
From: Justin Simons <justins@georgetown.tas.gov.au>
Sent: Wednesday, 1 March 2023 11:36 AM
To: TPC Enquiry
Cc: McCrossen, Samuel; James Stewart; Chelsea Blyth
Subject: FW: Planning Letterhead
Attachments: LPS Response to Directions.pdf; Bell Buoy Beach - TasWater Correspondance..pdf; 135 Bell Bay Road - Regional Ecosystem Model.pdf; Letter to 6TY acting for Bell Bay Aluminium.pdf; 27-july-2021-confirmed-minutes-public-copy.pdf

Categories:

Good afternoon Sam,

Please find attached George Town Council's Response to the Directions of the Commission dated 3rd February 2023.

The George Town Structure Plan is a large document and can be accessed via Councils website on the following link https://georgetown.tas.gov.au/client-assets/pdf/Planning/GT_StructurePlan_Amended_FINALhg.pdf
If an alternative means of accessing the document is required, please advise.

If anything further is required, please let us know.

Kind regards

Justin Simons

Town Planner

DEVELOPMENT & ENVIRONMENT

George Town Council

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Normal Hours of Work – Monday to Thursday & Second Friday 8-5



George Town Council acknowledges the pakana people as the traditional owners of the land on which we work, we acknowledge their living culture and connection to country. We acknowledge the Elders of the past, the Elders of the present and the Elders of the future and thank them for sharing this land with us.



ABN 68 300 116 092

1st March 2023

Delegate
Ann Cunningham
Tasmanian Planning Commission

By email

tpc@planning.tas.gov.au

Re: George Town LPS – Directions

Dear Ann,

Thank you for your recent correspondence regarding the scheduling of dates for the George Town LPS Hearings and the directions requesting further information.

As per the directions, a response is provided below on the items relevant to the Planning Authority.

Name	Response
Planning Authority 1	The George Town Structure Plan was adopted by Council on the 27 th July 2021. A copy of the confirmed minutes and the final document are enclosed.
Planning Authority 2	Application of the Priority Vegetation overlay to that part of 135 Bell Bay Road, Bell Bay, recommended to be zoned Rural is consistent with Guideline No 1. A map is enclosed identifying the application of the Regional Ecosystem Model, prepared by Rod Knight to the subject land. Consistent with Guideline NAC 13, the layer was not applied when the land was recommended to be zoned Agriculture, however, the layer is generally applied to land in the Rural Zone unless evidence demonstrates otherwise. Council has written to the landowner (See attached letter), however, to date Council has not received written correspondence confirming support or otherwise for the Priority Vegetation Overlay.
Planning Authority 3	A copy of TasWater's advice supporting the aims of the Bellbuoy Beach Specific Area Plan are attached.

Please feel free to call if you would like to discuss the information above and attached on 03 6382 8800.

Yours faithfully

Justin Simons
Town Planner – Planning & Development Services

George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES

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**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

Meeting Commenced at 1.00 pm

Acknowledgement of Country

The George Town Council pays its respect to the traditional and original owners of the land in which we meet, their elders past, present and emerging and we pay respect to those that have passed before us and acknowledge today's Tasmanian Aboriginal people who are the custodians of this land.

AUDIO RECORDING OF COUNCIL MEETINGS

The public is advised that it is **Council Policy** to record the proceedings of meetings of Council on digital media to assist in the preparation of minutes, and to clarify any queries relating to the Minutes that is raised during a subsequent meeting under the section "Confirmation of Minutes".

The recording does not replace the written minutes and a transcript of the recording will not be prepared.

All meetings of the Council shall be digitally recorded as provided for by Regulation 33 of the Local Government (Meeting Procedures) Regulations 2015 except for the proceedings of meetings or parts of meetings closed to the public in accordance with Regulation 15(2).

In accordance with the requirements of Council's Audio Recording of Council Meetings Policy No. 40, members of the public are not permitted to make audio recordings of Council meetings.

In accordance with the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020, Part 4, Section 18, and as given notice by the Premier of Tasmania, Peter Gutwein, under the same act and published in the Tasmanian Government Gazette No. 21 963, 3 April 2020, this meeting is being held face to face with limitation on public attendance to maintain social distancing.

Council will be allowing a maximum of 10 persons into the Ordinary Council meeting. You must pre-register to attend this meeting of Council.

All documents presented, and recordings (audio) of this meeting are made available to the public in accordance with the above act and notice, and the standard applicable provisions of the Local Government Act 1993, and Local Government (Meeting Procedures) Regulations 2015.

1. PRESENT

Mayor Cr Greg Kieser, Chairperson
Deputy Mayor Cr Tim Harris
Cr Chris Barraclough
Cr Heather Barwick
Cr Greg Dawson
Cr Winston Mason
Cr Andrew Michieletto
Cr Peter Parkes

1.1 APOLOGIES & LEAVE OF ABSENCE

Cr Justine Brooks

1.2 IN ATTENDANCE

General Manager – Mr S. Power
Manager Corporate Services and Finance – Mrs C. Hyde
Manager Development & Environment – Mr R. Cassidy
Manager Liveable & Connected Communities – Ms M. Bennett
Manager People, Performance & Governance – Mr B. Daire
Acting Manager Infrastructure & Works – Mr G. Barrett
Executive Support & Governance Officer – Ms L. Dickenson

The Chair thanked Mr Daire for his efforts and commitment to the Council.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

2. CONFIRMATION OF MINUTES

097/21 2.1 ORDINARY COUNCIL MEETING HELD 29TH JUNE 2021

RECOMMENDATION

That the Minutes of Council's Ordinary meeting held on the 29th June 2021 numbered 080/21 to 093/21 and 096/21 as provided to Councillors be received and confirmed as a true record of proceedings (attached).

DECISION

Moved: Cr Harris
Seconded: Cr Barraclough

That the Minutes of Council's Ordinary meeting held on the 29th June 2021 numbered 080/21 to 093/21 and 096/21 as provided to Councillors be received and confirmed as a true record of proceedings (attached).

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Cr Barwick

CARRIED 7/1

3. LATE ITEMS

Nil.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

4. PUBLIC QUESTION TIME

4.1 PUBLIC QUESTION TIME PROCEDURE

[Refer to Minute No. 243/16. The period set aside for public question time will be at least 15 minutes. Questions given on notice will be addressed first. Once questions on notice have been addressed, persons who have registered their interest to ask a question will be called to do so in the order in which they have registered. Persons attending Council meetings will have the opportunity to register their interest to ask a question without notice prior to the commencement of the meeting. Council staff will be on hand to assist with this process.

Participants cannot ask more than 2 questions in a row with a maximum of 2 minutes per question. If a person has more than (2) questions, they will be placed at the 'end of the queue' and may, if time permits, ask their further questions once all other persons have had an opportunity to ask questions. Persons who have not registered their interest to ask a question will be given an opportunity to do so following all those who have registered. All questions must be directed to the Chairperson.

