

*dorset*  
C O U N C I L

# Ordinary Agenda

Council Meeting

27 April 2020

*it's in the making*

## Qualified Persons Advice

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The *Local Government Act 1993*, Section 65, provides (in part) as follows: -

- A general manager must ensure that any advice, information or recommendation given to the Council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.
- A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the Council and 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 with the general managers certification.

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

- a. 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
- b. where any advice is directly given 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.

## Notification of Council Meeting

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**NOTICE** is given that the next Ordinary Meeting of the Dorset Council will be held on Monday, 27 April 2020, commencing at 6.00pm.

Due to the COVID-19 pandemic this Council Meeting will be held via video conference in accordance with the provisions of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020* and subsequent Ministerial Orders. No members of the public will be able to participate. A recording of the Council Meeting, except for any part held in Closed Session, will be made available for viewing by the public as soon as practicable after the Meeting via Council's website and social media.



**TIM WATSON**  
General Manager

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**Council Meeting  
Agenda  
27 April 2020**

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Meeting Opened:

Present:

Apologies:

**Item 44/20**                      **Confirmation of Ordinary Council Meeting Minutes – 16 March 2020**  
Ref: DOC/20/2858

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*The Chair reported that he had viewed the minutes of the meeting of the Ordinary Meeting held on Monday, 16 March 2020, finds them to be a true record and recommends that they be taken as read and signed as a correct record.*

**Recommendation**

**That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on 16 March 2020 having been circulated to all Councillors, be confirmed as a true record.**

*The Chair to ask Councillors if there are any questions they wish to ask in relation to the Closed Session Minutes that would require them to be discussed in Closed Session*

**Item 45/20**                      **Confirmation of Council Meeting Closed Session Minutes – 16 March 2020**  
Ref: DOC/20/2859

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*The Chair reported that he had viewed the minutes of the meeting of the Ordinary Meeting Closed Session held on Monday, 16 March 2020, finds them to be a true record and recommends that they be taken as read and signed as a correct record.*

## Recommendation

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting Closed Session held on 16 March 2020 having been circulated to all Councillors, be confirmed as a true record.

### Item 46/20 Confirmation of Agenda

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## Recommendation

That Council confirm the Agenda and order of business for the 27 April 2020 Council Meeting.

### Item 47/20 Declaration of an Interest of a Councillor or Close Associate

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In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary interest or pecuniary detriment) or conflict of interest in any item on the Agenda.

## INTEREST DECLARED

### Item 48/20 Management Team Briefing Report

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The purpose of this agenda item is to provide Councillors and the community with a briefing on matters of interest dealt with during the past month by Council's Management Team.

#### Approved Applications

	Approved March	Approved 2020 YTD	Approved 2019 YTD
<b>Planning</b>	13	32	24
<b>Building</b>	4	12	12
<b>Plumbing</b>	6	9	13

See attachments for detailed information about applications approved in March 2020.

PROJECT	PROJECT PHASE
<b>FOOTPATHS</b>	
Charles Street, Scottsdale (Ellenor Street to Recreation Ground)	Tender Awarded
Fairview Avenue, Ringarooma (Main Street to School)	Commenced
Main Street, Derby (Krushka Street to Trail Head)	Tender Awarded
Pearce Street, Branxholm (Scott Street end to barrier)	Commenced
Arthur Street, Scottsdale (Ringarooma Road to Hedley Street (South Side))	Tender Awarded
<b>BRIDGES</b>	
National Heavy Vehicle Regulator (NHVR) over size over mass network review	
Engineering Structural Review	Commenced
West Maurice Road Bridge	Commenced
<b>STORMWATER</b>	
Renison Street, Derby	
Derby - hotmix stormwater drains	
<b>RURAL RECONSTRUCTION</b>	
Ringarooma Road - reconstruction West Maurice Road to Frederick Street	Commenced
Banca Road - verge from Johnsons Road to Oxberry Road	Commenced
Gladstone Road - verge maintenance between Gladstone & Pioneer	
Buckneys Road - widen entrance and road, and reseal	Commenced
<b>URBAN RECONSTRUCTION</b>	
Victoria Street, Scottsdale - reconstruction design	Commenced
Richard Street, Bridport – reconstruct (Main Street to Cross Street)	Commenced
<b>Main Street, Bridport - parking review</b>	<b>Completed</b>
George Street, Scottsdale – replace kerb (RSL to Northbourne)	
<b>Northeast Park, Scottsdale - gravel and seal (reseal carpark and driveway)</b>	<b>Completed</b>
<b>RESEAL RURAL</b>	
Sledge Track, West Scottsdale	Commenced
North Scottsdale Road, North Scottsdale	Commenced
Mathinna Plains Road, Ringarooma	Commenced
East Maurice Road, Ringarooma	Commenced
<b>RESHEETING</b>	
Old Port Road, Winnaleah	Commenced
Upper Brid Road, Springfield	
Old Waterhouse Road, Waterhouse	Commenced
Maurice Road, Ringarooma	Commenced
West Maurice Road, Ringarooma	Commenced
Ruby Flat Road, Branxholm	
<b>OTHER</b>	
Ferry Hill Road - asphalt bridge approaches	

Virginia Road - prepare and seal intersection	
Homestead Road - prepare and seal intersection	Commenced
<b>DERBY AREA</b>	
Branxholm Cemetery - new memorial wall	Commenced
Ringarooma Cemetery - new memorial wall	Commenced
Derby Depot Relocation	Commenced
<b>Branxholm to Derby Mountain Bike Link Trail</b>	<b>Completed</b>
Winnaleah - new BBQ & power connection	Commenced
Legerwood Hall - heat pumps	Commenced
<b>SCOTTSDALE AREA</b>	
Scottsdale Pool Redevelopment	Tendering Underway
New security key system	Planning
Water Connection Changes – various locations	Planning
Scottsdale - landscaping plants	Ongoing
Works Depot, Scottsdale - truck shed and wash down bay	Commenced
Northeast Park, Scottsdale - stormwater	Planning
<b>BRIDPORT AREA</b>	
Bridport – 10 x wheelie bins and wall mounts	Ordered
Foreshore, Bridport - tree renewal	Ongoing
Bridport - new seating and tables	Commenced
Bridport Multi-Function Centre	Commenced
Bridport Hall - new tables	Ordered
Bridport - landscaping plants	Ongoing
Tennis Court – new nets	Planning

### Recommendation

That the Management Team Briefing Report be received and noted.

### Item 49/20 Council Workshops Held Since Last Council Meeting

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#### 25 March | Special Council Briefing Workshop

- Coronavirus COVID-19

### Item 50/20 Councillor Applications for Leave of Absence

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The following question was received on notice:

**Karl Willrath – 17 April 2020**

*Mr Howard, as it is within the provisions of the right to information act as to what can be released to the public or not. Can you please supply me with the date or dates you contacted the Integrity commission and/or the police with your accusations/evidence that the Conduct Panel is corrupt as per your article in the Examiner in October 2019.*

**Response from Mayor Greg Howard:**

No.

\*\*\*\*\*



**Purpose**

The purpose of this agenda item is to present to Councillors and the community the financial performance for the nine months ended 31 March 2020.

**Background**

The Dorset Council year to date financial report for period ended 31 March 2020 provides information on income and expenditure budget variations and the status of current capital projects.

**Planning, Environment & Statutory Requirements**

*Local Government Act 1993* - Sections 82(4) and (5) enable Council to vary the budget during the course of the year.

**Risk Management**

N/A

**Financial & Asset Management Implications**

Please refer to the notes in regards to the variances between the actual and budget estimates below.

**Officer's Comments**

A lot has changed since the last financial update, however for the nine months ended 31 March 2020 Council's underlying surplus is \$78,000 above budget. The actual underlying surplus is \$1.85 million compared to a budget of \$1.78 million.

At the last financial update it was anticipated that Council would meet the full year budgeted underlying surplus target of \$2.0 million. It is difficult at this point to predict the full impact of COVID-19 on Council's 2019/20 full year results, however it is likely the full year operational budget will not be met. The COVID-19 lock-down restrictions are having an impact on local businesses, community groups and resident ratepayers and this may translate to some ratepayers being unable to meet their rates obligations.

Overall, operating revenues are above budget and operating expenses are slightly above budget largely due to an increase in employee costs (more detail below).

Significant income and expense variances are outlined further below.

Dorset Council Financial Report for the Period Ended  
31 March 2020  
Statement of Comprehensive Income

	Note	Actual \$'000	Budget \$'000	Variance \$'000	Variance %
<b>Operating Income</b>					
Rates		5,715	5,655	60	1.1%
Statutory charges		148	137	11	8.0%
User charges		747	720	27	3.8%
Grants and contributions		3,393	3,386	7	0.2%
Investment income	2	65	149	(84)	(56.4%)
Other income	1	323	192	131	68.2%
Income from Water Corporation	3	97	158	(61)	(38.6%)
<b>Total Operating Income</b>		<b>10,488</b>	<b>10,397</b>	<b>91</b>	<b>0.9%</b>
<b>Capital Income</b>					
Capital grants		650	650	-	0.0%
<b>Total Capital Income</b>		<b>650</b>	<b>650</b>	<b>-</b>	<b>0.0%</b>
<b>Total Income</b>		<b>11,138</b>	<b>11,047</b>	<b>91</b>	<b>0.8%</b>
<b>Expenses</b>					
Employee costs	4	2,814	2,736	(78)	(2.9%)
Contracts		1,167	1,213	46	3.8%
Materials		809	832	23	2.8%
Other expenses		1,118	1,136	18	1.6%
Depreciation, amortisation & impairment		2,672	2,650	(22)	(0.8%)
Finance Costs		54	54	-	0.0%
<b>Total Expenditure</b>		<b>8,634</b>	<b>8,621</b>	<b>(13)</b>	<b>(0.2%)</b>
<b>Underlying Surplus</b>		<b>2,504</b>	<b>2,426</b>	<b>78</b>	<b>3.2%</b>
Less: Capital Grants		(650)	(650)	0	0.0%
<b>Adjusted Underlying Surplus</b>		<b>1,854</b>	<b>1,776</b>	<b>78</b>	<b>4.4%</b>

## Notes on significant variances

### Actuals versus Budget

#### Favourable variances

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##### 1 Other Income | \$131,000

Above budget due to revenue received that was not budgeted for. For example revenue from Australian Mountain Bike Summit, the provision of planning services to West Tamar Council, a diesel fuel rebate adjustment, revenue from the sale of scrap metal, reimbursements for private works and incentives received for traineeship programs.

#### Unfavourable variances

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##### 2 Investment Income | (\$84,000)

Below budget due to the reversal of previously reported unrealised gains on Council's managed fund investments. On 17th September 2018 Council adopted "Policy 43 - Cash Management" allowing Council Officers to invest a small percentage of Council surplus cash into the share market. On 15th July 2019 the same policy was revised and adopted to allow Council to also invest in bond managed funds primarily in Government bonds. As a result of money and share market volatility in the wake of COVID-19, all of Council's managed funds were converted into cash in late March 2020. Since September 2018, Council had incrementally invested a total of \$5.10 million in bond and share managed funds. The conversion of these funds into cash, resulted in \$5.13 million (a profit of \$31,000 or 0.6% on those investments).

##### 3 Income from Water Corporation | (\$61,000)

Council has been advised by TasWater that due to changes in their ownership structure and governance arrangements they were able to withdraw from the National Tax Equivalent Regime and as a result are no longer obligated to pay loan guarantee fees or tax equivalents. The impact of these changes on Council is that we will not be receiving the \$85,000 of tax equivalents or the \$25,000 of loan guarantee fees that were included in the original budget.

In addition, due to the current economic climate Council is anticipating that no further dividend distributions will be made for the 2019/2020 year.

Based on the above, we are not expecting to receive any further income from TasWater for the 2019/2020 year (the original full year budget allocation for income from TasWater was \$239,000).

##### 4 Employee Costs | (\$78,000)

Above budget due to a number of factors, including:

- The timing of employee reclassifications that were not budgeted for;
- Actual hours being higher than budget for some staff (this is being reviewed for the FY2021 budget); and
- Rural road maintenance being performed internally (opposed to contractors).

**Dorset Council Financial Report**  
**Capital Works Summary for the period ended**  
**31 March 2020**

	Actual \$'000	Budget \$'000	Variance \$'000	Budget Utilised %
Bridges	195	231	36	84%
Roads	2,843	4,548	1,705	63%
Footpaths	162	387	225	42%
Stormwater	166	269	103	62%
Buildings	753	989	236	76%
Land Improvements	909	3,804	2,895	24%
Plant	821	1,000	179	82%
IT	32	104	72	31%
<b>Total Capital Works</b>	<b>5,881</b>	<b>11,332</b>	<b>5,451</b>	<b>52%</b>

Council has utilised 52% or \$5.9 million of the capital budget to date, compared to this time last year where Council had utilised 54% of the full year's budget.

At this point it should be noted that the full capital budget of \$11.3 million, includes \$3 million for the Scottsdale Pool redevelopment. To date Council has utilised \$264,000 of the \$3 million budget and anticipates that the majority of the remaining budget will be carried forward into the 2020/2021 financial year.

The remainder of the 2019/2020 capital projects (excluding the pool) which totals approximately \$8.3 million, are on track to be delivered by Council by the end of the year (with Council already having utilised 68% of this budget).

