

dorset
C O U N C I L

Ordinary Agenda

Council Meeting

19 February 2024

GLADSTONE HALL

it's in the making

Qualified Persons Advice

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

NOTICE¹ is given that the next Ordinary Meeting of the Dorset Council will be held on Monday, 19 February 2024 at the **Gladstone Hall, 1 Carr Street, Gladstone** commencing at 6:00 pm.

Council is also holding a drop in session from 5:00 pm for any interested community members to come and meet the Commissioner and Management Team and ask questions in an informal setting.

Members of the public are invited to attend in person, however, if any member of the public is feeling unwell, **please do not attend**.

The audio recording of the Council Meeting, except for any part held in Closed Session, will be made available to the public as soon as practicable after the meeting via Council's website and social media.



JOHN MARIK
General Manager

¹ In accordance with the Local Government (Meeting Procedures) Regulations 2015

Agenda Contents

Item 18/24	Confirmation of Ordinary Council Meeting Minutes – 22 January 2024 _____	4
	Recommendation	4
Item 19/24	Confirmation of Agenda _____	4
	Recommendation	4
Item 20/24	Declaration of an Interest of the Commissioner or Close Associate _____	5
Item 21/24	Commissioner Communications _____	5
	Commissioner Wardlaw’s Calendar 18 January 2024 – 14 February 2024 _____	5
	Extension of Appointment _____	6
	Record of Payments _____	6
Item 22/24	Management Team Briefing Report _____	7
	APPROVED APPLICATIONS _____	7
	CUSTOMER SERVICE REQUESTS _____	7
	WASTE MANAGEMENT REQUESTS _____	8
	2023/24 CAPITAL WORKS PROGRAM _____	8
	Recommendation	11
Item 23/24	Council Workshops Held Since Last Council Meeting _____	12
Item 24/24	Applications for Leave of Absence _____	12
Item 25/24	Public Question Time _____	12
Item 26/24	Deputations _____	14
Item 27/24	Commissioner Question Time _____	14
Item 28/24	Notices of Motion by the Commissioner _____	14
Item 29/24	Planning Application - Hotel Industry Use – Bar Associated with Indoor Golf Simulator Entertainment (with Relaxed Hours of Operation Standard - Saturday) 6/85 Main Street BRIDPORT _____	15
	Recommendation	16
Item 30/24	Quarterly Financials Period Ended 31 December 2023 _____	18
	Recommendation	35
Item 31/24	Blue Derby Operations Quarterly Report December 2023 _____	36
	Recommendation	39
Item 32/24	Dorset Priority Projects Plan 2023-2025 Update _____	40
	Recommendation	42
Item 33/24	Closure of Meeting to the Public _____	43
	Recommendation	43
	CLOSED SESSION AGENDA ITEM _____	43
Item 34/24	Varied General Rate Remissions _____	43
	Time Meeting Closed: _____	43



**Council Meeting
Agenda
19 February 2024**

Meeting Opened:

Present:

Apologies:

Acknowledgement of Country

Dorset Council acknowledges the deep history and culture of the First People who were the traditional owners of the lands and waterways where we live and work. We acknowledge the clans-people who lived here for over a thousand generations on the Country where Gladstone is built and throughout the area we know as the north east region.

Dorset Council acknowledge the present-day Aboriginal custodians and the inclusive contribution they make to the social, cultural and economic essence of the municipality.

Item 18/24 Confirmation of Ordinary Council Meeting Minutes – 22 January 2024

Ref: DOC/24/851

The Chair reported that he had viewed the minutes of the Ordinary Meeting held on Monday, 22 January 2024 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 22 January 2024 having been circulated to the Commissioner, be confirmed as a true record.

Item 19/24 Confirmation of Agenda

Recommendation

That Council confirm the Agenda and order of business for the 19 February 2024 Council Meeting.

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

INTEREST DECLARED

Commissioner Wardlaw's Calendar | 18 January 2024 – 14 February 2024

January 2024

- 18 Meeting with ratepayer, Bridport Café
- 22 Citizenship Ceremony for Edessa Balboa and Gina Lethborg, Council Chambers
- 22 Meeting with Liberal Party Member, Simon Wood with General Manager, Council Chambers
- 22 Meeting with Labor Party Member, Janie Finlay with General Manager, Council Chambers
- 22 Weekly meeting with the Management Team, Council Chambers
- 22 January Council Meeting, Council Chambers
- 25 Meeting with ratepayer, Bridport Café
- 25 Meet and Greet with Australia Day Ambassador, Main Street Restaurant, Derby
- 25 Dorset Australia Day Awards Ceremony, Ringarooma Memorial Hall
- 26 Bridport Splash, Goftons Beach, Bridport
- 26 Dorset Australia Day Pool Party, Scottsdale Aquatic Centre
- 29 Weekly meeting with the Management Team, Council Chambers
- 30 Dorset Structure Plans Overview with Council Consultant Town Planner George Walker and Planning Officer Lily Hayes, Council Chambers
- 31 Meeting with grave restoration project members, Ellesmere Cemetery

February 2024

- 1 Meeting with Dorset Tasmania History Society Group, Scottsdale
- 5 North East Tasmania Chamber of Commerce Meeting, Scottsdale Art Gallery Café
- 6 February Council Briefing Workshop, Council Chambers
- 6 Meeting with Queensland Government representatives on study tour of Tasmania, with General Manager John Marik and Trail Operations Manager Pete Coleborn, Derby
- 7 Official opening of APM Disability Employment Services new office with General Manager John Marik, Scottsdale
- 7 Dorset Coastal Working Group Meeting with Director – Infrastructure Michael Buckley, Bridport
- 7 Future-Links Gladstone Meeting with Director – Infrastructure Michael Buckley, Gladstone Hall
- 12 Weekly meeting with the Management Team, Council Chambers
- 12 Visit to the Scottsdale Military Museum
- 12 Meeting with ratepayers with Assistant General Manager, Nabowla

- 13 Meeting with Professor David Adams with General Manager John Marik, Council Chambers
- 14 Meeting with ratepayer, Bridport Café
- 14 Northern Tasmania Development Corporation (NTDC) Member Representative Group Meeting, Launceston
- 14 TasWater half-yearly briefing to owner representatives with General Manager John Marik, Launceston

Extension of Appointment

On 15 January 2024, Minister for Local Government, Hon. Nic Street MP, wrote to advise that an extension had been requested and granted to the Dorset Board of Inquiry for presentation of their report into Dorset Council. This period has been extended from 28 February 2024 to 30 April 2024.

To read the correspondence from the Minister, please find it in the attachments.

Record of Payments

See below table of payments made to River Road Consulting for reimbursement of expenses to the Commissioner for the six months ended January 2024:

Payment Listing: River Road Consulting

Invoice Date	Description	Actual	GST	Total
31/08/2023	Commissioner Fees – 02/08/2023 – 31/08/2023	\$21,357.06	\$2,135.70	\$23,492.76
30/09/2023	Commissioner Fees – 01/09/2023 – 30/09/2023	\$22,083.33	\$2,208.33	\$24,291.66
31/10/2023	Commissioner Fees – 01/10/2023 – 31/10/2023	\$22,083.33	\$2,208.33	\$24,291.66
30/11/2023	Reimbursement of Council related travel expenses	\$618.29	\$61.84	\$680.13
30/11/2023	Commissioner Fees – 01/11/2023 – 30/11/2023	\$22,083.33	\$2,208.33	\$24,291.66
31/12/2023	Commissioner Fees – 01/12/2023 – 31/12/2023	\$22,083.33	\$2,208.33	\$24,291.66
31/01/2024	Commissioner Fees – 01/01/2024 – 31/01/2024	\$22,083.33	\$2,208.33	\$24,291.66
TOTAL		\$132,392.00		\$145,631.19

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

APPROVED APPLICATIONS

	Approved January	Approved 2024 YTD	Approved 2023 YTD
Planning	5	5	12
Building²	12	12	10
Plumbing	4	4	7

See attachments for detailed information about applications approved in January 2024.

CUSTOMER SERVICE REQUESTS

	Requests Received January 2024	Comparison Requests January 2023	Received 2024	Comparison 2023
Animal	-	-	-	-
Bridges	-	-	-	-
Caravan Parks	2	-	2	-
Cemeteries	-	-	-	-
Community Development General	-	-	-	-
Corporate Services General	-	-	-	-
Customer Service	-	-	-	-
Emergency Services Enquiries	-	-	-	-
Environmental Management & Health	1	-	1	-
Government Relations	-	-	-	-
Licencing	-	-	-	-
Parks and Reserves	-	-	-	-
Planning & Building	-	1	-	1
Public Health	1	-	1	-
Public Online Enquiries	11	1	11	1
Public Amenities	2	-	2	-
Public Halls Buildings	-	-	-	-
Recreation Grounds	-	-	-	-
Roads	21	5	21	5
Swimming Pools	-	-	-	-
Waste Management	-	-	-	-
Total Requests	38	7	38	7

A detailed copy of the 2024 Customer Service Requests is included in the attachments.

² From 15 March 2023, Dorset Council ceased providing Building Surveying services for any new building applications. Council is still providing Plumbing Surveyor services and continues to act as the Permit Authority, as required.

WASTE MANAGEMENT REQUESTS

	Requests Received January 2024	Comparison January 2023	FYTD Received 2023/24	Comparison FYTD Received 2022/23
Feedback and Queries	-	-	11	6
Missed Bins – Council Fault	-	-	-	-
Request a New Service (Opt In)	-	-	-	-
Repair Bin	5	4	27	34
Replace Bin	2	1	25	24
Request a New Service	6	1	21	19
Remove Additional Bin	2	-	3	8
Request an Additional Bin	-	-	2	23
Request an Upsize/Downsize	6	2	32	27
Request to Opt Out (of Service)	-	-	2	-
Request a Collection	-	-	-	-
Total Requests	21	8	123	141

2023/24 CAPITAL WORKS PROGRAM

Ref: DOC/23/8447

	Complete 2023/24
	Completed in January 2024

PROJECT	PROJECT PHASE
BRIDGES	
Bridge 1507 Garibaldi Road, Pioneer - timber superstructure renewal (carried forward)	Beams Ordered
Bridge 1507 Garibaldi Road, Pioneer - timber renewal (additional works to carried forward)	Beams Ordered
Bridge 1508 Garibaldi Road, Pioneer – scour protection piers (flood related)	Repair options under investigation
Bridge 1514 Coffey Road / Carries Brook, Ringarooma – timber superstructure replacement	Completed
Bridge 1572 Haas Road / Frenches Creek, Legerwood – upgrade to concrete	Carried Forward – 2024/25
Bridge 1550 Barnbogle Road, Jetsonville – timber re-deck	Completed
Bridge 1599 Nook Road, Nabowla – timber re-deck	Completed
Bridge 1515 Maurice Road, Ringarooma - upgrade to concrete (carried forward)	Completed
Bridge 1617 Duncraggen Road, Jetsonville - upgrade to concrete (carried forward)	Completed
ROADS - RESHEETING	
Burns Road, Wyena	Completed
Boddingtons Road, Bridport	Completed
Forsyth Hill Road, Ringarooma	Completed
New River Road, Ringarooma	Completed
West Maurice Road, Ringarooma	Completed
Banca Link Road, Winnaleah	Completed
Olivers Road, Winnaleah	Completed

PROJECT	PROJECT PHASE
Rosier Road, Ringarooma	Completed
Sledge Track, Springfield	Completed
Koomeela Road, West Scottsdale	Completed
Duncraggen Road, Jetsonville (carried forward)	Completed
ROADS - RESEALS	
Banca Link Road, Winnaleah	Prep completed sealing commenced
Sledge Track, Briggs Road to Brid River, West Scottsdale	Prep completed sealing commenced
Legerwood Lane, Legerwood	Prep completed sealing commenced
Tomahawk Drive, Tomahawk	Prep completed sealing commenced
Murphy Place, Scottsdale	Prep completed sealing commenced
Golconda Road, Lietinna	Prep completed sealing commenced
Golconda Road, Lietinna	Prep completed sealing commenced
Golconda Road, Lietinna	Prep completed sealing commenced
Banca Road, Winnaleah	Prep completed sealing commenced
Racecourse Road, Winnaleah	Prep completed sealing commenced
Warrentinna Road, Winnaleah	Prep completed sealing commenced
Fenckers Road, Branxholm	Prep completed sealing commenced
Main Road, Musselroe Bay	Prep completed sealing commenced
Cairns Close, Tomahawk (carried forward)	Prep completed sealing commenced
Telita Road, Telita (carried forward)	Prep completed sealing commenced
Main Road, Pioneer (carried forward)	Prep completed sealing commenced
Charles Street, Pioneer (carried forward)	Prep completed sealing commenced
Moore Street, Pioneer (carried forward)	Prep completed sealing commenced
Alfred Street, Pioneer (carried forward)	Prep completed sealing commenced
STORMWATER	
Joyce Street, Branxholm – renewal	Planning
Allan Street, Derby – renewal	Completed
William Street, Scottsdale (Incitec Pivot) – investigation	Planning
Northeast Park, Scottsdale – upgrade existing network	Completed
Murray Street, Bridport – upgrade	Completed
William Street, Bridport – extend existing network from Richard Street	
South Street, Bridport – renew pipeline from Main Street to Thomas Street	Tender Awarded

PROJECT	PROJECT PHASE
Union Street, Scottsdale - upgrade existing pipeline lower end of Union Street (carried forward)	Completed
Main Street, Bridport - upgrade existing 525 pipeline to 900 and install new side entry pits (carried forward)	Tender Awarded
Bentley Street, Bridport – upgrade existing 525 pipeline to 900 (carried forward)	Completed
Bridport - stormwater pit replacements in Walter Street and Richard Street (carried forward)	Completed
Urban Stormwater Management Plan (carried forward)	
Victoria Street, Scottsdale – upgrade (carried forward)	Completed
ROADS - OTHER	
Golconda Road, Golconda – renew pavement from Denison River 1km east	Commenced
Golconda Road, Lietinna – renew pavement adjacent to Moores Road	Commenced
South Street, Bridport – replace kerb from Main Street to Thomas Street	Tender Awarded
Gillespies Road, Nabowla – upgrade	Commenced
Cascade Dam Road, Derby – safety upgrade	
Carisbrook Lane, Legerwood - complete works McDougalls Road intersection (carried forward)	Design / Planning
Carisbrook Lane, Legerwood - underpass contribution (carried forward)	Not proceeding
Old Waterhouse Road, Waterhouse - safety improvements and upgrade (carried forward)	Commenced
Golconda Road, Golconda - straighten road alignment and upgrade culvert Lone Star Creek (carried forward)	Completed
FOOTPATHS	
Alfred Street, Scottsdale – replace kerb and footpath (Ellenor to Christopher Street)	Completed
Smith Street, Scottsdale – new (Alice to Union Street)	Planning
Tomahawk Drive, Tomahawk – new (Morgan Esplanade to playground)	Commenced
BUILDINGS	
Branxholm Park – new BBQ upgrade	Ordered
Branxholm Hall – front disabled access upgrade and step handrail to side entrance	Completed
Derby Town Hall – re-roof	Awarded
Gladstone Hall – new hot water unit	Completed
Ringarooma Hall – new heat pumps	Completed
Ringarooma Public Toilets – replace cisterns	Completed
Scottsdale Sports Stadium – replace roller door	Completed
Scottsdale Visitor Information Centre – repair additional windows	Commenced
Scottsdale Aquatic Centre – amenities upgrade	Completed
Scottsdale Depot – office renovation	
Scottsdale Depot – new storage sheds (carried forward)	Planning
Scottsdale Depot – earthworks for storage sheds (additional works to carried forward)	Planning
Scottsdale Depot – chemical spill trays	Completed
Bridport Girl Guides Building – planning and investigation	Planning
Bridport Seaside Caravan Park – pin code upgrades to Main, Mattingleys Beach and Goftons Beach Amenities Blocks	Completed
Bridport Seaside Caravan Park – renewal of Eastmans Beach public toilets	Planning
Bridport Seaside Caravan Park – gas upgrade to Main amenities and Eastmans Beach shower block	Commenced
Winnaleah Hall – disabled access upgrade	Completed

PROJECT	PROJECT PHASE
Blue Derby Mountain Bike Trails – new trail crew storage shed	Awaiting engineering
Scottsdale Railway Station Restoration (carried forward)	Rotary Project
Building Renovations (Proposed Workers Accommodation) - 71 Main Street, Derby (carried forward)	Blue Derby Foundation Project
Bridport Football Club viewing deck (carried forward)	Commenced
Depot Storage (carried forward)	Planning
Scottsdale Sports Stadium - floor recoat (carried forward)	Commencing Feb 19
Sideling Toilets – additional solar panels	Completed
Gladstone Hall - new septic tank (carried forward)	Completed
WASTE MANAGEMENT	
Green Waste – storage / processing investigation and implementation	Completed
Scottsdale Waste Transfer Station – spare bin area roof covering	Planning / Quotes
Branxholm and Gladstone Waste Transfer Stations – gates	Completed
Branxholm Waste Transfer Station – recycle bin upgrade	
LAND IMPROVEMENTS	
Scottsdale Recreation Ground – new cricket pitch covers	Ordered
Scottsdale Recreation Ground – upgrade lighting and reseal road at Show Office	Commenced
Scottsdale Aquatic Centre – shade cloth for external fence	Completed
Bridport Cemetery – new grave surrounds	Planning
Main Street, Derby (near Bank House) – retaining wall to stabilise access road	Planning
Legerwood Memorial Park – site works for new equipment	Completed
Blue Derby Mountain Bike Trails – Relics trail bridge	Awaiting permits
Blue Derby Mountain Bike Trails – Rusty Crusty Bridge and trail rebuild (flood related)	Awaiting permits
Blue Derby Mountain Bike Trails – Hazy Days trail capping of stones	Completed
Blue Derby Mountain Bike Trails – network signage redesign	Commenced
Blue Derby Mountain Bike Trails – original trailhead redevelopment (south of Main Street)	Commenced
Blue Derby Mountain Bike Trails – Tunnel lights renewal	Planning
Blue Derby Mountain Bike Trails – Kumma Gutza re-route	Completed
Blue Derby Mountain Bike Trails – Turbo Tunnel re-route	Commenced
Northeast Park - MTB Trails (carried forward)	Planning
Rail Trail (carried forward)	Planning
Gladstone Pump Track (carried forward)	Planning

Recommendation

That Council receive and note the Management Team Briefing Report.

6 February | Briefing Workshop

- Varied General Rate Remissions
- 2024/25 Budget Estimates Timeline
- Reserve Activity Assessment Reform Consultation
- Bridport Bentley Street Draft Lease and Licence
- Draft Events Policy
- Briefing Reports and Question Time
 - Commissioners Communications
 - Correspondence
 - Management Team Updates

Item 24/24**Applications for Leave of Absence**

Nil

Item 25/24**Public Question Time**

The following questions were **taken on notice** at the 22 January Council Meeting:

Jeff Jennings, Bridport

The following questions relate to the Planning Scheme and the assessment process that took place in allowing the building of visitor accommodation at 101 Main Street, Bridport.

This is in no way a criticism of any person in the Council or the developer, but an attempt to reveal the inadequacies in a system that allowed this development to proceed.

Under the LUPA Act 1993, a development proposal should “provide for fair and sustainable use of land”.

Also under LUPA, the process should “ensure that the effects of the environment are considered and provide for explicit consideration of social and economic effects when decisions are made”.

1. *What definition of “fair” was used in assessing the impact of building a 9m high building less than 2m from a residential property, for example, did the Council or developer enter into any discussion with neighbours with regard to their concerns before the development application was made?*
2. *What explicit considerations were given to the social and economic impact this building would have on neighbouring properties? For example, was consideration given to the effect this development might have on neighbours mental well-being, privacy and the value of their properties?*
3. *If the answer to these questions is in the negative, will the Dorset Council include performance criteria in its planning schemes to ensure these problems do not occur again?*

The application failed to meet the acceptable solution 6.8m height in A2, but because of the lack of adequate performance criteria, the development was considered acceptable.

Response from Director – Community and Development, Rohan Willis:

An extensive range of objectives are provided under the *Land Use Planning and Approvals Act 1993* in addition to the referenced objective. Development applications are not individually assessed against these objectives in themselves; rather these objectives are relied upon, amongst various other instruments (including State Policies, National Environment Protection Measures, Regional Land Use Strategies), to inform the preparation of Council planning schemes – which are the key instrument utilised for assessment of development applications in respective municipal areas.

A comprehensive assessment of the development application for 101 Main Street, Bridport was undertaken by Council's then Town Planner, Thomas Wagenknecht, with a recommendation for approval advanced at the December 2022 Council Meeting which was unanimously endorsed by Councillors. Although representations were received, no objectors sought to appeal Council's decision to TASCAT. During the statutory assessment period for the application, all adjoining landowners were issued with notifications advising upon the application. Council is always supportive of proponents making contact with neighbours to discuss their projects, regardless of the statutory notification requirements for those development applications requiring public advertising; but it is unknown whether the proponent sought this approach.