For further information on Council's Public Question Time Rules and Procedure, please refer to George Town Council Public Question Time Policy No. 18.]

Questions asked and answers provided may be summarised in the minutes of the meeting.

Due to restrictions in place during the COVID19 pandemic as enabled through the COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020, public question time will be conducted in the following manner.

George Town Council will be allowing members of the public that have submitted an objection to a planning matter (priority attendance) and questions from the public to a maximum of 10 persons (to maintain social distancing) into the Ordinary meeting of Council.

Council will accept all other written questions which will be asked and responded to at the meeting. These questions will be recorded in Council's minutes and will be available on the audio recording.

You must pre-register to attend this meeting of Council.

4.2 PUBLIC QUESTIONS ON NOTICE

Nil.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

4.3 PUBLIC QUESTION TIME

Commenced at: 1.03 pm

Concluded at: 1.03 pm

Nil.

4.4 RESPONSE TO QUESTIONS FROM PREVIOUS PUBLIC QUESTION TIME

(Refer to Minute No. 425/00, which states in part, “that a copy of all written replies to questions from the Public Gallery be included in the following Council Agenda.”)

Nil.

5. DECLARATIONS OF INTEREST

Nil.

6. GENERAL MANAGER'S DECLARATION

I certify that with respect to all advice, information or recommendations provided to Council with this Agenda:

- 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
- where any advice is given directly to Council by a person who does not have the required qualifications of experience, that person has obtained and taken into account in that person's general advice, the advice from an appropriately qualified or experienced person.



Shane Power
GENERAL MANAGER

LOCAL GOVERNMENT ACT 1993 – SECTION 65

65. Qualified persons

- (1) A general manager must 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.
- (2) A council or council committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –
 - (a) the general manager certifies, in writing –
 - (i) that such advice was obtained; and
 - (ii) that the general manager took the advice into account in providing general advice to the council or council committee; and
 - (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the council or council committee with the general manager's certificate.

7. PLANNING AUTHORITY

Nil.

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

8. OFFICE OF GENERAL MANAGER

098/21 8.1 COUNCIL WORKSHOPS – JUNE/JULY 2021

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 15th July, 2021

FILE NO: 14.10

OFFICER'S RECOMMENDATION

That Council receives the report on the Council Workshops 29th June and 13th July 2021 from the General Manager.

DECISION

Moved: Cr Mason
Seconded: Cr Dawson

That Council receives the report on the Council Workshops 29th June and 13th July 2021 from the General Manager.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Barwick, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Nil.

CARRIED 8/0 UNANIMOUS

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

099/21 8.2 NRM NORTH GROUP A ASSOCIATION MEMBERSHIP

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 7th July 2020

FILE NO: 14.35

OFFICER'S RECOMMENDATION

That Council:

1. Appoints Councillor.....as the George Town Council representative on the NRM North Association 'Group A' Representation.

DECISION

Moved: Cr Mason

Seconded: Cr Barraclough

That Council:

1. Appoints Councillor Tim Harris as the George Town Council representative on the NRM North Association 'Group A' Representation.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Barwick, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Nil.

CARRIED 8/0 UNANIMOUS

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

100/21 8.3 DRAFT 2021/2022 ANNUAL PLAN

REPORT AUTHOR: General Manager - Mr S. Power

REPORT DATE: 6 July 2021

FILE NO: 17.4

OFFICER'S RECOMMENDATION

That Council:

1. Adopts the 2021/2022 Annual Plan as presented, noting design to be finalised and minor administrative changes may be made.

DECISION

Moved: Cr Harris

Seconded: Cr Michieletto

That Council:

1. Adopts the 2021/2022 Annual Plan as presented, noting design to be finalised and minor administrative changes may be made.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Cr Barwick

CARRIED 7/1

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

**101/21 8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022
FINANCIAL YEAR**

REPORT AUTHOR/S: Manager – Corporate Services and Finance – Mrs C. Hyde

REPORT DATE: 5 July 2021

FILE NO: 32.4

RECOMMENDATION

That Council, pursuant to Section 205 of the Local Government Act 1993 adopt the schedules of fees and charges for Building Permit Authority and Plumbing, Cemetery, Engineering and Right to Information as presented in the following table for the 2021/2022 financial year.

DECISION

Moved: Cr Parkes
Seconded: Cr Mason

That Council, pursuant to Section 205 of the Local Government Act 1993 adopt the schedules of fees and charges for Building Permit Authority and Plumbing, Cemetery, Engineering and Right to Information as presented in the following table for the 2021/2022 financial year.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Barwick,
Cr Dawson, Cr Mason, Cr Michieletto, Cr Parkes

Against: Nil.

CARRIED 8/0 UNANIMOUS

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

**101/21 8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022
FINANCIAL YEAR (CONT.)**

Fees & Charges (Permit Authority) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Building Services				
NOTIFIABLE BUILDING WORK (category 3)	Processing of NOTIFIABLE WORKS	GST exempt (div81)	\$174	\$181
PERMIT BUILDING WORK (only where Cat 1 or Cat2 work does not meet required setbacks)	Application processing for PERMIT WORKS that would otherwise be Cat 1 or Cat2	GST exempt (div81)	\$174	\$181
PERMIT BUILDING WORK (category 4)	Application processing for PERMIT WORKS	GST exempt (div81)	\$320	\$333
ILLEGAL BUILDING WORK (category 4)	Application processing for <u>ALL</u> ILLEGAL WORKS	GST exempt (div81)	\$636	\$662
PERMIT EXTENTION OF TIME	Application for an extension of time for Permit Work and existing permits	GST exempt (div81)	\$175 (1 year) \$110 (shorter periods, or when paid early)	\$182 (1 year) \$115 (shorter periods, or when paid early)
STAGED PERMITS (permit work)	Application for a staged permit	GST exempt (div81)	\$320 + \$174 per stage	\$333 + \$181 per stage
AMENDED APPROVALS (permit work)	Application for an amendment to existing permits	GST exempt (div81)	\$174	\$181
BUILDING CERTIFICATE	Application for a Building Certificate	GST exempt (div81)	\$174 + hourly rate	\$181 + hourly rate
ADDITIONAL COMPLIANCE INSPECTIONS	Additional inspections on permit work/ existing permits – Permit Authority	GST exempt (div81)	\$82	\$86
NOTIFIABLE (if required) - TEMPORARY OCCUPANCY PERMIT	Processing of TOP from Building Surveyor	GST exempt (div81)	\$52 (waived for NFP groups as in kind support)	\$55 (waived for NFP groups as in kind support)
TBCIT Training Levy	Works over \$20,000		Set by State Gov	Set by State Gov
BUILDING ADMIN FEE	Works over \$20,000		Set by State Gov	Set by State Gov
PERMIT EXTENSION OF TIME	PERMIT EXTENSION OF TIME where relying on the Directors Determination for extending permits that have expired. Only in special circumstances		\$240	\$250