### **Recommendation**

**That Council receive the Financial Report for the period ended 31 March 2020.**

*\*\*\*Councillors are reminded that they are acting as a Planning Authority for Item 56/20*

**Item 56/20                      Planning Application - Shed with Relaxation of Rear Boundary  
Setback Standards – 64 Walter Street BRIDPORT**

Reporting Officer: Town Planner, Thomas Wagenknecht  
Ref: DOC/20/3863 | PLA/2020/29

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**Purpose**

The purpose of this report is for Council to consider a proposal for the construction of a shed with relaxation of rear boundary setback standards. This shed would be ancillary to a previously approved single dwelling at 64 Walter Street Bridport.

**Background**

Location

The land subject to the proposal is addressed as the following:

<u>Subject Land</u>	<u>Owner</u>
64 Walter Street Bridport	Robert and Shirley Monson

Applicant

The applicant for the proposal is Robert and Shirley Monson.

Planning Controls

The subject land is controlled by the Dorset Interim Planning Scheme 2013 (referred to in this report as the 'Planning Scheme').

Statutory Timeframes

Date Received:	12 March 2020
Request for further information:	N/A
Information satisfied:	N/A
Advertised:	14 March 2020
Closing date for representations:	28 March 2020
Extension of time granted:	16 April 2020
Extension of time expires:	28 April 2020
Decision due:	27 April 2020

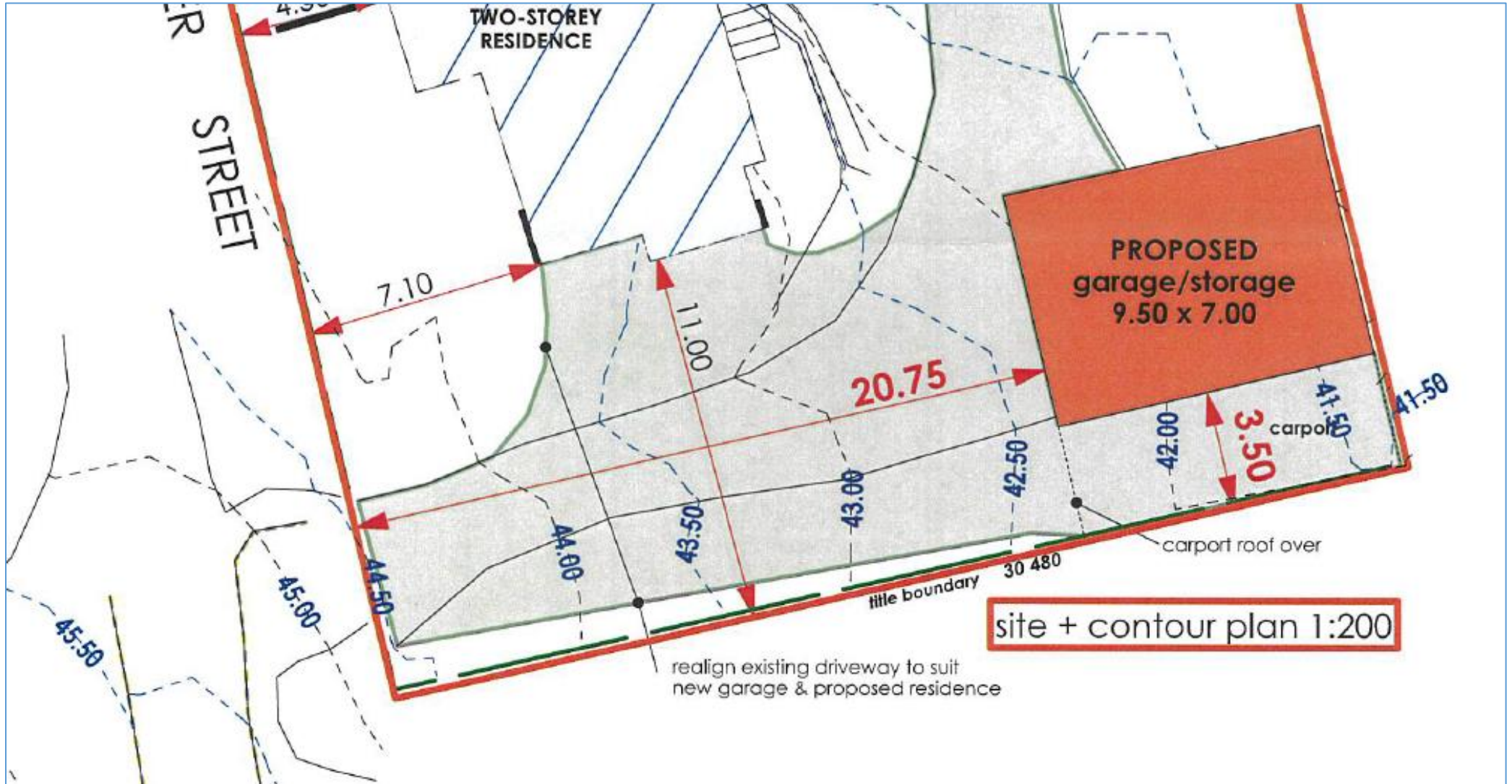


Figure 1 – Site Plan of Proposal within 64 Walter Street Bridport

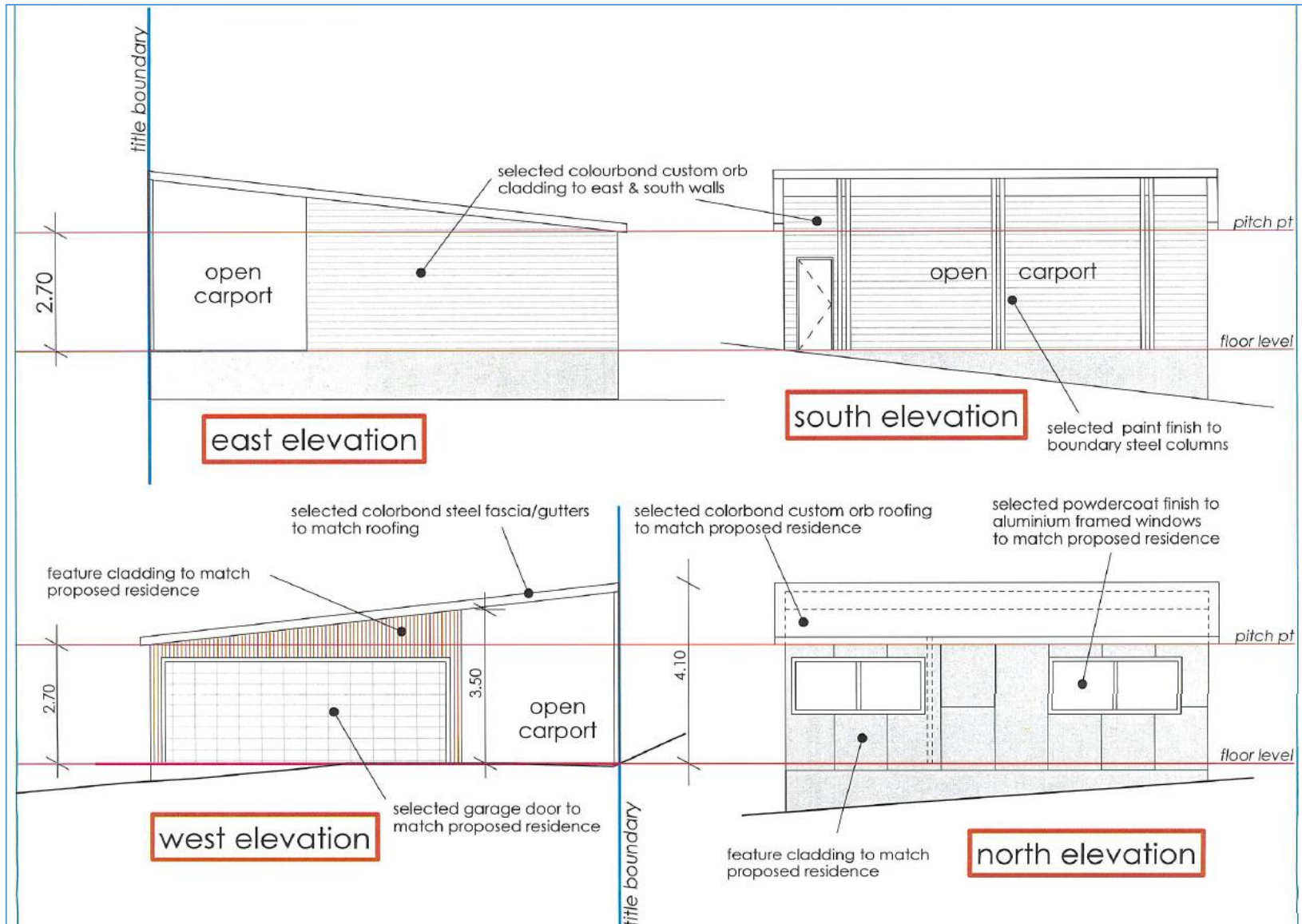


Figure 2 – Elevation Plans of Proposed Shed within 64 Walter Street Bridport

### The Site

The land subject to the application is located at 64 Walter Street, Bridport, situated along the western periphery of the Bridport township area and directly adjacent to the Bridport Wildflower Reserve. The subject land is rectangular in shape, comprises a site area of approximately 1237 m<sup>2</sup> and is provided with direct frontage onto the Walter Street (Council maintained). An unmade road reserve (Crown Land) extends northward of the Council maintained section of Walter Street, neighbouring the subject land to the west. An existing garage located upon the site will be demolished separate of the current application. The subject land is not encumbered by any burdening easements.

Figure 3 below provides aerial imagery of the proposed development site:



**Figure 3** – Subject Site (adapted from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)). © State of Tasmania

### Surrounding Land

Land neighbouring the subject site to the north, east, and south is identified within the General Residential Zone, supporting single dwellings and associated outbuildings. Land to the immediate west is also identified within the General Residential Zone and is managed as public land (Council maintained roadway and Crown Land road reserve).

Further to the west is situated the Bridport Wildflower Reserve (identified as part of the Granite Point Conservation Area), which is identified within the Environmental Management Zone. The vegetation mosaic in this area is comprised of *Eucalyptus amygdalina* coastal forest and woodland and Coastal heathland.





Figure 4 – Image of subject land identifying nearby public land tenure (adapted from [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)).  
© State of Tasmania

### Strategic and Annual Plans

N/A

### Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning and Approvals Act 1993* (the LUPA Act) and the Council's Planning Scheme. The application is made in accordance with Section 57 of the LUPA Act.

### Policy Implications

N/A

### Financial & Asset Management Implications

N/A

### Risk Management

Management of risk(s) is inherent in the conditioning of the permit.

## Consultation with State Government & Other Authorities

Property Services (formerly 'Crown Land Services') were notified – as adjoining landowners of 64 Walter Street Bridport – as part of the statutory advertising process. No further correspondence was received.

## **Community Considerations**

The application was advertised for the statutory 14-day period starting 14 March 2020. During this period Council received one (1) representation regarding the proposal.

Consideration of the planning matters raised in the received representation are provided further on in this report.

## Alternative Options

Council can either approve, with or without conditions, or refuse the application.

## **Officer's Comments**

### Details of Proposal

The proposal seeks planning approval for the construction of a shed with relaxation of rear boundary setback standards at 64 Walter Street, Bridport.

As illustrated in Figure 1 the proposed shed would be situated within the south-eastern portion of the site and abutting the eastern (rear) boundary. The closest wall of the shed to the southern (side) boundary would be setback 3.5 metres, while the open carport segment would extend outwards up to the edge of the southern boundary.

The proposed shed would be ancillary to a single dwelling which has previously received planning approval prior to the current application being lodged. This dwelling satisfied all requirements of the planning scheme and was approved as a 'no permit required' use/development. It therefore does not form part of the current assessment.

The proposed shed would comprise a gross floor area of 66.5 m<sup>2</sup> (9.5 metres by 7 metres), with the attached carport area comprising a floor area of 33.25 m<sup>2</sup> (9.5 metres by 7 metres). Collectively, the building footprint of the proposal would comprise an overall floor area of 99.25 m<sup>2</sup>. Due to the gradient of the site and angle of the proposed skillion roof, the structure would have a maximum building height of 5 metres at the south-eastern corner of the carport and a minimum height of 3.2 metres at the north-western corner of the shed. At its highest, the finished floor level of the carport would be 1 metre above natural ground level.

## **PLANNING ASSESSMENT**

The proposal must be considered against the provisions of the LUPA Act. It must also be considered against pertinent State Policies and the provisions of the Dorset Interim Planning Scheme 2013. A response to the relevant provisions is provided below.

## **Land Use Planning and Approvals Act 1993**

It is a requirement that use and development proposals that fall within the ambit of consideration of the LUPA Act must act to further the objectives set out in Schedule 1 of the Act.

Objectives stipulated under Schedule 1 of the LUPA Act are as follows:

### **PART 1 – Objectives of the Resource Management and Planning System of Tasmania**

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and*
- (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and*
- (c) to encourage public involvement in resource management and planning; and*
- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and*
- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

### Town Planner response:

The proposal is consistent with the objectives of the LUPA Act as described above, as (i) the impact of the proposal is not significant or detrimental in terms of adjoining properties; (ii) public involvement has been encouraged via the public advertisement of the proposal, inviting representations to be made; and (iii) with appropriate conditions, the proposal would facilitate sustainable economic development that is commensurate with objectives (a), (b) and (c).