In January 2023 Council adopted the Tasmanian Planning Scheme (the TPS), comprising the State Planning Provisions and Council's Local Provisions Schedule. Implementation of the Tasmanian Planning Scheme included several months of formal and informal community consultation. Under the former planning scheme (the Dorset Interim Planning Scheme 2013), the subject land along with numerous other properties fronting Main Street was identified within the Local Business Zone, while land to the rear of these properties was identified within the Urban Mixed Use Zone. If Council had integrated the same zoning configuration from its former planning scheme into the TPS, building heights in both the Local Business Zone and the Urban Mixed Use Zone would have been provided permitted approval pathways for building heights of up to 9 metres and 10 metres, respectively. Instead, Council took initiative and pursued a compromise approach, whereby land in these areas could still be developed for mixed-use purposes (i.e. commercial and non-commercial pursuits) albeit in accord with a reduced building height limit. Land fronting Main Street was therefore zoned Village, with land to the immediate rear of this and beyond zoned General Residential. Development in both the Village and General Residential zones under the TPS is provided with permitted approval pathways for building heights of up to 8.5 metres, with corresponding performance criteria available for appraisal of buildings that exceed that height. Although the standards for building height in the General Residential Zone have remained effectively unchanged in the Tasmanian Planning Scheme, it is noted that building height in the Village Zone that seeks to exceed 8.5 metres would be subjected to more multifarious assessment criterion than that provided for the Local Business Zone under the former planning scheme.

Edwina Powell, Springfield

With consideration of the development of the railway station precinct, I would like to know why that hasn't been considered for development rather than the rail trail itself?

There was initially plans for the development of an RV park, developing that up as a good parking area, would have addressed the issues of vandalism of that building and returning to your question Commissioner, my understanding is that the railway station it belongs to the state government and that Dorset Council is the management authority. So the building doesn't belong to us, but we are the managers of that whole area.

Response from Director – Community and Development, Rohan Willis:

Council is in discussion with the Scottsdale Rotary Club regarding conceptual redevelopment of the former railway station site. Broader community consultation upon development of the site will be undertaken as the concept matures.

The former railway station building is contained within the North East Corridor, of which Council is the appointed Corridor Manager pursuant to the *Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016*. A refurbishment project for the building is being coordinated by Scottsdale Rotary in conjunction with Australian Government grant funding received by Dorset Council via the Local Roads and Community Infrastructure Phase 3 funding stream.

The following questions were received without notice from members of the public:

Item 26/24 **Deputations**

Item 27/24 **Commissioner Question Time**

The following questions were received without notice from the Commissioner:

Item 28/24 **Notices of Motion by the Commissioner**

*** Council are reminded that they are acting as the Planning Authority for Item 29

Item 29/24 **Planning Application - Hotel Industry Use – Bar Associated with Indoor Golf Simulator Entertainment (with Relaxed Hours of Operation Standard - Saturday) | 6/85 Main Street BRIDPORT**

Reporting Officer: Consultant Town Planner, George Walker
Ref: DOC/24/1789 | PLA/2024/2 | Assessment Report: DOC/24/1791

Purpose

The purpose of this report is for Council to consider a proposal for the use of a building for an indoor golf simulator and bar located at 6/85 Main Street, Bridport.

Background

Location

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

Subject Land	Owner	PID	Folio of the Register
Unit 6/85 Main Street, Bridport	Elephant Rock Properties Pty Ltd	7563914	58300/6

Applicant

The applicant for the proposal is Mr N J Betts and Ms E K Simons.

Planning Controls

The planning application is assessed against all applicable provisions of the *Tasmanian Planning Scheme* incorporating the *Dorset Local Provision Schedules* ('the Scheme').

Statutory Timeframes

Date Received as Valid:	16 January 2024
Advertised:	19 January 2024
Closing date for representations:	4 February 2024
Decision due:	27 February 2024

An application was lodged under section 57 of the *Land Use Planning and Approvals Act 1993* (the LUPA Act), by Mr N J Betts and Ms E K Simons, for:

- Hotel Industry Use – bar with associated indoor golf simulator entertainment (with relaxed hours of operation standard – Saturday) – 6/ 85 Main Street, Bridport.

During the public advertisement period, five (5) representations were received.

The attached '*Planning Application PLA/2024/002 – Hotel Industry Use – Bar with Associated Indoor Golf Simulator Entertainment - Assessment Report*' considers the submitted planning application and representations received during the statutory public advertising period against the Tasmanian Planning Scheme - Dorset.

Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval 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

Risk Management

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

Strategic and Annual Plans

N/A

Community Considerations

The application was advertised for the statutory period. During this period Council received five (5) representations.

Consideration of the representations is provided within the attached '*Planning Application PLA/2024/002 – Hotel Industry Use – Bar with Associated Indoor Golf Simulator Entertainment - Assessment Report*'.

Alternative Options

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

Recommendation

It is recommended that the proposal for the use of a building for an Indoor Golf Simulator and Bar at the subject land, 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/2024/002). Any substantial variation from this application will require the further planning consent of the Council.

2. Amended Plans

The use approved by this permit is limited to the following operating hours:

- (a) 7:00am to 9:00pm Monday to Friday;
- (b) 8:00am to 9:00pm Saturday; and
- (c) 9:00am to 5:00pm 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 and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).

(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 Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).*
- *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 and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT) 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*

(vii) Liquor Licensing

The person responsible is made aware of the obligations under the Liquor Licencing Act 1990 for the service of alcohol from the premises in association with the use approved by this permit.

Purpose

The purpose of this agenda item is to present to Council and the community the financial performance for the 6 months ended 31 December 2023.

Background

The Dorset Council Year to Date Financial Report for period ended 31 December 2023 provides information on income and expenditure budget variations, cash flows, and the operating results of specific business units including the Bridport Seaside Caravan Park, Scottsdale Aquatic Centre and the Blue Derby Mountain Bike Trails. A brief summary of the status of current capital projects is also included.

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.

Strategic and Annual Plan

- Strategic Plan 2023-2032 – Imperative 10.1

Financial & Asset Management Implications

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

Risk Management

Presenting the quarterly financial results to Council is designed to minimise the financial risk to the organisation and increase transparency through providing a report on the ongoing financial performance to elected members and the community.

Officer's Comments

For the 6 months ended 31 December 2023 Council recorded an underlying deficit of \$539,000 compared to a budgeted underlying deficit of \$540,000 (\$1,000 above budget).

The decrease in deficit is a result of operating income including gain on disposal of assets being \$187,000 above budget and operating expenses being \$186,000 above budget (excluding flood related operational expenditure). An increase in income received from other income, user charges and interest together with an increase in depreciation, other expenses and employee costs, had the most material impact on results for the period. These, and other significant variances are discussed in further detail within the report below.

The Statement of Cash Flows shows that \$1.1 million has been generated from operating activities during the 6 months ended 31 December 2023. This figure is one of the most important figures for Council as it indicates the amount of cash that is available from everyday operations to fund future capital and infrastructure works within the municipality. This result indicates that Council remains on track to meet the cash targets outlined in the Long Term Financial Plan, adopted in June 2023.

A Statement of Operating Results for the 6 months ended 31 December 2023 has also been included for the Bridport Seaside Caravan Park, Scottsdale Aquatic Centre and the Blue Derby Mountain Bike Trails.

Additional factors that may materially impact results for the remainder of the 2023/24 financial year include:

- On 26 July 2023, the Minister for Local Government, the Hon Nic Street MP (the Minister), determined that a Board of Inquiry (BOI) would be established to investigate the findings of an investigation into Council operations completed in the 2022/23 financial year. The BOI was initially due to submit a report of its findings and recommendation to the Minister no later than 28 February 2024, however, the deadline has since been extended to 30 April 2024 to allow additional time to consider these issues. Council are co-operating fully with the BOI and all expenses incurred to date have been covered by Council's insurance (excluding the excess payable), however, additional costs may arise as a result of recommendations following the April deadline that may impact results in the 2023/24 financial year.
- The National Consumer Price Index (CPI) for the December 2023 quarter was 4.1% (Hobart 3.3%), and although easing from the peak of 7.8% (Hobart 7.7%) reported in the December 2022 quarter, still remains outside the target range of 2%-3% set by the Reserve Bank of Australia. Positively, this is the fourth quarter of lower annual inflation, however until it reaches (and is sustained) within the target range, it will continue to impact Council as the cost of materials and services required for service delivery remain high.
- Council have now filled all of the additional employment positions budgeted for in the 2023/24 financial year, including the Director - Infrastructure, Waste Management Co-ordinator and new People and Safety officer who commenced in early January 2024. These positions were all budgeted for the full financial year, however, have been progressively filled over the six month period. Council have also completed an internal restructure, with the development of a Project team to assist with, amongst other things, managing Council's Priority Projects plan which required the reclassification of some existing Council employees. As a result of these movements, Council will likely be above budget for employee costs at the end of the financial year.
- Interest rates are expected to remain steady for the foreseeable future which will in turn increase the returns received on Council's cash investments positively impacting results. Interest rates on Council's borrowings are fixed and therefore not impacted by these movements.
- Council are continuing to work towards transferring the financial operations of the accommodation booking platform and camping facilities at Derby over to the Blue Derby Foundation (BDF). This is expected to be finalised during the March quarter, however, as a result of this transition phase there are unbudgeted income and expenditure items included within the report. Further commentary on these items has been included within the report below.
- Depreciation will be higher than budgeted for in the 2023/24 year as assets were indexed at levels higher than anticipated at 30 June 2023 resulting in higher replacement costs for existing Council assets.

Statement of Comprehensive Income

For the period ended

31 December 2023

	Note	Current Financial Year					Prior Financial Year	
		Annual Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	Budget Variance \$'000	Budget Variance %	YTD Actual \$'000	YTD Variance %
Operating Income								
Rates and charges		9,833	4,917	4,915	(2)	(0.1%)	4,524	8.6%
Statutory fees	8	209	110	95	(15)	(13.6%)	101	(5.9%)
User charges	2	1,247	480	524	44	9.2%	491	6.7%
Grants and contributions		4,666	2,233	2,249	16	0.7%	2,000	12.5%
Interest	3	231	116	148	32	27.6%	114	29.8%
Other income	1	280	132	243	111	84.1%	272	(10.7%)
Investment income - Water Corporation		229	95	97	2	2.1%	97	0.0%
Total Operating Income		16,695	8,083	8,271	188	2.3%	7,599	8.8%
Capital Income								
Capital grants and contributions	4	3,796	1,252	1,624	372	29.7%	2,193	(25.9%)
Gain/(loss) on disposal of assets		-	-	(1)	(1)	(100.0%)	83	(101.2%)
Total Capital Income		3,796	1,252	1,623	371	29.6%	2,276	(28.7%)
Total Income		20,491	9,335	9,894	559	6.0%	9,875	0.2%
Expenses								
Employee costs	7	5,775	2,867	2,898	31	1.1%	2,697	6.3%
Materials and services		4,214	2,024	2,013	(11)	(0.5%)	1,570	28.2%
Finance costs	5	94	47	35	(12)	(25.5%)	40	(12.5%)
Other expenses		2,012	1,135	1,216	81	7.1%	893	36.2%
Depreciation	6	5,101	2,550	2,650	100	3.9%	2,381	11.3%
Total Expenses		17,196	8,623	8,812	189	2.2%	7,581	16.2%
Net result for the period		3,295	712	1,082	370	52.0%	2,294	(52.8%)
<i>Less:</i> Capital grants and contributions		(3,796)	(1,252)	(1,624)	(372)	(29.7%)	(2,193)	25.9%
<i>Add:</i> Flood related operational expenditure		-	-	3	3	100.0%	110	(97.3%)
Underlying result for the period		(501)	(540)	(539)	1	0.2%	211	(355.5%)
<i>Less:</i> Adjustment for FA grants		173	87	87	-	0.0%	348	(75.0%)
Statutory underlying result for the period		(328)	(453)	(452)	1	0.2%	559	(180.9%)

Notes on significant variances

Favourable Variances

1. Other income | \$111,000

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Reimbursements	131	65	88	23	35.4%	196	(55.1%)
Private works	10	5	39	34	680.0%	6	1200.0%
Tourism income	14	7	4	(3)	(42.9%)	14	(71.4%)
Other sundry income	125	55	112	57	103.6%	59	89.8%
Total other income	280	132	243	111	84.1%	272	(10.7%)

Other income is \$111,000 above budget (up 84.1%) as a result of an increase in income received from insurance reimbursements and the sale of scrap metal collected at the Scottsdale, Branhholm and Gladstone Waste Transfer Stations, as well as an increase in private works undertaken during the period. Other sundry income also includes \$49,000 received from accommodation services booked through the Derby Accommodation Booking Platform, which has been returned to operators during the period. The corresponding expense for these returns is reported under other expenses (see breakdown of other expenses for further information) creating a nil impact overall on results reported.

In comparison to the same period last financial year, other income has decreased by \$29,000 (down 10.7%).

2. User charges | \$44,000

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Caravan and camping fees	994	358	370	12	3.4%	337	9.8%
Rental and lease income	71	33	33	-	0.0%	32	0.1%
Building services	85	43	47	4	9.3%	53	(11.3%)
Cemetery charges	36	18	26	8	44.4%	15	73.3%
Waste disposal charges	40	20	18	(2)	(10.0%)	16	12.5%
Aquatic centre charges	21	8	20	12	150.0%	6	233.3%
Other user charges	-	-	10	10	100.0%	32	(68.8%)
Total user charges	1,247	480	524	44	9.2%	491	6.7%

User charges are \$44,000 above budget (up 9.2%) as a result of an increase in income received from the Learn to Swim and Aquatic Aerobics programs run at the Scottsdale Aquatic Centre, as well as additional cemetery and caravan and camping fees received during the period. Other user charges are also \$10,000 above budget as a result of the recognition of commissions received from the Derby Accommodation Booking Platform that were not included in the budget estimates for the 2023/24 financial year.

In comparison to the same period last financial year, user charges have increased by \$33,000 (up 6.7%).

3. Interest | \$32,000

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Interest income	210	105	134	29	27.6%	103	30.1%
Interest on rates	21	11	14	3	27.3%	11	27.3%
Total interest	231	116	148	32	27.6%	114	29.8%

Interest income is \$32,000 above budget (up 27.6%) as a result of increasing interest rates applicable for Council’s main bank accounts and term deposit investments.

In comparison to the same period last financial year, interest income has increased by \$34,000 (up 29.8%).

4. Grants and contributions (capital) | \$372,000

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Derby MTB Trail – Hazy Days	-	-	-	-	0.0%	80	(100.0%)
Carisbrook Lane Redevelopment – Stage 1 & 2	-	-	-	-	0.0%	352	(100.0%)
Victoria Street Redevelopment	70	-	-	-	0.0%	671	(100.0%)
Bridport CWA Carpark	13	-	-	-	0.0%	1	(100.0%)
Derby Park playground equipment	-	-	-	-	0.0%	50	(100.0%)
Cascade Dam Road safety improvements	40	-	-	-	0.0%	163	(100.0%)
Bridge 1502 – Banks Road	-	-	-	-	0.0%	14	(100.0%)
Bridge 1508 – Garibaldi Road	56	-	-	-	0.0%	-	0.0%
Bridge 1515 – Maurice Road	39	39	188	149	382.1%	-	100.0%
Bridge 1617 – Duncraggen Road	51	51	157	106	207.8%	-	100.0%
Bentley Street stormwater upgrade (Flood Mitigation)	-	-	83	83	100.0%	9	822.2%
Golconda Road – Stage 4	-	-	-	-	0.0%	156	(100.0%)
Golconda Road – pavement renewals	488	217	217	-	0.0%	-	100.0%
Derby Trail Head Redevelopment	17	-	-	-	0.0%	291	(100.0%)
Derby Accommodation Booking Platform	-	-	-	-	0.0%	7	(100.0%)
Scottsdale MTB Skills Park	70	4	4	-	0.0%	-	100.0%
Derby Town Hall reroof	95	42	42	-	0.0%	-	100.0%
Scottsdale Railway Station restoration	100	-	-	-	0.0%	-	0.0%
Bridport – Eastmans Beach amenities upgrade	198	88	88	-	0.0%	-	100.0%
Scottsdale – Alfred St kerb & footpath upgrade	131	58	58	-	0.0%	-	100.0%
Bridport – South St kerb & footpath upgrade	154	68	68	-	0.0%	-	100.0%
Gillespies Rd safety improvements	600	300	300	-	0.0%	-	100.0%
Old Waterhouse Rd safety improvements	465	-	-	-	0.0%	-	0.0%
Derby MTB Trail – Rusty Crusty bridge renewal	79	-	-	-	0.0%	-	0.0%
Rail Trail – Scottsdale to Lilydale	294	-	-	-	0.0%	-	0.0%
Electric Vehicle Charger – Derby	-	-	-	-	0.0%	23	(100.0%)
Bridport Multifunction Centre viewing deck	80	10	10	-	0.0%	-	100.0%
Roads to Recovery	751	375	368	(7)	(1.9%)	376	(2.1%)
Capital contributions	5	-	41	41	100%	-	100.0%
Total capital grants and contributions	3,796	1,252	1,624	372	29.7%	2,193	(25.9%)

Capital grants and contributions are \$372,000 above budget (up 29.7%) as a result of receiving final grant instalments for Bridge 1515 Maurice Road and Bridge 1617 Duncraggen Road. Funding of \$83,000 for the Bentley Street stormwater upgrade, received under the SES Natural Disaster Risk Reduction grant program, was also recognised during the period and was unbudgeted in the 2023/24 financial year.

It is important to note that capital grant funding is recognised based on the percentage of work complete for each project, for e.g. if 50% of a project is complete then 50% of the grant funding is recognised as in income within the report. Consequently, almost all budget variances reported are the result of the timing of works completed and do not represent an increase or decrease in the amount of funding to be received unless specifically stated.

Capital contributions are \$41,000 above budget as a result of receiving a contribution from the Legerwood Hall and Reserve Committee for the purchase and installation of new play equipment at Legerwood Memorial Park. Council will contribute \$15,000 towards this project, which is included in the capital expenditure budget for the 2023/24 financial year.

In comparison to the same period last financial year, income received from capital grants and contributions has decreased by \$569,000 (down 25.9%)

5. Finance costs | (\$12,000)

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Interest payable	94	47	35	(12)	(25.5%)	40	(12.5%)
Total finance cost	94	47	35	(12)	(25.5%)	40	(12.5%)

Finance costs are \$12,000 below budget (down 25.5%) as Council are yet to draw down new borrowings of \$500,000, which were included in budget estimates for the 2023/24 financial year. These borrowings will be on lent to May Shaw, via a back to back loan, to finalise the Redevelopment and Asset Transfer Agreement executed between Council and May Shaw. Please see Item 110/23 in the July 2023 Council meeting for further information.

In comparison to the same period last financial year, finance costs have decrease by \$5,000 (down 12.5%).

Unfavourable Variances

6. Depreciation | \$100,000

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Roads	2,666	1,333	1,371	38	2.8%	1,209	13.4%
Bridges	556	278	301	23	8.3%	262	14.9%
Plant, machinery and equipment	676	338	308	(30)	(8.9%)	299	3.0%
Buildings	407	203	218	15	7.4%	192	13.5%
Stormwater	224	112	119	7	6.3%	110	8.2%
Land improvements	430	215	252	37	17.2%	240	5.0%
Computer and technology	130	65	75	10	15.7%	62	21.0%
Fixtures, fittings and furniture	12	6	7	1	16.6%	6	16.6%
Total depreciation	5,101	2,550	2,650	100	3.9%	2,381	11.3%

Depreciation is \$100,000 above budget (up 3.9%) as a result of the indexation of assets at levels higher than anticipated at 30 June 2023.

In comparison to the same period last financial year, depreciation has increased by \$269,000 (up 11.3%).

7. Employee costs | \$31,000

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Wages and salaries	6,140	3,060	3,052	(8)	(0.3%)	2,799	9.0%
Superannuation	659	326	324	(2)	(0.6%)	299	8.4%
Payroll tax	302	147	155	8	5.4%	160	(3.1%)
Workers compensation	160	78	109	31	39.7%	158	(31.0%)
Fringe benefits tax	30	14	16	2	14.3%	16	0.0%
Less: amounts capitalised	(1,516)	(758)	(758)	-	0.0%	(735)	3.1%
Total employee costs	5,775	2,867	2,898	31	1.1%	2,697	7.5%

Employee costs are \$31,000 above budget (up 1.1%) due to an increase in workers compensation, payroll tax and fringe benefit taxes during the period.

Positively, Council have now filled all of the additional employment positions budgeted for in the 2023/24 financial year, including the new People and Safety Officer who commenced in early January 2024. These positions were all budgeted for a full financial year, however, have been progressively filled over the six month period resulting in some budget savings. During the period, Council have also undertaken an internal restructure to develop a Project Management team to assist with, amongst other

things, managing Council’s Priority Projects Plan. This restructure has resulted in the reclassification of some existing Council employees, which has also had an impact on results reported.

As a result of these movements, Council will likely be above budget for employee costs at the end of the financial year.

In comparison to the same period last financial year, employee costs have increased by \$201,000 (up 7.5%).

8. Statutory Fees | (\$15,000)

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Land information certificates	70	40	31	(9)	(22.5%)	34	(8.8%)
Town planning fees	114	58	53	(5)	(8.6%)	54	(1.9%)
Animal control	23	11	9	(2)	(1.8%)	13	(30.8%)
Regulatory services	2	1	2	1	100.0%	-	100.0%
Total statutory fees	209	110	95	(15)	(13.6%)	101	(5.9%)

Statutory fees are \$15,000 below budget (down 13.6%) as a result of a decrease in income received from land information certificates and town planning fees.

