

*Dorset Council*

*Improving the quality of life of the people  
of the Municipality through services  
based on the principles of quality, equity,  
value and responsiveness.*



# Agenda

Ordinary Meeting of Council

20 February 2017

**Winnaleah Hall, Main Street WINNALEAH**

commencing 6.00 pm

**TIM WATSON**  
General Manager

Ref 17/1222

# Dorset Council

## Qualified Persons Advice

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

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

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.



**TIM WATSON**  
General Manager

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# Dorset Council Meeting

## Agenda

### 20 February 2017

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**The Meeting Opened:**

**Present:**

**Apologies:**

<b>17/17</b>	<b>Confirmation of Ordinary Council Meeting Minutes 16 January 2017</b> Ref: 17/454
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**Recommendation**

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on 16 January 2017, having been circulated to all Councillors, be confirmed as a true record.

<b>18/17</b>	<b>Confirmation of Ordinary Council Meeting Closed Session Minutes 16 January 2017</b> Ref: 17/456
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**Recommendation**

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting Closed Session held on 16 January 2017, having been circulated to all Councillors, be confirmed as a true record.

<b>19/17</b>	<b>Confirmation of Agenda</b>
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**Recommendation**

That Council confirm the Agenda and order of business for the 20 February 2017 Council Meeting.

<b>20/17</b>	<b>Declaration of an Interest of a Councillor or Close Associate</b>
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Nil

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

### **Accelerated Local Government Capital Program Application**

An application under the Accelerated Local Government Capital Program was submitted to the Treasurer in the first week in February 2017. Council is seeking a loan of \$3.2 M which would see three (3) important infrastructure projects bought forward by five (5) years.

### **North East Care Service Agreement – May Shaw Health Centre Inc**

The Service Agreement with May Shaw has been amended to include the James Scott Wing transfer. Importantly this means all 62 bed licences have been secured in the North East into perpetuity. The Mayor and General Manager are meeting with the Board of May Shaw in late February to discuss the governance arrangements pertaining to the final stages of the integration of the two facilities. Once these details have been approved by Council and the May Shaw Board, work will commence on the design phase of the redevelopment of the Aminya facility.

### **Review of Audit Panels**

The Local Government Association of Tasmania, Tasmanian Audit Office and Local Government Division are seeking feedback on the operation of Audit Panels in Tasmania. Specifically they are seeking feedback from Audit Panel Members (council and independent), staff supporting Audit Panels and other relevant Senior Managers within councils.

The following questions have been put to councils:

1. How do you feel your Audit Panel is functioning? Is it providing value to council across the areas of financial management and broader council performance (e.g. corporate governance, legislative and policy compliance, risk management and decision-making) and is it able to meet all of the requirements of the Ministerial Order?
2. What aspects require improvement, further work, clarification or refinement?
3. What additional support do you or your Audit Panel require, e.g. guidance material, template documents, other?
4. What further legislative reform do you think is required?

Feedback is required by 17 February 2017. The Audit Panel Chair and Director Corporate Services are coordinating a response.

## Audit Panel Meeting

The next meeting for Dorset Council's Audit Panel is scheduled for Tuesday 21 February 2017 at 4pm.

## Planning/Building Applications

	Approved Jan	Approved 2017 YTD	Approved 2016 YTD
<b>Planning</b>	8	8	1
<b>Building<sup>1</sup></b>	-	-	-
<b>Plumbing</b>	-	-	-

See attachments for detailed information about applications approved in January 2017.

## Capital Works Program Update and Works in Progress 2016/2017

### TOWN MAINTENANCE

#### Bridport Area Capital Works

Main St rubbish bin surrounds	Complete
Bridport Foreshore Playground	Planning
Bridport Foreshore picnic area overflow parking Stage 1 & Stage 2	Planning
Trent Water RV Park	Planning
New BBQ plates and repainting	Planning

#### Bridport Seaside Caravan Park

Merge water connections	Complete
Tiling of shower in main amenities block	Complete
Removal of asbestos, replace doors on southern amenities block	Complete

#### Derby Area - Property

Derby Park – refurbish toilet block and waste water system	Nearly complete
Legerwood Hall x 9 window replace	Planning Feb
Legerwood Park	Started Entrance
Bike racks (Derby and Scottsdale)	Planning
Pioneer stormwater	Part Commenced
Town entrance signage - Pioneer, Herrick and South Mount Cameron	Planning for April

#### Scottsdale - Property

Scottsdale Rec Show Office - new roof	Planning
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<sup>1</sup> No applications were approved in January due to the new Building Act 2016 and transitioning of legislation.