### **PART 2 - Objectives of the Planning Process Established by this Act**

*The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule –*

- (a) to require sound strategic planning and co-ordinated action by State and local government; and*
- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and*
- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and*
- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and*
- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and*
- (f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and*

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- (h) *to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and*
- (i) *to provide a planning framework which fully considers land capability.*

Town Planner response:

A comprehensive suite of planning instruments have been recognised in assessment of this proposal, including the Planning Scheme, State Policies, *Land Use and Planning Approvals Act 1993* and other applicable planning instruments – providing a robust framework for the appraisal of the development. It is regarded that the proposed development is conducive to the policy expectation of the planning instruments that the proposal is bound to being assessed against in terms of economic, environmental and social benefits for Tasmania.

The proposal takes into account state, regional and local planning policies and strategies (including those that the proposal is to be appraised against in the following sections).

With the inclusion of appropriate conditions, it is considered that any potential impacts associated with the proposal would be mitigated and/or managed appropriately. The proposal is therefore considered to be consistent with the objectives of the LUPA Act as described above.

**STATE POLICIES**

**State Coastal Policy 1996**

The proposed development does not fall within the coastal zone.

**State Policy on the Protection of Water Quality Management 1997**

This State Policy aims to achieve the sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development.

Town Planner response:

With appropriate conditions, the proposal would provide stormwater management consistent with the objectives of this State Policy.

**State Policy on the Protection of Agricultural Land 2009**

This state policy aims to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land. Objectives of this State Policy are to enable the sustainable development of agriculture by minimising:

- (a) *conflict with or interference from other land uses; and*
- (b) *non-agricultural use or development on agricultural land that precludes the return of that land to agricultural use.*

Town Planner response:

The proposal is within the urban area of Bridport. The requirements of the Policy are therefore not contravened by the proposal.

**National Environment Protection Measures**

A series of National Environmental Protection Measures (NEPMs) have been established by the National Environment Protection Council. Measures that have been adopted as Tasmanian State Policies relate to the following:

- Air Toxins;
- Ambient Air Quality;
- Assessment of Site Contamination;
- Diesel Vehicle Emissions;
- Movement of Controlled Waste Between States and Territories;
- National Pollutant Inventory; and
- Used Packaging Materials.

Town Planner response:

No NEPMs would be contravened by the proposal.

**REPRESENTATIONS**

Council received one (1) representation regarding the proposal. The key concerns expressed by the representation and the Town Planner's response to these are provided in the following:

**Issue 1**

**How and when was 64 Walter Street added to the public road network?**

Town Planner response:

While not relevant to the assessment of the planning application, it is noted that the Council portion of Walter Street was formally extended in late 2019.

**Issue 2**

**Concern that Walter Street is not adequately maintained by Council.**

Town Planner response:

Matters relating to the maintenance regime of Council's public roads are not relevant to the assessment of the planning application. Submission of a Customer Service Request (CSR) is the correct method for expressing these concerns. CSRs can be submitted via Council's website.

**Issue 3**

**Concern that the subject site would no longer use an existing access via Richard Street.**

Town Planner response:

As with all other properties that enjoy frontage onto Walter Street, the subject site likewise enjoys the ability to be accessed via the public road to which it abuts.

**Issue 4**

**Concern that existing water pressure limits would be exacerbated by any future development on the subject site.**

Town Planner response:

Water connection requirements (including water pressure capabilities) are regulated by TasWater. Concerns of this nature are best directed to TasWater.

**Issue 5**

**Concern that existing vegetation (notably two pines and six blue gums) within crown land adjacent to both 62 and 64 Walter Street is a fire hazard.**

Town Planner response:

This matter is not applicable to the planning assessment of the proposed shed. Concerns of this nature can again be conveyed via Council's CSR service.

**Issue 6**

**Concern that there would be more traffic.**

Town Planner response:

The proposed shed would accompany a future dwelling upon the site. Although already approved, the volume of traffic generated by the proposed dwelling will be considerably less than the threshold required to warrant further consideration of the matter by Council.

**Issue 7**

**Concern surrounding how the site would connect into reticulated sewer, water, and stormwater networks.**

Town Planner response:

Although not relevant to the current application, provision of reticulated water and sewer services to the subject land for the purposes of the future dwelling would be addressed as part of future building and plumbing approvals for same. Subject to inclusion of a condition upon any planning permit for the proposed shed, stormwater collected/generated by the proposed shed and associated vehicle access area would be discharged into Council's reticulated stormwater network and to Council's satisfaction.

## DORSET INTERIM PLANNING SCHEME 2013

The proposal must be considered against all applicable standards of the Planning Scheme.

### Zone

The land pertaining to the application is located within the General Residential Zone, as defined by the Planning Scheme. The proposal constitutes a residential (single dwelling) use, which is treated as a No Permit Required use.

The ZONE PURPOSE STATEMENTS of the General Residential Zone are:

- 10.1.1.1 *To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.*
- 10.1.1.2 *To provide for compatible non-residential uses that primarily serve the local community.*
- 10.1.1.3 *Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.*
- 10.1.1.4 *To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.*
- 10.1.1.5 *To ensure that multiple dwellings and other forms of residential development are interspersed with single dwellings in a manner that ensures that single dwellings remain the primary form of dwellings in a road or neighbourhood.*

### Town Planner response:

The proposal would be consistent with the zone purpose statements of the zone by providing residential development that accommodates a range of dwelling types at a suburban density in a manner that respects neighbourhood character and provides a high standard of residential amenity.

The LOCAL AREA OBJECTIVES of the General Residential Zone are:

Scottsdale and Bridport will be recognised and maintained as key centres of urban growth.	Subdivision design is to consider the relationship and connectivity between future urban growth areas, support services and open space assets.
The visual character of residential areas comprised of older historic building types is to be protected through the design and location of development.	

### Town Planner response:

The proposal would be consistent with the applicable local area objectives of the General Residential Zone.

The applicable DESIRED FUTURE CHARACTER STATEMENTS of the General Residential Zone are:

- a) Variety in housing types will be encouraged at land south of Main Street.
- b) Development of grouped houses or high density residential dwellings will be discouraged at land north of Main Street.
- c) Variety in aged care will be encouraged in seeking to retain population

Town Planner response:

The proposal would be consistent with the desired future character statements of the General Residential Zone.

USE STANDARDS

The proposal is for a 'No Permit Required Use' and subsequently meets the acceptable solutions of all applicable use standards within the General Residential Zone.

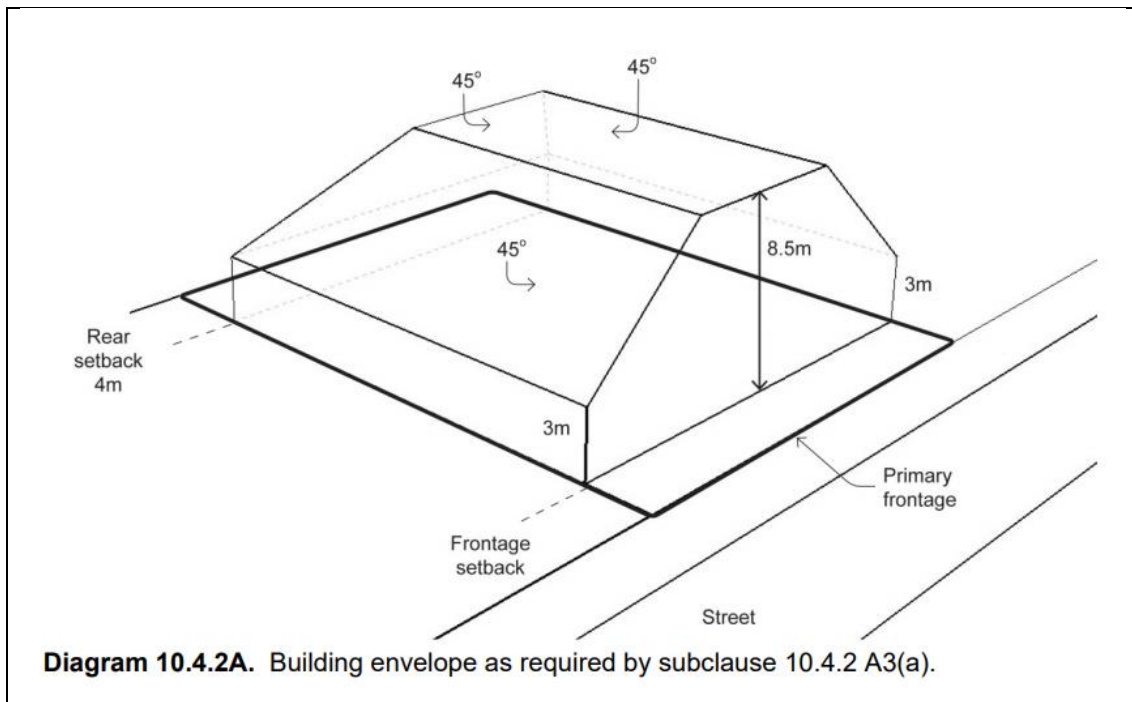
DEVELOPMENT STANDARDS

The proposal relies on demonstrating compliance with the development standards of the Zone. Responses to the applicable standard are provided below.



## Clause 10.4.2 (Setbacks and building envelope for all dwellings)

<p>Objective:</p> <p>To control the siting and scale of dwellings to:</p> <ul style="list-style-type: none"> <li>(a) provide reasonably consistent separation between dwellings on adjacent sites and a dwelling and its frontage; and</li> <li>(b) assist in the attenuation of traffic noise or any other detrimental impacts from roads with high traffic volumes; and</li> <li>(c) provide consistency in the apparent scale, bulk, massing and proportion of dwellings; and</li> <li>(d) provide separation between dwellings on adjacent sites to provide reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A3 A dwelling, excluding outbuildings with a building height of not more than 2.4 m and protrusions (such as eaves, steps, porches, and awnings) that extend not more than 0.6 m horizontally beyond the building envelope, must:</p> <ul style="list-style-type: none"> <li>a) be contained within a building envelope (refer to Diagrams 10.4.2A, 10.4.2B, 10.4.2C and 10.4.2D) determined by: <ul style="list-style-type: none"> <li>i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5 m from the rear boundary of a lot with an adjoining frontage; and</li> <li>ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3 m above natural ground level at the side boundaries and a distance of 4 m from the rear boundary to a building height of not more than 8.5 m above natural ground level; and</li> </ul> </li> <li>b) only have a setback within 1.5 m of a side boundary if the dwelling: <ul style="list-style-type: none"> <li>i) does not extend beyond an existing building built on or within 0.2 m of the boundary of the adjoining lot; or</li> <li>ii) does not exceed a total length of 9 m or one-third the length of the side boundary (whichever is the lesser).</li> </ul> </li> </ul>	<p>P3 The siting and scale of a dwelling must:</p> <ul style="list-style-type: none"> <li>a) not cause unreasonable loss of amenity by: <ul style="list-style-type: none"> <li>i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or</li> <li>ii) overshadowing the private open space of a dwelling on an adjoining lot; or</li> <li>iii) overshadowing of an adjoining vacant lot; or</li> <li>iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and</li> </ul> </li> <li>b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.</li> </ul>



#### Town Planner Response

The proposed development would be unable to be contained within the building envelope as prescribed by acceptable solution A3 (and illustrated within Diagram 10.4.2A) and must therefore rely on demonstrating compliance with the corresponding performance criteria P3 above.

When considering the siting and scale of the proposed shed and carport, it is noted that any overshadowing caused would primarily be cast upon an existing non-habitable shed and driveway to the south upon 62 Walter Street. The impacts of overshadowing are further reduced by the lack of walls on the western, southern, and eastern sides of the carport, which would allow for ambient light to permeate through and around the development, despite the solid skillion roof. As such, the shed and carport would not cause an unreasonable loss of amenity by reducing sunlight to a habitable room of a dwelling on an adjoining lot. The proposal subsequently complies P3 (a).

The proposal would provide separation between dwellings (inclusive of ancillary outbuildings) on adjoining lots that is compatible with those prevailing in the surrounding area. Dwelling separations (via rear boundaries) range between 16 metres to 27 metres. Of particular note is the existing shed on the subject site which has a separation distance to the nearest dwelling (via a rear boundary) of 20 metres. The proposed shed, also having a separation distance of 20 metres, is consistent with both the existing development onsite and the surrounding area. Additionally, while the carport roof would be nearly abutting the existing sheds directly to the south, the nearest wall of the proposal would be 3.5 metres to the north of the existing sheds. As such, this aspect of the siting is also considered to provide adequate separation within the context of the surrounding area.

The proposal demonstrates compliance with the corresponding performance criteria at P3 accordingly.

## Codes

The proposal meets the acceptable solutions of all applicable codes of the planning scheme.

## SUMMARY

The proposed use and development is consistent with the requirements of the Dorset Interim Planning Scheme 2013, the *Land Use Planning and Approvals Act 1993* and applicable Tasmania's State Policies, and is recommended for approval.

## Recommendation

**It is recommended that the proposal for the construction of a shed with relaxation of rear boundary setback standards at 64 Walter Street, Bridport be approved subject to the following conditions:**

### 1. Basis of Approval

The use and development is approved and must be undertaken in accordance with the Endorsed Documents, except where specified otherwise in this permit and documents lodged with this application (PLA/2020/29). Any substantial variation from this application will require the further planning consent of the Council.

### 2. Stormwater Management

Stormwater discharged from the impervious areas (including vehicle areas, paving and building roofed areas) of the development must be directed to Council's stormwater network in a manner that would not cause an environmental nuisance, to the satisfaction of the Council's Town Planner.