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

**101/21 8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022
FINANCIAL YEAR (CONT.)**

Fees & Charges (Permit Authority) for the Year 2021/2022



Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Plumbing				
LOW RISK PLUMBING WORK (cat1&2)	Processing of PLUMBING DETAILS (where these must be provided to Council)	GST exempt (div81)	Nil	Nil
NOTIFIABLE PLUMBING WORK (category 3) (Storm-water only)	Assessing and processing of NOTIFIABLE Plumbing works for storm-water only	GST exempt (div81)	\$210	\$219
NOTIFIABLE PLUMBING WORK (category 3)	Assessing and processing of NOTIFIABLE Plumbing works	GST exempt (div81)	\$425	\$442
PERMIT PLUMBING WORK (category 4) additions	Assessment, inspections and completions for plumbing works for additions to existing installations (+ EHO assessment where applicable)	GST exempt (div81)	\$425	\$442
PERMIT PLUMBING WORK (category 4) New building	Assessment, inspections and completions for plumbing works for new installations	GST exempt (div81)	\$575	\$598
INSPECTIONS	Normal inspection costing for quotes Additional inspections due to failure of booked inspection, resulting in the need for PLUMBING SURVEYOR to re-inspect a particular stage	GST exempt (div81)	\$144	\$150
Permit Authority				
FILE SEARCH	Fee for file search for building, Planning and plumbing	GST exempt (div81)	\$20 + copying at cost	\$21 + copying at cost
PERMIT AUTHORITY HOURLY RATE	File searches, inspection, reports and travelling	GST exempt (div81)	\$80	\$84
Environmental Health				
FOOD PREMISES REFERRAL (FORM 42/49)	Fee for provision of form 49 as requested from a Building Surveyor	GST exempt (div81)	\$145 + hourly rate for assessment	\$151 + hourly rate for assessment
FOOD PREMISES OCCUPANCY INSPECTION/REPORT (FORM 50)	Fee for inspection and provision of form 50 as requested from a Building Surveyor	GST exempt (div81)	\$145	\$151
WASTE WATER REFERRAL	Referral from Plumbing surveyor to EHO for assessment of On Site Waste Water system	GST exempt (div81)	\$310	\$323
INSPECTIONS	Normal inspection costing for quotes Additional inspections due to failure of booked inspection, resulting in the need for EHO to re-inspect a particular stage	GST exempt (div81)	\$145	\$151

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

**101/21 8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022
FINANCIAL YEAR (CONT.)**

Fees & Charges (Permit Authority) for the Year 2021/2022



Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
ENVIRONMENTAL HEALTH OFFICER HOURLY RATE	Hourly rate for all works that are not covered under specific fees	GST exempt (div81)	\$145	\$151
PLACE OF ASSEMBLY LICENCE	Assessment of, and issue of POA licence	GST exempt (div81)	\$145 (waived for NFP groups as in kind support)	\$151 (waived for NFP groups as in kind support)
Building Surveying				
ALL BUILDING SURVEYING SERVICES	Providing building surveying services where appointed as a building surveyor under the Building Act	yes	By set fee and by quote	By Quote as per building surveying calculator based upon below base fees
HOURLY RATE - BSL	Hourly rate for all Building Surveying	yes	\$160	\$167
HOURLY RATE - ADMIN	Building surveying administration	yes	\$80	\$84
INSPECTIONS-	Normal inspection costing for quotes, or Additional inspections due to failure of booked inspection, resulting in the need for Building surveyor to re-inspect a particular stage	yes	\$160	\$167
APPLICATION FOR OCCUPANCY PERMIT (where not part of above active CLC)	Receive application for occupancy permit, carry out inspections, referrals, etc and issue occupancy permit	yes	\$175 + hourly rate for inspection, with min 1 hour	\$181 + hourly rate for inspection, with min 1 hour
APPLICATION FOR TEMPORARY OCCUPANCY PERMIT (FORM 5)	Receive application for Temporary Occupancy Permit, asses and issue TOP	yes	\$232 (waived for NFP groups as in kind support)	\$242 (waived for NFP groups as in kind support)

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

**101/21 8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022
FINANCIAL YEAR (CONT.)**

Fees & Charges (Cemetery) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Cemetery				
George Town Cemetery - within the lawn cemetery	Single depth burial	*	\$1500	\$1560
George Town Cemetery - within the lawn cemetery	Double depth burial	*	\$1716	\$1785
George Town Cemetery - within the lawn cemetery	Second interment	*	\$1282	\$1334
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Single depth burial	*	\$1500	\$1560
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Double depth burial	*	\$1716	\$1785
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Second interment	*	\$1282	\$1334
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Reservation	*	\$645	\$671
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Single depth burial in reservation	*	\$1150	\$1196
Within the George Town, Lefroy, and Pipers River General Cemeteries:	Double depth burial in reservation	*	\$1395	\$1451
Cemetery - Memorial Wall	Niche reservation	*	\$217	\$226
Cemetery - Memorial Wall	Placement of ashes	*	\$429	\$447
Cemetery - Memorial Rose Garden	Reservation	*	\$217	\$226
Cemetery - Memorial Rose Garden	Placement of ashes (no reservation)	*	\$540	\$562
Cemetery - Memorial Rose Garden	Second placement of ashes at same time as first	*	\$325	\$338
Cemetery - Memorial Rose Garden	Placement if reservation has been made	*	\$430	\$448
Cemetery - Memorial Rose Garden	Crypts: per single crypt	*	\$6410	\$6667
Miscellaneous Cemetery Charges	Interment on Weekends (additional)	*	\$651	\$678
Miscellaneous Cemetery Charges	Burial of children under 12 years	*	\$750	\$780
Miscellaneous Cemetery Charges	Exhumation	*	\$2050	\$2132
Miscellaneous Cemetery Charges	Ashes placement in grave	*	\$250	\$260

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

**101/21 8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022
FINANCIAL YEAR (CONT.)**

Fees & Charges (Engineering Charges) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Engineering Charges				
Road works	Road & Footpath Reinstatement.		Price on application	Price on application
Road works	Footpath and Driveway Construction.		Price on application	Price on application
Road works	Stormwater Works.		Price on application	Price on application
Stormwater Connections	Stormwater connection to kerb and gutter.		Cost plus 15%	Cost plus 15%
Stormwater Connections	Stormwater connection to piped drain.		Cost plus 15%	Cost plus 15%
Stormwater Connections	All other stormwater connections.		Cost plus 15%	Cost plus 15%
Works Permit / New Crossover Application Fee / Application to Open Road	Fee per application, including pre & post inspection fee.	*	\$238	\$248
Works Permit / New Crossover Application Fee / Application to Open Road	Additional fee, per inspection.	*	\$145	\$151
Services location	Charge per hour or part thereof.	*	\$83	\$87
Supply of Traffic Counts	Charge per count, if current data is already available.	*	\$62	\$65
Supply of Traffic Counts	Charge per count, if data must be obtained.		Price on application	Price on application
Assessment of Public Works*	Assessment of plans and final inspection.	*	1.25% of public works construction value (\$600 min.)	1.25% of public works construction value (\$600 min.)
Assessment of Public Works*	Inspection of failed works, per inspection.	*	\$205	\$214
Assessment of Public Works*	Additional Inspections, per inspection	*	\$205	\$214