In comparison to the same period last financial year, statutory fees have decrease by \$6,000 (down 5.9%).

Breakdown of Other Expenses

For the period ending
31 December 2023

Other expenses	Note	Current Financial Year					Prior Financial Year	
		Annual Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	Budget Variance \$'000	Budget Variance %	YTD Actual \$'000	YTD Variance %
State levies, licences and taxes		586	293	315	22	7.5%	242	30.2%
Insurance		194	97	110	13	13.4%	94	17.0%
Councillors' allowances		230	126	126	-	0.0%	86	46.5%
IT/Communications	1	245	123	94	(29)	(23.6%)	102	(7.8%)
Subscriptions, memberships and commissions		75	52	64	12	23.1%	53	20.8%
Professional development		42	23	24	1	4.3%	13	84.6%
Community grants and donations	4	177	111	92	(19)	(17.1%)	55	67.3%
Advertising and Marketing		46	24	27	3	12.5%	43	(37.2%)
Audit fees		70	39	35	(4)	(10.3%)	20	75.0%
Bank fees and postage		53	26	26	-	0.0%	27	(3.7%)
Derby Accommodation Platform operator returns	2	-	-	49	49	100.0%	12	308.33%
Blue Derby Foundation contributions		125	125	125	-	0.0%	-	100.0%
Other expenses	3	169	96	129	33	34.4%	146	(11.6%)
Total other expenses		2,012	1,135	1,216	81	7.1%	893	36.2%

Notes on significant variances

1. IT / Communications | (\$29,000)

IT / Communications are \$29,000 below budget (down 23.6%), due to the timing of payments required for IT maintenance and a decrease in internet and phone charges for the period.

2. Derby Accommodation Platform operator returns | \$49,000

Derby Accommodation Platform operator returns are \$49,000 above budget (up 100.0%) as this is unbudgeted expenditure relating to the payment of accommodation income back to operators listed on the Derby Accommodation Booking Platform. This expenditure should be offset against the corresponding income recorded under other income, creating a nil impact on Council's underlying result for the period. Please see Note 1. Other income for further information.

3. Other expenses | \$33,000

Other expenses are \$33,000 above budget (up 34.4%) as a result of an increase in expenses associated with processing supplementary rate valuations and the transfer of \$12,000 from camping fee income received from sites at Derby to the Blue Derby Foundation.

4. Community grants and donations | (\$19,000)

Community grants and donations are \$19,000 below budget (down 23.1%) as a result of the timing of payments made under Council's Community Grants Program and does not reflect a decrease is the actual amount expected to be paid for the full year.

Statement of Cash Flows
For the period ending
31 December 2023

	YTD Actuals Inflows/(Outflows) \$'000
Cash flows from operating activities	
Rates and charges	6,739
Statutory fees and fines, user fees, contributions, reimbursements and other income (inclusive of GST)	1,011
Grant and contributions (inclusive of GST)	112
Interest received	148
Finance costs	(36)
Payments to suppliers (inclusive of GST)	(4,349)
Payments to employee (including redundancies)	(3,037)
GST refunds received	554
³Net cash provided by (used in) operating activities	1,142
Cash flows from investing activities	
Payments for property, infrastructure, plant and equipment	(4,284)
Proceeds from sale of property, infrastructure, plant and equipment and other assets	66
Receipts from investments	-
Dividend from water corporation	97
Capital grants (inclusive of GST)	1,609
Net cash provided by (used in) investing activities	(2,512)
Cash flows from financing activities	
Proceeds of interest bearing loans and borrowings	-
Repayment of interest bearing loans and borrowings	(251)
Repayments received from loan to May Shaw	96
Net cash provided by (used in) financing activities	(155)
Net increase (decrease) in cash and cash equivalents	(1,525)
Cash and cash equivalents at the beginning of the financial year	7,033
Cash and cash equivalents at the end of the reporting period	5,508

³ The cash generated from operating activities is one of the most important figures for Council as it indicates the amount of cash that is available from everyday operations to fund future capital and infrastructure works within the municipality. Council remain on track to meet the cash targets outlined in the Long Term Financial Plan, adopted in June 2023.

Reconciliation of cash flows from operating activities to net result for the period

	YTD Actuals Inflows/(Outflows) \$'000
Net result for the period	1,082
Depreciation	2,650
(Profit)/loss on disposal of property, infrastructure, plant and equipment	1
Capital grants and contributions received specifically for new or upgraded assets	(1,624)
Dividends from water corporation relating to investing activities	(97)
<i>Changes in assets and liabilities</i>	
Decrease/(increase) in trade and other receivable	(3,097)
Decrease/(increase) in other assets	(339)
Decrease/(increase) in inventories	24
Decrease/(increase) in contract assets	(1,987)
Increase/(decrease) in trade and other payables	(344)
Increase/(decrease) in deposits	-
Increase/(decrease) in provisions	95
Increase/(decrease) in contract liabilities	4,778
Net cash provided by (used in) operating activities	1,142

Bridport Seaside Caravan Park

Operating Results

For the period ended

31 December 2023

	Current Financial Year					Prior Financial Year	
	Annual Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	Budget Variance \$'000	Budget Variance %	YTD Actual \$'000	YTD Variance %
Operating Income							
<i>User charges</i>							
Camping fees	982	352	344	(8)	(2.3%)	313	9.9%
Shower & laundry fees	7	2	1	(1)	(50.0%)	1	0.0%
Lease/Rent received	3	3	3	-	0.0%	6	(50.0%)
Total user charges	992	357	348	(9)	(2.5%)	320	8.8%
Total Operating Income	992	357	348	(9)	(2.5%)	320	8.8%
Expenses							
<i>Employee costs</i>							
Wages - other	-	-	15	15	100.0%	7	114.3%
Wages – additional	77	26	27	1	3.8%	-	100.0%
Overtime	-	-	2	2	100.0%	-	100.0%
Total employee costs	77	26	44	18	69.2%	7	528.6%
<i>Materials and services</i>							
Contractors	67	46	24	(22)	(47.8%)	18	33.3%
Management contract	79	79	59	(20)	(25.3%)	116	(49.1%)
Other external services	179	60	58	(2)	(3.3%)	-	100.0%
Materials	37	12	6	(6)	(50.0%)	5	20.0%
Office administration	2	1	1	-	0.0%	1	0.0%
Utilities	113	56	52	(4)	(7.1%)	45	15.6%
Furniture & equipment	1	-	3	3	100.0%	-	100.0%
Plant hire (internal)	-	-	7	7	100.0%	6	16.7%
Total materials and services	478	254	210	(44)	(17.3%)	191	9.9%
<i>Other expenses</i>							
Communications	24	12	6	(6)	(50.0%)	9	(33.3%)
Insurance	4	2	2	-	0.0%	2	0.0%
Bonus payment	47	47	46	(1)	(2.1%)	26	76.9%
Other sundry expenses	1	-	9	9	100.0%	-	100.0%
Total other expenses	76	61	63	2	3.3%	37	70.1%
<i>Depreciation</i>	86	43	43	-	0.0%	40	7.5%
Total Expenses	717	384	360	(24)	(6.3%)	275	30.9%
Net result for the period	275	(27)	(12)	15	55.6%	(45)	73.3%

Scottsdale Aquatic Centre

Operating Results

For the period ended

31 December 2023

	Current Financial Year					Prior Financial Year	
	Annual Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	Budget Variance \$'000	Budget Variance %	YTD Actual \$'000	YTD Variance %
Operating Income							
<i>User charges</i>							
Learn to Swim	17	7	17	10	142.9%	3	466.7%
Pool hire	4	1	2	1	100.0%	3	(33.3%)
Aqua aerobics	-	-	1	1	100.0%	-	100.0%
Total user charges	21	8	20	12	150.0%	6	233.3%
<i>Grants & contributions</i>							
Donations	5	2	-	(2)	(100.0%)	-	0.0%
Total grants & contributions	5	2	-	(2)	(100.0%)	-	0.0%
<i>Other income</i>							
Kiosk sales	58	21	14	(7)	(33.3%)	15	(6.7%)
Total other income	58	21	14	(7)	(33.3%)	15	(6.7%)
Total Operating Income	84	31	34	3	9.7%	21	61.9%
Expenses							
<i>Employee costs</i>							
Wages – Operations	154	50	75	25	50.0%	59	27.1%
Wages - Maintenance	-	-	22	22	100.0%	6	266.7%
Overtime – Operations	18	5	1	(4)	(80.0%)	5	(80.0%)
On-costs – Operations	29	11	14	3	27.3%	12	16.7%
Total employee costs	201	66	112	46	69.7%	82	36.6%
<i>Materials and services</i>							
Contractors	12	9	19	10	111.1%	4	375.0%
Materials	50	17	55	38	223.5%	20	175.0%
Utilities	92	46	35	(11)	(23.9%)	34	2.9%
Furniture & equipment	-	-	3	3	100.0%	-	100.0%
Total materials and services	154	72	112	40	55.6%	58	93.1%

Aquatic Centre cont.	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
<i>Other expenses</i>							
Advertising	-	-	2	2	100.0%	1	100.0%
Insurance	14	7	2	(5)	(71.4%)	6	(66.7%)
Communications	4	4	4	-	0.0%	4	0.0%
Bank fees and charges	-	-	1	1	100.0%	1	0.0%
Cost of goods sold	40	14	14	-	0.0%	16	(12.5%)
Other sundry expenses	2	1	1	-	0.0%	-	100.0%
Total other expenses	60	26	24	(2)	(7.7%)	28	(14.3%)
<i>Depreciation</i>	134	67	82	15	22.4%	74	10.8%
Total Expenses	549	231	330	99	42.9%	242	36.4%
Net result for the period	(465)	(200)	(296)	(96)	(48.0%)	(221)	(33.9%)

Blue Derby Mountain Bike Trails⁴

Operating Results

For the period ended

31 December 2023

	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
Operating Income							
<i>User charges</i>							
Camping fees	-	-	19	19	100.0%	15	26.7%
Shower & laundry fees	-	-	6	6	100.0%	7	(14.3%)
Sponsorships	-	-	-	-	0.0%	29	(100.0%)
Commissions	-	-	9	9	100.0%	4	125.0%
Total user charges	-	-	34	34	100.0%	55	(38.2%)
<i>Grants & contributions</i>							
Contributions received	119	29	28	(1)	(3.4%)	27	3.7%
Total grants & contributions	119	29	28	(1)	(3.4%)	27	3.7%
<i>Other income</i>							
Reimbursements	-	-	1	1	100.0%	6	(83.3%)
Merchandise sales	-	-	-	-	0.0%	6	(100.0%)
Accomm. income	-	-	49	49	100.0%	13	276.9%
Total other income	-	-	50	50	100.0%	25	100.0%
Total Operating Income	119	29	112	83	286.2%	107	4.7%
Expenses							
<i>Employee costs</i>							
Wages	394	197	221	24	12.2%	162	36.4%
Wages – Amenities	-	-	9	9	100.0%	9	0.0%
Overtime	9	4	2	(2)	(50.0%)	2	0.0%
On-costs	73	37	45	8	21.6%	37	21.6%
Total employee costs	476	238	285	47	19.7%	210	35.7%
<i>Materials and services</i>							
Contractors	259	171	162	(9)	(5.3%)	23	604.3%
Materials	86	10	11	1	10.0%	13	(15.4%)
Tools & equipment	-	-	5	5	100.0%	-	100.0%
Plant hire (internal)	-	-	29	29	100.0%	23	26.1%
Total material and services	345	181	207	26	14.4%	59	250.8%

⁴ Includes income and expenditure from Blue Derby MTB, Camping and shower facilities at Derby Park & Trailhead and MTB events held within the financial year.

Blue Derby cont.	Current Financial Year					Prior Financial Year	
	Annual Budget	YTD Budget	YTD Actual	Budget Variance	Budget Variance	YTD Actual	YTD Variance
	\$'000	\$'000	\$'000	\$'000	%	\$'000	%
<i>Other expenses</i>							
Communications	-	-	3	3	100.0%	2	50.0%
Insurance	1	1	1	-	0.0%	1	0.0%
Other sundry expenses	-	-	12	12	100.0%	4	200.0%
BDF contribution	125	125	125	-	0.0%	-	100.0%
Accommodation expenses	-	-	49	49	100.0%	12	308.3%
Marketing	-	-	-	-	0.0%	18	(100.0%)
Total other expenses	126	126	190	64	50.8%	37	
<i>Depreciation</i>	-	-	-	-	0.0%	-	0.0%
Total Expenses	947	545	682	137	25.1%	306	122.9%
Net result for the period	(828)	(516)	(570)	(54)	10.5%	(199)	(186.4%)

Capital Works Summary

For the period ending

31 December 2023

	Actual Year to Date	Project Budget	Variance	Budget Utilised
	\$'000	\$'000	\$'000	%
Bridges	457	749	292	61.0%
Roads	2,757	4,636	1,879	59.5%
Footpaths	80	254	174	31.4%
Stormwater	138	603	465	22.9%
Buildings & Land	307	984	677	31.2%
Land Improvements	209	2,032	1,823	10.3%
Plant & Equipment	313	937	623	33.4%
IT	39	146	107	26.5%
Total Capital Works	4,299	10,341	6,041	41.6%

The Infrastructure team has continued to perform strongly this quarter with 41.6% of the capital budget utilised for the 6 months ended 31 December 2023. Most project completion historically occurs during the second quarter onwards and the infrastructure team remain confident that the majority of the 2023/24 capital program, including carry forward items, is on track for delivery this financial year.

The majority of capital spend under bridges relates to the upgrade of Bridge 1515 Maurice Road and Bridge 1617 Duncraggen Road which are now both completed. The majority of the capital spend under roads relates to works completed on Golconda Road and Gillespies Road during the period.

Known projects that will be carried forward into the 2024/25 financial year include:

- Rail Trail (Scottsdale to Lilydale section)
- Bridge 1572 Haas Road / Frenches Creek, Legerwood

Recommendation

That Council receive the Financial Report for the period ended 31 December 2023.

Purpose

The purpose of this agenda item is to provide Council with a quarterly report on the costs and revenue streams of the Blue Derby Mountain Bike Trails (MTB) and any significant adverse events relating to the performance of the Memorandum of Understanding (MoU) with the Blue Derby Foundation (the Foundation).

Background

The following recommendation was adopted by Council on 18 September 2023:

“That Council be provided with a quarterly report in October 2023, January 2024, April 2024 and July 2024 on the costs and revenue streams of Blue Derby MTB and any significant adverse events relating to the performance of the Memorandum of Understanding with the Blue Derby Foundation.”

In the September 2023 quarterly update presented at the 16 October 2023 Council Meeting, Council Officers noted the timeframe proposed by Council of the supply of financials in the month following the quarter puts pressure on both Council and the Foundation. Council Meetings are the third Monday of every month, and the Council Meeting agenda must be provided publically the week prior. This gives Council and the Foundation less than two weeks to finalise the quarterly report. It was therefore recommended to Council that a quarterly report is provided to Council in February 2024, May 2024 and August 2024. This recommendation was adopted by Council in the October 2023 Council Meeting.

Planning, Environment and Statutory Requirements

Local Government Act, Part 8, Division 1

Risk Management

The MoU was developed alongside a legally binding Deed of Assignment (DoA), which allows the Foundation the full use of the Blue Derby brand and intellectual property to maximise fundraising. The MoU and DoA clearly establishes accountability and responsibilities for both the Council and the Foundation. This includes the ability for Council to revoke the agreements if the Foundation does not meet its obligations.

Strategic and Annual Plan

- Annual Plan, Activity 9, Blue Derby Transition
- Strategic Plan 2023-2032 - Imperative 9.4

Community Considerations

The intent of the agreement between Council and the Foundation was to maximise community involvement, increase transparency and accountability of the Blue Derby mountain bike operations to ensure the model is sustainable into the future. The key objective is for the Foundation and Council to work closely together to maximise fundraising activities and to protect the Blue Derby brand to ensure Blue Derby stays at the top of world mountain biking.

Financial and Asset Management Implications

Council's 2023/24 Budget Estimates included a \$125,000 allocation to the Foundation at the start of 2023/24 to assist with the transition of the Blue Derby operations from Council to the Foundation. This funding was granted to assist the Foundation with staffing to deliver the agreed programs. The Foundation expect to contribute \$90,000 back to Council by the end of the 2023/24 financial year. The overall net impact to the overall 2023/24 budget estimates, excluding trail maintenance costs, is expected to be a net cost of \$35,000.

Officer's Comments

The Foundation was incorporated in early 2020 as a not for profit charitable entity with a primary purpose of raising funds to enhance the township of Derby, including the maintenance of the trail network to a world class standard and promoting the uniqueness of Derby.

Council passed a resolution on 20 March 2023 to endorse a MoU, and a legally binding DoA, formalising the transfer of the following Blue Derby operations from Council to the Foundation:

- a. The licensing and commercialisation of the Blue Derby Brand / intellectual property;
- b. The acquisition and management of commercial sponsorships of Blue Derby;
- c. The management of all Blue Derby marketing and social media; and
- d. Assume responsibility for Blue Derby endorsed events and other fundraising initiatives.

Up to the 20 March 2023 Council Meeting, Council managed all aspects of the Blue Derby operations, including trail build, trail maintenance, marketing, social media and website administration, sponsorship and brand commercialisation. Outside of the dedicated trail maintenance crew, all other Blue Derby operations were administered by Council Officers as part of existing roles. This was not a sustainable model going forward and one of the catalysts for the MoU and DoA.

It should be recognised that the Blue Derby mountain bike trails are a world class asset and this agreement between Council and the Foundation was intended to ensure the legacy of the trails is protected inter-generationally.

Update from the Foundation for the December 2023 Quarter:

- **Blue Derby Sponsorship Program** - The launch of the new sponsorship program has been received well by business and Short-Term Accommodation (STA) providers. Attached is the Foundation's Project Officer report outlining the current commitments for 12 and those still in negotiation.

The uptake in STA's has not been as strong as we had hoped, some of the limiting factors are:

- Decrease in bookings 2023/24 as compared to 2022/23 (less revenue);

- Increase in Council rates;
- High Interest rates on loans

The Foundation are working with the providers to come up with an acceptable model that fits within their current budgets, it is generally the single dwelling with 4 - 6 beds. The Foundation are also developing a program for smaller businesses to be able to participate in the program at around the \$1,000 per year level.

- **Blue Derby Booking Platform** - The rate of listing has been steady with a steady amount of bookings. The Foundation will be heavily promoting the platform through town and STAs with a QR code directing current visitors to the site to make their next booking.

Limiting factors for listing on the platform:

- Challenges with Pinned Property management properties current channel manager;
 - RACT insured properties can only be listed on Airbnb. They will not be covered by RACT if listed on other platforms.
- **Larger Sponsorships** – The Foundation are currently negotiating with the following to set up larger sponsorships and partnerships:
 - Woolnorth Renewables
 - Dulux Paints
 - ACEN (North East Wind)
 - **Camping Fees** - The amount for revenue raised through camping fees has been good with over \$8,000 taken in January 2024. An opportunity was missed with the camping at the trailhead not having any facility for payment. The Foundation would recommend that in the future powered sites with a method of pre-booking would be suited to this area as there is clearly a demand for powered sites that can be pre-booked with a higher fee.
 - **Tap Stations** - The tap stations continue to provide steady income. The Foundation will also be placing posters around town and in the STAs with a QR code to be able to donate.
 - **Website** - The Foundation will launch a new website later this month, delivery of the new website has taken longer than expected due to getting the business listing correctly set up to meet expectations of new sponsorships.
 - **New Roles** – The Foundation will be looking to employ a part time social media and marketing manager after the next general meeting of members and the new board is elected. They will work alongside the current Project Officer.
 - **General Outlook** - Season 2023/24 has been a little slower than previous year, mainland visitors has been slightly down. The local visitors remain strong as is evidence from the popularity of the campground. Forward bookings for next season are strong and with the upgrade of the Blue Tier and other trails within the network there is a renewed excitement in the town.

There will be a general meeting of the members on the 16 February 2024 to elect 4 new directors to the board. Three current directors (Kate Brown, Angus McLarty and Chris Cafe) will be stepping down. Kate and Chris will be re-nominating. It is anticipated another 8 nominations will be received to fill the positions.

The full report provided by the Blue Derby Foundation Chair can be found in the [attachments](#), along with the Project Officer report on sponsorships. At the time of writing this report, financials were being finalised by the Foundation for presentation at their 16 February Annual General Meeting.

Update from the Council for the December 2023 Quarter:

- Item 30/24 - *Quarterly Financials | Period Ended 31 December 2023* earlier in this agenda includes financials from Council's side maintaining the Blue Derby trail network. The cost to 31 December 2023 is a loss of \$570,000 compared to a budget of \$516,000. The full year budgeted loss for Council for trail maintenance is \$828,000. This amount includes the first comprehensive refurbishment of the iconic Blue Tier since opening in 2016, with \$234,000 included in this year's budget. This expense is not annually recurring.
- Hazy Days was opened in late December, marking the completion of the last major work connected to the slip rehabilitation. This new trail is strategically key for the Blue Derby mountain bike network. It extends the green trail offering for beginner to intermediate riders and will aid in attracting more family visitors into the region. Hazy Days is the first green flow trail on the network and expands the network offering to a larger demographic.
- Work continues on the iconic Blue Tier trail, with World Trail contractors progressing past the halfway mark on the trail. Council expect World Trail to continue operating until late Feb / early March 2024.
- Council continues to work towards developing a policy position in relation to Blue Derby Shuttle Operators with data collection occurring on Cascade Dam Road and a trial shuttle parking format in place.
- Routine summer maintenance work has begun on the trail network, with regular summer rains meaning time being committed to trail side vegetation trimming.