## ADVISORY NOTES

### *(i) Permission in Writing*

Any reference to the need for Council approval of a matter or thing prescribed under the conditions pertinent to this permit requires such approval to be given in writing.

### *(ii) Objections to Proposal*

This permit has no effect until the expiry of the period for the lodgement of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource Management and Planning Appeal Tribunal.

### *(iii) Appeal Provisions*

Attention is directed to sections 61 and 62 of the *Land Use Planning and Approvals Act 1993* (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

- A planning appeal may be instituted by lodging a notice of appeal with the Clerk of the Resource Management and Planning Appeal Tribunal.
- A planning appeal may be instituted within 14 days of the date the planning authority serves notice of the decision on the applicant.

### *(iv) Permit Commencement*

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.

*(v) Period of Approval*

Pursuant to Section 53(5) the *Land Use Planning and Approvals Act 1993*, this approval will lapse after a period of two (2) years from:

- (a) the date on which the permit is granted; or
- (b) if an appeal has been instituted against the planning authority's decision to grant the permit, the date of the determination or abandonment of the appeal,

if the use or development is not substantially commenced within that period.

*(vi) Other Approvals*

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- (a) Building approval
- (b) Plumbing approval

### Purpose

The purpose of this agenda item is to update Council and the community on progress of the Dorset Council Annual Plan 2019/20 as at 31 March 2020.

### Background

On 24 June 2019 Council adopted the Annual Plan for 2019/20.

The Annual Plan 2019/20 March Quarterly Report provides an update of progress against the plan. A copy of the quarterly report is included as an attachment to the agenda.

### Planning, Environment and Statutory Requirements

Under Section 71 of the *Local Government Act 1993*, Council is required to prepare an annual plan. The plan is to be consistent with Council's Strategic Plan and list the major activities to be completed within the year.

### Risk Management

N/A

### Financial and Asset Management implications

N/A

### Community Considerations

50% compliance with the Annual Plan was achieved for the March quarter. The table below shows compliance with the Annual Plan to date:

	September Quarter	December Quarter	March Quarter
Achieved	6	6	1
In Progress	1	2	-
Not Achieved	-	-	1
<b>Compliance Score</b>	<b>100%</b>	<b>100%</b>	<b>50%</b>
Deferred	-	1	-

## Officer's Comments

The March 2020 quarter had two major activities to complete as follows:

- a) Item 6: completion of the Jarvis Link; and
- b) Item 9: commencement of construction of the Scottsdale Swimming Pool.

The Jarvis Link was officially opened to the public on the 14 November 2019, ahead of schedule.

The commencement of the redevelopment of the Scottsdale Swimming Pool was planned to start in the March 2020 quarter. Council awarded the design and construction contract for the wet play area at the 16 March 2020 Council Meeting. The main pool construction was advertised in March 2020 with Tenders closing in mid-April, with the successful tenderer expected on site by mid-May/early June 2020.

The COVID-19 pandemic has been indiscriminate in impacting all corners of the globe. The Tasmanian Government has declared a public health emergency which presents Dorset Council with considerable uncertainty in regards to future health and economic outcomes for the area. In light of this uncertainty it is prudent to defer the review of key strategic documents, namely item 1 review of the Council Strategic Plan and item 2 review of Asset Management Plans from the June 2020 quarter to the 2020/21 Annual Plan.

## Recommendation

- a) That the attached Dorset Council Annual Plan 2019/20 March Quarterly Report be received and noted.
- b) That Council defer item 1 review of the Council Strategic Plan and item 2 review of Asset Management Plans from the June 2020 quarter to the 2020/21 Annual Plan.

### **Purpose**

The purpose of this agenda item is to seek a budget variation to the Budget Estimates for 2019/20.

### **Background**

In September 2019 the Scottsdale Football Club wrote to Council requesting a Council contribution of \$15,000 towards an upgrade of the ground lighting at the Scottsdale Recreation Ground. The matter was subsequently discussed at the October Council Briefing Workshop, the result of which Council wrote to the Scottsdale Football Club confirming a \$15,000 contribution would be made by Council if the Football Club was successful in its Sport and Recreation Grant Application.

In February 2020 Communities, Sport and Recreation Tasmania informed the Scottsdale Football Club that they had been successful in their grant application totalling \$36,949. The estimated cost of the total project is \$74,949. The Football Club will provide \$23,000, Council \$15,000 and the Grant of \$36,949 making up the balance.

### **Planning, Environment & Statutory Requirements**

Sections 72, 84(4) and (5) of the *Local Government Act 1993*.

### **Financial & Asset Management Implications**

There is no budget allocation in the 2019/20 Budget Estimates.

### **Officer Comments**

The Club is the largest sporting organisation in the Dorset municipality and has a long history of investing its own funds in the Scottsdale Recreation Ground facilities. It is Council's understanding that the upgrade of the lighting is required by the AFL. As this was an unforeseen circumstance when the budget was set in 2019, it is therefore necessary to make a budget variance so that Council can honour its commitment to support the project.

### **Recommendation**

**That Council approve a variation to the 2019/20 Budget Estimates of \$15,000 as a contribution towards the upgrading of the ground lighting at the Scottsdale Recreation Ground.**

## Purpose

The purpose of this agenda item is to establish a support package that puts in place relief mechanisms to assist businesses and community organisations impacted upon by the COVID-19 pandemic.

## Background

In response to the COVID-19 pandemic, State and Federal Governments have put in place an unprecedented range of financial assistance packages to assist businesses and employees of affected businesses. There is an expectation that Local Government also establishes and implements its own support packages (relief mechanisms) for businesses and community groups, in particular, rate relief for businesses over the next six months.

This issue of relief mechanisms was discussed at the March Local Government Association of Tasmania (LGAT) General Meeting and there was general consensus that Councils consider a range of measures including but not limited to:

- A 0% increase on general rates for 2020/2021
- No penalties, charges, interest or debt collection for late rates payments and extended payment periods (with such measures in place) until 30 June 2020
- Rent relief on council owned buildings where tenants are experiencing financial hardship until 30 June 2020.
- A common approach to hardship/assistance policies with LGAT to develop a model policy based on engagement with councils.

Since the LGAT meeting the business landscape has altered dramatically as additional lockdown measures have been put in place, significantly affecting local economies and severely impacting businesses and community organisations. In response to this, Councils across the State have significantly broadened their view and have implemented or are in the process of considering a range of relief measures.

The range of relief measures includes:

- Rate relief for businesses (commercial properties) for up to six months
- 0% increase in rates and fees and charges for 2020/2021
- Implementation of a financial hardship policy
- Remission of annual food license registration fee
- Partial or full remission of development application fees
- Waiving of fees and charges for the use of Council facilities by community groups



Dorset Council has been very proactive in creating a business friendly environment, and for several years has had in place the majority of the initiatives now being considered by other Councils. In addition, Council's Rates Policy has included mechanisms to allow for the consideration of financial hardship which has resulted in the relaxation of interest charges where repayment plans have been entered into for the late payment of rates.

The relevant issues therefore for Council to consider are the rate increase for 2020/2021 and providing rate relief for businesses which have been severely impacted upon by the implementation of social distancing and lockdown measures.

### **Planning, Environment & Statutory Requirements**

N/A

### **Financial & Asset Management Implications**

The financial impact will need to be included in the 2020/2021 budget estimates and is estimated to cost in the vicinity of \$250,000.

### **Community Considerations**

N/A

### **Officer Comments**

As mentioned above, Dorset Council already has in place most of the initiatives other Councils are now considering in their COVID-19 support packages. In addition to continuing with the existing business support measures alluded to above, it is proposed that Council adopt additional measures, which combined, form a support package to provide relief to businesses and community groups over the next 6 months. These additional measures include:

- A 0% increase on general rates, waste charges and Council fees and charges for 2020/2021
- Waiving of rates for six months for businesses and community organisations severely impacted upon by COVID-19 restrictions

In the context of the current environment a 0% increase in the general rate, waste charges and other fees and charges requires little explanation, the need for such being self-evident. Providing rate relief for affected businesses and community organisations is more complex and requires further explanation.

Rate relief for businesses severely impacted by the lockdown measures can be achieved by waiving rates on properties where the predominant use is commercial, typically this would involve shops or offices. In addition to businesses being affected, some community groups such as golf clubs, RSL clubs and football clubs have also been impacted as their ability to

generate revenue from bar and food sales has evaporated. Any package will also need to take into consideration these community organisations.

As the intent of the support package is to target those businesses that have been severely impacted by the pandemic measures it is proposed that the following businesses be excluded; supermarkets, bottleshops, banks, butchers, government, pharmacies, medical centres and post offices.

As Council does not have differential rating for different property types there will be a degree of complexity in implementing the proposed rate relief to ensure it benefits its intended target. The General Manager will require authority from Council to formulate – with assistance from Council Officers - the package criteria and apply appropriate discretion in assessment of individual relief applications.

## Recommendation

That Council:

1. Adopt a COVID-19 Business and Community Support Package that includes:
  - A 0% increase in rates and fees and charges for the 2020/2021 budget estimates;
  - Rate relief for 6 months be provided to businesses occupying commercial premises (shops and offices), excluding the following businesses: supermarkets, banks, bottleshops, butchers, pharmacies, government, medical centres and post offices;
  - Rate relief for 6 months be provided to community organisations adversely affected by COVID-19 lockdown restrictions;
  - Rate relief for 6 months be provided to tourism businesses which have been adversely affected by COVID-19 lockdown restrictions, subject to a cap of \$20,000;
  - Rate relief excludes fire levy;
  - Waiving of the annual food license registration fee;
  - Waiving of fees and charges on business related development approvals;
  - Waiving of fees and charges for the use of Council facilities by community groups
2. Authorise the General Manager to prepare and implement, at the discretion of the General Manager, support package assessment criteria that assist consideration of eligible applications for rate relief.

### Purpose

The purpose of this agenda item is for Council to resolve to secure a \$2 million loan from TasCorp and on lend the funds to May Shaw for the purposes of the redevelopment of the Aminya Aged Care Facility.

### Background

In July 2018 Council resolved to enter into an agreement with May Shaw that would see Council provide May Shaw with a \$2 million loan for the purposes of the redevelopment of the Aminya Aged Care Facility. The redevelopment would result in the capacity of the Aminya facility increasing by an additional 29 beds.

In the agenda report it was foreshadowed that Council would borrow the \$2 million from TasCorp and on lend it to May Shaw. The loan would be a principle and interest loan for a term of 10 years.

The Aminya redevelopment is estimated to cost \$7.5 million and is being funded as follows:

- State Government \$1.5 million
- Commonwealth Government Grant \$3.0 million
- Resident Accommodation bonds \$1.0 million
- Council Loan \$2.0 million

The redevelopment works commenced in September 2019 and are scheduled for completion in November 2020. As the redevelopment works have significantly progressed, May Shaw is now looking to draw down on the \$2 million loan from Council to fund construction progress claims.

By way of background the existing Aminya facility is currently owned by Council and the land on which the redevelopment is predominantly occurring is Crown Land. On completion of the redevelopment the Aminya facility including the Crown Land component will be consolidated and then transferred from Council to May Shaw. On transfer a first mortgage in favour of Council will be secured over the Aminya title. This will ensure that the \$2 million loan is secured against the facility.

### Planning, Environment & Statutory Requirements

N/A

## **Financial & Asset Management Implications**

As per Background and Officers Comments.

## **Community Considerations**

Council has made a number of community presentations to keep the community informed of proceedings and has also brought the matter to three Council Meetings. It is noted that there is significant community support for Council's support of the redevelopment.

## **Officer Comments**

Council has received overwhelming support and encouragement from the community in regard to its decision to facilitate a sustainable solution for aged care in the North East. This decision has not come without its challenges and involves Council taking on considerable financial exposure.

The redevelopment which will reach completion late in 2020 is critical to the ongoing viability of aged care services in the North East. Importantly the redevelopment allows all residents to be housed in one facility which will result in substantial cost savings versus the current arrangement of running two separate facilities.

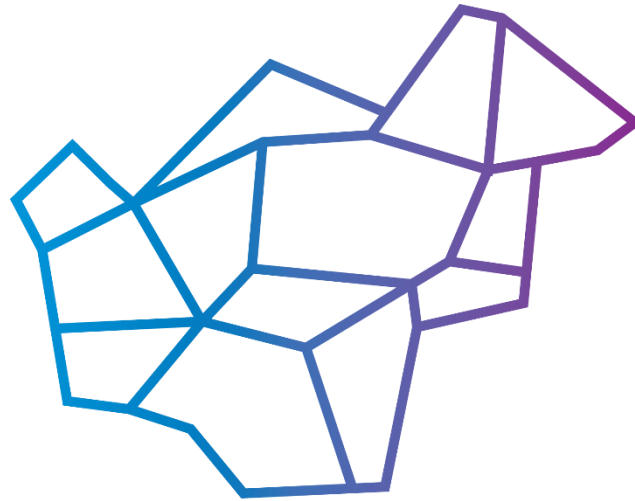
The aged care solution for the North East is a unique collaboration between May Shaw and Government, with all three levels of Government making a financial contribution and is the culmination of negotiations and cooperation commencing in 2015.

It is therefore recommended that Council complete its obligations under the 2018 agreement between Council and May Shaw by securing a \$2 million loan from TasCorp. The \$2 million TasCorp loan will then be on lent to May Shaw via a back to back loan over a 10-year period.