Scottsdale Rec - reseal of entrance	Planning/Started
King St Beautification - kerb and paving LINC to Ada St	Tender Awarded
Childrens Reserve Master Plan - playground equipment	Complete
Cemetery - Stage 1 - road and concrete strips	Complete
Cemetery - replace boundary fence	Complete

## CONSTRUCTION

Sight distance Ponderosa Rd, Old Waterhouse Rd, Seg: 14 wear surface & pavement	Planning
Ringarooma Rd, Legerwood reseal, Seg: 1 wear surface & pavement	Under Construction
Widen corners below Hospital, North Scottsdale Rd Seg:1 wear surface	Planning
Widen corners below Hospital, North Scottsdale Rd Seg:1 wear surface	Planning
Western Access Road Bridport	Planning
Old Waterhouse Rd resheeting Seg: 14, 15 & 16 wear surface	Planning
Old Waterhouse Rd drainage work	Complete
Golconda Rd upgrade for guardrail	Complete
Golconda Rd safety delineation	Started
King St Scottsdale railway crossing	Tender Awarded
Barnbogle Rd resheeting Seg: 2	Started
Bennetts Rd resheeting Seg: 1	Complete
Bonds Rd resheeting Seg: 1	Complete
Jensens Rd resheeting Seg: 4 & 5	Started
Nurses Rd resheeting Seg: 1	Complete
North Scottsdale Rd resheeting Seg: 4	Complete
Northholm Rd resheeting Seg: 1	Complete
New River Rd resheeting Seg: 6	Complete
Mckays Rd resheeting Seg: 1	Complete
Timperons Rd resheeting Seg: 1	Complete
Carins Rd resheeting Seg: 1	Complete
Resheet Cape Portland Rd - Seg 11,12 & 13 wear surface	Planning
Warrentinna Rd 2 reseal Seg: 3 wear surface	Commenced
Warrentinna Rd 4 reseal Seg: 2 wear surface	Commenced
Ten Mile Tr reseal - Seg: 4 wear surface	Commenced
South Springfield Rd reseal - Seg: 1 wear surface	Commenced
Old Listers Rd reseal wear surface	Commenced
Listers Rd reseal - Seg: 3 wear surface	Commenced
Koomeela Rd reseal - Seg: 1 wear surface	Complete
Reseal Tomahawk Rd, Seg 2 & 3 wear surface	Commenced
Elizabeth St Scottsdale reseal Seg: 1 & 2 wear surface	Commenced
Charles St Scottsdale reseal Seg: 2 wear surface	Commenced
Alfred St Scottsdale reseal - Seg: 4, 5 & 6 wear surface	Commenced

Christopher St Scottsdale reseal - Seg: 1 wear surface	Commenced
Ellenor St reseal Seg: 5 wear surface	Commenced
Ethel St reseal Seg: 1 wear surface	Commenced
William St Scottsdale reseal - Seg: 1 wear surface	Commenced
Scott St Scottsdale reseal Seg: 1 wear surface	Commenced
Thomas St Scottsdale reseal Seg: 1 & 2 wear surface	Commenced
Reid St reseal Seg: 1 wear surface	Commenced
Barclay Dr reseal - Seg: head of cul de sac wear surface	Complete
Depot - Scottsdale Works Depot reseal wear surface	Commenced
Charles St (B'holm) reseal - Seg: 1 wear surface	Commenced
Albert St (B'holm North) reseal - Seg: 1 wear surface	Commenced
Albert St (B'holm South) reseal - Seg: 2 wear surface	Commenced
Donald St (B'holm) reseal Seg: 1 wear surface	Commenced
Short St (B'holm) reseal Seg: 1 wear surface	Commenced
Stoke St reseal - Seg: 1 & 2 wear surface	Commenced
Edward Pl (B'holm) reseal - Seg: 1 wear surface	Commenced
Joyce St reseal Seg: 1 wear surface	Commenced
Pearce St reseal- Seg: 1 & 2 wear surface	Commenced
Frederick St (B'holm) reseal Seg: 1 wear surface	Tender Awarded
Main St (Bridport) reseal - Seg: 3 wear surface	Tender Awarded
Design Ringarooma Main Rd (West Maurice Rd to Ringarooma) Seg 2 all assets	
Reconstruct Barnett Crs Bridport, Seg: 2 wear surface	Tender Awarded
Reconstruct Main St Legerwood (Carisbrook Ln to Peddles Rd) Seg: 1 wear surface and pavement	Commenced
Reconstruction safety and maintenance improvements, Golconda Rd (Chain 2854 to Ferny Hill Rd) Seg: 3 wear surface, pavement & drainage	Commenced
Upgrade footpath with hotmix overlay, Hedley St Seg:	Tender Awarded
Upgrade pedestrian splays and footpath Main St, Winnaleah Seg:	Commenced
Upgrade footpath with hotmix overlay, Chaffey St Seg:	Commenced
Footpath, kerb and channel, Albert St Bridport Seg 1	Tender Awarded
Stormwater Westwood St, Bridport	
Stormwater Ada St, Bridport	Planning Feb/March
Stormwater Alfred St, Bridport - pits and drains	Tenders Awarded
Stormwater Main St, Pioneer - remove pedestrian hazard and pipe open drains.	Planning
Stormwater King St - install road crossing at Lyric Theatre in prep for network extension.	Complete
Renew Bridge 1614 Dorset River Dead Horse Hill Rd	Complete
Redeck Bridge 1507 Wyniford River Garabaldi Road	Complete
Renew Bridge 1513 Carisbrook Coffey Rd	Tenders Awarded
Renew Bridge 1616 Dorset River Alberton Rd	Tenders Awarded