Recommendation

That Council receive the Blue Derby Mountain Bike Trails – December Quarterly Update.

Purpose

The purpose of this agenda item is to update the community on the progress of the Priority Projects Plan 2023 - 2025.

Background

The Priority Projects Plan (the Plan) was endorsed in the 20 November 2023 Council Meeting. The Plan was prepared by drawing upon years of experience and knowledge garnered through Council operations and numerous community discussions and meetings. Its content pivots directly from Council's Strategic Plan 2023 – 2032 and the 2023/24 Annual Plan, as well as various strategic and planning related documents prepared across all levels of government. The Plan therefore takes a holistic view of needs and opportunities for Dorset while aligning closely with the four identified Strategic Plan 2023 – 2032 focus areas (pillars).

There are six major project areas listed under the Plan. Each of these project areas identify key investment opportunities and preferences that will have a transformational impact across one or more of the four strategic pillars. In essence, the Plan has been established to pronounce Dorset's priorities for grant funding, advocacy and election commitments, along with providing a starting point for regional collaborations. The Plan will be reviewed every two years to ensure listed priorities remain contemporary.

In December 2023, Dorset Council entered into a trial membership with the Northern Tasmanian Development Corporation (NTDC). The NTDC is the regional development body for northern Tasmania and is tasked with growing northern Tasmanian prosperity through economic development, regional collaboration, advocacy and communications. As part of this membership, Dorset Council has submitted three projects from the Plan that have regional significance and one that has state significance. The three regionally significant projects include Golconda Road redevelopment, North East Rail Trail Stage 3 and Derby Master Planning (also noted as a project of state significance). These projects will be listed and advocated for on behalf of Council by the NTDC.

Planning, Environment & Statutory Requirements

Each priority project will have plans that will deal with planning, environment and statutory requirements on a project level.

Strategic and Annual Plan

- Strategic Plan 2023 – 2032 – Imperative 9.3
- Annual Plan 2023/24 – Activity 13

Financial & Asset Management Implications

The Plan outlines several unfunded initiatives that will require a level of external funding to Council.

Community Considerations

Prior to adoption of the initial Plan, Council undertook community consultation for a period of 28 days, during which submissions were invited, with 19 received. Submissions received were considered and incorporated, where appropriate, into the final Plan which was adopted in November 2023, or incorporated across other planning and asset management strategies and processes.

Council's priority project updates can be viewed by the community on Council's website under the [Building, Planning and Projects](#) tab.

Officer's Comments

Since adoption of the Plan on 20 November 2023, 14 of the identified 25 priority projects have been commenced with varying stages of completion.

Advocacy

- PPP#1: Sideling – Stage 2 – Discussions are ongoing with the Department of State Growth.
- PPP#2: Community Health and Wellbeing - Council continues to advocate for this project with discussions continuing with key community drivers in regards to the potential for a Community Hub to be located within Scottsdale.

Road Infrastructure

- PPP#6: Golconda Road – Sections 7 & 8 - Funding application submitted 7 December 2023. Golconda Road identified as a Regional Priority Project (NTDC).
- PPP#8: Gillespies Road – Construction commenced. Funding acquired through Safer Rural Roads Project.

Recreational Infrastructure

- PPP#10: North East Recreational Trail - Updated costings and business case are currently being prepared. Project identified as a Regional Priority Project (NTDC).
- PPP#11: Scottsdale Bike Park - Concept designs are currently being sourced. Once complete these will be showcased to the community.
- PPP#12: Gladstone Dirt Jumps - Discussions are commencing with the community to determine concept plans.
- PPP#13: Scottsdale Sporting Precinct - Initial planning has commenced with a Sporting Facility Plan to be completed by a consultant over the course of the next 2 months. Council are working closely with the NTDC on this project.
- PPP#14: Playground Facility Audit - Project complete. Report to be presented to Council in March 2024. Funding acquired to implement some of the recommendations (Dorset Playground Project – Open Spaces Grant Funding).

Waste Management:

- PPP#16: Green Waste Management - Strategy under development. Due March 2024.

Community Master Planning:

- PPP#17: Scottsdale – Structure Plan drafted and out for consultation.
- PPP#18: Bridport – Structure Plan to commence in April.
- PPP#19: Derby – Structure Plan drafted and out for consultation. Master planning is in the planning and development stage. Following discussion with the NTDC and key tourism stakeholders, the Derby Master Planning was determined to be a project of State significance as well as a Regional Priority Project (NTDC). Derby has become the mountain biking mecca of Tasmania, attracting in excess of 60,000 visitors annually and contributing at least \$30 million per annum to the local economy. It has been the catalyst for driving the momentum of mountain bike expansion across Tasmania. The master planning exercise will establish a best practice approach to communities across the state and ensure that Blue Derby remains one of the top mountain biking destinations in the world. Council have committed \$30,000 for master planning in the 2023/24 budget estimates which has been utilised by Council Officers for project scoping and request for quotes for a Mountain Bike Precinct Strategy. The scoping work to date indicates that master planning should include a Mountain Bike Precinct Strategy, infrastructure review, structural planning (land supply review), marketing plan and economic and social impact study. To ensure Blue Derby is protected and adequate investment is made into the future, additional funding of \$500,000 from external sources is sought by Council. Council has reached out to political parties in an attempt to attain an election commitment.
- PPP#20: Facilities – Pedestrian Crossings Project funding application to be submitted end of February 2024. It is also recommended the Plan is updated to include Bridport Main Street as part of the project scope.

The Plan is a living document and will continue to be updated as further information and costings are identified. Updates to the plan are listed at the end of the document and the Plan will be version controlled for all changes on-going on the last page of the Plan.

The revised Plan (version February 2024) and priority projects update are included in the attachments

Recommendation

That Council:

1. note the progress report in relation to the Priority Projects Plan;
2. authorise the Priority Projects Plan project 19 to be updated for the Derby Master planning external funding request of \$500,000;
3. authorise the Priority Projects Plan project 20 scope to be updated to include Bridport Main Street; and
4. note that the community can follow Priority Project Updates on Council's website under Building, Planning and Projects / Major Projects.

Recommendation

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:

CLOSED SESSION AGENDA ITEM

Purpose

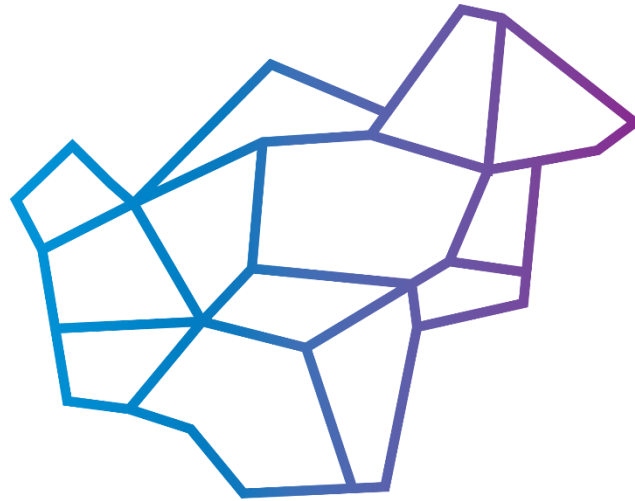
The purpose of this agenda item is to seek approval from Council to provide remission of the Varied General Rate for properties identified in accordance with Section 129 of the *Local Government Act 1993*.

This item is considered in closed session in accordance with Regulation 15 (2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*

“15 (2)(g):

information of a personal and confidential nature or information provided to the council on the condition it is kept confidential”

Time Meeting Closed:



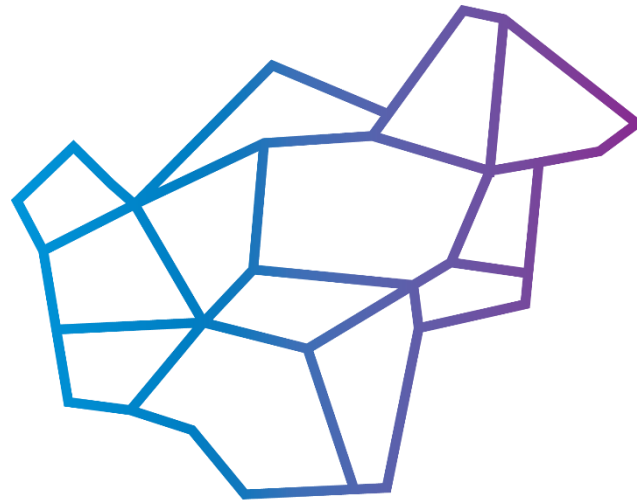
dorset
C O U N C I L

Ordinary Council Meeting

Agenda Attachments

19 February 2024

it's in the making



dorset
C O U N C I L

UNCONFIRMED
Minutes

Council Meeting

22 January 2024

Council Chambers

it's in the making

Contents

Item 1/24	Confirmation of Ordinary Council Meeting Minutes – 18 December 2023 _____	3
	DECISION	3
Item 2/24	Confirmation of Council Meeting Closed Session Minutes 18 December 2023 _____	4
	DECISION	4
Item 3/24	Confirmation of Agenda _____	4
	DECISION	4
Item 4/24	Declaration of an Interest of the Commissioner or Close Associate _____	4
Item 5/24	Commissioner Communications _____	4
Item 6/24	Management Team Briefing Report _____	5
	DECISION	5
Item 7/24	Council Workshops Held Since Last Council Meeting _____	6
Item 8/24	Applications for Leave of Absence _____	6
Item 9/24	Public Question Time _____	6
Item 10/24	Deputations _____	8
Item 11/24	Commissioner Question Time _____	8
Item 12/24	Notices of Motion by the Commissioner _____	10
Item 13/24	Bridport Seaside Caravan Park Quarterly Report – Period Ended 31 December 2023 _____	10
	DECISION	11
Item 14/24	New Policy No. 60 – Dealing with Unreasonable Customer Conduct _____	11
	DECISION	11
Item 15/24	Local Government Association of Tasmania Year in Review _____	11
	DECISION	12
Item 16/24	2023/24 Annual Plan December Quarterly Report _____	12
	DECISION	12
Item 17/24	Appointment of Municipal Coordinator Presentation _____	12
	Time Meeting Closed: 6:45 pm _____	13



Council Meeting Minutes 22 January 2024

Meeting Opened: 6:00 pm

Present: Commissioner Andrew Wardlaw

General Manager: John Marik, Director – Infrastructure: Michael Buckley, Finance Manager: Allison Saunders, Administration Manager: Lauren Tolputt, Executive Assistant: Sarah Forsyth

Apologies: Assistant General Manager / Director – Community & Development: Rohan Willis

Acknowledgement of Country

Dorset Council acknowledges the deep history and culture of the First People who were the traditional owners of the lands and waterways where we live and work. We acknowledge the clans-people who lived here for over a thousand generations on the Country where Scottsdale is built and throughout the area we know as the north east region.

Dorset Council acknowledge the present-day Aboriginal custodians and the inclusive contribution they make to the social, cultural and economic essence of the municipality.

Item 1/24 **Confirmation of Ordinary Council Meeting Minutes – 18 December 2023**
Ref: DOC/23/15724

The Chair reported that he had viewed the minutes of the Ordinary Meeting held on Monday, 18 December 2023 finds them to be a true record and recommends that they be taken as read and signed as a correct record.

DECISION

MOVED / SECONDED: Commissioner Wardlaw

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on 18 December 2023 having been circulated to the Commissioner, be confirmed as a true record.

CARRIED: COMMISSIONER

The Chair to advise if there are any questions in relation to the Closed Session Minutes that would require them to be discussed in Closed Session.

Item 2/24 **Confirmation of Council Meeting Closed Session Minutes 18 December 2023**
Ref: DOC/22/15725 & DOC/23/15726

The Chair reported that he had viewed the minutes of the Ordinary Meeting Closed Session held on Monday 18, December 2023, finds them to be a true record and recommends that they be taken as read and signed as a correct record.

DECISION

MOVED / SECONDED: Commissioner Wardlaw

That the Minutes of Proceedings of the Dorset Council Meeting Closed Session held on 18 December 2023, having been circulated to the Commissioner, be confirmed as a true record.

CARRIED: COMMISSIONER

Item 3/24 **Confirmation of Agenda**

DECISION

MOVED / SECONDED: Commissioner Wardlaw

That Council confirm the Agenda and order of business for the 22 January 2024 Council Meeting.

CARRIED: COMMISSIONER

Item 4/24 **Declaration of an Interest of the Commissioner or Close Associate**

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

INTEREST DECLARED

Nil

Item 5/24 **Commissioner Communications**

Commissioner Wardlaw's Calendar | 14 December 2023 – 17 January 2024

December 2023

- 14 Meeting with Assistant General Manager, Branxholm
- 18 Scottsdale High School Year 9/10 Presentation Assembly, Scottsdale
- 18 Meeting with North Eastern Advertiser Editor, Council Chambers
- 18 December Council Meeting, Council Chambers
- 19 Meeting with ratepayer, Bridport

- 19 Winnaleah District High School Presentation Evening, Winnaleah
- 20 North Eastern Advertiser Christmas Celebration with General Manager, Mechanics Hall, Scottsdale
- 20 Council Christmas Barbecue, Northeast Park

January 2024

- 9 Meeting with ratepayer, Council Chambers
- 15 Weekly meeting with Management Team, Council Chambers
- 15 Meeting with ratepayer with General Manager, Council Chambers
- 16 Scottsdale Aquatic Centre visit with General Manager, Scottsdale
- 16 Special Briefing Workshop – Dealing with Unreasonable Customer Conduct Policy community consultation review, Council Chambers
- 16 Meeting with ratepayer, Council Chambers
- 17 Meeting with ratepayer with Director – Infrastructure, Legerwood
- 17 Meeting with ratepayer, Ringarooma
- 17 Dorset Australia Day award recipients' discussion, Council Chambers

Item 6/24 Management Team Briefing Report

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

Recommendation

That Council: Commissioner Wardlaw

1. receive and note the community updates on rural road lighting and the speed reduction on streets within the Northbourne Park retirement village precinct;
2. note the Dorset Council submission on the Managing Conflicts of Interest of Councillors Framework; and
3. receive and note the Management Team Briefing Report.

DECISION

MOVED / SECONDED: Commissioner Wardlaw

That Council:

1. receive and note the community updates on rural road lighting and the speed reduction on streets within the Northbourne Park retirement village precinct;
2. note the Dorset Council submission on the Managing Conflicts of Interest of Councillors Framework; and
3. receive and note the Management Team Briefing Report.

CARRIED: COMMISSIONER

16 January | Special Briefing Workshop

- Draft Policy 60 – Dealing with Unreasonable Customer Conduct | Community Consultation Discussion

Item 8/24**Applications for Leave of Absence**

Nil

Item 9/24**Public Question Time**

The following question was received **on notice** from a member of the public:

Karl Willrath, Scottsdale | 12 January 2024

The Dark triad personality has been recorded in public office which includes psychopathy. As Councillors will quite often attend suicide support groups and learn some of the contributing risk factors i.e. social isolation, being devalued in the eyes of their peers etc. What safeguards have been put in place so the Unreasonable Customer Conduct policy will not or cannot be used with malicious intent and was the office of the Chief psychiatrist consulted in regards to this policy?

Comment, links and points of lobby

[*Psychopathy screening for public leadership*](#)

[*The Relationship among Psychopathy, Emotional Intelligence, and Professional Success in Finance*](#)

[*"Corporate Psychopaths" in Public Agencies?*](#)

Psychopathy in the clinical and Hollywood sense should not be confused. Owing to their nature, I suspect the incidence of psychopathy is higher in local gov relative to state and fed. The trait of fearlessness can be tested and is hard to fake. I would argue that psychopathy should be screened out of elected officials where possible but depending on the specific situation would recommend them as political advisers.

Response from Administration Manager, Lauren Tolputt:

In addition to reducing the risk of psychosocial or physical injuries occurring through exposure to unreasonable customer conduct, other key reasons for the development of the proposed Policy 60 – Dealing with Unreasonable Customer Conduct are:

- To ensure transparency in Council's intended management of unreasonable customer conduct; and
- To ensure that in responding to unreasonable customer conduct, Council adopts a fair and consistent approach that does not unreasonably modify or restrict a customer's access to Council's services and premises.

Council sought submissions from the public in relation to the policy and as a result of that feedback, additional safeguards have been incorporated into the policy which describe how Council will prevent its misuse or overuse. The policy is largely based on a model policy released

by the NSW Ombudsman (which is nearly identical to a model policy currently under development by the Office of Local Government in Tasmania) which would have undergone extensive consultation by the NSW Ombudsman. While the invitation to make submissions on Council's draft policy was not restricted, the Office of the Chief Psychiatrist was not specifically consulted.

The following questions were received without notice from members of the public:

Jeff Jennings, Bridport

The following questions relate to the Planning Scheme and the assessment process that took place in allowing the building of visitor accommodation at 101 Main Street, Bridport.

This is in no way a criticism of any person in the Council or the developer, but an attempt to reveal the inadequacies in a system that allowed this development to proceed.

Under the LUPA Act 1993, a development proposal should "provide for fair and sustainable use of land".

Also under LUPA, the process should "ensure that the effects of the environment are considered and provide for explicit consideration of social and economic effects when decisions are made".

- 1. What definition of "fair" was used in assessing the impact of building a 9m high building less than 2m from a residential property, for example, did the Council or developer enter into any discussion with neighbours with regard to their concerns before the development application was made?*
- 2. What explicit considerations were given to the social and economic impact this building would have on neighbouring properties? For example, was consideration given to the effect this development might have on neighbours mental well-being, privacy and the value of their properties?*
- 3. If the answer to these questions is in the negative, will the Dorset Council include performance criteria in its planning schemes to ensure these problems do not occur again?*

The application failed to meet the acceptable solution 6.8m height in A2, but because of the lack of adequate performance criteria, the development was considered acceptable.

ALL QUESTIONS TAKEN ON NOTICE

Edwina Powell, Springfield

With consideration of the development of the railway station precinct, I would like to know why that hasn't been considered for development rather than the rail trail itself?

There was initially plans for the development of an RV park, developing that up as a good parking area, would have addressed the issues of vandalism of that building and returning to your question Commissioner, my understanding is that the railway station it belongs to the state government and that Dorset Council is the management authority. So the building doesn't belong to us, but we are the managers of that whole area.

I would want to know also why every time there is an update on the planning, that Rotary are considered to be the lead role to develop that area?

I believe it's our role to develop that area and I think it's unfair to leave it to the Rotary. As generous as their offer has been to do work in the area, I think we are the ones that need to take responsibility of ensuring the protection of that building and to prevent the constant deterioration of it.

Response from Commissioner, Andrew Wardlaw:

I hadn't thought about the building until tonight in relation to that, and I don't profess to understand the Rail Corridor Act and I am sure if Rohan was here, I'd have a better understanding. I'm not sure that the building would come under the same banner as a rail corridor or not, it might be somewhat outside the corridor, but we will take that on notice. I'm sure that the General Manager will, in the question we've taken of notice, explore that avenue and just work out whether that is considered part of it or not.

Response from General Manager, John Marik:

So it's not an either or between the rail trail and that rail corridor where the building is, we're looking at both, and Rotary have put their hand up and are passionate about the building. As far as that surrounding land, and this includes the whole recreation ground precinct, we're looking at a sporting precinct study that we're going to do through the Northern Tasmania Development Corporation to come up with a plan for all sporting precincts, but one of the key focus areas is that Scottsdale Recreation Ground and that includes what the rail corridor will look like.

Some of the concepts that we are looking at for that rail corridor area surrounding that railway building is additional parking for the pool, we've been in discussions that there might be some RV parking in that area. If you remember, we went out for consultation in regards to the Northeast Park bike park and I'd say the majority of the feedback received said that was the wrong spot. So what we've done is stage one is a kids skills park which we're looking to locate at Anzac Park and stage two - the bike park jumps track - we're thinking is probably in that rail corridor area as well, along with some parking, etc. So there are various concepts Council are looking at, but nothing's finalised. It's just initial discussions, and then Council will go out to the community with some of these concepts.

Item 10/24 Deputations

Nil

Item 11/24 Commissioner Question Time

The following questions were received on notice from the Commissioner:

Commissioner Andrew Wardlaw | 8 January 2024Preamble

On 7 November 2023 the Dorset Coastal Working Group expressed serious concern about an "oversize" caravan being given priority status on the foreshore. This issue was also raised at the Bridport Lions Club on the 7 November 2023. It is my understanding that the improvements relate to Site 86.

Subsequent to my enquiry's it was advised that the improvements had been approved in accordance with Policy No 56 - Bridport Seaside Caravan Park - Annual Site Policy.

In an email to the Dorset Coastal Group on 14 November 2023 I advised the following in relation to Site 86:

'Oversized' Caravan on Foreshore: The 'oversized' caravan on the foreshore, located at Site 86, has been an annual site for several years. Until now, it has only been utilised for placing a caravan.