## **Recommendation**

**That Council enters into a 10-year principle and interest loan with TasCorp for the amount of \$2 million and on lends the loan funds to May Shaw via a back to back loan pursuant to the Redevelopment and Asset Transfer Agreement between Council and May Shaw.**

**Time Meeting Closed:**



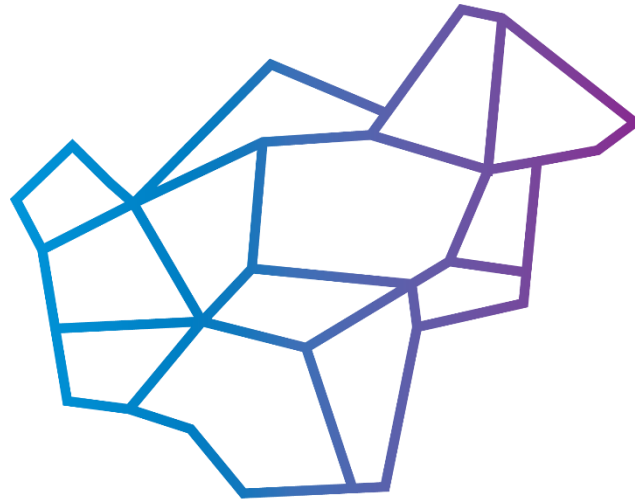
*dorset*  
C O U N C I L

# Ordinary Council Meeting

## Agenda Attachments

27 April 2020

*it's in the making*



*dorset*  
C O U N C I L

**UNCONFIRMED**  
**Ordinary Minutes**

**Council Meeting**

**16 March 2020**

*it's in the making*

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**Council Meeting**  
**UNCONFIRMED Minutes**  
**16 March 2020**

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**Meeting Opened:** 6.00 pm

**Present:** Crs Greg Howard (Mayor), Dale Jessup (Deputy Mayor), Jerrod Nichols, Mervyn Chilcott, Edwina Powell, Wendy McLennan, Leonie Stein, Jan Hughes

General Manager: Tim Watson, Director – Works & Infrastructure: Dwaine Griffin, Director – Corporate Services: John Marik, Director – Community & Development: Rohan Willis, Town Planner: Thomas Wagenknecht, Customer Service/Community Liaison Officer: Elizabeth Hadley

**Apologies:** Cr Murray Lade

**Item 28/20** Confirmation of Ordinary Council Meeting Minutes – 17 February 2020  
Ref: DOC/20/584

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*The Chair reported that he had viewed the minutes of the meeting of the Ordinary Meeting held on Monday, 17 February 2020, finds them to be a true record and recommends that they be taken as read and signed as a correct record.*

**Decision**

**MOVED:** Cr Jessup | **SECONDED:** Cr Chilcott

**That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on 17 February 2020 having been circulated to all Councillors, be confirmed as a true record.**

**Carried Unanimously**



Item 29/20 Confirmation of Agenda

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Decision

MOVED: Cr Nichols | SECONDED: Cr Stein

That Council confirm the Agenda and order of business for the 16 March 2020 Council Meeting.  
Carried Unanimously

Item 30/20 Declaration of an Interest of a Councillor or Close Associate

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In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2015* and Council's adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary interest or pecuniary detriment) or conflict of interest in any item on the Agenda.

**INTEREST DECLARED**

Cr Chilcott     Item 38

Item 31/20 Management Team Briefing Report

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The purpose of this agenda item is to provide Councillors and the community with a briefing on matters of interest dealt with during the past month by Council's Management Team.

**Recommendation**

That the Management Team Briefing Report be received and noted.

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Decision

MOVED: Cr Stein | SECONDED: Cr Powell

That the Management Team Briefing Report be received and noted.

Carried Unanimously

Item 32/20 Council Workshops Held Since Last Council Meeting

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3 March 2020 | Council Briefing Workshop

Item 33/20 Councillor Applications for Leave of Absence

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Nil

The following questions were taken on notice at the 17 February 2020 Council Meeting:

**Judy Barnes:**

*The entrance coming out of the Gladstone tip and also coming out of Edward Street has started to become quite dangerous with the increased traffic and you can't see until you're nearly in the middle of the road. Could Council install some sort of reflector mirrors so you can see the traffic that's coming?*

**Response from General Manager, Tim Watson:**

The request has been entered into Council's customer request system for follow up.

**Vincent Teichmann:**

*Does Council have an idea on how much the Scottsdale Swimming Pool is leaking and how much that is costing per year?*

**Response from General Manager, Tim Watson:**

Council has been constantly making repairs to the ageing facility for several years. Estimating the amount of water leaking and cost per year is a complex task, suffice to say the pool is due for decommissioning and replacement with a new pool commencing mid 2020.

\*\*\*\*\*

The following questions were received on notice on 6 March 2020:

**Karl Willrath:**

*Mayor Howard, in your opinion piece that was published in the Examiner Newspaper in Oct 2019, you stated*

*"There is ample evidence that some members of the code of conduct panels have shown themselves to be biased against certain councillors, dishonest, are prepared to collude with complainants and witnesses and ignore the requirements of the Local Government Act just to get a win against a councillor"*

- 1. Can you please supply and explain this evidence that you clearly must have to make such bold claims?*
- 2. Did you exercise due diligence with this evidence and notify the Integrity Commission, and if so on what date did you notify them?*

**Response from Mayor Greg Howard:**

1. The information is confidential and not for public dissemination.
2. There are far better forums than the Integrity Commission for which to effect change on these matters.

\*\*\*\*\*

**Mary Schramm:**

*Has the Council or the Works Manager taken on board the condition of the Ringarooma Hall and the list of identified deficiencies that need remedying?*

**Response from Director – Works and Infrastructure, Dwaine Griffin:**

The Hall is included in annual maintenance inspections, as all Council asset buildings are. Anything that comes out of that will be put up for consideration at Council budget time.

**Item 35/20                      Deputations**

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Nil

**Item 36/20                      Councillor Question Time**

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**Councillor Edwina Powell**

*We have discussed Council's response to the Coronavirus, but I'm interested in what will be done to prepare for the event in Derby in April given the number of visitors expected?*

**Response from General Manager, Tim Watson:**

The event has been postponed. It's going to have more than 500 people and there's a Commonwealth ban in place. We are contacting all the vendors and people who had pre-purchased tickets.

**Item 37/20                      Notices of Motion by Councillors**

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Nil

Cr Chilcott declared an interest in Item 38/20 but stated it was immaterial and did not leave the room

**Item 38/20**

**2019/2020 Matching Funds Grants Application Assessment – Round 2**

Reporting Officer: Customer Service/Community Liaison Officer, Elizabeth Hadley  
Ref: DOC/20/2483

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**Purpose**

The purpose of this report is to present the recommendations of the Community Grants Selection Panel to Council for approval.

Organisation	Project	Project Cost (Incl. GST)	Grant Requested (Excl. GST)	Grant Recommendation
Scottsdale Bowls Club Inc.	Shade Cloth Refurbishment	\$4,348.36	\$2,066	Recommended
Ringarooma Golf Club	Purchase of Lawn Mower, Brush Cutter, Compressor and Security System	\$5,372.91	\$2,442.23	Recommended

**Recommendation**

That Council approve the following funding contributions under the Community Grants Program:

- \$2,066 to Scottsdale Bowls Club Inc.; and
- \$2,442.23 to Ringarooma Golf Club.

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**Decision**

**MOVED: Cr Nichols | SECONDED: Cr Jessup**

That Council approve the following funding contributions under the Community Grants Program:

- \$2,066 to Scottsdale Bowls Club Inc.; and
- \$2,442.23 to Ringarooma Golf Club.

**Carried Unanimously**

**Item 39/20**

**2019/2020 Discretionary Grants Application Assessment – Round 2**

Reporting Officer: Customer Service/Community Liaison Officer, Elizabeth Hadley  
Ref: DOC/20/2484

---

**Purpose**

The purpose of this report is to present the recommendations of the Community Grants Selection Panel to Council for approval.

Organisation	Project	Project Cost (Incl. GST)	Grant Requested (Excl. GST)	Grant Recommendation
Jetsonville Playgroup	Deck Roof – Stage 1	\$9,240	\$8,400	Recommended (Conditional upon all applicable regulatory approvals being obtained within a period of six months)

### Recommendation

That Council approve the following funding contribution under the Community Grants Program:

- \$8,400 to Jetsonville Playgroup, conditional upon all applicable regulatory approvals being obtained within a period of six (6) months.

---

### Decision

**MOVED: Cr Nichols | SECONDED: Cr Jessup**

That Council approve the following funding contribution under the Community Grants Program:

- \$8,400 to Jetsonville Playgroup, conditional upon all applicable regulatory approvals being obtained within a period of six (6) months.

**Carried Unanimously**

*\*\*\*Councillors were reminded that they are acting as a Planning Authority for Item 40/20*

**Item 40/20                      Additions and Alterations to Managers Dwelling, Cheesery and Café; and Visitor Accommodation (Camping) – 62 Bridport Back Road NABOWLA and Crown Road Reserve NABOWLA**

Reporting Officer: Town Planner, Thomas Wagenknecht  
Ref: DOC/20/2603 | PLA/2019/142

---

### Purpose

The purpose of this report is for Council to consider a proposal for: i) additions and alterations to an existing managers dwelling; ii) the partial conversion of the managers dwelling to a cheesery and café; and iii) the development of a camping area (visitor accommodation) at 62 Bridport Back Road, Nabowla. The proposal would be accessed via a private vehicle access across a Crown Land road reserve.

## Recommendation

It is recommended that the proposal for the additions and alterations to the managers dwelling, cheesery and café, and visitor accommodation (camping) at 62 Bridport Back Road NABOWLA and reliant on an unnamed crown reserved road, be approved subject to the following conditions:

---

## Decision

MOVED: Cr Nichols | SECONDED: Cr Chilcott

It is recommended that the proposal for the additions and alterations to the managers dwelling, cheesery and café, and visitor accommodation (camping) at 62 Bridport Back Road NABOWLA and reliant on an unnamed crown reserved road, be approved subject to the following conditions:

### 1. Basis of Approval

The use and development is approved and must be undertaken in accordance with the Endorsed Documents, except where specified otherwise in this permit and documents lodged with this application (PLA/2019/142). Any substantial variation from this application will require the further planning consent of the Council.

### 2. Stormwater Management

Stormwater discharged from the impervious areas (including vehicle areas, paving and building roofed areas) of the development must be managed by the responsible person within the subject land so as to ensure that flooding, erosion and environmental nuisance is minimised to the satisfaction of the Council's Town Planner.

### 3. Construction of Vehicle Parking and Access

Prior to the commencement of the use, and to the satisfaction of Council's Town Planner, areas set aside for the parking of vehicles, together with the aisles, must be:

- i) constructed, drained and maintained in a condition suitable for use by the vehicles which will use the areas;
- ii) marked or provided with clear physical means to delineate vehicle parking spaces; and
- iii) where the access serves 21 or more car parking spaces, have a minimum vehicle access width of 5.5 metres; and
- iv) where the access services 6 to 20 car parking spaces, have a minimum vehicles access width of 3 metres with passing bays (2 metres wide by 5 metres long plus entry and exit tapers) every 30 metres.

### 4. Hours of Operation – Café (Food Services Use)

Without the prior approval of Council's Town Planner, operation of the approved food services use must be confined to:

- 9.00 am to 7.00 pm Monday to Friday; and
- 9.00 am to 7.00 pm Sunday.

**NOTE:** For the purpose of this permit “**the person responsible**”, depending on the context, means:

- a) The person who has and takes the benefit of this permit for the undertaking of the use or development authorised pursuant to it;
- b) The person or persons who undertake development or use pursuant to this permit; and
- c) Servants, agents and contractors, in each case of such persons.

#### ADVISORY NOTES

##### *(i) Permission in Writing*

Any reference to the need for Council approval of a matter or thing prescribed under the conditions pertinent to this permit requires such approval to be given in writing.

##### *(ii) Objections to Proposal*

This permit has no effect until the expiry of the period for the lodgement of an appeal against the granting of the permit or, if an appeal is lodged, until ten days after the appeal has been determined by the Resource Management and Planning Appeal Tribunal.

##### *(iii) Appeal Provisions*

Attention is directed to sections 61 and 62 of the *Land Use Planning and Approvals Act 1993* (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:

- A planning appeal may be instituted by lodging a notice of appeal with the Clerk of the Resource Management and Planning Appeal Tribunal.
- A planning appeal may be instituted within 14 days of the date the planning authority serves notice of the decision on the applicant.

##### *(iv) Permit Commencement*

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.

##### *(v) Period of Approval*

Pursuant to Section 53(5) the *Land Use Planning and Approvals Act 1993*, this approval will lapse after a period of two (2) years from:

- (a) the date on which the permit is granted; or
- (b) if an appeal has been instituted against the planning authority’s decision to grant the permit, the date of the determination or abandonment of the appeal,

if the use or development is not substantially commenced within that period.

##### *(vi) Adjoining Forestry Operations*

It is noted that adjoining land is utilised by various landowners for the purposes of forestry plantations. This is an existing use with associated use right within a traditional agricultural and forestry area where these practices have been part of the landscape at Nabowla for a significant time. The applicant should be aware that a variety of forestry operations such as felling, processing using mechanical equipment, transport of processed logs using log trucks, burning of logging slash, site preparation using excavators, weed control, tree planting, fertilizer application, pest control, tree pruning and measuring, and the like may occur from time to time on those premises.