Redeck Bridge 1515 Ringarooma River Maurice Rd	Complete
Redeck Bridge 1528 Boobyalla River Banca Rd	Complete
Barrier Upgrade - Bridge 1508 Ringarooma River Garibaldi Rd	Tenders Called

## Recommendation

**That the Dorset Council Management Team Briefing Report be received and noted.**

## 22/17 Council Workshops Held Since Last Council Meeting

### 7 February 2017

- Briefing Reports & Question Time
- Active Youth Programme
- Proposed 2016/17 Legislative Council Electoral Boundaries Redistribution
- Local Government Association of Tasmania General Meeting
- North East Rail Trail Update
- Town Entrance Signage
- Use of Proceeds of Derby Asset Sales
- Derby Tin Centre – Expressions of Interest
- Derby Depot Site Proposal

## 23/17 Applications for Leave of Absence

Nil

## 24/17 Public Question Time

### Questions Received on Notice – 7 February 2017

#### Mr Shayn Gee – Vice President, Tomahawk Community Association Inc:

*“Does the Council have any plans to relocate the Children’s Playground from the Recreation Ground to another area in Tomahawk?”*

*“Does the Council consider the 2012 Tomahawk Sketch Master Plan a proposition in the long-term development of Tomahawk?”*

#### Response by General Manager, Tim Watson:

Council currently does not have any definitive plan to relocate the children’s playground.

As the 2012 Tomahawk Sketch Master Plan was considered by a previous Council the intent is to revisit the Plan with the current Council sometime in 2017.

<b>25/17</b>	<b>Deputations</b>
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<b>26/17</b>	<b>Councillor Question Time</b>
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<b>27/17</b>	<b>Notices of Motion by Councillors</b>
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**Mayor Howard to vacate the Chair for Item 28/17. Deputy Mayor Hall to take the Chair.**

<b>28/17</b>	<b>Notice of Motion – Mayor G J Howard – Legislative Council Boundary Redistribution Submission</b> Ref: 17/1436
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### **Purpose**

The purpose of this agenda item is to consider a Notice of Motion proposed by Mayor, Councillor Greg Howard

### **Background**

The following Notice of Motion and background information was received from Mayor Greg Howard on 14 February 2017:

*“That Council lodge a submission against the proposed 2016-17 Legislative Council Electoral Boundaries changes.”*

### **Reasons:**

Objections to new boundaries:

1. The new electorate of McIntyre which would stretch from Railton in the west to the east coast and north to include Flinders Island, would encompass such a diverse range of interests that would make difficult for an elected member to service effectively.

At the moment Apsley’s main economic drivers are:

- Intensive agriculture in pockets of Dorset and the south east.
- Broad acre cropping and grazing on the plains of Flinders Island, the north and east coasts and midlands area.
- Fishing and aquaculture.
- Forestry
- Tourism based around coastal and marine activities but more recently expanded to include cycling activities.

Of these drivers only intensive agriculture and forestry exist to any large degree in the expanded areas included into McIntyre from the municipal areas of Northern Midlands, Meander Valley and Kentish. Therefore the elected member’s allegiances would be split between the majority of voters in Meander Valley, Northern Midlands and Kentish and the economic wealth provided by the eastern half of the electorate.

2. Deleting Apsley and Western Tiers which are primarily northern electorates and replacing them with McIntyre and Prosser means moving more of the political representation from the north to the south. It is the northern half of the state which is the driving force for the state’s agricultural, forestry and mining industries.