The Council's Bridport Seaside Caravan Park Annual Site Policy (No.56) is in effect and was last reviewed in March 2021. For detailed information, please refer to the policy on the Council's website: <https://www.dorset.tas.gov.au/policies>.

In recent weeks since the site improvements have been fully established, I have received further complaints regarding the conversion of Site 86.

Anecdotally I was advised by a long-term seasonal park user that it had been agreed with the community that sites immediately adjacent to the foreshore track will be preserved for reasonable occupation and not allocated as an annual site. A Bridport resident also suggests "It is generally considered preferable that the vaguely semi-permanent installations are garnered in the 'back rows' and the front row nearest the water is used for the visiting campers that is short term."

These views do not appear to be reflected in Policy No 56 - Bridport Seaside Caravan Park - Annual Site Policy.

Questions

1. What's is the understanding of Council regarding the preservation of sites for only reasonable use adjacent to the foreshore walking track?

Response from Administration Manager, Lauren Tolputt:

Council has no formal position encouraging the preservation of sites adjacent to the foreshore walking track for seasonal use. Per Council's annual plan, Policy 56: Bridport Seaside Caravan Park – Annual Sites is due to be reviewed by 30 June 2024 and any proposed changes to the site structure will be considered during that review. There will be opportunity for stakeholders of the Park (patrons, annual site holders, community members and other users) to engage in that policy review process.

2. How many annual sites are currently allotted adjacent to the foreshore walking track?

Response from Administration Manager, Lauren Tolputt:

Site 86 is the only site directly adjacent to the foreshore walking track.

3. How long has Site 86 been an annual site?

Response from Administration Manager, Lauren Tolputt:

Site 86 has been an annual site since 2015.

4. When were the improvements on Site 86 approved and is the final development in accordance with Policy No 56 - Bridport Seaside Caravan Park - Annual Site Policy?

Response from Administration Manager, Lauren Tolputt:

The temporary structures were approved in December 2023 and those developments are compliant with the guidelines.

The following questions were received without notice from the Commissioner:

In relation to this, I note that we did push back the review of the policy to the last quarter of the 2023/24 Annual Plan. A follow up question through the General Manager to the Administration Manager, when do you see that consultation period opening with the community in relation to the policy? That consultation will most likely allow for the conversation with the community and address some of the issues that I'm raising.

Response from Administration Manager, Lauren Tolputt:

So we anticipate going out for consultation sooner rather than later, with the policy due for review by the end of the fourth quarter. We want to allow ample time to explore some of these issues that are being raised. I would anticipate by the end of February we would be looking at being out for consultation with the community.

A question that has just come to mind is probably for the General Manager. Is that policy, in its interaction with the lease with the Crown, would that have to be considered as well?

Response from General Manager, John Marik:

Yes it would. Officer will have to have a look at what clauses, etc. interact with the policy. We need to make sure that our policy aligns with the requirements of the lease.

Is that lease far away from being executed?

Response from General Manager, John Marik:

It's an upcoming Council Workshop item for discussion.

Item 12/24 Notices of Motion by the Commissioner

Nil

Item 13/24 Bridport Seaside Caravan Park Quarterly Report – Period Ended 31 December 2023

Reporting Officer: Finance Manager, Allison Saunders
Ref: DOC/24/573

Purpose

The purpose of this agenda item is to present a quarterly update to Council on the Bridport Seaside Caravan Park following the implementation of the temporary operating model approved in the August 2023 Council Meeting (Item 129/23).

Recommendation

That Council receive the Bridport Seaside Caravan Park Quarterly Report for the period ended 31 December 2023.

DECISION**MOVED / SECONDED: Commissioner Wardlaw**

That Council receive the Bridport Seaside Caravan Park Quarterly Report for the period ended 31 December 2023.

CARRIED: COMMISSIONER**Item 14/24 New Policy No. 60 – Dealing with Unreasonable Customer Conduct**

Reporting Officer: Administration Manager, Lauren Tolputt

Ref: DOC/24/508 | Policy No. 60: DOC/23/13650

Purpose

The purpose of this agenda item is to adopt the proposed Policy No. 60 – Dealing with Unreasonable Customer Conduct (the Policy).

Recommendation

That Council:

1. adopt proposed Policy No. 60 – Dealing with Unreasonable Customer Conduct;
2. when the Office of Local Government’s model framework is finalised and published, a report will be provided to Council comparing the model policy to Council’s policy and recommending a review of Council’s policy if required; and
3. update the related document section of the Customer Service Charter (Policy No. 18) to include reference to new Policy No. 60.

DECISION**MOVED / SECONDED: Commissioner Wardlaw****That Council:**

1. adopt proposed Policy No. 60 – Dealing with Unreasonable Customer Conduct;
2. when the Office of Local Government’s model framework is finalised and published, a report will be provided to Council comparing the model policy to Council’s policy and recommending a review of Council’s policy if required; and
3. update the related document section of the Customer Service Charter (Policy No. 18) to include reference to new Policy No. 60.

CARRIED: COMMISSIONER**Item 15/24 Local Government Association of Tasmania | Year in Review**

Reporting Officer: General Manager, John Marik

Ref: DOC/24/322 | LGAT Year in Review: DOC/24/325

Purpose

The purpose of this agenda item is to receive and note the Local Government Association of Tasmania’s Year in Review for 2023 report.

Recommendation

That Council:

1. receive and note the Local Government Association of Tasmania's Year in Review for 2023; and
2. acknowledge the Local Government Association of Tasmania for their support and efforts on behalf of the sector during 2023.

DECISION

MOVED / SECONDED: Commissioner Wardlaw

That Council:

1. receive and note the Local Government Association of Tasmania's Year in Review for 2023; and
2. acknowledge the Local Government Association of Tasmania for their support and efforts on behalf of the sector during 2023.

CARRIED: COMMISSIONER

Item 16/24

2023/24 Annual Plan | December Quarterly Report

Reporting Officer: General Manager, John Marik

Ref: DOC/24/457 | December Report: DOC/23/12705

Purpose

The purpose of this agenda item is to update Council and the community on progress of the 2023/24 Annual Plan as at 31 December 2023.

Recommendation

That Council receive and note the attached 2023/24 Annual Plan - December Quarterly Report.

DECISION

MOVED / SECONDED: Commissioner Wardlaw

That Council receive and note the attached 2023/24 Annual Plan - December Quarterly Report.

CARRIED: COMMISSIONER

Item 17/24

Appointment of Municipal Coordinator Presentation

Appointment Ref: DOC/23/15195

The Commissioner, Mr Andrew Wardlaw presented Director – Infrastructure, Mr Michael Buckley with his Certificate, appointing him as Municipal Coordinator for Dorset for a three year period, as endorsed by Minister for Police, Fire and Emergency Management, Hon. Felix Ellis, dated 4 December 2023.

Time Meeting Closed: 6:45 pm

Minutes Confirmed: 19 February 2024

Minute No.

.....
Commissioner

Minister for Housing and Construction
Minister for Local Government
Minister for Sport and Recreation
Minister for Stadia and Events

Level 5, 4 Salamanca Place, HOBART TAS 7000 Australia
GPO Box 123 HOBART TAS 7001 Australia



Attachment Item 21

15 JAN 2024

Mr Andrew Wardlaw
Commissioner
Dorset Council Board of Inquiry
commissioner@dorset.tas.gov.au

Dear Mr Wardlaw

I am writing to you regarding the reporting date of the Board of Inquiry into the Dorset Council. As you are aware, the Terms of Reference for the Board of Inquiry require the Board to submit a report on its findings and recommendations to me by the 28 February 2024.

The Board has recently provided me with an update on the progress of their inquiry. I have been advised that there has been a significant number of submissions received by the Board, which has necessitated a considerable appearance process to examine the issues raised. It is anticipated that this process will continue into February 2024.

The Board has an obligation to ensure that it provides procedural fairness to any persons who may be the subject of an adverse finding, including ensuring that such persons have an adequate opportunity to respond. This means that the Board's broader investigation is not expected to be completed until the end of March 2024.

Considering the implications this has for the Board's ability to meet the reporting date, I have agreed to extend the due date of the Board's report on its findings and recommendations to 30 April 2024. I am confident that this will provide the Board with the requisite time to thoroughly investigate all significant issues raised through its investigation and provide its report to me.

I have amended and reissued the Terms of Reference to reflect this, and these will be published shortly. No other changes to the Terms of Reference have been made.

Thank you for your continued cooperation and assistance with this process.

Yours sincerely

Hon Nic Street MP
Minister Local Government

DORSET COUNCIL – Planning Approvals

1 January 2024 to 31 January 2024

DEV-2023/152	Chris Triebe & Associates Town Planning Services Ltd 75 Chaffey ST GLADSTONE	Lodged 22/11/2023	Construction of two visitor accommodation units
		Value of Works - \$200,000	Determined APPD on 05/01/2024
SUB-2023/1306	Mr M J Benson 37 Henry ST BRIDPORT	Lodged 23/11/2023	Subdivision (1 Lot into 3 Lots) and construction of vehicle crossings
			Determined APPD on 17/01/2024
DEV-2023/157	MDC Design and Drafting 162 Nabowla RD NABOWLA	Lodged 06/12/2023	Construction of a single dwelling (with relaxation of frontage setback and scenic protection code standards)
		Value of Works - \$200,000	Determined APPD on 18/01/2024
DEV-2024/1	Ms R K Nothrop 32 Walter ST BRIDPORT	Lodged 16/01/2024	Conversion of garage to a secondary residence, and change of use to existing house (residential)
			Determined APPD on 16/01/2024
DEV-2024/6	Mr A H Wilson Hanna 38 Main ST LEGERWOOD	Lodged 19/01/2024	Change of use to residential
			Determined APPD on 30/01/2024

DORSET COUNCIL – Building Approvals

1 January 2024 to 31 January 2024

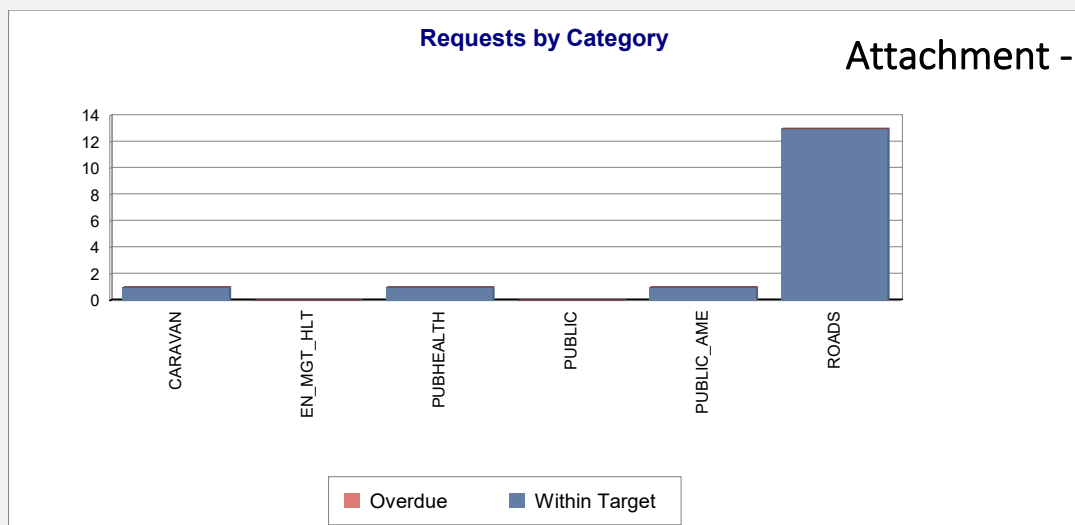
OTH-2023/90	S Group 11 Bentley ST BRIDPORT	Lodged 22/09/2023 Value of Works - \$750,000	New Dwelling x 3 Determined APPR on 15/01/2024
OTH-2023/98	Design to Live 178 Westwood ST BRIDPORT	Lodged 17/10/2023 Value of Works - \$650,000	New Dwelling Determined APPR on 08/01/2024
OTH-2023/115	Bison Constructions 61 West Minstone RD SCOTTSDALE	Lodged 17/12/2023 Value of Works - \$60,000	Farm Shed Determined APPR on 02/01/2024
OTH-2023/116	MDC Design and Drafting 29 Henry ST BRIDPORT	Lodged 17/12/2023 Value of Works - \$40,000	Shed Determined APPR on 02/01/2024
OTH-2023/117	Optimo Awnings 51 West Minstone RD SCOTTSDALE	Lodged 17/12/2023 Value of Works - \$37,810	Awning Determined APPR on 02/01/2024
OTH-2023/118	Mana Architects 20 Coplestone ST SCOTTSDALE	Lodged 18/12/2023 Value of Works - \$49,000	Low Level Deck Determined APPR on 02/01/2024
OTH-2023/119	Bison Constructions 34847 Tasman HWY SCOTTSDALE	Lodged 18/12/2023 Value of Works - \$50,000	Construction Factory with Offices Determined APPR on 15/01/2024

OTH-2023/120	TCP Building Design Muskfield RD JETSONVILLE	Lodged 18/12/2023 Value of Works - \$30,000	Farm Shed Determined APPR on 15/01/2024
OTH-2023/126	Mr L Hooper 78 Rosier RD RINGAROOMA	Lodged 18/12/2023 Value of Works - \$495,000	Farm Dairy Shed Determined APPR on 08/01/2024
OTH-2023/127	Hotondo Homes Launceston 31 Emma ST BRIDPORT	Lodged 18/12/2023 Value of Works - \$25,000	Spa Determined APPR on 02/01/2024
OTH-2023/128	My Build Collective 82 West Maurice RD RINGAROOMA	Lodged 18/12/2023 Value of Works - \$350,000	Additions to existing dwelling - 1 storey Determined APPR on 09/01/2024
OTH-2023/129	Mr J E Unwin 91 Cuckoo RD CUCKOO	Lodged 18/12/2023 Value of Works - \$135,000	Farm Storage Shed Determined APPR on 02/01/2024

DORSET COUNCIL – Plumbing Approvals

1 January 2024 to 31 January 2024

OTH-2023/90	S Group 11 Bentley ST BRIDPORT	Lodged 22/09/2023 Value of Works - \$750,000	New Dwelling x 3 Determined APPR on 15/01/2024
SP-2023/98	Design to Live 178 Westwood ST BRIDPORT	Lodged 17/10/2023 Value of Works - \$650,000	New Dwelling Determined APPR on 08/01/2024
SP-2023/126	Mr L Hooper 78 Rosier RD RINGAROOMA	Lodged 18/12/2023 Value of Works - \$495,000	Farm Dairy Shed Determined APPR on 08/01/2024
OTH-2023/119	Bison Constructions 34847 Tasman HWY SCOTTSDALE	Lodged 18/12/2023 Value of Works - \$50,000	Construction Factory with Offices Determined APPR on 15/01/2024



Customer Request Summary by Category

For period 01/01/2024 to 31/01/2024

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 08/02/2024 11:55:29AM

Major / Minor Category	New Requests Received	Total requests closed this period	Closed Within Target	%	Closed, but Over Target	%	Open Within Target	Open, but Over Target
Caravan Parks	2	1	1	100%	0	0%	1	0
Caravan Parks Maintenance	2	1	1	100%	0	0%	1	0
Environmental Management and Health	1	0	0	0%	0	0%	1	1
Noise Pollution	1	0	0	0%	0	0%	1	1
Public Health	1	1	1	100%	0	0%	0	0
Water Safety	1	1	1	100%	0	0%	0	0
Public	11	0	0	0%	0	0%	11	11
Online Enquiries	11	0	0	0%	0	0%	11	11
Public Amenities	2	1	1	100%	0	0%	0	0
Public Amenities Maintenance	2	1	1	100%	0	0%	0	0
Roads	21	13	13	100%	0	0%	7	0
Roads Rural - Kerb & Gutter Maintenance	2	1	1	100%	0	0%	1	0
Roads Rural - Maintenance	6	4	4	100%	0	0%	2	0
Roads Rural - Shoulder Maintenance	1	0	0	0%	0	0%	1	0
Roads Rural - Spraying/Pest Plant Control	1	0	0	0%	0	0%	1	0
Roads Rural - Tree/Vegetation Maintenance	1	1	1	100%	0	0%	0	0
Roads Rural - Verge Mowing/Slashing	2	2	2	100%	0	0%	0	0
Stormwater Maintenance	2	2	2	100%	0	0%	0	0
Roads Urban - Footpath Maintenance	2	1	1	100%	0	0%	0	0

For period 01/01/2024 to 31/01/2024

Double click onto the Minor Category to access Request detail

Dorset A7 *live*

Report Created: 08/02/2024 11:55:38AM

Major / Minor Category	New Requests Received	Total requests closed this period	Closed Within Target	%	Closed, but Over Target	%	Open Within Target	Open, but Over Target
Roads	21	13	13	100%	0	0%	7	0
Roads Urban - Maintenance	3	1	1	100%	0	0%	2	0
Roads Urban - Spraying/Pest Plant Control	1	1	1	100%	0	0%	0	0
GRAND TOTAL	38	16	16	100%	0	0%	20	12

PLANNING APPLICATION - PLA/2024/002
HOTEL INDUSTRY USE – BAR WITH ASSOCIATED INDOOR GOLF SIMULATOR ENTERTAINMENT
ASSESSMENT REPORT

Purpose

The purpose of this report is for Council to determine a planning application submitted by Mr N J Betts and Ms E K Simons for the use of a building located at 6/85 Main Street, Bridport for an indoor golf simulator and bar.

Background

Location

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

Subject Land	Owner	PID	Folio of the Register
Unit 6 85 Main Street, Bridport	Elephant Rock Properties Pty Ltd	7563914	58300/6

Applicant

The applicant for the proposal is Mr N J Betts and Ms E K Simons.

Planning Controls

The planning application is assessed against all applicable provisions of the *Tasmanian Planning Scheme* incorporating the *Dorset Local Provision Schedules* (**'the Scheme'**).

Statutory Timeframes

Date Received as Valid:	16 January 2024
Section 54 Request for Further Information:	N/A
Section 54 Request for Additional Information satisfied:	N/A
Advertised:	19 January 2024
Closing date for representations:	4 February 2024
Revised plans submitted:	N/A
Extension of time granted:	N/A
Extension of time granted:	N/A
Decision due:	27 February 2024

The Site

The subject site is Unit 6 85 Main Street, Bridport which is one of ten units in a two storey strata complex that is located on the corner of Henry Street along the northern boundary and Main Street along the eastern boundary ('the site' – refer to Figure 1).

Figure 1 - aerial image identifying the location and spatial extent of the site.



Unit 6 is a ground floor tenancy (refer to Figure 2).

Figure 2 - photo identifying Unit 6 within the context of the strata complex.



Surrounding Land

The site is located within the primary Bridport Village Zone precinct which extends along Main Street between Elizabeth Street to the south and Westwood Street to the north. This precinct follows the Town Centre Parking Specific Area Plan (refer to Figure 3).

Figure 3 - aerial image showing the extent of the Village Zoned land within Bridport and the Town Centre Parking Specific Area Plan and the location of the site within this precinct.



The Village Zone precinct comprises a mixture of uses including the following uses within 100m to the north and south of the site along Main Street:

- Bridport Hotel
- Kelty's IGA
- Australia Post
- Bakery
- Real estate agent
- Newsagent and general retail
- Pharmacy
- Cafe
- Bridport Distilling

Consultation with State Government & Other Authorities

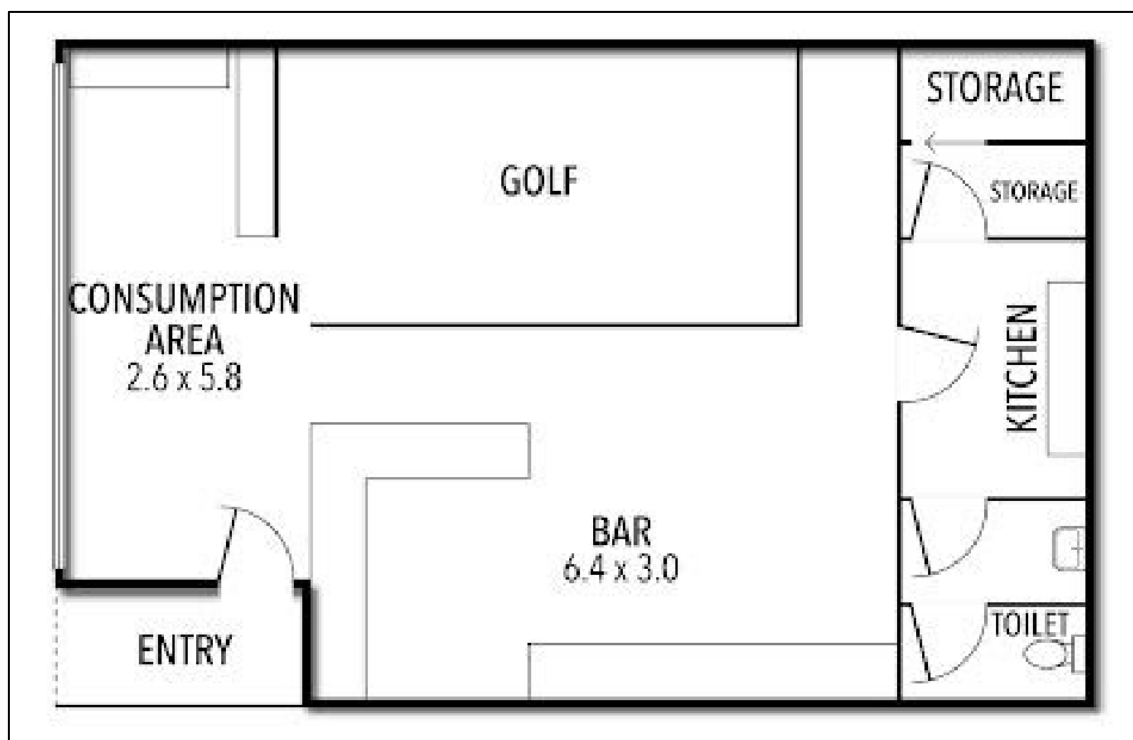
The application did not necessitate any referrals to statutory agencies.