##### *(vii) Other Approvals*

This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:

- (a) Building approval
- (b) Plumbing approval

- (c) Works in Crown Land approval
- (d) Food Business Registration

Carried Unanimously

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**Item 41/20                      Closure of Meeting to the Public**

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**Decision**

**MOVED: Cr Stein | SECONDED: Cr Jessup**

**That the Meeting be closed to the public pursuant to Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, and that members of the public be required to leave the meeting room.**

**Time Meeting Closed to the Public:    6.26 pm**

Carried Unanimously

**Meeting Adjourned:                      6.26 pm**

*Reason:*                                      For tea break with members of the public

**Meeting Resumed:                        6.45pm**

---

## **CLOSED SESSION AGENDA ITEMS**

---

The following matter was listed in the Closed Session Meeting section of the Council Agenda in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*:

**Item 42/20      Contract 2019/20-07 – Scottsdale Pool Redevelopment ‘Design and Construct Wet Play Area’**

The report on this matter was listed in the Closed Meeting section of the Council Agenda in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015* as the detail covered in the report relates to:

- Contracts and tenders for the supply of goods and services

**Time Meeting Closed:                      6.53 pm**



Minutes Confirmed: 27 April 2020

Minute No:

.....

Mayor

**DORSET COUNCIL**  
**1 to 31 March 2020**

**DEVELOPMENT APPLICATIONS APPROVED**

DEV-2019/142	Mr Z Morris 62 Bridport Back RD NABOWLA	Lodged 03/12/2019	Additions and Alteration to Managers Dwelling, Cheesery and Cafe, and Visitor Accommodation (Camping) Determined APPD on 17/03/2020
SUB-2020/1216	Ms L Wycherley 1 Bell ST DERBY 1 Bell ST DERBY	Lodged 24/01/2020 Value of Works - \$383,885	Subdivision (Boundary Adjustment - 2 Lots) and Visitor Accommodation (3 Units) Determined APPD on 03/03/2020
DEV-2020/13	Douglas Design and Drafting 38 Winnaleah RD WINNALEAH	Lodged 30/01/2020 Value of Works - \$110,000	Single Dwelling with relaxation of building envelope (height) standards Determined APPD on 10/03/2020
DEV-2020/15	Mrs S E Brown Mr J B Brown 17 Emily ST BRIDPORT	Lodged 04/02/2020 Value of Works - \$110,000	Dwelling Addition and Alteration with relaxation of side boundary setback standard Determined APPD on 10/03/2020
DEV-2020/18	Mr T O Clapperton 20 Racecourse RD WINNALEAH	Lodged 10/02/2020	Farm Shed with relaxation of boundary setback standards Determined APPD on 10/03/2020
DEV-2020/19	Mr J J Reynolds 11 Neville DR BRIDPORT	Lodged 11/02/2020 Value of Works - \$40,000	Single Dwelling with relaxation of vegetation management standards Determined APPD on 12/03/2020

## DEVELOPMENT APPLICATIONS APPROVED

DEV-2020/20	Mr M J Pearce 81 Port Hills RD BRIDPORT	Lodged 13/02/2020	Single Dwelling Additions and Alterations with relaxation of vegetation management standards  Determined APPD on 12/03/2020
DEV-2020/21	Mr M T Clarke 40 Main ST LEGERWOOD	Lodged 13/02/2020	Shed with relaxation of boundary setback standards  Determined APPD on 10/03/2020
SUB-2020/1217	Michell Hodgetts and Associates Pty Ltd 18 Stoke ST BRANXHOLM	Lodged 14/02/2020	Subdivision ( Minor Boundary Adjustment - 2 Lots)  Determined APPD on 13/03/2020
DEV-2020/22	Mr T P McGuinness 30 East Maurice RD RINGAROOMA	Lodged 20/02/2020 Value of Works - \$15,000	Garaport with relaxation of building envelope (rear boundary)  Determined APPD on 18/03/2020
DEV-2020/24	Mr S M McKillop 18 Elizabeth ST BRIDPORT	Lodged 03/03/2020	Change of Use (Visitor Accommodation)  Determined APPD on 17/03/2020
DEV-2020/25	Mr C C Saunders 131 Careys RD SCOTTSDALE	Lodged 03/03/2020 Value of Works - \$15,000	Single Dwelling Additions and Alterations  Determined APPD on 17/03/2020
DEV-2020/26	Ms K Booth 4 Frances ST BRIDPORT	Lodged 06/03/2020	Change of use (Visitor Accommodation)  Determined APPD on 17/03/2020

**DORSET COUNCIL**  
**1 to 31 March 2020**

**BUILDING APPLICATIONS APPROVED**

BLD-2019/119	S Group 2 Main ST DERBY	Lodged 19/11/2019 Value of Works - \$300,000	New Studio Accommodation ( Studio 3) Determined APPR on 04/03/2020
BLD-2019/120	S Group 2 Main ST DERBY	Lodged 19/11/2019 Value of Works - \$600,000	New Studio Accommodation (Studio 1 & 2) Determined APPR on 04/03/2020
BLD-2020/18	Mr B A James Ms R N Bowen Saltmarsh RD CUCKOO	Lodged 10/02/2020 Value of Works - \$300,000	New Dwelling Determined APPR on 19/03/2020
BLD-2020/34	Atkinsfield Developments Pty Ltd 30/45 Elizabeth ST BRIDPORT	Lodged 13/03/2020 Value of Works - \$120,000	New Dwelling, Carport and Garage Determined APPR on 27/03/2020

**DORSET COUNCIL**  
**1 to 31 March 2020**

**PLUMBING APPLICATIONS APPROVED**

SP-2019/119	S Group 2 Main ST DERBY	Lodged 19/11/2019 Value of Works - \$300,000	New Studio Accommodation ( Studio 3) Determined APPR on 04/03/2020
SP-2019/120	S Group 2 Main ST DERBY	Lodged 19/11/2019 Value of Works - \$600,000	New Studio Accommodation (Studio 1 & 2) Determined APPR on 04/03/2020
SP-2020/13	Ms C Mcleod 9 Carins CL TOMAHAWK	Lodged 31/01/2020 Value of Works - \$10,000	New Septic Tank/Absorption Drains Determined APPR on 03/03/2020
SP-2020/18	Mr B A James Ms R N Bowen Saltmarsh RD CUCKOO	Lodged 10/02/2020 Value of Works - \$300,000	New Dwelling Determined APPR on 19/03/2020
SP-2020/23	Mr R D Wright Mrs T A Wright 1,366 Warrentinna RD BRANXHOLM	Lodged 13/02/2020 Value of Works - \$70,000	New Visitor accommodation Determined APPR on 17/03/2020
SP-2020/26	VEC Civil Engineering Pty Ltd Headquarters RD SOUTH SPRINGFIELD	Lodged 17/02/2020 Value of Works - \$150,000	New Hydro Plant Building - Stage 2 - Final Stage Determined APPR on 02/03/2020



dorset  
COUNCIL

# Planning Permit Application

Please print all applicable details clearly

## THE PROPOSAL

<p>Describe in full the way it is proposed to use and/or develop the land:</p> <p>Vacant land to be developed with construction of double garage &amp; open carport on boundary (DA required) in conjunction with proposed two storey dwelling (DA not required)</p>	<p>⇒ Provide a full description of the proposed use or development, including:</p> <ul style="list-style-type: none"> <li>• Building work</li> <li>• Change of use</li> <li>• Subdivision</li> <li>• Forestry</li> <li>• Demolition</li> <li>• Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material)</li> <li>• Signage</li> <li>• Other</li> </ul>
--	---

## THE LAND

<p>Address</p> <p>64 Walter Street BRIDPORT</p>	<p>Certificate of Title (include all applicable title references)</p> <p>Volume: <u>B3407</u> Folio: <u>1</u></p>
<p>Land Area (m<sup>2</sup> or hectares): <u>1226.33 m<sup>2</sup></u></p>	
<p>Present use of land:</p> <p>VACANT (existing shed to be demolished)</p>	<p>⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial</p>
<p>Present use of existing building(s):</p> <p>(Shed to be removed. Land sub-divided from property in front)</p>	<p>⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop</p>

## THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

<p>Applicant's Name: <u>i4 design - genette stagoll</u></p>	
<p>Address:</p> <p><u>P O Box 5209</u> <u>LAUNCESTON 7250</u></p>	<p>Phone: _____</p> <p>Fax: _____</p> <p>Mobile: _____</p>
<p>Email: _____</p>	

**THE OWNER**

Owner's Name(s): <b>ROBERT GREGORY &amp; SHIRLEY MAUREEN MONSON</b>	
Address: <b>BRIDPORT.</b>	Phone:
	Fax:
	Mobile:
Email:	

**CROWN AND/OR COUNCIL CONSENT** [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):		⇒ to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993.
Person signing the Application:		
Signature:	Date:	

**DETAILS OF BUILDING WORK** (to be completed if Application requires building work)

Value of building work: \$ _____	⇒ Please tick applicable box: <input type="checkbox"/> Estimate <input checked="" type="checkbox"/> Contract Price	
Type of work:	⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use	
Proposed use of building:	⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop	
Existing floor area: _____ m <sup>2</sup>	New / additional floor area: _____ m <sup>2</sup>	Proposed maximum building height above natural ground level: _____ m
Materials:		
structural floor: _____		
external walls: _____		colour: _____
roof cladding: _____		colour: _____
structural frame: _____		

**DETAILS OF OTHER WORKS**

Vehicle Access: Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) <u>NO</u> What would be the surfacing of the vehicle access? <u>N/A</u>
Car Parking: How many car parking spaces are currently provided? <u>Vacant land</u> How many additional car parking spaces would be provided? <u>5 including new dwelling (2)</u> What would be the surfacing of the car parking spaces? <u>gravel</u> Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses) <u>N/A</u>
Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development: <u>N/A</u>

**DETAILS OF OTHER MATTERS**

Proposed hours of operation: Monday to Friday: _____ am to _____ pm Saturday: _____ am to _____ pm Sunday: _____ am to _____ pm
Provide details of any goods that would be stored outside: _____

**Privacy Statement**

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at [www.dorset.tas.gov.au](http://www.dorset.tas.gov.au) or at the Council office.

<b>Appointment Details</b> To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500. Date: _____ Time: _____ Council Officer: _____
--



## Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

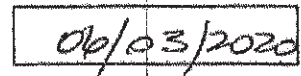
Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the Copyright Act 1968.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:



SEARCH OF TORRENS TITLE

VOLUME 83407	FOLIO 1
EDITION 3	DATE OF ISSUE 26-Feb-2019

SEARCH DATE : 12-Mar-2020

SEARCH TIME : 01.53 PM

DESCRIPTION OF LAND

Town of BRIDPORT

Lot 1 on Diagram 83407 (formerly being 466-20D)

Derivation : Part of Lot 3 Sec: F.I. Gt to T.A. Gatenby

Prior CT 2010/7

SCHEDULE 1

M732850 TRANSFER to SHIRLEY MAUREEN MONSON and ROBERT GREGORY  
MONSON Registered 26-Feb-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
BENEFITING EASEMENT: Right of Drainage over the drainage  
easement 6 feet wide" hereon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

DIAGRAM FROM ACTUAL SURVEY

Registered Number  
**466/20**

Filed by  
*Brookfield T. Pk*

Lodged at the Lands  
Titles Office  
on *17-1-63*  
at  
Receipt No. *41119*  
Receiving Clerk

NEW SERIES TITLE VOL 2010 FOL 7

No. OF APPLICATION

TOWN OF BRIDPORT

*Section Fi. Ctd. to Thomas Arthur Gatenby*  
*Part of Lot 3 1acre A. Gatenby Plan*

216-87 a.