3. With the majority of the population in the new electorate of McIntyre based in the western half the economically important municipalities of Dorset, Break O'Day and Flinders Island would have little chance of having a local elected member as their representative.
4. Notwithstanding travel to Flinders Island, the travel between the north east, the east coast and Meander Valley, Northern Midlands and Kentish would seem more difficult than a continuous drive down the east coast.
5. There is a significant risk that the recent investment in mountain biking and accommodation within the Dorset and Break O'Day municipalities could be jeopardised by a lack of representation from the eastern half of the electorate.
6. Proposal for expansion of Break O'Day south to include Bicheno and Dorset to include Lilydale and Nunamara are ignored by the new electorate boundaries.
7. Irrigation schemes in Dorset and the Midlands have the potential to affect population distribution and appear to have been ignored by the committee.

A less aggressive change to boundaries as proposed by MLC's Tania Rattray and Greg Hall appear to maintain electorates of similar interests while achieving the required population balance and would be supported by the Dorset Council.

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

N/A

#### **Risk Management**

N/A

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

N/A

#### **Community Considerations**

Refer to reasons listed in background.

#### **Officer's Comments**

For discussion and decision by Councillors.

#### **Recommendation – Mayor Greg Howard**

**That Council lodge a submission against the proposed 2016-17 Legislative Council Electoral Boundaries changes.**

**29/17**

**Variations to Annual Plan 2016/2017**

Reporting Officer: Director – Corporate Services, Guy Jetson  
Ref: 17/1304

**Purpose**

The purpose of this item is to defer Annual Plan Item 7 “Participate in the biennial LGAT Community Survey process”.

**Background**

During the course of the year Council will make alterations to the Annual Plan due to Council resolutions, community needs, external influences or resource requirements.

The following agenda item is to seek Council approval to vary the Annual Plan Item 7 “Participate in the biennial LGAT Community Survey process” for 2016/17.

The LGAT Community Survey has historically been conducted every two years covering a range of Council services. Council also conduct a ‘piggy back’ survey to gain a detailed look at Dorset.

On 6 February 2017 Dr Katrena Stephenson, CEO, Local Government Association of Tasmania advised that:

*You may recall that in endorsing the 2016-17 LGAT Budget, there was agreement to shift the state-wide community satisfaction survey from its 2 yearly cycle to 4 yearly with the survey to be conducted in the third year of every LG election cycle. As I have had one query in relation to timing from a council that has in the past piggy backed off our survey, I thought I would advise all that it is my intent to conduct the survey toward the end over the summer period of 2017-2018 (likely December 2017 or February 2018).*

**Planning, Environment & Statutory Requirements**

*Sections 71 of the Local Government Act 1993*

**Risk Management**

N/A

**Financial & Asset Management Implications**

The survey cost \$7,000 in 2015.

**Community Considerations**

N/A

### **Officer's Comments**

It is recommended that Council defer Annual Plan Item 7 "Participate in the biennial LGAT Community Survey process" until 2017/2018.

### **Recommendation**

**That Council defer Annual Plan Item 7 "Participate in the biennial LGAT Community Survey process" until 2017/2018.**

## **Purpose**

The purpose of this report is for Council to adopt a Policy position in regard to the use of proceeds from asset sales in Derby.

## **Background**

The Blue Derby mountain bike project is without doubt a phenomenal success. In an Australian first, the recent announcement of Blue Derby as a venue for a round of the 2017 Enduro World Series catapults Blue Derby and Tasmania into the international spotlight: Blue Derby is quickly becoming Australia's premier mountain bike destination.

It is likely that nothing on this scale has ever occurred in Australian recreational tourism in such a short timeline. The speed in which it has established its worldwide reputation is unprecedented. The national and international mountain bike community recognise Blue Derby as a premium destination. In spite of this meteoric success, Blue Derby's day in the sunshine will be limited if further investment is not forthcoming. Blue Derby is a compelling example of an opportunity that Tasmania must maximise. Not only should we seize the moment and build on this momentum to establish Blue Derby and North East Tasmania as the unrivalled premier mountain bike destination in Australia, we have the unique opportunity to establish Blue Derby amongst the top five international destinations for mountain bike riders.

With strategically-targeted investment in additional trails, Blue Derby will undoubtedly become one of Tasmania's tourism icons alongside the Three Capes Track and MONA, furthering Tasmania's international tourism status.