Officer's Comments

Details of Proposal

The application seeks planning approval for the use of the building as an indoor golf simulator and bar. The floor plan of Unit 6 depicting how the building will be used for the proposed use is shown in Figure 4.

Figure 4 - excerpt of the submitted Floor Plan.



The application proposes to operate the within the following hours:

- 7:00am to 9:00pm Monday to Friday
- 8:00am to 9:00pm Saturday
- 9:00am to 5:00pm Sunday

The application does not propose any development.

PLANNING ASSESSMENT

The following section provides an assessment of the application within the framework of the *Land Use Planning and Approvals Act 1993*.

Representations

Council received five (5) representations, each objecting to the proposal¹. Key concerns expressed by the representations, and the Town Planner's response to these, are provided in the following table and should be read in conjunction with the full planning assessment.

¹ One representation was a single document with four (4) signatories.

Key Concern	Town Planner Response
<p>1. There are four residential units situated above the shops at 85 Main Street. The owners have grave concerns regarding extending the hours and the sale of alcohol from Unit 6/85 Main Street, Bridport.</p>	<p><i>The Scheme includes several use provisions within the Village zone that seek to manage the scale and intensity of non-residential use to the degree that non-residential uses do not result in an unreasonable loss of amenity upon nearby sensitive uses which includes residential use.</i></p> <p><i>Purpose statement 12.1.2 of the Village zone requires non-residential uses to provide amenity for residents (within and adjacent to the Village zone) appropriate to the mixed-use characteristics of the zone. The proposed indoor golf simulator and bar use has been assessed against the applicable use provisions of the Village zone as providing an appropriate level of amenity to residential uses within the zone within the context of the mixed-use characteristics of the Bridport town centre which includes other entertainment and food venues that operate and serve alcohol beyond 9:00pm. In this instance, the proposed non-residential use will be contained to a (physically) small and fully enclosed space which will limit the density and intensity of patrons and customers and their associated interactions which will assist in minimising noise and other emissions to, as far as practical, within the building.</i></p> <p><i>A condition has been recommended to limit the operating hours of the use. In addition, any potential impacts upon residential amenity associated with the sale and consumption of alcohol from the premises in association with the proposed use will be regulated by any liquor license obtained under the Liquor Licensing Act 1990.</i></p> <p><i>For these reasons, the proposed use is assessed as being reasonable and appropriate to the mixed-use characteristics of the Bridport town centre within the context of residential amenity.</i></p>
<p>2. Body Corporate By-Laws 1. Noise: The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property (Officer of the Recorder of Titles Strata Titles Act 1998 By-Laws, Page 3). It is our opinion that operating until 9pm would, in fact, lead to a level of noise which would contravene the above By-Law. In addition, the sale of alcohol would lead to patrons becoming increasingly noisy, hence our objection to the proposal.</p>	<p><i>The body corporate by-laws are not a relevant consideration under the Scheme in accordance with clause 6.10.1.</i></p> <p><i>Notwithstanding, the proposed indoor golf simulator and bar use has been assessed as satisfying the applicable clauses of the Scheme that seek to manage impacts upon residential amenity with respect to generation of noise and other associated emissions.</i></p>

Key Concern	Town Planner Response
<p>3. By-Law 6: Behaviour of invitees (Officer of the Recorder of Titles Strata Titles Act 1998 By-Laws, Page 3) states that an occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or someone else's peaceful enjoyment of the common property. There are approximately 5 retail outlets in the main street of Bridport which sell alcohol. This is in a short strip of street which would only be approximately 1km long. There is currently times when drunken, unruly behaviour is evident in this strip already and we do not think that it is prudent to add to this problem by adding another venue with extended trading hours.</p>	<p><i>The body corporate by-laws are not a relevant consideration under the Scheme in accordance with clause 6.10.1.</i></p> <p><i>Notwithstanding this, within the context of the concerns raised, the Village zone encourages a range of activities including residential, community services, commercial, food and entertainment uses. The proposed use will contribute to the established mixed use characteristics of the Bridport town centre in this regard.</i></p>
<p>4. The Main Street of Bridport outside the shops is currently a congested area with seating, pedestrians, prams, bikes and scooters etc. occupying the space. Adding to this with additional outdoor chairs will increase the congestion and increases the safety risk to pedestrians.</p>	<p><i>The application does not include specific inferences to outdoor seating. The operator would need to apply for separate approval for any outdoor seating in line with Council's On street Dining, Vending and Signage Policy, which is separate to the Scheme.</i></p>
<p>5. The inside floor plan has changed from including an office in this area to now being a designated bar. The footprint appears to be very small to accommodate all the functions that is trying to house with the result that patrons will undoubtedly spill out into the street.</p>	<p><i>The proposed use will predominately be session based requiring booking in advance. This, along with the small area of the building will limit the number of people that will attend the venue. The bar will typically be used by patrons of the indoor golf simulator activity with only a small amount of people attending the venue for the bar.</i></p>
<p>6. The corner of Henry Street and Main Street presently remains a safety risk for pedestrians and adding more foot traffic to the area will only increase this safety risk. Acknowledgement is given to the fact that there are a number of car park spaces allocated to this unit at the rear of the complex.</p>	<p><i>This concern is not relevant to the application insofar as it is not a matter that is enlivened by the particular discretions being exercised which relate to:</i></p> <ul style="list-style-type: none"> <i>• Discretionary use under Table 12.2; and</i> <i>• Hours of operation.</i>
<p>7. Unsupportive of the extension of operating hours to 9pm.</p>	<p><i>This concern is noted. Assessment of the proposed use against Performance Criteria 12.3.1 P1 which relates to hours of operation has determined that the proposed operating hours will be appropriate to the Village zone and will not result in an unreasonable loss of amenity to nearby residential uses.</i></p>

Key Concern	<i>Town Planner Response</i>
8. Unsupportive of the extension of operating hours beyond 7:00pm on the basis that it will result in an unacceptable level of noise and unruly behaviour in the area including the residential units above the retail units along Main Street. Conditioning the venue to close at 7:00pm would address this concern and resolve the matter.	<p><i>This concern is noted. Assessment of the proposed use against Performance Criteria 12.3.1 P1 which relates to hours of operation has determined that the proposed operating hours will be appropriate to the Village zone and will not result in an unreasonable loss of amenity to nearby residential uses.</i></p> <p><i>It is not recommended to limit operating hours to 7:00pm.</i></p>

Tasmanian Planning Scheme incorporating the Dorset Local Provisions Schedule

Pursuant to clause 6.2.1 of the Scheme, the indoor golf simulator and bar are categorised into the Sports and Recreation and Hotel Industry Use Classes, respectively which are defined in Table 6.2 as follows:

Sports and Recreation

“use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, children’s play centre, swimming pool, racecourse, sports ground, and major sporting facility”.

Hotel Industry

“use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, nightclub, adult entertainment venue and tavern”.

Village Zone

The site is assigned to the Village Zone. Use of land for Sports and Recreation is listed as a ‘Permitted’ use within Table 12.2 of the Village zone and use of land for Hotel Industry is listed as a ‘Discretionary’ use within Table 12.2 of the Village zone.

The purpose of the Village Zone is:

<i>Clause</i>	<i>Purpose Statement</i>
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12.1.1	<i>To provide for small rural centres with a mix of residential, community services and commercial activities.</i>
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12.1.2	<i>To provide amenity for residents appropriate to the mixed-use characteristics of the zone.</i>
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Town Planner Response

Clause 6.10.2(a) of the Scheme states that Council, in determining an application for a Discretionary use, should have regard to the purpose of the applicable zone.

In this instance, the application involves a Discretionary use being a bar that will be used in conjunction with the indoor golf simulator use. The bar will be consistent with purpose statement 12.1.1 insofar as it will contribute to the mixture of uses that are established within the Bridport town centre.

The bar is located on Main Street which is the primary mixed-use strip within Bridport. Specifically, it will be located on a ground floor, pedestrian-level building within complex that comprises 6 ground floor retail units and 4 upper floor residential units. The site is also located between two existing entertainment venues being

the Bridport Hotel and the Bridport Bay Inn in addition to a mixture of other uses including shops, bakery, distillery, pharmacy, and a convenience store.

Residential amenity within the Bridport Village zone precinct is characterised by and reflects the mixed-use nature of the Village zone. The proposed bar will be compatible with the established mixed-use characteristics of the Village zone, therefore providing an appropriate level of amenity for residents within the Village zone.

USE STANDARDS

12.3 Use Standards

12.3.1 All non-residential uses

The following provisions apply to the application on the basis that they apply to all non-residential uses. The uses that are proposed are non-residential uses.

That non-residential use:	
<ul style="list-style-type: none"> a) is compatible with the mixed use characteristics of a village; b) does not cause unreasonable loss of amenity to adjacent sensitive uses. 	
Acceptable Solution	Performance Criteria
<p>A1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00am to 9.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays. 	<p>P1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

Town Planner Response

The application seeks approval to operate the indoor golf simulator and bar within the following hours:

- 7:00am to 9:00pm Monday to Friday
- 8:00am to 9:00pm Saturday
- 9:00am to 5:00pm Sunday

These hours satisfy Acceptable Solution A1(a) and (c) but do not satisfy Acceptable Solution A1(b) with respect to Saturday. Assessment of the corresponding Performance Criteria is therefore required. The following assessment is limited to the specific area of discretion that has been invoked which is operating between 6:00pm and 9:00pm on Saturday.

The operation of the indoor golf simulator and bar is not expected to cause an unreasonable loss of amenity to adjacent sensitive uses, which includes the upper floor residential apartments within the strata complex.

Words that are not defined in the Scheme have their ordinary meaning.² “Unreasonable loss of amenity” is not defined in the Scheme and has previously been considered by the former Resource Management and Planning Appeal Tribunal. It found that something is “unreasonable” if it is “immoderate” or “exorbitant”.³

With respect to Performance Criteria P1(a), the proposed indoor golf simulator and bar will not generate any vehicle movements insofar as the Scheme does not require the application to provide any car or bicycle parking spaces.

Notwithstanding this, it is recognised that customers will likely drive and park within proximity to the venue. Vehicle movements generated by the use will occur either within Main Street which is a public road or within the car park to the rear of the building which forms part of the site.

These locations are currently used for vehicle access and parking and the proposed use is not expected to substantially intensify the use of the public road or on-site car park to the degree that it will have an immoderate or exorbitant loss of amenity upon adjacent residential uses. On this basis, Performance Criteria P1(a) is satisfied.

With respect to Performance Criteria P1(b) the proposed indoor golf simulator and bar will operate between 6:00pm and 9:00pm on Saturday which is beyond the range allowed by Acceptable Solution A1(b). This is typically the busiest period of the week with respect to evening and late-night eating and entertainment activities. The site is located within the primary Village Zone precinct of Bridport which includes two pubs, accommodation venues, cafes and a distillery, all of which operate either between or beyond 6:00pm and 9:00pm.

The proposed use will operate inside the building which includes solid brick walls and a glass shopfront. The golf simulator will occur within an enclosed booth with the bar comprising the main reception area as the servery and the shopfront as the seated consumption area. The consumption space will have an area of approximately 15m².

Whilst the application seeks to treat the uses individually, the bar will be closely associated with the indoor golf simulator activity. In this regard, customers using the indoor golf simulator use will be able to purchase alcoholic beverages whilst waiting for their turn in the event they are there individually or within a group. The proposed bar will therefore seldom operate as a typical bar that would be expected at a pub, wine bar or cellar/distillery door.

The indoor golf simulator is booking based where the maximum length of a session is 2 hours. There are capped numbers on the volume of sessions that can be held per day and on the amount of people that can participate in each session.

The physical size of the venue that will contain the proposed use and the nature of the use, predominately being booking and session-based golf activities, will minimise potential impacts on residential amenity that are often linked to larger scale and higher customer density uses.

² Scheme cl 3.1.1.

³ *J Dunn v Central Coast Council and PLA Design [2018] TASRMPAT 27 at [49].A & N McCullagh v Glamorgan Spring Bay Council [2019] TASRMPAT 30 at [24].*

In summary, the proposed indoor golf simulator and bar will not cause an exorbitant or immoderate loss of amenity upon adjoining and adjacent residential uses for the following reasons:

- the proposed use will be limited to operating hours that either satisfy the Acceptable Solution of clause 12.3.1 A1 or by limiting the operating hours to no later than 9:00pm on Saturdays. To this extent, it is recommended that a condition be applied specifying the operating hours of the use to within the hours that have been requested.
- the extended Saturday evening operating hours (beyond the Acceptable Solution requirement of 6:00pm) correlates with (typically) the busiest period of the week with respect to evening and late-night entertainment and associated activities. The level of residential amenity during this period is therefore reduced by the presence of noise, light and other emissions caused by typical town centre uses and activities which are heightened on Saturday evenings.
- the use is proposed to occur indoors which will minimise noise impacts from the use.
- the size and scale of the use satisfies Acceptable Solution 12.3.1 A1 which seeks to manage the scale and intensity of non-residential uses within the Village zone so that they are consistent with the character of the area and minimise adverse impacts upon the amenity of adjoining residential properties.
- Any potential impacts upon residential amenity associated with the sale and consumption of alcohol from the premises in association with the proposed use will be regulated by any liquor license obtained under the *Liquor Licensing Act 1990*. To this extent, an advisory note has been recommended making the person responsible aware of their obligations under the *Liquor Licensing Act 1990*.

On this basis, Performance Criteria P1(a) is satisfied.

Acceptable Solution	Performance Criteria
<p>A2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must:</p> <ul style="list-style-type: none"> (a) be baffled so that it does not cause emission of light onto adjoining residential properties; and (b) not include permanent fixed floodlighting if the site adjoins a General Residential Zone, Low Density Residential Zone or Rural Living Zone. 	<p>P2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, used on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; (d) the degree of screening between the light source and the sensitive use; and (e) existing light sources.

Town Planner Response

This clause is not applicable to the application pursuant to clause 5.6.2(c) of the Scheme on the basis that the application does not involve new or altered external lighting arrangements.

Acceptable Solution	Performance Criteria
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of:</p> <ul style="list-style-type: none"> (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 6.00pm Saturday, Sunday and public holidays. 	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to:</p> <ul style="list-style-type: none"> (a) the extent and timing of traffic generation; (b) the dispatch of goods and materials; (c) the size of commercial vehicles involved; (d) noise reducing structures between vehicle movement areas and dwellings; and (e) existing levels of amenity.

Town Planner Response

This clause is not applicable to the application pursuant to clause 5.6.2(c) of the Scheme on the basis that the application does not involve new or altered commercial vehicle arrangements.

Acceptable Solution	Performance Criteria
<p>A4</p> <p>The gross floor area of a non-residential use, excluding Visitor Accommodation, must be not more than 250m².</p>	<p>P4</p> <p>A non-residential use, excluding Visitor Accommodation, must be at a scale and intensity consistent with the character of the area, having regard to:</p> <ul style="list-style-type: none"> (a) the nature and scale of the use; (b) the number of employees; (c) the hours of operation; (d) the emissions generated by the use; (e) the type and intensity of traffic generated by the use; (f) the impact on the character of the surrounding area; and (g) the impact on the amenity of any adjoining residential properties.

Town Planner Response

The site has a total gross floor area of 85m². The proposed Discretionary (bar) use will therefore be less than 250m². The application therefore satisfies Acceptable Solution A4.

12.3.2 Visitor Accommodation

This Standard is not applicable to the application pursuant to clause 5.6.2(c) of the Scheme on the basis that the application does not involve Visitor Accommodation use.

12.4 Development Standards for Buildings and Works

Standards under clause 12.4 are not applicable to the application pursuant to clause 5.6.2(c) of the Scheme on the basis that the application does not involve any development or works.

12.5 Development Standards for Subdivision

Standards under clause 12.4 are not applicable to the application pursuant to clause 5.6.2(c) of the Scheme on the basis that the application does not involve subdivision of land.

C2.0 – Parking and Sustainable Transport Code

Applicability of the Parking and Sustainable Transport Code is superseded by DOR-S4.0 Town Centre Parking Specific Area Plan (SAP). The purpose of the SAP is to remove the requirement of all uses (except for Residential and Visitor Accommodation uses) to provide car and bicycle parking within the spatial area of the Town Centre Parking Specific Area Plan. In this instance, the site is located within Bridport SAP and the use is therefore not required to provide any parking.

In this case, the application does not propose any car or bicycle parking. The application therefore accords with the requirements of the SAP.

OTHER CODES

No other codes or specific area plans apply to the particulars of the application.

Recommendation

It is recommended that the proposal for the use of a building for an Indoor Golf Simulator and Bar at the subject land, be approved subject to the following conditions:

1. *Basis of Approval*

The use 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/2024/02). Any substantial variation from this application will require the further planning consent of the Council.

2. *Hours of Operation*

The use approved by this permit is limited to the following operating hours:

- (a) 7:00am to 9:00pm Monday to Friday;
- (b) 8:00am to 9:00pm Saturday; and
- (c) 9:00am to 5:00pm 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 lodgment 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 and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).

(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 Resource and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT).

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 and Planning Stream of the Tasmanian Civil and Administrative Tribunal (TASCAT) 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.

(iv) 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

(iiv) Liquor Licensing

The person responsible is made aware of the obligations under the Liquor Licencing Act 1990 for the service of alcohol from the premises in association with the use approved by this permit.

Attachment - Item 29.2

Representation relating to DA NO: PLA/2024/2

The above proposal states in part ... entertainment (with relaxed hours of operation standard – Saturday). It is in regard to this that we would like the following taken into consideration in making a determination in this matter:

1. There are four residential units situated above the shops at 85 Main Street. The owners have grave concerns regarding extending the hours and the sale of alcohol from unit 6/85 Main Street, Bridport.
2. Body Corporate By-Laws 1. Noise The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property (Office of the Recorder of Titles Strata Titles Act 1998 By-Laws, page 3). It is our opinion that operating until 9pm would, in fact, lead to a level of noise which would contravene the above By-Law. In addition, the sale of alcohol would lead to patrons becoming increasingly noisy, hence our objection to the proposal.
3. By-Law 6 Behaviour of invitees (Office of the Recorder of Titles Strata Titles Act 1998 By-Laws, page 3) states that an occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or someone else's peaceful enjoyment of the common property. There are approximately 5 retail outlets in the main street of Bridport which sell alcohol. This is in a short strip of street which would only be approximately 1km long. There is currently times when drunken, unruly behaviour is evident in this strip already and we do not think that it is prudent to add to this problem by adding another venue with extended trading hours.
4. The Main Street of Bridport outside the shops is currently a congested area with seating, pedestrians, prams, bikes and scooters etc occupying the space. Adding to this with additional outdoor chairs will increase the congestion and increase the safety risk to pedestrians.
5. The inside floor plan has changed from including an office in this area to now being designated a bar. The footprint appears to be very small to accommodate all the functions that it is trying to house with the result that patrons will undoubtedly spill out into the street.
6. The corner of Henry Street and Main Street presently remains a safety risk for pedestrians and adding more foot traffic to the area will only increase this safety risk. Acknowledgement is given to the fact that there are a number of car park spaces allocated to this unit at the rear of the complex.

We have no objection to shop 6 being used as an office and sporting/amusement venue as per the plan previously implemented, however, we do not support the extension of operating hours to 9pm.

We would be happy to support opening hours until 7pm Monday to Saturday inclusive and Sunday to 5pm.

Regards,

[Redacted] (unit 10)
[Redacted]
[Redacted]

[Redacted] (unit 9)
[Redacted]
COO

[Redacted] (unit 8)
[Redacted]

[Redacted]

[Redacted] (Unit 7)
[Redacted]

From: [REDACTED]
Sent: Friday, 2 February 2024 4:15 PM
To: Development Applications
Subject: Planning application 85 Main St, Bridport

Hello [REDACTED]

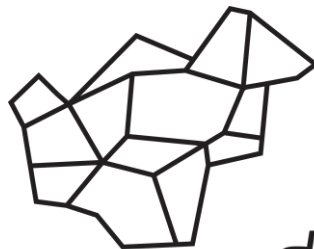
Re: DA No: PLA/2024/2 32938 7563914
Your correspondence of 20.01.24

I am writing on behalf of myself and [REDACTED] to lodge an objection to the relaxation of operating hours to the venue at 6/85 Main St, Bridport. We are making this objection on the basis that we are owners of a residential unit that is above this unit and believe that the relaxation of hours beyond 7.00pm would result in an unacceptable level of noise and unruly behaviour in our area.