Note: Public Works are defined as any works that Council is obliged to maintain after construction and handover by developers. Such works include roads, footpaths, drainage (both underground and surface), landscaping, parks, public open space and public buildings

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

**101/21 8.4 SETTING OF FURTHER FEES AND CHARGES FOR THE 2021/2022
FINANCIAL YEAR (CONT.)**

Fees & Charges (Provision of Information Fees) for the Year 2021/2022



Fees and Charges for the Year 2021/2022

Facility or Service	Fee Description	GST Inc.	2020/21 Fees	2021/22 Fees
Provision of Information				
Search fees	Less than 15 minutes	*	\$41.00	\$43.00
Search fees	Greater than 15 minutes	*	\$145.00	\$151.00
Planning scheme	Hard copy of planning scheme ordinance (available at no charge on website or by email)	*	\$58.30	\$61.00
Maps	Zoning map A4	*	\$14.50	\$16.00
Maps	GIS maps	*	\$14.50	\$16.00
Maps	Large maps	*	\$39.00	\$41.00
Council meeting agendas	Individual hardcopy upon request		Free of Charge	Free of Charge
Council Annual Report	Individual hardcopy upon request		Free of Charge	Free of Charge
Council meeting minutes or extracts thereof (as advised by Local Government Division set in accordance with the Fee units Act 1997)	Per 5 pages	*	\$1.65	\$1.65
Copy of Audio Recording of Ordinary Council Meeting	Per copy.	*	\$10.85	\$11.30
Land information certificate application under section 337 of the Act (in accordance with Local Government (General) Regulations section 41.1)	Per certificate		\$214.65	\$218.62
Issue of a certificate of liabilities under section 132 of the Act (in accordance with Local Government (General) Regulations section 41.2)	Per certificate		\$48.60	\$49.50
Right to Information request (as advised by Right to Information Act 2009 in accordance with Fee Units Act 1997)	Per request	*	\$40.50	\$41.25
Referral of a complaint under Section 28V of the Act (in accordance with Local Government (General) Regulations set under the Fee Units Act 1997)			\$81.00	\$82.50

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
CONFIRMED MINUTES**

102/21 8.5 LGAT GENERAL MEETING 5TH AUGUST 2021

REPORT AUTHOR: General Manager – Mr S. Power

REPORT DATE: 20th July 2021

FILE NO: 14.35

OPTIONS

Option 1

That Council determines that the Mayor be authorised to vote at the LGAT 2021 General Meeting in accordance with Council’s strategic direction, policy and Council resolutions with due consideration of any conference debate on items listed for decision at that meeting;

OR

Option 2

That Council considers and provides voting preferences to the Mayor for the LGAT 2021 General Meeting by a show of hands in respect to each individual item listed below and formally endorses that direction.

LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
10.1	<p>Stronger Penalties for Malicious Vandalism of Public Facilities – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for significantly stronger penalties for malicious damage and vandalism to public facilities and infrastructure.</p>	Approved
10.2	<p>Heavy Motor Vehicle Road Tax Distribution – Circular Head That LGAT continue to lobby the State Government to implement funding change by-</p> <ul style="list-style-type: none"> a. A 3 year, phased in reinstatement of the equitable distribution of the heavy motor vehicle road tax distribution to the percentage of funds collected; and b. A one off additional annual payment allocation of the heavy motor vehicle road tax distribution as compensation for 25 years of no indexation of the funding allocation and to support enhanced road infrastructure development in all local government areas. 	Approved
11.1	<p>Code of Conduct Training Costs – Kingborough That LGAT lobby the State Government to change S 28ZNA (2) of the Local Government Act 1993 to require that ‘if, as a result of a determination report, a Councillor is required to undergo training, the costs associated with that training are to be borne by the relevant Councillor, and not the rate payer’.</p>	Not Approved

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LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
12.1	<p>Renewable Energy Project Developments on Crown Land – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a state development policy to make suitable crown land made available for all types of renewable energy project developments to support social and economic benefit to Tasmania.</p>	Approved
12.2	<p>Workplace Health and Safety Review for Elected Members – City of Hobart</p> <p>That LGAT calls on the State Government to commission Equal Opportunity Tasmania to undertake a review of the workplace health and safety of the Local Government sector for elected representatives.</p>	Approved
14.1	<p>Statewide Planning Scheme Provisions – Northern Midlands</p> <p>That LGAT lobby the State Government to urgently review recent Resource Management and Planning Appeal Tribunal and Supreme Court planning decisions with a view to amending the statewide planning scheme provisions to take account of any recent issues and to ensure loopholes are not exploited resulting in development contrary to the intention of the provision of the scheme.</p>	Not Approved
14.2	<p>Integrated Regional Housing Supply Strategy – Circular Head</p> <p>That LGAT Lobby the State Government to develop an integrated regional housing supply strategy in partnership with the federal government and the private sector to deliver a diversified housing supply to all the areas of housing undersupply across the state.</p>	Approved
14.3	<p>Review of State Regional Land Use Strategies – Circular Head</p> <p>That LGAT Lobby the State Government to activate a comprehensive review of all state regional land use strategies given the expanding development growth demands and statewide housing shortages being experienced in most local government areas.</p>	Approved
14.4	<p>Coastal Hazards Management – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the early completion of Coastal Hazards Management for Existing Settlements and Values project, with a final report and recommendations being made publicly available.</p>	Approved
14.5	<p>Community Based Engagement Strategy – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a local community based engagement strategy to inform and empower local communities to have better understanding of the policy contents and opportunities for social and economic wellbeing</p>	Not Approved

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LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
	through enhancing a strong and growing renewables industry across Tasmania.	
14.6	Parks and Wildlife Service Maintenance of Infrastructure – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a coordinated long term 10 Year strategic asset management plan to be implemented by the Tasmanian Parks and Wildlife Service for all their customer facing public use assets and infrastructure services.	Not Approved
14.7	Environmental Protection Authority Role in Planning Assessment – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for improved & mandated Environment Protection Authority (EPA) transparency, community facing participation and engagement processes in the assessment of development proposals for which the Environment Protection Authority have levels of responsibility in determining recommendations and approvals.	Not Approved
14.8	Cost Shifting – Northern Midlands That LGAT lobby the State Government to increase the resourcing for cat management and control of weeds.	Approved
16.1	Introduction of Referendums – Burnie City That the LGAT investigate the option of the introduction of “propositions” (referendums) for local and state elections, and that a mechanism for this change be initiated.	Not Approved
16.2	Recognition of Assistance Dogs – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the inclusion of assistance animals into the Dog Control Act 2000 section 28(2) as they provide a valuable community wellbeing service.	Approved