## **What makes Blue Derby special?**

- Derby has rapidly become a mountain bike town, one of very few bona fide mountain bike towns in the world.
- The Blue Derby trails provide a natural experience almost without peer anywhere in the world. This is the epitome of 'Brand Tasmania'.
- Derby is authentic, has a unique heritage and possesses an amazing 'X' factor.
- Derby is easy to access, only an hour from Launceston airport and is a 365 day a year destination – many other mountain bike destinations are summer only, including in Australia.
- Derby has the structural capacity for greater economic development and geographic scope for significant increases in trails.

## **Why the need for further investment?**

While Blue Derby currently offers an 85km network of trails, fully developing Derby's potential requires substantially more trails catering for novice riders and some additional intermediate-level trails. Critically, research material about the world's most successful mountain bike destinations consistently emphasises the need to expand the product offering to the novice rider once trail networks have been established. This is supported by anecdotal feedback from business operators in Derby and Facebook comments by riders.

The additional investment in the trail network would be primarily targeted at this segment of the market which is the broadest, and offers the greatest potential for growth and repeat visitation. An additional investment in Blue Derby of approximately \$1.5M would be required to fund the necessary expansion in the trail network.

## **The story so far**

Since completion, the project has delivered significant increases across the full range of tourism industry benchmarks: increased employment, return visitation, new business development and heightened real-estate activity. It is also responsible for significant NEW visitors to Tasmania. Tourism Tasmania statistics over a number of years consistently show that 70% of visitors to Tasmania return again.

The economic impact of the increased visitation is not isolated to Derby and surrounding towns (Branxholm and Weldborough), riders are also staying in Launceston and Scottsdale. Small businesses in Scottsdale in particular report increased turnover from mountain bike visitors. The most encouraging result has been the behaviour of interstate visitors who are the core target market. Accommodation data reveals that the interstate visitor is staying on average 4.4 nights in and around Derby and in excess of seven nights in Tasmania, indicating the economic benefit is far broader than just the Dorset municipality.

Whilst the initial investment interest was centred around short term accommodation opportunities, the most promising sign is the recent shift in investment interest towards job-creating businesses, driving the rebirth of Derby with people now starting to relocate to Derby to live and work.

## **The Vision**

To accelerate momentum and maximise enthusiasm in the Blue Derby project, the trail network needs to grow into the next stage. This will signal to the wider tourism industry that Blue Derby still has unrealised growth potential.

As this expansion continues, it will ensure that the full range of riding abilities are catered for and will help to drive new and repeat visitation.

With construction of an additional 30-35 km of trails, Blue Derby will become extremely competitive on the world stage. In its current form, Blue Derby is already arguably the premier mountain biking destination in Australia. With the proposed expansion, Blue Derby can become one of the top five mountain bike destinations



worldwide, along with destinations such as Rotorua in New Zealand and some of the larger and more established destinations in Europe, the USA and Canada.

Blue Derby shows that Australian mountain biking has come of age, demonstrating that mountain bike tourism can transform regional economies and the lives of the people that live there. Blue Derby now sits at the crossroads of a once in a lifetime opportunity – to continue to invest in the trails, creating more incentives for tourist visitation, and most importantly, creating more business opportunities and more jobs.

Significant numbers of people are currently visiting Blue Derby, riding the wave of popularity that comes from being new: if this momentum stalls it will be overtaken by other interstate destinations.

Blue Derby has the opportunity to scale up and to reach for the global market and with that continue to attract significant private sector investment. Increasing numbers of accommodation and hospitality businesses are being developed, and with more trails Blue Derby can attract bigger players and subsequent investment, from boutique to luxury, from micro-brewery to specialty cafes, from tour operators to service businesses.

Blue Derby's continued success and recognition will also act as the catalyst for the success of the planned St Helens mountain bike trail network, which has already secured a Federal Government funding commitment for \$1.7M. The combination of the two trail networks will provide approximately 200km of premium mountain bike trails and infrastructure in the North East corner of Tasmania, rivalling any mountain bike network in the world.

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

The *Local Government Act 1993 Part 12 Division 1 177 Sale and disposal of Land*, allows Council to: Sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.

### **Risk Management**

N/A

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

To secure further State or Federal Government funding Council it is a realistic expectation that Council will also be required to make a cash contribution to the cost of further trail network investment. Under the proposed policy position such a contribution would have no impact on Council's long term financial plan and therefore would not have any effect on investment in infrastructure in other communities within Dorset.

## **Community Considerations**

Refer comments above re investment in infrastructure in Dorset.