We believe that the issuing of a permit that requires the venue to close at 7.00 pm would address our concerns and resolve this matter.

If you have any questions regarding our objection please do not hesitate to contact me.

[REDACTED]
Unit 7, 85 Main St, Bridport
Mob: [REDACTED]
Email: [REDACTED]



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500
E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

DA No: 2024/2
PROPOSAL: HOTEL INDUSTRY USE - BAR WITH ASSOCIATED INDOOR GOLF SIMULATOR ENTERTAINMENT (WITH RELAXED HOURS OF OPERATION STANDARD - SATURDAY)
APPLICANT: MR N J BETTS & MISS E K SIMONS
LOCATION: 6/85 MAIN STREET BRIDPORT

The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 04/02/2024.

Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 20/01/2024. Representations must be addressed to the General Manager, Dorset Council, PO Box 21, Scottsdale 7260.

If you have any queries could you please contact the Dorset Council on **03 6352 6500** during normal office hours.

John Marik
GENERAL MANAGER

6/85 Main Street BRIDPORT (2024/2)





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>Change of use - sporting/amusement venue</p> <p>The space will use a golf simulator for customers to use.</p> <p>The space is also used as an office for computer work.</p>	<p>⇒ Provide a full description of the proposed use or development, including:</p> <ul style="list-style-type: none"> • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
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THE LAND

<p>Address</p> <p>Shop 6/ 86 main street Bridport</p>	<p>Certificate of Title (include all applicable title references)</p> <p>Volume: _____ Folio: _____</p>
<p>Land Area (m² or hectares):</p>	
<p>Present use of land:</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>Address:</p> <p>hotel industry. commercial use</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: Nicholas Betts and Ellen Simons</p>	
<p>_____</p> <p>_____</p> <p>_____</p>	<p>Phone:</p>
	<p>Fax:</p>
	<p>Mobile:</p>
<p>Email:</p>	

THE OWNER

Owner's Name(s): _____	
Address: _____ _____ _____	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): _____	
Person signing the Application: _____	⇒ <i>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.</i>
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 type="checkbox"/> Contract Price
Type of work: _____ _____	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>
Proposed use of building: _____ _____	⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>
Existing floor area: _____ m ²	New / additional floor area: _____ m ²
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) noWhat would be the surfacing of the vehicle access? Not required

Car Parking:

How many car parking spaces are currently provided? 1-5How many additional car parking spaces would be provided? 0What would be the surfacing of the car parking spaces? no

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

Loading Zone already located in the street

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

DETAILS OF OTHER MATTERS

Proposed hours of operation:

Monday to Friday: 7 am to 9 pmSaturday: 8 am to 9 pmSunday: 9 am to 5 pm

Provide details of any goods that would be stored outside:

outdoor chairs**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 or at the Council office.

Appointment Details

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:



Conveyancing and Law of Property Act 1884

STRATUM PLAN

No. 2127
Sheet 1 of 5 Sheets

City or Town *Bridport*
Locality *Corr. Main St. & Henry St. Bridport.*

Reference to Title *C.T. 3162-21.*

Site comprises ~~the whole~~ ~~portion~~ ~~of Lot~~ ~~1~~ ~~on~~ ~~Plan~~ ~~Diagram~~ No. ~~25746~~ 103034 in the

Lands Titles Office 85 - 87

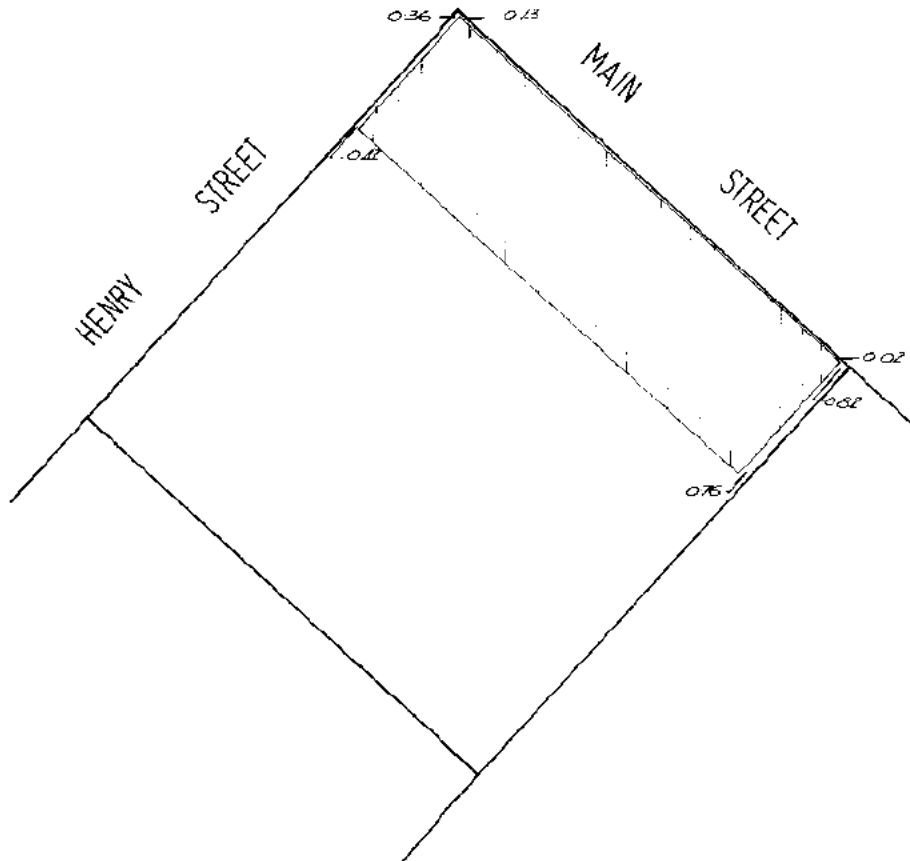
The name of the building is *Corr. Main St. & Henry St. Bridport.*

REGISTERED NUMBER

58300

N SITE PLAN
↑ SCALE 1:400
MEASUREMENTS IN METRES

External surface boundaries of the site and the location of the building in relation thereto to be delineated in this space



REGISTERED this *21st* day of *OCTOBER* 19*86*, No. *2127*.

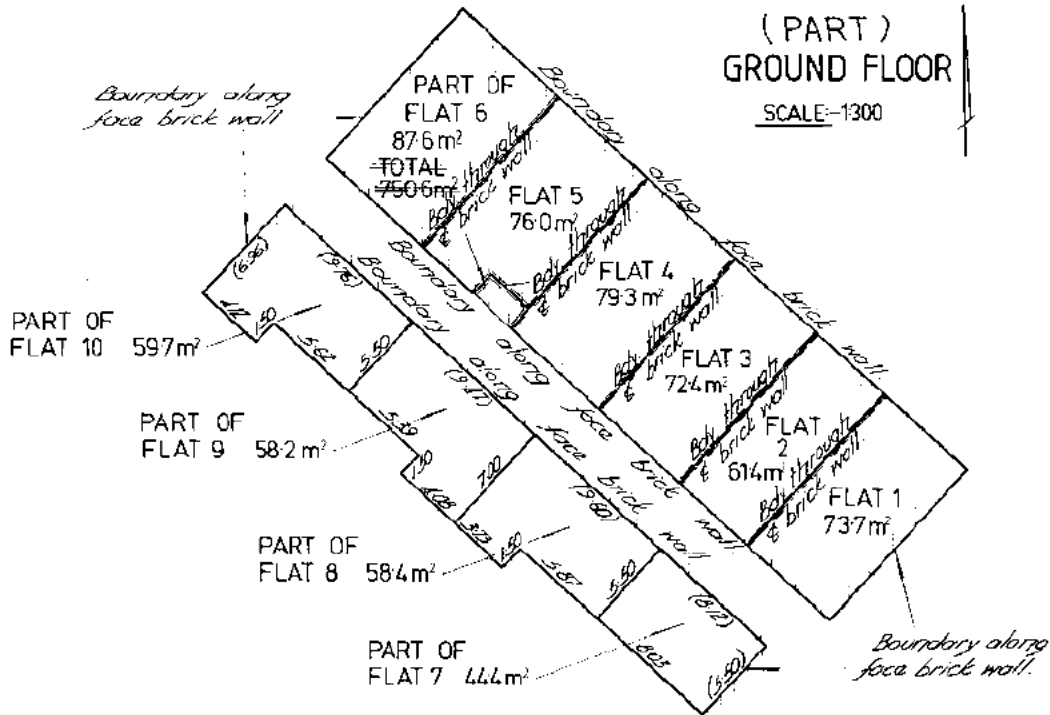
This plan is lodged for registration by *Zeamon, Noble & Page.*
[Signature]
Acting Recorder of Titles

Sheet 2 of 5 Sheets

No. 2127

John J. [Signature]

Town Clerk/Council Clerk



HORIZONTAL BOUNDARIES OF FLATS ARE SHOWN BY HEAVY UNBROKEN LINES.

THE BOUNDARIES OF FLATS 1 TO 6 EXTEND -

- (A) HORIZONTALLY ALONG THE FACE OF THE BRICK WALLS OR THROUGH THE CENTRELINE OF THE BRICK PARTY WALLS, AS THE CASE MAY BE.
- (B) VERTICALLY FROM THE CENTRELINE OF THE FLOOR TO THE CENTRELINE OF THE CEILING.

THE BOUNDARIES OF FLATS 7 TO 10 EXTEND -

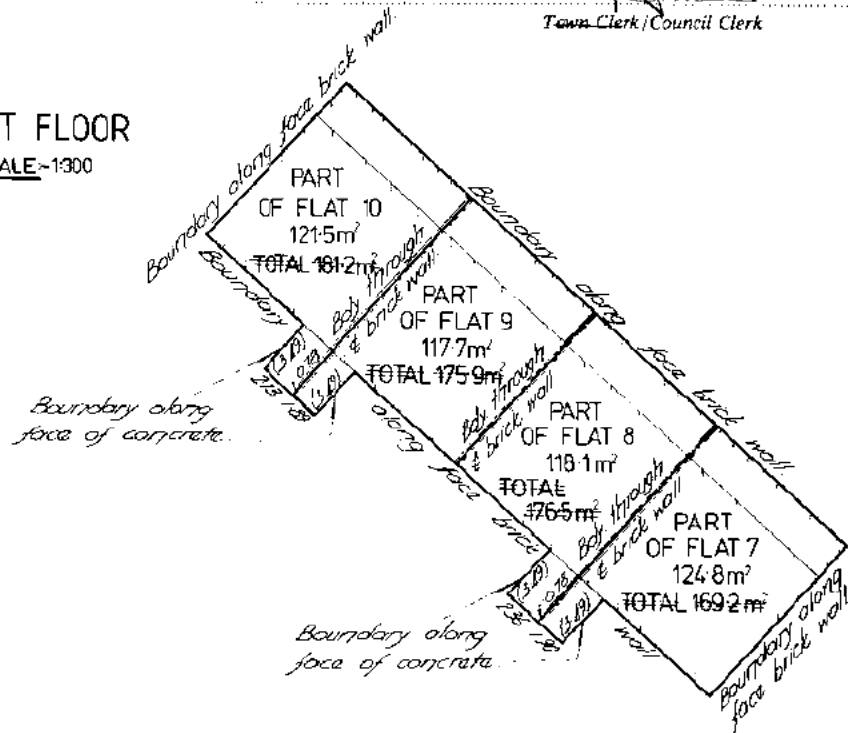
- (A) HORIZONTALLY ALONG THE FACE OF THE BRICK WALLS OR ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT AS THE CASE MAY BE. MEASUREMENT IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.
- (B) VERTICALLY FROM GROUND LEVEL TO A HEIGHT OF 6 METRES ABOVE GROUND LEVEL.

If further sheets are required to illustrate the flats, the sheets should be pinned here. Further sheets must be of paper supplied for the purpose by the Recorder of Titles and bearing his seal, and be numbered consecutively, commencing from sheet 4.

No. 2121

Thos J. [Signature]
Town Clerk / Council Clerk

FIRST FLOOR
SCALE ~1:300



HORIZONTAL BOUNDARIES OF FLATS ARE SHOWN BY HEAVY UNBROKEN LINES.

THE BOUNDARIES OF EACH FLAT EXTEND -

- (A) HORIZONTALLY ALONG THE FACE OF THE BRICK WALLS, ALONG THE FACE OF THE CONCRETE, THROUGH THE CENTRELINE OF THE BRICK PARTY WALLS OR ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENTS, AS THE CASE MAY BE.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

- (B) VERTICALLY FROM THE CENTRELINE OF THE FLOOR TO A HEIGHT 6 METRES ABOVE FLOOR LEVEL.

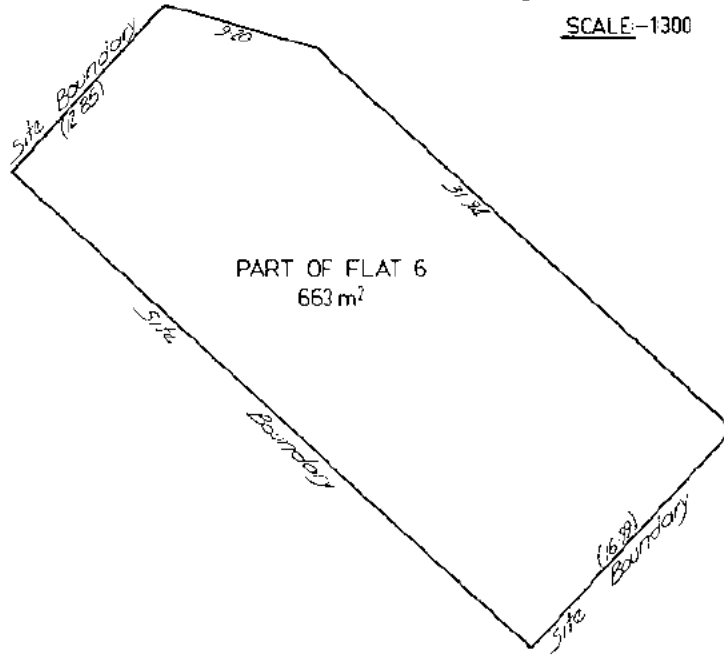
Sheet 4 of 5 Sheets

STRATUM PLAN

85-87
 of Lot Main St & Henry St, Bridport.
 (insert here name of the building)
 Town Clerk/Council Clerk



(PART)
 GROUND FLOOR
 SCALE:-1300



HORIZONTAL BOUNDARIES OF FLAT¹⁵ ARE SHOWN BY HEAVY UNBROKEN LINES.

THE BOUNDARY OF THE FLAT EXTENDS -

(A) HORIZONTALLY ALONG THE SITE BOUNDARIES AND ALONG THE OPEN BOUNDARIES AS DEFINED BY MEASUREMENT.

MEASUREMENTS IN BRACKETS ARE FOR BOUNDARY FIXATION ONLY.

(B) VERTICALLY FROM 2 METRES BELOW GROUND LEVEL TO A HEIGHT OF 1.5 METRES ABOVE GROUND LEVEL.

33424

Sheet 5 of 5 Sheets

No. 2127

Geoff Spence
Town Clerk/Council Clerk

The address for service of notices on the company is:--

95-87
~~67~~ Main St. & Henry St.
Bridport 7254

SURVEYOR'S CERTIFICATE

I, *Andrew Clifford Craig*
of *Louceston*
a surveyor registered under the Land Surveyor's Act 1909, hereby certify that the building erected on the site described and delineated on sheet 1 of this plan is within the external boundaries of the title stated on sheet 1.

Dated this *21st* day of *FEBRUARY* 1986

A. Craig
Registered Surveyor

COUNCIL CLERK'S CERTIFICATE

I certify that the subdivision shown in this plan has been approved by the

Scottsdale Council

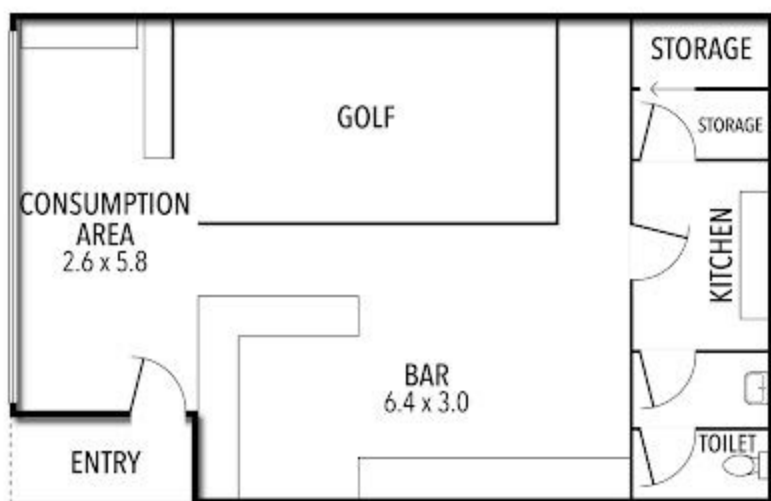
Dated this *22nd* day of *September* 1986

Geoff Spence
Town Clerk/Council Clerk

FOR OFFICE USE ONLY

UNIT ENTITLEMENTS

Flat	Unit Entitlement	For Office Use Only	
1	2	4311	3
2	2	"	4
3	2	"	5
4	2	"	6
5	2	"	7
6	4	"	8
7	3	"	9
8	3	"	10
9	3	"	11
10	3	"	12
TOTAL	26		





Attachment Item 31.1

Blue Derby Foundation Report February 2024

Blue Derby Sponsorship Program

The launch of the new sponsorship program has been received well by business and Short-Term Accommodation providers. Attached is the Project Officer report outlining the current commitments for 12 and those still in negotiation.

The uptake in STA's has not been as strong as we had hoped, some of the limiting factors are.

- Decrease in bookings 23/24 as compared to 22/23 (less revenue)
- Increase in Council rates.
- High Interest rates on loans

We are working with the providers to come up with an acceptable model that fits within their current budgets, it is generally the single dwelling with 4-6 beds.

We are also developing a program for smaller business's to be able to participate in the program at around the \$1,000 per year level.

Blue Derby Booking Platform

The rate of listing has been steady with a steady amount of bookings. The Foundation will be heavily promoting the platform through town and STAs with a QR code directing current visitors to the site to make their next booking.

Limiting factors for listing on the platform.

- Challenges with Pinned Property management properties current channel manager
- RACT insured properties can only be listed on Airbnb. They will not be covered by RACT if listed on other platforms.

Larger Sponsorships

We are currently negotiating with the following to set up larger sponsorships and partnerships.

- Woolnorth Renewables
- Dulux Paints
- ACEN (North East Wind)



Camping Fees

The amount for revenue raised through camping fees has been good with over \$8,000 taken in January. An opportunity was missed with the camping at the trailhead not having any facility for payment. The BDF would recommend that in the future powered sites with a method of prebooking would be suited to this area there is clearly a demand for powered sites that can be prebooked with a higher fee.

Tap Stations

The tap stations continue to provide steady income. The BDF will also be placing posters around town and in the STAs with a QR code to be able to donate.

Website

The Foundation will launch a new website later this month, delivery of the new website has taken longer than expected due to getting the business listing correctly set up to meet expectations of new sponsorships.

New Roles

We will be looking to employ a part time social media and marketing manager after the next general meeting of members and the new board is elected. They will work alongside the current Project officer.

General Outlook

The Season 23/24 has been a little slower than previous year, mainland visitors has been slightly down. The local visitors remain strong as is evidence from the popularity of the campground. Forward bookings for next season are strong and with the upgrade of the Blue Tier and other trails within the network there is a renewed excitement in the town.

There will be a general meeting of the members on the 16/2/24 to elect 4 new directors to the board. Three current directors Kate Brown, Angus McLarty and I will be stepping down. Kate and I will be re nominating. I anticipate another 8 nominations to fill the positions.

A handwritten signature in blue ink, appearing to read 'Chris Cafe'.

Chris Cafe
Chairman Blue Derby Foundation

Attachment - Item 31.2

Blue Derby Sponsorship Update

9 February 24

Industry Program

&

Endorsed Accommodation providers

Dear Blue Derby Board,

I am pleased to report we have had great success with the Industry program with the majority of local businesses signed up.

Industry Program:

Bike related

- 6 out of 10 direct bike businesses signed up
- 1 verbal commitment
- 2 outstanding/in discussions
- 1 business declined to sponsor
- \$33,000 + gst annually

Hospitality related

- 3 out of 5 hospitality businesses signed up
- 1 verbal commitment, waiting on a signed contract.
- In negotiations with 1 smaller business
- \$11,000 + gst annually

Endorsement Program;

- 7 out of 51 operators signed up.
- 6 more in progress.
- Fresh communications sent on 6 Feb to encourage sign-ups
- 17 properties on ridebluederby.com.au, several with multiple bookable dwellings
- \$17,380 + gst annually

Total annual sponsorship - \$61,380 + gst

Attachment
Item 32.1



DORSET

**PRIORITY
PROJECTS**

2023 - 2025

Version: February 2024 Update
Adopted by Council
19 February 2024
Minute: xx/24

PRIORITY PROJECTS PLAN

OVERVIEW

The Dorset Council Priority Projects plan has been developed with a coordinated approach to align with local, regional, state and federal plans including Council's Road Asset Management Plan 2020-2030, Building Asset Management Plan 2021-2031 and the Bridge Asset Management Plan 2023-2033. The plan covers a two year period and takes a Council-wide view of needs and opportunities while aligning closely with the four identified 2023-2032 Strategic Plan focus areas (pillars). The Plan will be reviewed bi-annually.