OR

OPTION 3

That the Council authorises the Mayor to vote in accordance with the following:

LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
10.1	Stronger Penalties for Malicious Vandalism of Public Facilities – Circular Head That LGAT lobby the State Government on behalf of all Local	Approved

**George Town Council
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LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
	Councils for significantly stronger penalties for malicious damage and vandalism to public facilities and infrastructure.	
10.2	<p>Heavy Motor Vehicle Road Tax Distribution – Circular Head</p> <p>That LGAT continue to lobby the State Government to implement funding change by-</p> <ul style="list-style-type: none"> a. A 3 year, phased in reinstatement of the equitable distribution of the heavy motor vehicle road tax distribution to the percentage of funds collected; and b. A one off additional annual payment allocation of the heavy motor vehicle road tax distribution as compensation for 25 years of no indexation of the funding allocation and to support enhanced road infrastructure development in all local government areas. 	Approved
11.1	<p>Code of Conduct Training Costs – Kingborough</p> <p>That LGAT lobby the State Government to change S 28ZNA (2) of the Local Government Act 1993 to require that ‘if, as a result of a determination report, a Councillor is required to undergo training, the costs associated with that training are to be borne by the relevant Councillor, and not the rate payer’.</p>	Not Approved
12.1	<p>Renewable Energy Project Developments on Crown Land – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a state development policy to make suitable crown land made available for all types of renewable energy project developments to support social and economic benefit to Tasmania.</p>	Approved
12.2	<p>Workplace Health and Safety Review for Elected Members – City of Hobart</p> <p>That LGAT calls on the State Government to commission Equal Opportunity Tasmania to undertake a review of the workplace health and safety of the Local Government sector for elected representatives.</p>	Approved
14.1	<p>Statewide Planning Scheme Provisions – Northern Midlands</p> <p>That LGAT lobby the State Government to urgently review recent Resource Management and Planning Appeal Tribunal and Supreme Court planning decisions with a view to amending the statewide planning scheme provisions to take account of any recent issues and to ensure loopholes are not exploited resulting in development contrary to the intention of the provision of the scheme.</p>	Not Approved
14.2	<p>Integrated Regional Housing Supply Strategy – Circular Head</p> <p>That LGAT Lobby the State Government to develop an integrated regional housing supply strategy in partnership with the federal government and the private sector to deliver a</p>	Approved

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LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
	diversified housing supply to all the areas of housing undersupply across the state.	
14.3	<p>Review of State Regional Land Use Strategies – Circular Head</p> <p>That LGAT Lobby the State Government to activate a comprehensive review of all state regional land use strategies given the expanding development growth demands and statewide housing shortages being experienced in most local government areas.</p>	Approved
14.4	<p>Coastal Hazards Management – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the early completion of Coastal Hazards Management for Existing Settlements and Values project, with a final report and recommendations being made publicly available.</p>	Approved
14.5	<p>Community Based Engagement Strategy – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a local community based engagement strategy to inform and empower local communities to have better understanding of the policy contents and opportunities for social and economic wellbeing through enhancing a strong and growing renewables industry across Tasmania.</p>	Not Approved
14.6	<p>Parks and Wildlife Service Maintenance of Infrastructure – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a coordinated long term 10 Year strategic asset management plan to be implemented by the Tasmanian Parks and Wildlife Service for all their customer facing public use assets and infrastructure services.</p>	Not Approved
14.7	<p>Environmental Protection Authority Role in Planning Assessment – Circular Head</p> <p>That LGAT lobby the State Government on behalf of all Local Councils for improved & mandated Environment Protection Authority (EPA) transparency, community facing participation and engagement processes in the assessment of development proposals for which the Environment Protection Authority have levels of responsibility in determining recommendations and approvals.</p>	Not Approved
14.8	<p>Cost Shifting – Northern Midlands</p> <p>That LGAT lobby the State Government to increase the resourcing for cat management and control of weeds.</p>	Approved
16.1	<p>Introduction of Referendums – Burnie City</p> <p>That the LGAT investigate the option of the introduction of “propositions” (referendums) for local and state elections, and that a mechanism for this change be initiated.</p>	Not Approved

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LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
16.2	<p>Recognition of Assistance Dogs – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the inclusion of assistance animals into the Dog Control Act 2000 section 28(2) as they provide a valuable community wellbeing service.</p>	Approved

DECISION

Moved: Cr Harris
Seconded: Cr Dawson

That the Council authorises the Mayor to vote in accordance with the following:

LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
10.1	<p>Stronger Penalties for Malicious Vandalism of Public Facilities – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for significantly stronger penalties for malicious damage and vandalism to public facilities and infrastructure.</p>	Approved
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12.1	<p>Renewable Energy Project Developments on Crown Land – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a state development policy</p>	Approved

**George Town Council
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LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
	to make suitable crown land made available for all types of renewable energy project developments to support social and economic benefit to Tasmania.	
12.2	Workplace Health and Safety Review for Elected Members – City of Hobart That LGAT calls on the State Government to commission Equal Opportunity Tasmania to undertake a review of the workplace health and safety of the Local Government sector for elected representatives.	Approved
14.1	Statewide Planning Scheme Provisions – Northern Midlands That LGAT lobby the State Government to urgently review recent Resource Management and Planning Appeal Tribunal and Supreme Court planning decisions with a view to amending the statewide planning scheme provisions to take account of any recent issues and to ensure loopholes are not exploited resulting in development contrary to the intention of the provision of the scheme.	Not Approved
14.2	Integrated Regional Housing Supply Strategy – Circular Head That LGAT Lobby the State Government to develop an integrated regional housing supply strategy in partnership with the federal government and the private sector to deliver a diversified housing supply to all the areas of housing undersupply across the state.	Approved
14.3	Review of State Regional Land Use Strategies – Circular Head That LGAT Lobby the State Government to activate a comprehensive review of all state regional land use strategies given the expanding development growth demands and statewide housing shortages being experienced in most local government areas.	Approved
14.4	Coastal Hazards Management – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the early completion of Coastal Hazards Management for Existing Settlements and Values project, with a final report and recommendations being made publicly available.	Approved
14.5	Community Based Engagement Strategy – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a local community based engagement strategy to inform and empower local communities to have better understanding of the policy contents and opportunities for social and economic wellbeing through enhancing a strong and growing renewables industry across Tasmania.	Not Approved