## **Officer's Comments**

The success of the Blue Derby mountain bike project has far exceeded everyone's expectation with momentum increasing by the day, and the North East community and all those involved in the project to date should be immensely proud of the success of the project. However, as explained above, to fully capitalise on this early success further investment is essential if the project is to realise its full potential and optimise the ongoing economic benefit to the North East Community and Tasmania.

Despite the obvious positive impact the mountain bike visitation is having on the North East economy, there is still a very small element within the community that believes the trails are benefiting only a few and are being subsidised by the broader Dorset community. This is of course highly inaccurate as the trails are being maintained on a close to break-even basis and Council's total capital contribution to the project is approximately \$250,000.

In addition, work is now being commenced by Council officers to seek ongoing corporate sponsorship for the trails, and the formulation of a concept which would see mountain bike visitors able to make voluntary contributions to the cost of the upkeep of the trails. Given the high profile of the Blue Derby brand Council officers are extremely confident that this self-funding strategy is realistic.

The proposal to use the proceeds of asset sales in Derby to fund Council's contribution to further investment in the trails, is consistent with this self-sustaining strategy and directly addresses any community concerns that the trails are being subsidised by the broader community.

## **Recommendation**

**That all proceeds realised from asset sales in Derby be quarantined for future investment in the mountain bike trail network or associated infrastructure within Derby.**

31/17

**Sale of Council Owned Vacant Land - Derby**

Reporting Officer: General Manager, Tim Watson  
Ref: 17/1353

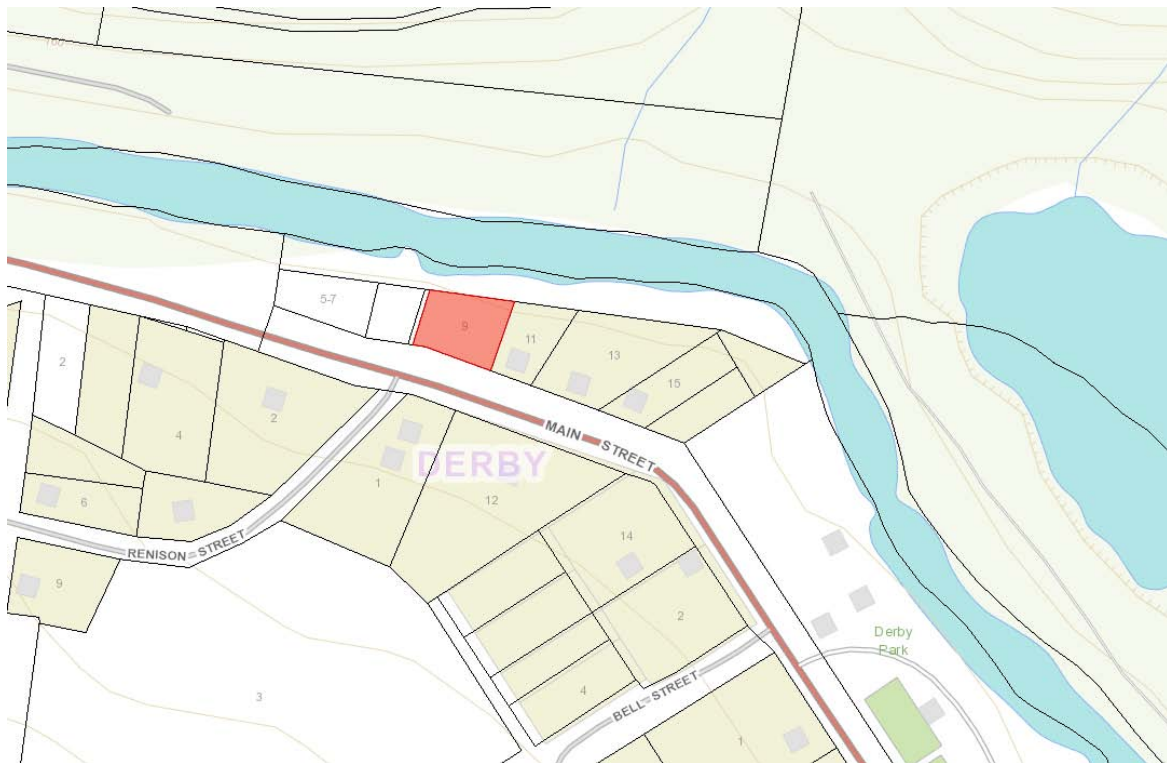
**Purpose**

The purpose of this report is for Council to approve the sale of Council owned vacant land in Derby.