There are six Major Project Areas listed under the Priority Plan for 2023-2025 with relevant projects outlined beneath. Each of these projects represents the key investment into the North East of Tasmania that are expected to have a transformational impact across one or more of the four strategic pillars and lead the way forward for the communities of Dorset. The projects are linked via the common themes of Regional Liveability (including Health and Wellbeing), Economic Diversification and the Visitor Economy, Transportation and Freight Infrastructure, and Environmental Management.

The Priority Projects Plan will be used to apply for funding, leverage support and provide a starting point for regional collaborations.

STRATEGIC PLAN FOCUS AREAS



PILLAR #1: LIVEABLE COMMUNITY

To continually improve the liveability of the community and to respond to community challenges and changing demographics



PILLAR #2: ECONOMIC DEVELOPMENT

To stimulate economic growth through sustainable and visionary projects with a view to increasing prosperity, population and investment.



PILLAR #3: LEADERSHIP AND GOVERNANCE

To create value and improve service delivery for the community through



PILLAR #4: ENVIRONMENTAL FOOTPRINT

To proactively engage in strategies to reduce Council's environmental foot-

PRIORITY PROJECTS PLAN

PROJECT	DESCRIPTION	INDICATIVE COST
ADVOCACY		
1. Sideling—Stage 2	<i>South of the Sideling lookout to just south of St Patricks Bridge</i>	N/A
2. Community Health and Wellbeing	<i>Community Health Hub—feasibility study</i>	N/A
3. Water Surety Project	<i>Scottsdale to Bridport Water Surety Project</i>	N/A
4. Bridport Wastewater Project	<i>Wastewater plant odour</i>	N/A
ROAD INFRASTRUCTURE		
5. Golconda Road—Sections 2-5	<i>Section 2: Burns Road (Denison River) to 1km east</i>	\$546,000
	<i>Section 3,4,5: 1km east of Burns Road to Gillespies Road</i>	\$2.7M
6. Golconda Road—Sections 7&8	<i>Little Forester to Blumont Road</i>	\$2.4M
7. Cascade Dam Road	<i>Krushka Street to Black Stump Shuttle Point</i>	\$370,000
8. Gillespies Road	<i>Golconda Road to past Knights Road</i>	\$655,000
9. Derby Back Road	<i>Tasman Highway to Tasman Highway. Road Study and liaison</i>	\$7.6M
RECREATIONAL INFRASTRUCTURE		
10. North East Recreational Trail	<i>40km of trail development from Scottsdale to Lilydale</i>	\$TBC
11. Scottsdale Bike Park	<i>Design and Construction</i>	\$110,000
12. Gladstone Dirt Jumps	<i>Design and Construction</i>	\$TBC
13. Scottsdale Sporting Precinct	<i>Needs Analysis and Feasibility Study</i>	\$100,000
14. Playground Facility Audit	<i>Facility Audit—Internal Assessment</i>	\$0
WASTE MANAGEMENT		
15. Container Refund Scheme	<i>Implementation of the Scheme</i>	\$TBC
16. Green Waste Management	<i>Sustainable green waste model</i>	\$TBC
COMMUNITY MASTER PLANNING		
17. Scottsdale	<i>Structure Planning</i>	\$55,000
18. Bridport	<i>Structure Planning</i>	\$50,000+
19. Derby	<i>Structure Planning and Master Planning</i>	\$585,000
20. Town Facilities	<i>Planning and investigation—public toilet and pedestrian crossings</i>	\$TBC
ECONOMIC DEVELOPMENT		
21. Municipal Marketing Strategy and Plans	<i>Resident Attraction Plan and Tourism Marketing Plan</i>	\$TBC
22. Bridport New River Entrance and Marina	<i>Feasibility study and business case, Foreshore Master Plan</i>	\$TBC
23. Signage and Branding	<i>New branding rollout completion</i>	\$TBC
24. Municipal Prospectus	<i>Attracting new business and industry</i>	\$TBC
25. Tourism Infrastructure Plan	<i>Plan</i>	\$TBC

PROJECT AREA: *Advocacy*

BACKGROUND

A number of key projects within Dorset are externally driven. Council’s role in regards to these key drivers of community and economic development is to advocate in regards to all or key elements of the projects to ensure the best interests of the community are met.

PROJECT

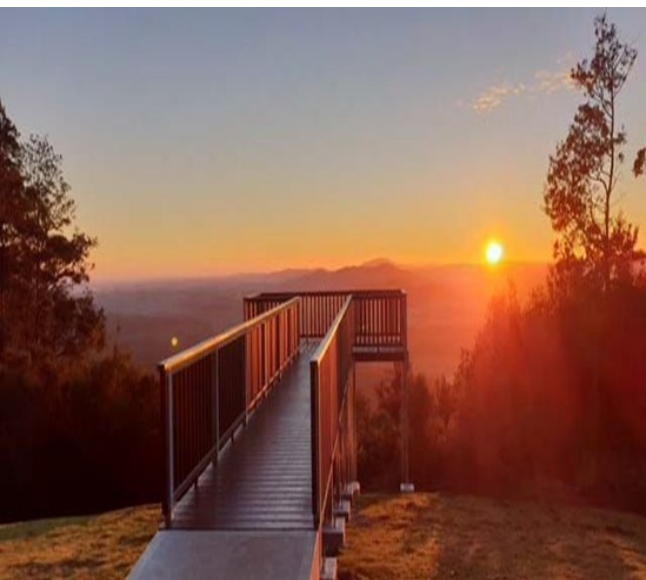
Upgrades of key transport corridors, health facilities and public infrastructure are in the best interests of the community.

THE SIDELING: STAGE 2

The Sideling upgrade involves approximately 24km of State owned asset, the Tasman Highway, from south of St Patricks River to Minstone Road Scottsdale. The project is being completed in two stages with stage 1 separated into two sections. Stage 1 Section 1 construction is underway currently with Stage 2 Section 2 in the design phase.

Stage Two (just south of the Sideling lookout to just south of St Patricks Bridge) has entered the design phase.

➔ *Department of State Growth Project—Continued advocacy in relation to the project to ensure community needs continue to be met.*



COMMUNITY HEALTH AND WELLBEING

Major community projects such as a Family Learning Centre and Health & Well-Being Hub are key to improvements in broader community health and well-being as well as positive health outcomes for current and future residents.

➔ *Community Project—Determination of appropriate location, advocacy and support for the development of a Family Learning Centre and Health and Wellbeing Hub.*

BRIDPORT-SCOTTSDALE WATER SURETY PROJECT

Continued advocacy and support for TasWater’s project which is looking at options to provide a more secure water supply for Bridport and Scottsdale.

➔ *TasWater Project—Continued advocacy and support in relation to the project*

BRIDPORT WASTEWATER

Advocacy and support to TasWater to address ongoing concerns relating to wastewater plant odour.

➔ *TasWater Project—Continued advocacy and support in relation to the project*



PROJECT AREA: Road Infrastructure

BACKGROUND

The Dorset municipality has 246km of sealed and 439km of unsealed roads. There are 114 bridges (62 concrete, 33 timber) and 13 major culverts.

Identifying and upgrading our key transport infrastructure as well as advocating for upgrades to key State managed infrastructure is critically important to ensuring our transport corridors are of a high standard and our residents, businesses and industry can travel safely and efficiently.

PROJECTS

Upgrades of key transportation corridors to standards required by industry and in accordance with Australian Road Design Standards.

GOLCONDA ROAD - SECTIONS 2-5

Section 2: Burns Road (Denison River) to 1km east

Reconstruction of 1km widened pavement

Sections 3, 4,5: 1km east of Burns Road to Gillespies Road:

Reconstruction of 5.9km widened pavement

Golconda Road has highest traffic volume of all Council rural roads. Main access for tourists visiting Bridestowe Lavender Farm (55,000 visitors/year) plus increased use from heavy vehicles.

→ Golconda Road—Section 2: \$546,000

LRCI Phase 3—\$217,000

Council Contribution—\$329,000

→ Golconda Road—Section 3-5: \$2.7M

GOLCONDA ROAD - SECTIONS 7 & 8

Little Forester River to Blumont Road:

Pavement reconstruction and widening plus safety improvements of 3.4km

Increasing heavy vehicle use. Completion of this segment will allow HPV access to extensive timber plantations around Blumont/Sideling and will connect to existing gazette HPV routes on Pipers Brook Road and Bridport Road.

→ Golconda Road—Section 7&8: \$2.4M

Funding Required

CASCADE DAM ROAD

From Krushka Street to Black Stump Shuttle Point:

Safety improvements of 2km

(Bus bypass areas, drainage works and resheeting)

Increasing use by MTB shuttle operators and general public. Stakeholder consultation required to determine best course of action.

→ Cascade Dam Road—\$370,000

Funding Required

GILLESPIES ROAD

Golconda Road to past Knights Road:

Widening and safety improvements of 0.8km

Main access for tourists visiting Bridestowe Lavender Farm. Increasing use by quarry vehicles..

→ Gillespies Road—\$655,000

Safer Rural Roads Program—\$600,000

Council Contribution—\$55,000

DERBY BACK ROAD

Tasman Highway to Tasman Highway:

Widening and safety improvements of 7.6km

Bypass for heavy vehicles. Liaison with Department of State Growth to undertake full road study and garner funding with a view to a possible road swap between state and Council at a later stage.

→ Derby Back Road—\$7.8M approx

Funding Required

BENEFITS

- Reduced travel times with improved transport efficiencies and safety for residents, business and industry
- Well formed, compliant transportation network providing safe access for all road users
- Reduced road maintenance costs
- Increased safety through Derby Main Street for pedestrians and cyclists

#1: Liveable Communities

#2: Economic Development

PROJECT AREA: *Recreational Infrastructure*

BACKGROUND

Recreational infrastructure plays a major role in determining the liveability of a community and the health and wellbeing of its residents. Inadequate physical activity is fueling Australia’s obesity epidemic with Tasmania having some of the worst population health outcomes in the country. Providing adequate opportunities to engage in recreational pursuits is a key way for Dorset Council to tackle this growing issue and ensure our communities are healthy and resilient.

PROJECTS

Ensuring high quality sporting and recreational infrastructure is in place across Dorset to meet the needs of current and future generations.

NORTH EAST RECREATION TRAIL

The first two stages of the North East Rail Trail currently extend approximately 26km from Scottsdale to the top of Billycock Hill. The Trail is a popular walking and cycling activity and hosts the annual North East Trail Run and Ride. This project is to construct Stage 3 of the project, a 40km redevelopment of the disused rail corridor from Scottsdale through to Lilydale, for non-motorized (E-bikes excepted) multi-use recreational purposes as well as construction of associated infrastructure such as signage, interpretation and bike racks.

Scottsdale to Lilydale:

- Tender applications and contract management*
- Removal of rail infrastructure and crushing of ballast for reuse*
- Construction of trail*
- Expansion of Lilydale Falls Carpark (requirement of Launceston City Council planning permit)*

North East Recreational Trail: \$TBC

Federal Government - \$1.47M

Council Contribution - TBC



SCOTTSDALE BIKE PARK

Design and construction of a Scottsdale Bike Park. Potential to stage the approach to 3 key areas of need: Jumps Track, Skills Development Area and Trail Development/Expansion Area.

Design

Construction

Official Opening

Scottsdale Bike Park—\$110,000

Premiers Fund - \$50,000

Community Donation - \$30,000

Council Contribution - \$30,000

GLADSTONE DIRT JUMPS

Design and construction of a dirt jumps facility in Gladstone.

Design

Construction

Gladstone Dirt Jumps: \$TBC

Dorset Council - \$10,000

Funding Required



The Tunnel at

PROJECT AREA: *Recreational Infrastructure*

PROJECTS Continued


SCOTTSDALE SPORTING PRECINCT

Consultation and needs analysis in regards to the Scottsdale Sporting Precinct - including emphasis on the Scottsdale Stadium and Scottsdale Skate Park.

Needs Analysis

Feasibility Study

Planning and Design



Scottsdale Sporting Precinct: \$100,000
Funding Required

PLAYGROUND FACILITY AUDIT

Internal facility audit and needs analysis in regards to Dorset Playground Facilities to inform future expenditure

Facility Audit

Needs Analysis



Playground Facility Audit: \$0 (Internal Assessment)



Derby



BENEFITS

- Increased low/no cost recreational options for Dorset to improve physical and mental health and wellbeing outcomes
- Supports and encourages growth in service sector industries such as tourism and hospitality
- Stimulate new economic development to diversify the economy - tourism accommodation and experiences
- Economic benefits to local businesses
- Provides passive recreation options for young people and families
- Accessible recreation provides increased health and wellbeing outcomes

- #1: Liveable Communities**
- #2: Economic Development**

PROJECT AREA: *Waste Management*

BACKGROUND

The various state and national policies and action plans show that waste management is changing from a linear waste disposal model to a circular resource recovery and reuse model. The aims are to reduce waste and capitalize on the environmental and economic opportunities associated with resource recovery and recycling.

PROJECTS

This project involves redefining our waste sector into a resource recovery sector and implementing infrastructure and processes that divert maximum waste from landfill while minimizing the economic impacts of the waste levy and maximizing our sustainability and environmental outcomes.

The projects will commence the delivery of the Waste Strategy in relation to recycling and green waste and pave the way for delivery of the third element; organics.

CONTAINER REFUND SCHEME

The Container Refund Scheme is currently being implemented by the Tasmanian Government and will see consumers able to recycle eligible drink containers in exchange for a 10c refund. It is due to commence in 2023. Council's costs will be minimal and involvement will be confined to project assistance, dissemination of information and possible hosting of a reverse vending machine/s:

- Assist with location of reverse vending machines*
- Assist with information dissemination*
- Host reverse vending machine (possible)*



GREEN WASTE MANAGEMENT

Transition from open burning of green waste (Oct 2024 deadline) and commence a more sustainable green waste management model.

Current options are:

- A) Airburner
- B) Biochar and;
- C) Chip and Cart to Launceston Organics Facility for processing into compost

Development of hardstand stockpile area

Procurement of equipment

Annual monitoring and evaluation of solution to ensure continued benefit.

Green Waste—\$TBC

Funding Required

BENEFITS

- Improved environmental outcomes for the region
- Improved waste diversion from landfill and decreased waste landfill levy rates
- Greater community awareness of the need to reduce waste and value resources
- Decreased littering across the municipality
- Fundraising opportunities for community

#3: Leadership and Governance

#4: Environmental Footprint

PROJECT AREA: *Community Master Planning*

BACKGROUND

The localities of Scottsdale, Bridport and Derby are potential growth areas for the Dorset region. Community Master Planning is required to ensure we meet the needs of our current as well as future communities and our products, facilities and infrastructure is in line with needs and demands.

PROJECTS

Master planning in regards to the community:

SCOTTSDALE

Structure Planning is underway to inform and guide the major changes to land use, built environment and public spaces to achieve economic, social and environmental objective for the community of Scottsdale.

Scottsdale Focus Areas:

- Light Industrial Area
- Austins Road Subdivision

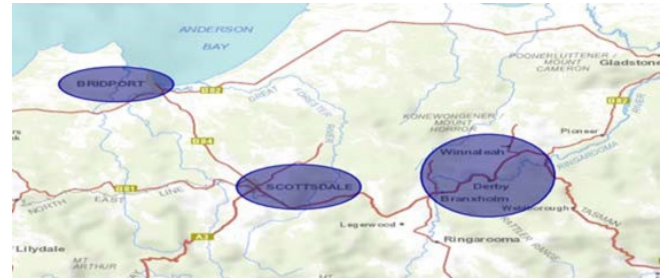
➔	Scottsdale Structure Planning—\$55,000 <i>State Government Contribution - \$25,000</i> <i>Council Contribution - \$30,000</i>
➔	Scottsdale Light Industrial Area—\$TBC <i>Council Contribution - \$30,000</i> <i>Funding Required</i>
➔	Austins Road Subdivision—\$TBC <i>Council Contribution - \$30,000</i> <i>Funding Required</i>

BRIDPORT

Structure Plan: guide the major changes to land use, built environment and public spaces to achieve economic, social and environmental objectives for the community of Bridport.

Consultant driven.

➔	Bridport Structure Planning —\$TBC <i>Council Contribution - \$50,000</i> <i>Funding Welcomed</i>
---	--



DERBY

Derby Master Planning will incorporate a number of elements to inform the growth and development of the town of Derby. Structure Planning is underway and this will then be used to inform the development of further planning including:

- Infrastructure Plan
- Economic Impact Study - MTB
- MTB Precinct Plan

➔	Derby Structure Planning—\$55,000 <i>State Government Contribution - \$25,000</i> <i>Council Contribution - \$30,000</i>
➔	Derby Master Planning—\$530,000 <i>Council Contribution - \$30,000</i> <i>External Funding Required—\$500,000</i>

TOWN FACILITIES

Site Assessment for a public toilet at the Victoria Street end of Scottsdale and investigation into pedestrian crossings on King and George Street, Scottsdale and Main Street, Bridport.

➔	Infrastructure—\$TBC <i>Funding Required</i>
---	--

BENEFITS

- Ensure our communities are attractive and vibrant areas to live, work and play
- Improve economic and social viability of our communities
- Ensure best use of council resources and determine a strategy to focus council investment for the future

#1: Liveable Communities

#2: Economic Development

PROJECT AREA: *Economic Development*

BACKGROUND

In order to drive economic development we need to ensure that Dorset is equipped with the basic infrastructure to accommodate growth and development. We need to understand our target demographic as well as our assets and market our region accordingly.

PROJECTS

Reviews, plans and strategy development for the following key areas:

MUNICIPAL MARKETING STRATEGY & PLANS

Investment into strategies and planning that support the growth of the region and attract and diversify the population.

Resident Attraction Plan: Aimed to attract young families and entrepreneurs to move into the community

Tourism Marketing Plan: Aimed at increasing visitors to the region

Resident Attraction Plan: \$TBC

Funding Required

Tourism Marketing Plan: \$TBC

Funding Required

BRIDPORT NEW RIVER ENTRANCE & MARINA

An election commitment of \$600,000 will assist Council in conducting further design and construction work on the proposed new port entrance, including a feasibility study on the proposed marina.

New Port Entrance and Marina Planning — \$600,000

State Government Contribution - \$600,000

Further funding required for additional stages



SIGNAGE AND BRANDING

Ensure all signage is up to date with new branding across the municipality.

Signage: \$TBC

Funding Required

MUNICIPAL PROSPECTUS

Aimed at showcasing Dorset and attracting new business ventures and industry to the region to capitalize on regional strengths which include:

Agriculture, Forestry and Tourism

Municipal Prospectus: \$TBC

Funding Required

TOURISM INFRASTRUCTURE PLAN

To enhance positive visitor experiences by ensuring tourism related infrastructure is upgraded, renewed and maintained as necessary.

Tourism Infrastructure Plan: \$TBC

Funding Required

BENEFITS

- Ensure our communities are attractive and vibrant areas to live, work and play
- Improve economic and social viability of our communities
- Ensure best use of council resources and determine a strategy to focus council investment for the future
- Promote well connected, well services communities that meet the needs of the current and future residents
- Creation of resilient, economically diverse communities

#1: Liveable Communities

#2: Economic Development

PRIORITY PROJECTS PLAN



Old Bridport Pier

DOCUMENT CONTROL

VERSION	CONTRIBUTORS	NOTES	DATE
1.0	Bridget Waterhouse, John Marik, Rohan Willis	Plan development	October 2023
1.1	Bridget Waterhouse	<p>Updates following community consultation:</p> <p><i>Included: Scottsdale - Bridport Water Surety Project (Advocacy)</i></p> <p><i>Included: Scottsdale Facilities (Community Master Planning)</i></p> <p><i>Included: Bridport Wastewater Project (Advocacy)</i></p> <p><i>Updated: Advocacy (inclusion of project lead information)</i></p> <p><i>Updated: Green Waste Management (included Biochar)</i></p> <p><i>Updated: Derby Back Road (further details on works)</i></p> <p><i>Updated: Bridport New River Entrance and Marina</i></p>	November 2023
1.2	Bridget Waterhouse	<p>Updates:</p> <p><i>Updated: Scottsdale Facilities - changed to Town Facilities and included Bridport Main Street Pedestrian Crossing</i></p> <p><i>Updated: Derby Master Planning - costings revised from \$30,000 to \$555,000 following identification as a project of state significance and reassessed scope..</i></p>	February 2024

	PPP#23	Signage and Branding	NOT STARTED									
	PPP#5	Golconda Rd Sections 2-5	NOT STARTED	Section 2: Burns Rd to 1km east Section 3,4,5: 1km east of Burns Rd to Gillespies Rd								
GRANT/23/16	PPP#6	Golconda Rd Stages 7 & 8	SUBMITTED	Little Forester River to North Blumont Road - 3.4km	Heavy Vehicle Safety and Productivity Program Tranche 7	01/07/2024	30/06/2025	\$2,580,000	\$645,000		\$3,225,000	Application submitted 07/12/2023 NTDC Regional Project Form submitted for holistic road review and funding.

DOC/23/15020