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LGAT 2021 General Meeting Agenda Item No.	Items for Decision	Council Decision
14.6	<p>Parks and Wildlife Service Maintenance of Infrastructure – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the implementation of a coordinated long term 10 Year strategic asset management plan to be implemented by the Tasmanian Parks and Wildlife Service for all their customer facing public use assets and infrastructure services.</p>	Not Approved
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14.8	<p>Cost Shifting – Northern Midlands That LGAT lobby the State Government to increase the resourcing for cat management and control of weeds.</p>	Approved
16.1	<p>Introduction of Referendums – Burnie City That the LGAT investigate the option of the introduction of “propositions” (referendums) for local and state elections, and that a mechanism for this change be initiated.</p>	Not Approved
16.2	<p>Recognition of Assistance Dogs – Circular Head That LGAT lobby the State Government on behalf of all Local Councils for the inclusion of assistance animals into the Dog Control Act 2000 section 28(2) as they provide a valuable community wellbeing service.</p>	Approved

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Barwick,
Cr Dawson, Cr Mason, Cr Michieletto, Cr Parkes

Against: Nil.

CARRIED 8/0 UNANIMOUS

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103/21 8.6 NATIONAL GENERAL ASSEMBLY 2021

REPORT AUTHOR: General Manager - Mr S. Power

REPORT DATE: 1 July 2021

FILE NO: 14.101, 4.11

OFFICER'S RECOMMENDATION

That Council:

1. Note the report; and
2. Support the attendance of the Mayor and General Manager at future Australian Local Government Association National General Assemblies.

DECISION

Moved: Cr Michieletto

Seconded: Cr Mason

That Council:

1. Note the report; and
2. Support the attendance of the Mayor and General Manager at future Australian Local Government Association National General Assemblies.

AMENDMENT

Moved: Cr Barwick

Seconded: Cr Barraclough

That Council:

1. Note the report; and
2. That further attendance of the Mayor and General Manager at the Australian Local Government Association National General Assembly be determined at the time notification is received by Council.

A formal warning was issued by the Chair against Cr Harris at 1.32 pm.

VOTING

For: Cr Barwick, Cr Barraclough

Against: Cr Kieser, Cr Harris, Cr Dawson, Cr Mason, Cr Michieletto, Cr Parkes

LOST 2/6

Cr Barwick called a Point of Order against Cr Dawson at 1.42 pm LG(MP) R 23(1)(c).

**George Town Council
COUNCIL MEETING – 27TH JULY 2021
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103/21 8.6 NATIONAL GENERAL ASSEMBLY 2021

Moved: Cr Michieletto
Seconded: Cr Mason

That Council:

1. Note the report; and
2. Support the attendance of the Mayor and General Manager at future Australian Local Government Association National General Assemblies.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Dawson,
 Cr Mason, Cr Michieletto, Cr Parkes

Against: Cr Barwick

CARRIED 7/1

Council agreed to formally write to Bridget Archer Federal Member for Bass for her assistance at the Australian Local Government Association National General Assembly.

9. DEVELOPMENT AND ENVIRONMENT

104/21 9.1 DIVERSITY, EQUITABLE ACCESS & INCLUSION POLICY

The Manager Development and Environment entered the meeting at 1.52 pm.

REPORT AUTHOR: Manager Development and Environment – Mr R. Cassidy

REPORT DATE: 20th July 2021

FILE NO: 14.13

OFFICER'S RECOMMENDATION

That Council:

1. Rescind GTC-17 Disability Access Policy; and
2. Adopts the Diversity, Equitable Access and Inclusion Policy (and incorporated strategy) as GTC-17 Diversity, Equitable Access and Inclusion Policy.

DECISION

Moved: Cr Parkes
Seconded: Cr Dawson

That Council:

1. Rescind GTC-17 Disability Access Policy; and
2. Adopts the Diversity, Equitable Access and Inclusion Policy (and incorporated strategy) as GTC-17 Diversity, Equitable Access and Inclusion Policy.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Cr Barwick

CARRIED 7/1

Manager Development & Environment left the meeting at 1.58 pm.

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105/21 9.2 HILLWOOD STRUCTURE PLAN REVIEW & UPDATE

The Town Planner and Planning Consultant entered the meeting at 1.59 pm.

REPORT AUTHOR: Town Planner – Mr J. Simons
Planning Consultant – Mr A. Brook

REPORT DATE: 16 July 2021

FILE NO: 51.16

OFFICER’S RECOMMENDATION

That Council:

1. Adopt the draft Hillwood Structure Plan Review & Update as presented.

DECISION

Moved: Cr Harris
Seconded: Cr Dawson

That Council:

1. Adopt the draft Hillwood Structure Plan Review & Update as presented.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Dawson, Cr Mason,
Cr Parkes, Cr Michieletto

Against: Cr Barwick

The Consultant Planner left the meeting at 2.05 pm.

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106/21 9.3 GEORGE TOWN AREA STRUCTURE PLAN

Consultant Town Planner entered the meeting at 2.06 pm

REPORT AUTHOR: Town Planner – Mr J. Simons
Consultant Town Planner

REPORT DATE: 27 July 2021

FILE NO: 51.5, 51.10

OFFICER’S RECOMMENDATION

That Council:

1. Adopt the revised George Town Area Structure Plan contained in Attachment 1; and
2. Authorise the General Manager to allow minor alterations, editorials and amendments to the endorsed George Town Area Structure Plan in Attachment 1 that does not result in substantial changes to the intent of the planning principles and recommended actions; and
3. Considers funding to prepare an implementation plan which priorities the recommended actions of the George Town Structure Plan Area in future budget considerations.

DECISION

Moved: Cr Mason
Seconded: Cr Dawson

That Council:

1. Adopt the revised George Town Area Structure Plan contained in Attachment 1; and
2. Authorise the General Manager to allow minor alterations, editorials and amendments to the endorsed George Town Area Structure Plan in Attachment 1 that does not result in substantial changes to the intent of the planning principles and recommended actions; and
3. Considers funding to prepare an implementation plan which priorities the recommended actions of the George Town Structure Plan Area in future budget considerations.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Cr Barwick

CARRIED 7/1

The Town Planner and Consultant Planner left the meeting at 2.13 pm.

10. WORKS AND INFRASTRUCTURE

Nil.

11. CORPORATE SERVICES AND FINANCE

Nil.

12. LIVEABLE & CONNECTED COMMUNITIES

Nil.