Scale **80 feet** to an inch

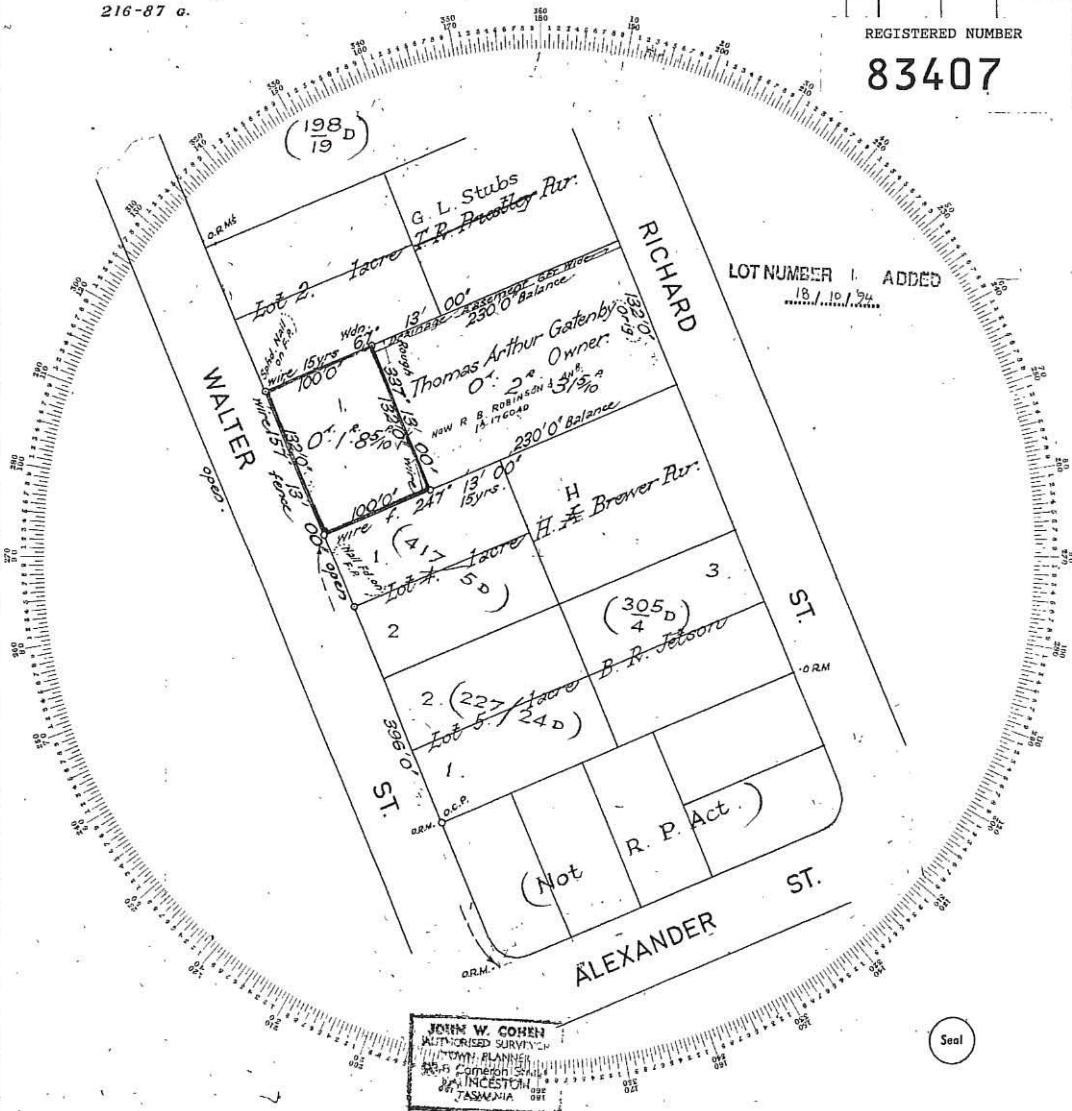
REFERENCE TO CORNERS

COR.	BEARING	DISTANCE IN LINKS	FROM
------	---------	-------------------	------

REGISTERED NUMBER

**83407**

NO INFORMATION TO BE WRITTEN WITHIN THIS SPACE



JOHN W. COHEN  
REGISTERED SURVEYOR  
LAUNCESTON  
TASMANIA

To be filled in by Surveyor.

Survey commenced } 2-8-62.  
Survey finished }  
Error of close 1 in Niz

Plotted by *[Signature]*  
Examined as to boundaries }  
Mathematically checked }  
Entered on Card by *[Signature]*

I, John Walter Cohen  
of Launceston  
Registered Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the Land Surveyors' By-Law No. 2, dated 3rd July, 1946.

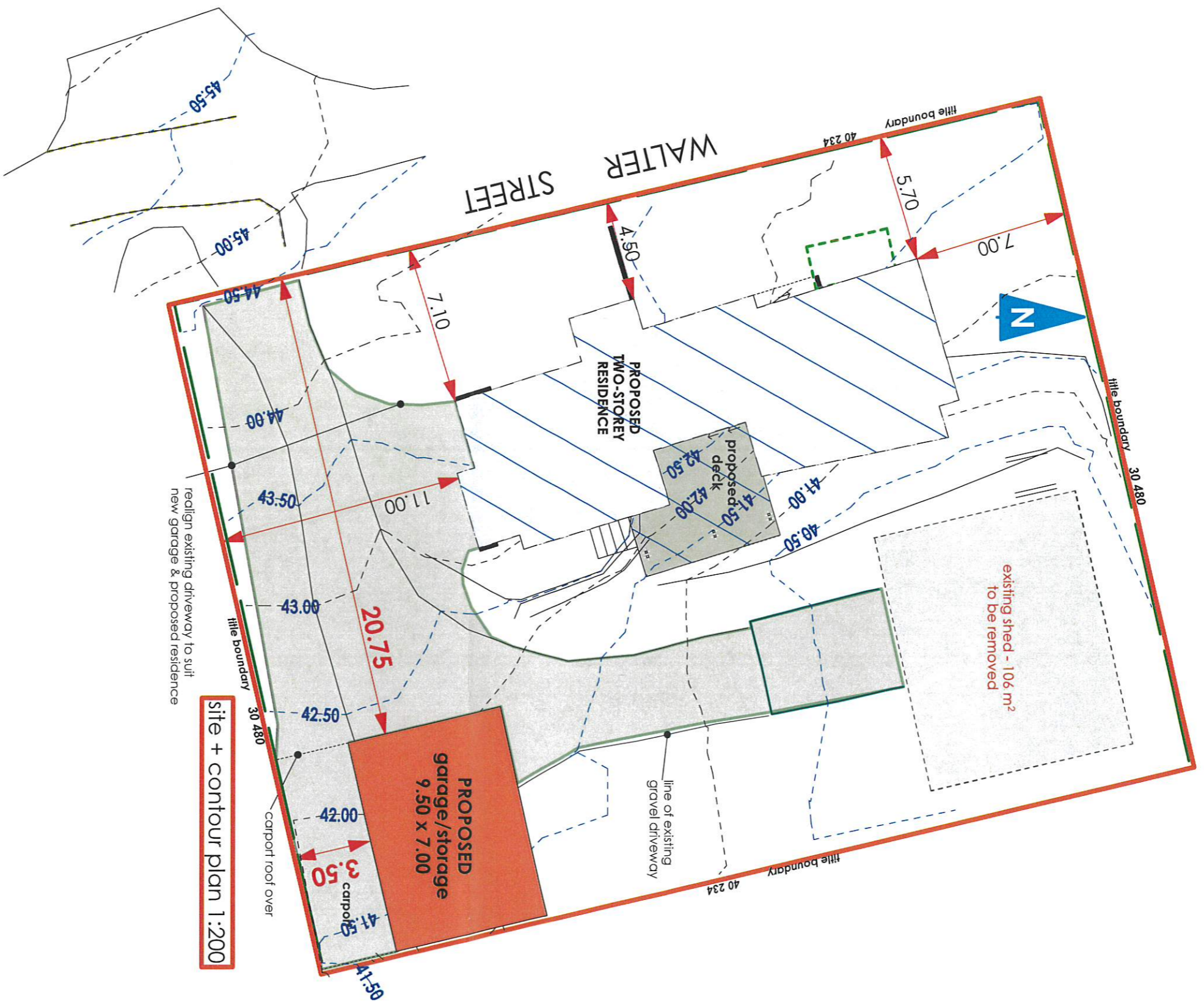
*[Signature]*  
Authorised Surveyor.

APPROVAL BY LOCAL AUTHORITY

The common seal of the Warden, Councillors and Electors of the Municipality of Scottsdale has been hereunto affixed in the presence of us this 10th. day of October, 1962 in pursuance of authorisation given at a meeting of the Council held on the 24th. day of September, 1962.

*[Signature]* Warden.  
*[Signature]* Councillor  
*[Signature]* Council Clerk.

Dated this *5<sup>th</sup>* day of *August*, 1962



site + contour plan 1:200

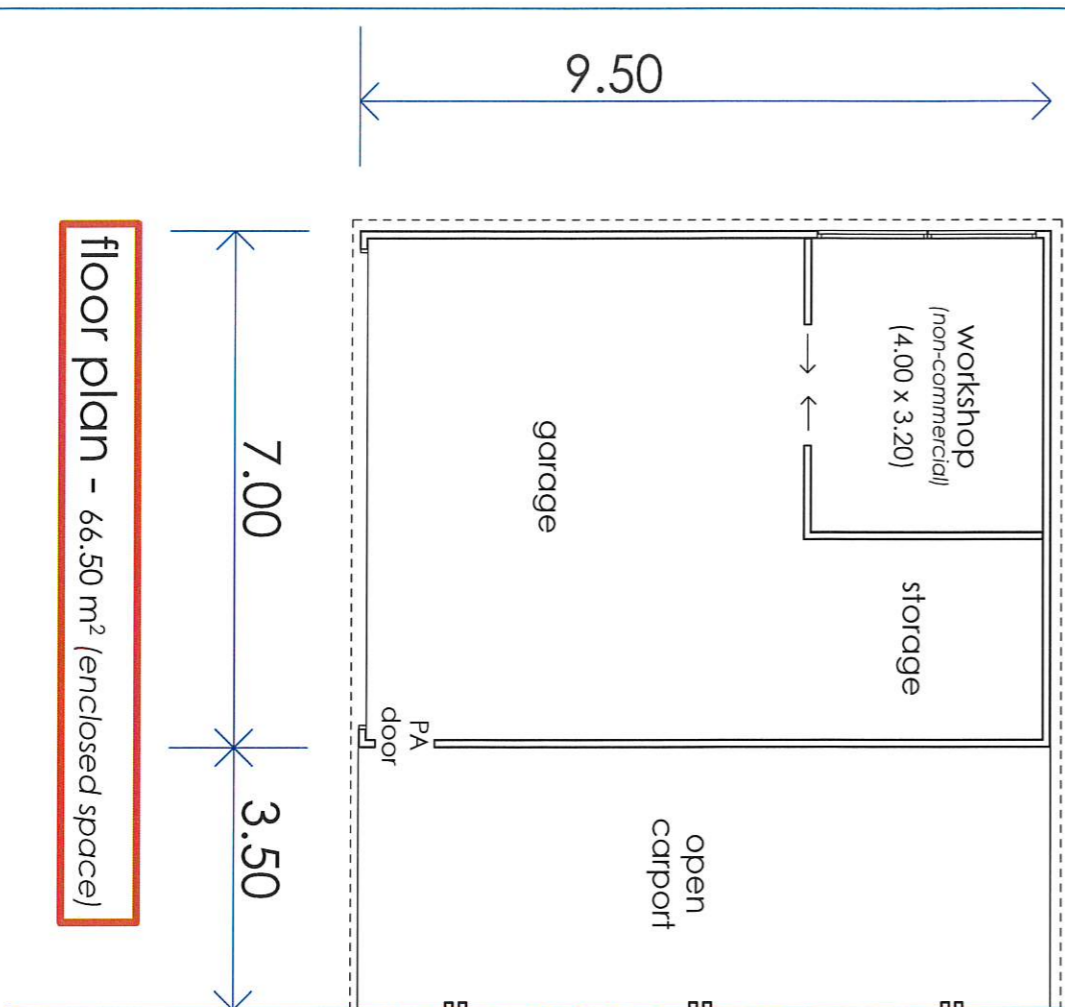
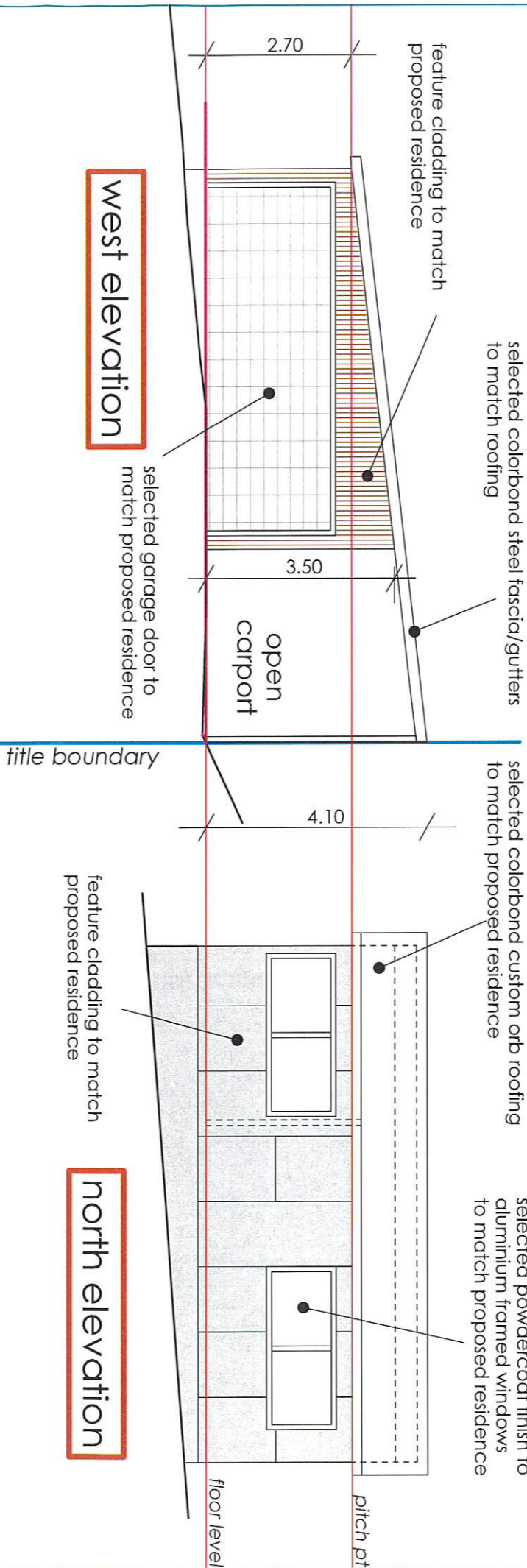
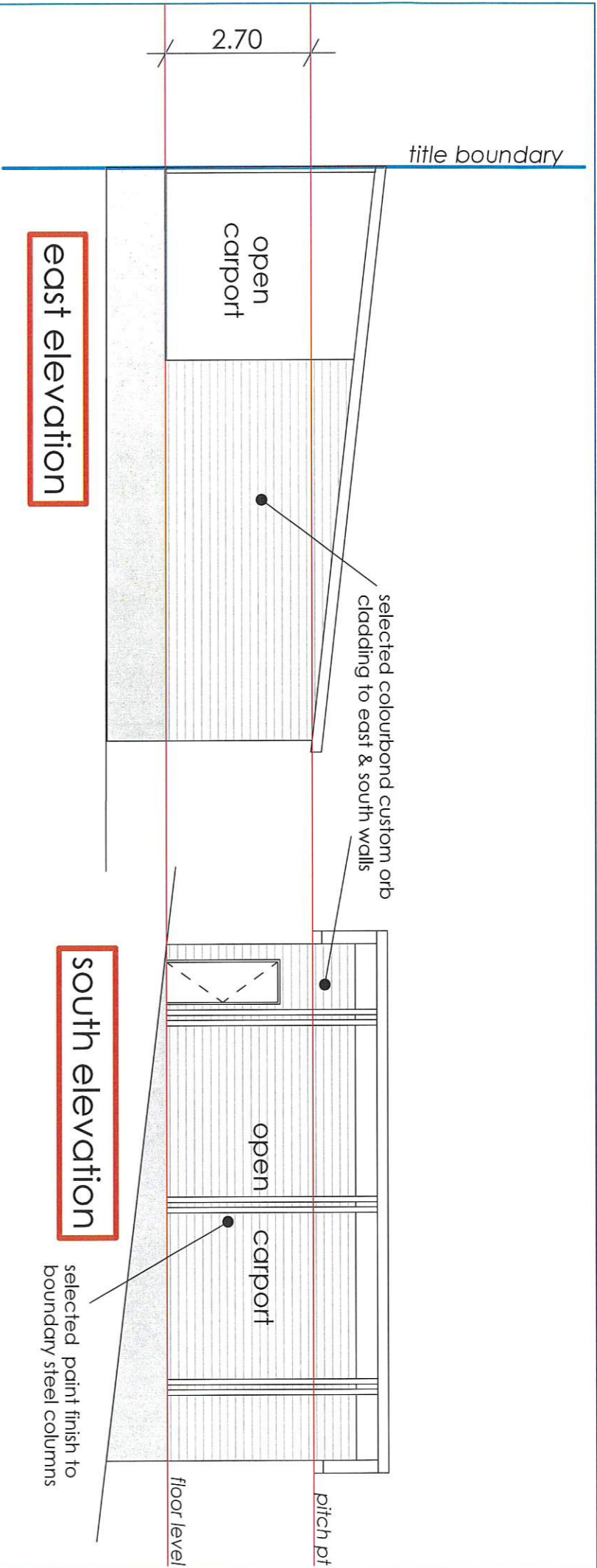
**NOTE:**  
 HOUSE SITING APPROVED BY DORSET COUNCIL  
 VIA PRE-LODGE MENT PLANNING REVIEW 05.03.2020