**Background**

At the 20 January 2014 Council Meeting, Councillors reviewed properties owned by Council and recommended a number of those properties for sale. Since this review Council have become aware that there is vacant land in Derby that was not included in this review. Namely a vacant block known as 9 Main Street, Derby and also a piece of land adjacent to the Derby Hall on Main Street, Derby which could be subdivided and sold.

The properties that were overlooked during this process are listed as follows:



PID Number	Cert of Title	Street Address	Town
6820325	207278/5	9 Main Street	Derby



PID Number	Cert of Title	Street Number	Town
Part of 6819738	159540/1	80-82 Main Street	Derby

### Planning, Environment & Statutory Requirements

The *Local Government Act 1993 Part 12 Division 1 177 Sale and disposal of Land*, allows Council to: Sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.

As stipulated under subsection 2 of 177, prior to selling land Council must obtain a valuation from the Valuer General or a person who is qualified to practice as a land valuer under section 4 of the *Land Valuers Act 2001*.

### Risk Management

N/A

### Financial & Asset Management Implications

The land in question does not currently generate revenue for Council through usage, rental or lease and incurs expenditure via maintenance and land tax.

### Community Considerations

The identified land has no strategic community benefit.

## **Officer's Comments**

Given the spectacular success of the mountain bike trails in Derby, land suitable for development of accommodation is in very high demand and Council has received approaches for both identified parcels of undeveloped land. As there is no strategic reason for Council to continue to hold these parcels of land it is appropriate that Council release this land for private sector investment.

In addition, to ensure the community gets optimal benefit from the mountain bike visitation to Derby, it is vital that there is a critical mass of accommodation in the town to support businesses catering to the needs of these visitors.

These are a range of small business opportunities that can leverage off this visitation in particular businesses providing evening meals. These types of businesses are labour intensive and therefore generate much needed employment opportunities for Dorset community.

It is therefore recommended that Council approve sale of both parcels of land.

## **Recommendation**

- 1. That the sale of the following properties be approved by Council:**
  - a. 9 Main Street, Derby;**
  - b. Portion of vacant land adjacent to the Derby Hall, known as part of 80-82 Main Street, Derby**
- 2. That the sale of the properties listed within this report be sold at no less than a valuation provided by the Valuer General or other suitably qualified valuer.**
- 3. That the sale and subsequent completion of any contracts and transfer of title be subject to completion of processes required under the *Local Government Act 1993***
- 4. That authority to sign any required documentation and completion of the sale be granted to the General Manager.**
- 5. That the sale of the properties be conducted at the General Manager's discretion with consideration to market fluctuations.**

**Purpose**

The purpose of this agenda item is to present to Councillors and the community the financial performance for the six months ended 31 December 2016.

**Background**

The Dorset Council Year to Date Financial Report for period ended 31 December 2016 provides information on income and expenditure budget variations and the status of current capital projects.

**Planning, Environment & Statutory Requirements**

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

**Risk Management**

N/A

**Financial & Asset Management Implications**

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

**Officer's Comments**

For the period ended 31 December 2016 Council recorded an underlying surplus of \$1.15 million compared to a budgeted underlying surplus of \$46,000.

Council has prepared the following budget on the basis that:

- The receipt of income from statutory fees and fines, user fees (e.g. the Caravan Parks) and grants, is not evenly distributed throughout the financial year; and
- Contract, materials and other expenditure in regards to maintenance, operations and other council activities is subject to seasonal variations and as a result is not evenly distributed throughout the financial year.

It is anticipated that once these timing differences flow through the accounts for the financial year that Council's financial performance will be in line with the budget estimates underlying surplus of \$1.1 million.

Significant year to date budget variances are explained below.

**Dorset Council Financial Report for Period Ended  
31 December 2016  
Statement of Comprehensive Income**

		Year to Date		
	Note	Actual \$'000	Budget \$'000	Variance \$'000
<b>Operating Income</b>				
Rates	1	3,333	3,449	(116)
Statutory Charges		95	96	(1)
User Charges		241	239	2
Grants	4	2,497	2,209	288
Interest Income		247	206	41
Other Income		47	36	11
Income from TasWater		48	48	-
<b>Total Operating Income</b>		<b>6,508</b>	<b>6,283</b>	<b>225</b>
<b>Capital Income</b>				
Capital grants	2	231	809	(578)
Asset Disposal & Fair Value Adjustments		104	(9)	113
<b>Total Capital Income</b>		<b>335</b>	<b>800</b>	<b>(465)</b>
<b>Total Income</b>		<b>6,843</b>	<b>7,083</b>	<b>(240)</b>
<b>Expenses</b>				
Employee Costs		1,936	2,085	149
Contracts	5	942	1,172	230
Materials	5	332	518	186
Other Expenses	3	755	680	(75)
Depreciation, Amortisation & Impairment	6	1,622	1,773	151
<b>Total Expenditure</b>		<b>5,587</b>	<b>6,228</b>	<b>641</b>
<b>Surplus / (Deficit)</b>		<b>1,256</b>	<b>855</b>	<b>401</b>
<b>Adjustments</b>				
Rates in advance		122	-	122
Financial Assistance Grants (Paid in PY)		-	-	-
Capital grants		(231)	(809)	578
Net gain/(loss) on disposal		-	-	-
<b>Underlying Surplus / (Deficit)</b>		<b>1,147</b>	<b>46</b>	<b>1,101</b>