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13. MAYOR

107/21 13.1 MATTERS OF INVOLVEMENT – MAYOR

FILE NO.: 14.11

REPORT DATE: 20th July 2021

Mayor Cr Greg Kieser		
June	21-24	Attended ALGA Conference - Canberra
	28	Attended Circular Economy Grant Announcement
	29	Chaired Council Workshop
	30	Tamar FM interview
July	30	Attended LGAT Annual General Meeting
	13	Chaired Council Workshop
	15	Attended breakfast hosted by BBAMZ on NERA followed by meeting with the National Cluster Development Manager
	20	Attended Roundtable discussions with Year 6 and Year 10 student leaders from Port Dalrymple School

Note: the Mayor has maintained regular contact with the General Manager and key staff to keep abreast of and respond to the COVID-19 crisis.

OFFICER'S RECOMMENDATION

That the information report from the Mayor on Matters of Involvement be received and the information noted.

DECISION

Moved: Cr Mason
Seconded: Cr Barraclough

That the information report from the Mayor on Matters of Involvement be received and the information noted.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Barwick, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Nil.

CARRIED 8/0 UNANIMOUS

14. PETITIONS

Nil.

The Councillors wished Mr Daire success in his future endeavours and thanked him for his efforts during his time at Council.

15. NOTICES OF MOTIONS

Nil.

16. COUNCILLORS' QUESTIONS WITH OR WITHOUT NOTICE

[Refer to Minute No. 362/15 which states "At any Ordinary Meeting of Council when a 'without notice' question from a councillor is accepted, and when this question is taken on notice',

- a) *The General Manager is to record in the minutes of that meeting the 'question', and that the question was 'taken on notice'.*
- b) *Provide the answer to the question 'taken on notice', at the next Ordinary Meeting of Council, in writing."]*

17. COUNCIL COMMITTEE REPORTS

**108/21 17.1 GEORGE TOWN COMMUNITY SAFETY GROUP COMMITTEE MEETING –
1ST JUNE 2021**

REPORT AUTHOR: Executive Support & Governance Officer – Ms L. Dickenson

REPORT DATE: 7th July, 2021

FILE NO: 14.7

OFFICER’S RECOMMENDATION

That Council:

1. Accept the minutes of the George Town Safety Group Committee meeting 1st June 2021 as an accurate record of that meeting.

DECISION

Moved: Cr Mason

Seconded:

That Council:

1. Accept the minutes of the George Town Safety Group Committee meeting 1st June 2021 as an accurate record of that meeting.

PROCEDURAL MOTION

Moved: Cr Dawson

Seconded: Cr Harris

That this item be deferred to a workshop.

VOTING

For: Cr Kieser, Cr Harris, Cr Dawson, Cr Mason, Cr Michieletto

Against: Cr Barwick, Cr Parkes, Cr Barraclough

CARRIED 5/3

**George Town Council
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18. CLOSED MEETING

109/21 18.1 INTO CLOSED MEETING

DECISION

Moved: Cr Harris
Seconded: Cr Barraclough

That Council move into closed meeting at 2.25 pm to discuss the following items:

Agenda Item 18.2 Minutes of the closed ordinary Council meeting held on the 29th June 2021
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As per the provisions of regulation 34(6) of the Local Government (Meeting Procedures) Regulations 2015.

REQUIRES ABSOLUTE MAJORITY OF COUNCIL

Agenda Item 18.3 RFT 03/21 – Periodic Standing Contracts

As per the provisions of regulation 15(2)(d) of the Local Government (Meeting Procedures) Regulations 2015.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Barwick,
Cr Dawson, Cr Mason, Cr Michieletto, Cr Parkes

Against: Nil.

**CARRIED 8/0 UNANIMOUS
ABSOLUTE MAJORITY**

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112/21 18.4 OUT OF CLOSED MEETING

In accordance with the requirements of the Local Government (Meeting Procedures) Regulations 2015 regulation 15(8) while in a closed meeting the Council is to consider whether any discussions, decisions, reports or documents relating to that closed meeting are to be kept confidential or released to the public, taking into account privacy and confidentiality issues.

DECISION

Moved: Cr Mason
Seconded: Cr Dawson

That Council moves out of Closed Meeting at 2.32 pm and endorse those decisions taken while in Closed Meeting and the information remains Confidential.

VOTING

For: Cr Kieser, Cr Harris, Cr Barraclough, Cr Dawson,
Cr Mason, Cr Michieletto, Cr Parkes

Against: Nil.

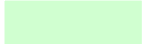
CARRIED 8/0 UNANIMOUS

Cr Harris requested that correspondence be sent to Federal Member of Bass Bridget Archer expressing Council's appreciation.

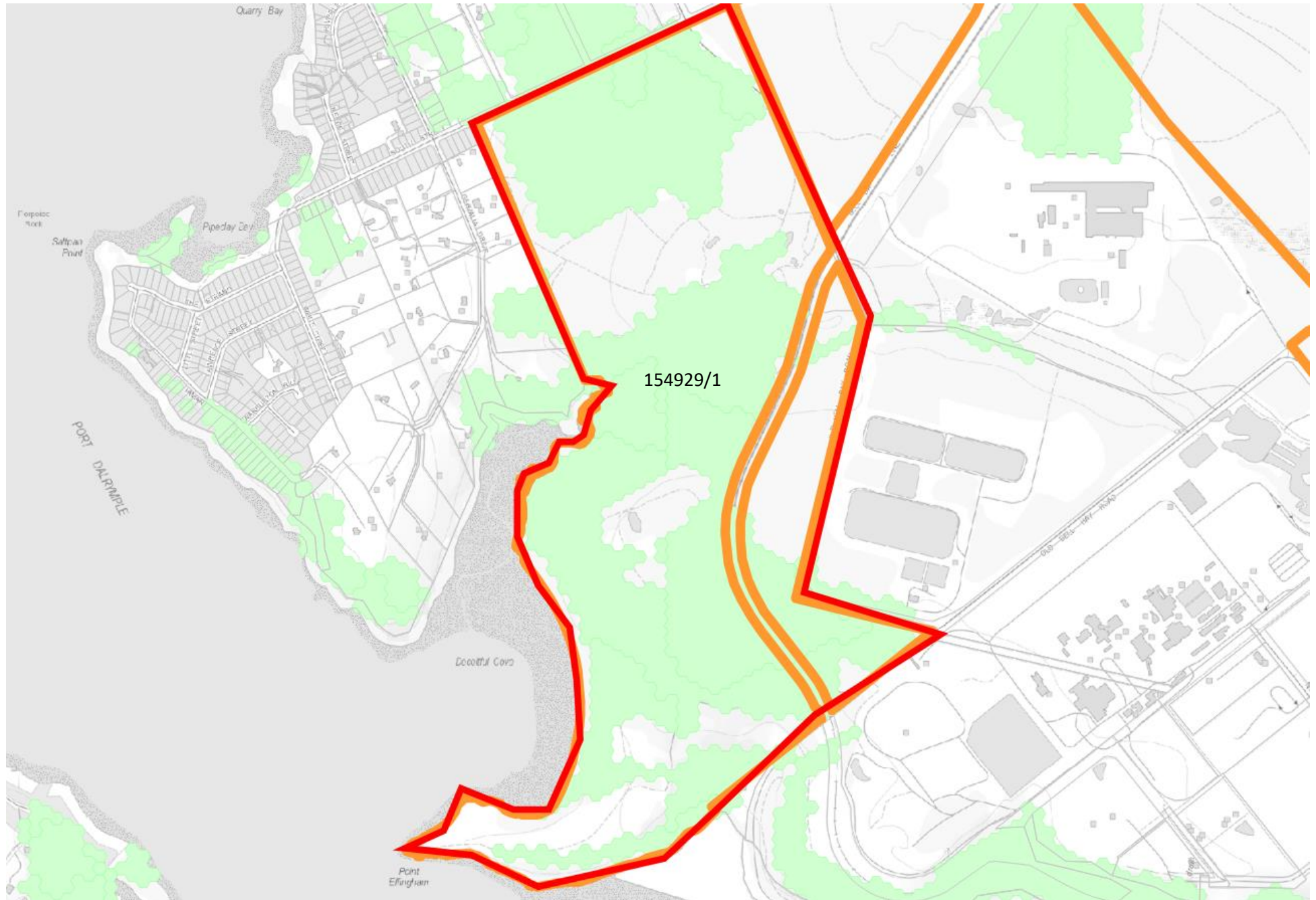
There being no further business, the meeting closed at 2.34 pm.