planning application

**proposed garage**  
 at: 64 Walter Street,  
 Bridport, 7262  
 • 2019:06 • DA • 1/2 •

designed by: GAS drawn by: GAS  
 06/03/2020

**i4 design**  
 © 2019 design copyright genette stagoll  
 P O Box 5209, Launceston 7250  
 accreditation number: CC59885  
 T: 03 6331 8753  
 E: geneststagoll@icloud.com



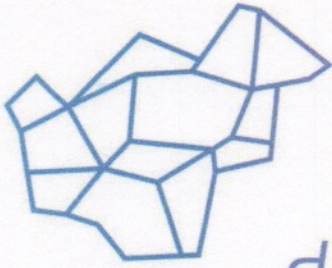
planning application

© 2019 design copyright genette stagoll  
**i<sup>4</sup> design**  
 PO Box 5209, Launceston 7250  
 accreditation number: CC5988  
 T: 03 6331 8753  
 E: genetestagoll@icloud.com

**proposed garage**

at: 64 Walter Street,  
 Bridport, 7262  
 • 2019:06 • DA • 2/2 •

designed by: GAS drawn by: GAS  
 06/03/2020



**dorset**  
COUNCIL

Our Ref: 2020/29 75358 9911608  
16 April 2020

Attn: Genette Stagoll  
i 4 Design  
PO BOX 5209  
LAUNCESTON TAS 7250

ABN 68 027 137 155  
3 Ellenor Street  
Scottsdale Tasmania  
PO Box 21 Scottsdale  
Tasmania 7260

Dear Mrs Stagoll

**Extension of Time Request (PLA/2020/29)**

**Shed with relaxation of rear boundary setback standards**

**64 Walter Street Bridport**

T 03 6352 6500  
F 03 6352 6509  
E [dorset@dorset.tas.gov.au](mailto:dorset@dorset.tas.gov.au)  
[dorset.tas.gov.au](http://dorset.tas.gov.au)



It is acknowledged that additional time is going to be required to ensure Council can undertake satisfactory assessment of your application for the above.

As such, Council must request an extension of time in accord with Section 57(6A) of the *Land Use Planning and Approvals Act 1993*. To this end, Council would request an extension of time to **Tuesday, 28 April 2020**.

Please confirm your agreement to this request for an extended period of time by signing the applicable section below.

Yours faithfully

**Thomas Wagenknecht**  
Town Planner

I, G. STAGOLL, on behalf of i 4 Design, confirm that I agree to this request by Dorset Council for an extension of time to the planning assessment timeframe of the abovementioned planning application.

Signature: \_\_\_\_\_

## Thomas Wagenknecht

---

**From:** Rob Hammond  
**Sent:** Monday, 23 March 2020 9:16 AM  
**To:** Development Applications  
**Subject:** Planning Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Att. Rohan Willis, & Tim Watson,  
Ref 2020/29 75358 9911608

Location 64 Walter Street Bridport.

I would like to make representation with regards to the above application.  
How and when was 64 Walter Street added to the street I have lived at 62  
Walter Street for 33 years and there has never been a 64.

As spoken to the council on many occasions with regards to the so called  
Street (Reserve Road) after I got sick and tired of filling in the pot holes and you  
Always said it is a Reserve Road and up until last year after numerous requests  
Finally assisted in turning some of the water off our properties and gravelled it  
With second rate rubbish as soon as it rains turns to a slippery mess and breaks  
The top and creates a DUST which is thru our houses inside and out, also leaving  
Dust all over our vehicles. I have reported this many times and NO ONE cares about  
The mess.

As spoken to Rohan before the block in question is attached to 59 Richard Street and  
The back block title was to use Richard Street services.

The gate at the back was a deal with the late Lance Holmes to service entry with his  
Earth moving business (Arthur Dobson) to take the pressure off Richard Street entrance.  
Also we have water pressure limits so if the is taken off the Walter Street line it will restrict  
More.

Also behind our blocks Crown Reserve the previous owner planted 2 pines and 6 blue gums  
Which are 60 ft tall and a real fire hazard spoken to council and parks cant do any thing ,don't care  
About all the pine needles getting into roofs and gutters, billed up under the trees real fire hazard.  
My main concern is more traffic, water supply, fire hazard, tree height on property and at the back  
And also 63 Richard Street was denide access of reserve road so called Walter Street so how can  
You make up a 64 Walter Street that also does not have storm water or are you going to use 59  
Richard Street sewer and storm water.  
Wait your reply and on site discussion.

Regards,

**Rob Hammond**

Rob Hammond Heating  
Dealer Principal for Tasmania  
Jarrahdale Wood Heaters & Biomass Heaters  
62 Walter Street  
Bridport  
TAS 7262



*dorset*  
C O U N C I L

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# Annual Plan

2019/2020

## March Quarter Update

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Ref: DOC/20/3665

*it's in the making*



## Introduction

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Councils are required each financial year, under Section 71 of the *Local Government Act 1993*, to prepare an Annual Plan.

The Annual Plan outlines Council's high level actions for the year and is directly linked to Department Plans that identify tasks associated with meeting the Actions outlined in the Annual Plan and strategies identified in the Strategic Plan.

The Annual Plan Quarterly Update provides Council and the community with an update on progress with the Annual Plan. Where tasks have been identified for a quarter, a status of Achieved, In Progress or Not Achieved are assigned.

As at 31 March 2020, the following results were achieved:

	September Quarter	December Quarter	March Quarter
Achieved	6	6	1
In Progress	1	2	-
Not Achieved	-	-	1
<b>Compliance Score</b>	<b>100%</b>	<b>100%</b>	<b>50%</b>
Deferred	-	1	-

## Priority Action Plan

No.	Activity	30 September	31 December	31 March	30 June	Responsibility
1	Review Strategic Plan		Updated Strategic Plan adopted by Council <b>ACHIEVED</b>		Commence annual review of Strategic Plan	General Manager and Director - Corporate Services
<b>NOTES:</b> Council adopted the 2019-2028 Strategic Plan at the 18 November 2019 Council Meeting						
2	Review Asset Management Plans				Review and update: – Road – Bridge – Building Asset Management Plans and accompanying strategic documents	Director - Corporate Services
3	Develop and implement streetscape beautification plans	Commence Stage 2 of King Street beautification <b>ACHIEVED</b>				Director – Works & Infrastructure
<b>NOTES:</b> Tender Awarded and commenced September 2019						
4	Tasman Highway 'Sideling' Upgrade between Launceston & Scottsdale		Draft funding Agreement with Federal and State Governments completed <b>IN PROGRESS</b>		Design specifications completed	General Manager Director – Infrastructure
<b>NOTES:</b> Discussions with Federal and State Government in progress						
5	Ringarooma Road reconstruction from West Maurice Road to Ringarooma Town Boundary	Commence reconstruction of road <b>ACHIEVED</b>				Director – Works & Infrastructure
<b>NOTES:</b> Commenced September 2019						
6	Bridport Western Access Road		Sealing completed <b>ACHIEVED</b>	All works completed <b>ACHIEVED</b>		Director – Works & Infrastructure
<b>NOTES:</b> The Jarvis Link was officially opened to the public on 14 November 2019						

No.	Activity	30 September	31 December	31 March	30 June	Responsibility
7	Food Business Information Session				Conduct information session <b>ACHIEVED</b>	Director – Community & Development
<b>NOTES:</b> <i>Food Safety Training Sessions were conducted on 28 &amp; 29 November 2019</i>						
8	Implement Councils Waste Management Strategy		Progress report to Council against strategy <b>ACHIEVED</b>		Progress report to Council against strategy	Director – Corporate Services
<b>NOTES:</b> <i>A waste management strategy update was presented to Council at the 16 December 2019 Council Meeting</i>						
9	Redevelopment of the Scottsdale Swimming Pool	Draft design completed <b>ACHIEVED</b>	Tender awarded <b>IN PROGRESS</b>	Commence construction <b>NOT ACHIEVED</b>		General Manager
<b>NOTES:</b> <i>Engineering consultants engaged and preferred tenderer and design short-listed</i>						
<b>NOTES:</b> <i>Council awarded Contract 2019/20-07 Design and Construct Wet Play Area at the 16 March 2020 Council Meeting. Contact 2019/20-08 for the Main Pool Construction was advertised in March 2020 with Tenders closing in mid-April, with the successful tenderer on site by mid-May/early June 2020.</i>						
10	Implement the five year footpath plan				Progress report to Council	Director – Works & Infrastructure
11	Bridport Cemetery		Testing of site completed Report to Council <b>ACHIEVED</b>			Director – Works & Infrastructure
<b>NOTES:</b> <i>Findings presented to Council</i>						
12	Related Party Disclosure Policy		Review Policy <b>ACHIEVED</b>			Director – Corporate Services
<b>NOTES:</b> <i>The Policy was reviewed with no changes and adopted by Council at the 16 December 2019 Council Meeting</i>						
13	Customer Service Charter	Review Charter as required by legislation <b>ACHIEVED</b>				Director – Corporate Services
<b>NOTES:</b> <i>Discussed at 3 September Briefing Workshop and presented with no recommended changes to 16 September Council Meeting</i>						
14	Food Vendors Policy	Present Policy to Council <b>IN PROGRESS</b>	<b>ACHIEVED</b>			Director – Community & Development
<b>NOTES:</b> <i>Discussed at 3 September Briefing Workshop, deferred adoption at the September Council Meeting for further discussion at Workshop</i>						
<b>NOTES:</b> <i>Revised Policy presented and adopted by Council at 21 October 2019 Council Meeting</i>						

No.	Activity	30 September	31 December	31 March	30 June	Responsibility
15	Bridport Seaside Caravan Park	Permanent Structures Policy position completed <b>ACHIEVED</b>				Director – Infrastructure, Director – Community & Development
<b>NOTES:</b> Discussed at 3 September Briefing Workshop and presented to 16 September Council Meeting for adoption						
16	Bushfire Mapping Amendment		Initiate draft amendment of Planning Scheme <b>DEFERRED</b>		Initiate draft amendment of Planning Scheme	Director – Community & Development
<b>NOTES:</b> This item was deferred at the 16 December 2019 Council Meeting until the June 2020 quarter						
17	Statewide Planning Scheme	Prepare first draft of the Local Provision Schedule <b>ACHIEVED</b>				Director – Community & Development
<b>NOTES:</b> First draft presented to Councillors at 3 September Briefing Workshop						

#### APPROVED VARIATIONS TO THE 2019/20 ANNUAL PLAN

Item 209/19 – 16 December 2019 Council Meeting

- Priority Item 16 – Bushfire Mapping Amendment deferred completion to the June 2020 quarter