades to Lady Barron Hall and Whitemark Showgrounds.

The report also identifies a number of issues and projects that require additional investigations and planning before preferred and costed solutions can be presented to Council. This expenditure is likely to be a recurrent expenditure and in the order of \$200,000 in the 2014/2015 financial year.

RISK/LIABILITY:

Although there is no perceived risk to Council in receiving this plan, Council's Risk Management and Asset Management Policies are also relevant to the motion:

Risk Management Policy - Objectives:

Council aims to manage risks through the identification, analysis, assessment, treatment and monitoring of all sources of risk exposure that may adversely impact on its operations. This includes:

- Reduce the cost of insurance premiums.
- Minimise any known or potential liabilities.
- Establish accountabilities for the control of high-risk areas.
- Commit the necessary resources and funds to enable the effective management of risks associated with Council's physical assets.

Asset Management Policy – Objectives:

To ensure adequate provision is made for the long-term replacement of major assets by:

- Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
- Creating an environment where all Council employees take an integral part in overall management of Council Assets by creating and sustaining an asset management awareness throughout the organisation by training and development.
- Meeting legislative requirements for asset management.
- Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

VOTING REQUIREMENTS:

Absolute Majority

OFFICER'S RECOMMENDATION:

1. That Council notes this report.
2. That Council considers making a nominal capital allocation in the budget of \$750,000 towards the facility upgrades program to be spent primarily in the 2014/2015 financial year, subject to more detailed investigations and costings and, presentation of a costed and prioritised schedule of works to Council for final approval.
3. That Council considers making a nominal allocation of \$200,000 in recurrent expenditure in the 2014/2015 financial year for project investigations and planning, including the Golf Club project, Lady Barron Foreshore Planning, and future uses of Holloway Park.

Item D3: Councillor Resolution Report

ACTION	Information
PROPONENT	Council Officer
OFFICER	Raoul Harper, General Manager
FILE REFERENCE	COU/0600
ASSOCIATED PAPERS	<i>Annexure 18: Councillor Resolution Report May 2014</i>

INTRODUCTION:

This report identifies the actions taken and actual costs associated with implementing resolutions passed by elected members up to May 2014.

PREVIOUS COUNCIL CONSIDERATION:

The report is presented on a monthly basis.

OFFICER'S REPORT:

Please read Annexure 18 – Councillor Resolution Report May 2014.

VOTING REQUIREMENTS:

Simple Majority

OFFICER'S RECOMMENDATION:

That the Councillor Resolution Report May 2014 be noted.

Meeting Closed