**Cr Greg Kieser
MAYOR**

Application of Regional Ecosystem Model to CT154929/1



Priority Vegetation





ABN 68 300 116 092

Date 13/02/2023

Enquiries: Planning Department
Phone: (03) 6382 8800

6ty Pty Ltd
PO Box 63
RIVERSIDE TAS 7250

abrook@6ty.com.au

Dear Ashley,

RE: Attachment B – Directions Schedule for George Town Draft LPS

Council has recently received directions from the Tasmanian Planning Commission regarding the need for additional information relating to the George Town Local Provision Schedule (LPS). Planning Authority 2 on the attached document requires Council to:

“Clarify if the Priority Vegetation Area overlay should be applied to that part of 135 Bell Bay Road, Bell Bay FR 154929/1 recommended to be zoned Rural (representation 36). If so, submit written evidence that the owners of the land would support application of the Priority Vegetation Area overlay.”

Council has expressed a desire to maintain some protections of vegetation to preserve the effectiveness of the current vegetation buffer between the residential areas of George Town and the industrial areas of Bell Bay. A map showing the Priority Vegetation Overlay as it would have applied to CT 154929/1, zoning notwithstanding. Please review the area outlined in red and the application of the Priority Vegetation Overlay, in green. As the representative of RIO TINTO ALUMINIUM (BELL BAY) LIMITED in respect to the LPS could you please obtain advice from the owner regarding if they support the application of the Priority Vegetation Overlay as mapped.

As per the Directions, could you please provide a written response, prior to the 1st March 2023, such that Council can provide a timely response to the Planning Commission.

If you do not support the application of the priority habitat layer, you might consider obtaining the advice of a qualified person to support this position prior to the hearings for the LPS.

If you have any queries regarding the above, please do not hesitate to call me on 6382 8800 or via email at planning@georgetown.tas.gov.au

Yours faithfully

Justin Simons
Town Planner

Justin Simons

From: James Stewart
Sent: Thursday, 30 September 2021 1:35 PM
To: Justin Simons
Subject: Fw: TasWater Servicing Advice TWSI 2019/00634-GTC Bellbuoy Beach - Potential Special Area Plan - TasWater Low Pressure System.

From: David Boyle <David.Boyle@taswater.com.au>
Sent: Thursday, October 3, 2019 9:02 AM
To: James Stewart <Jamess@georgetown.tas.gov.au>
Subject: TasWater Servicing Advice TWSI 2019/00634-GTC Bellbuoy Beach - Potential Special Area Plan - TasWater Low Pressure System.

Dear James,

In response to your query.

The proposal for a 'special area plan' is reasonable, in terms of system capacity. I understand there are only a small number of dwellings actually connected to the low pressure scheme, which has meant there has been issues with poor treatment performance at the STP. As such, the STP – a Blivett unit and holding tank – currently only acts as a detention facility and is periodically emptied via sucker truck. The Chlorine and UV disinfection has not been in use, since the plant no longer discharges to a reuse scheme. If we continue to use a weekly sucker truck, another holding tank might need to be installed at the STP to meet any growth in the area, or else re-introduce the reuse scheme.

A growth and capacity plan was recently completed for Bell Buoy Beach which indicated the existing STP has capacity to meet the expected residential growth over the next twenty years (assuming the STP is operated as designed).

If you have any queries, please contact me.
Thank you

Regards

David Boyle

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From: James Stewart [mailto:Jamess@georgetown.tas.gov.au]
Sent: Thursday, 26 September 2019 10:35 AM
To: TasWater - Development; David Boyle

Cc: Tracey Baillie; Rex Cassidy; Stevens, Leigh (DoJ)

Subject: Bellbuoy Beach - Potential Special Area Plan - TasWater Low Pressure System.

Hi David

As discussed yesterday, Council have flagged the possibility of making all future subdivisions out at Bellbuoy Beach connect to the TasWater low pressure system. Under the new scheme, the low density zone would likely be applied to this area. Within that zone, performance criteria allows subdivisions to rely on onsite wastewater as opposed to connecting to the reticulated system. My understanding of that system was that the more people who connected to it, the more efficiently it operated? With this in mind, it is in the best interests that Council be able to require people to connect to that system.

We are exploring a special area plan which would be an overlay for the residential zoning. The special area plan would likely have provisions that would require people connect or else they can't subdivide.

There may also be provision which would allow smaller lot sizes (then typical low density areas) or require new dwellings to also connect to the TasWater system.

I have included the below map. The blue outlined area is generally where a possible special area plan would sit on the land. It would apply to all residential zoned land (orange) and mean everything within that area would be subject to the plan.



I would welcome TasWater's feedback in relation to the above as this will be key in whether Council pushes ahead with the development of the Special Area Plan.

Happy to discuss.

James Stewart

Planning Consultant

Availability: Mondays & Thursdays

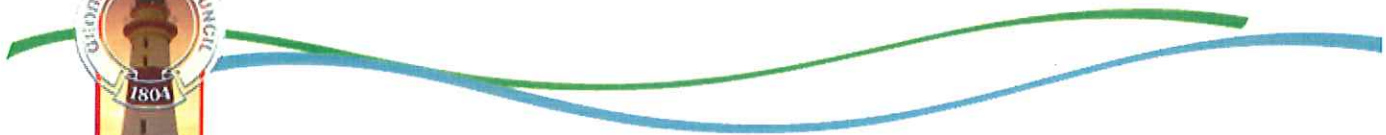
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