## Notes – Major Variances Actuals versus Budget

### Unfavourable variances

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**1 Rates and Charges (\$116,000)**

Below budget due to timing differences in rate income. The prepayment of rates is recognised as income in the year of receipt. Consequently this can distort the actual rate income earned in a financial year. Rate income is in line with budget estimates after this timing difference is excluded.

**2 Capital Grants (\$578,000)**

Below budget due to the timing of the funding from the Australian Government in relation to Roads to Recovery. As such, \$531,000 has now been reallocated to the 2017/18 financial year. The decision to reallocate this funding was to enable Councils to spread the expenditure over a realistic time frame.

**3 Other Expenses (\$75,000)**

Above budget due to timing of various expenses (e.g. community events, vehicle registrations, memberships/subscriptions and IT software licencing payments).

### Favourable Variances

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**4 Grants \$288,000**

Above budget due to the timing of the Rural Primary Health Services funding and the Australian Government in relation to the mountain bike trails.

**5 Contracts \$230,000 & Materials \$186,000**

Below budget due to the timing of expenditure in the majority of Council programs.

**6 Depreciation \$151,000**

Below budget due to timing of completion of the capital program projects (i.e. capital works projects can only be depreciated once they have been completed and capitalised).



**Dorset Council Financial Report**  
**Capital Works Summary by Classification and Detail by Program for Period Ended**  
**31 December 2016**

<b>Program</b>	<b>Actual Year to Date \$'000</b>	<b>Project Budget \$'000</b>	<b>Variance \$'000</b>	<b>Budget Utilised %</b>
Bridges	441	1,035	591	43%
Roads	1,906	5,135	3,228	37%
Footpaths	5	297	292	2%
Storm Water	19	97	78	20%
Land Improvements and Buildings	423	1,316	893	32%
Information Technology	21	60	39	35%
Plant, Machinery and Equipment (Budget incl. Trade in)	317	479	162	66%
Other	-	126	126	-
<b>Total Capital Works</b>	<b>3,135</b>	<b>8,545</b>	<b>5,409</b>	<b>37%</b>

After a slow start to the 2016/17 financial year the capital works program has had a quick recovery with an increase in capital expenditure of \$1.721 million (120%) since September 2016.

We can expect that over the next few months productivity will continue to increase and some of the larger projects like Ringarooma Road and Golconda Road will be completed within the March 2017 quarter which will allow for the resources from these projects to be relocated to the other capital works projects.

### **Recommendation**

**That Council receive the Financial Report for the period ended 31 December 2016.**

**Purpose**

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

**Background**

As part of the budget process for 2016/2017, Council resolved to allocate \$5,000 to the Small Grants Program for the 2016/2017 financial year.

The Community Grants Committee for 2017 consists of Councillor Archer, Councillor Martin, Councillor Stein and Rohan Willis (Director Community & Development). The Committee considered the application received during January 2017.

To date, \$2,978 of the allocated \$5,000 budget has been utilised.

The Small Grants Program is not an annual plan item but will occur each year.

**Planning, Environment & Statutory Requirements**

N/A

**Financial & Asset Management Implications**

For the 2016/2017 financial year, \$5,000 has been allocated to this grant program.

**Community Considerations**

Round 2 of the Small Grants Program was communicated in October/November through the Dorset Council website, email newsletters, and Facebook.

**Officer Comments**

One application was received for this program, amounting to \$1,000 in requested funds. A total of \$2,002 is available in unallocated funds under the program.

Samurai Jujitsu Scottsdale has operated in Scottsdale for over 15 years. Due to considerable local interest and enthusiasm, the organisation has now extended its martial arts service to Bridport. To ensure that training can be conducted safely, sixty (60) protective mats (each measuring 1m<sup>2</sup> and 40mm thickness) will be required.

Details on the grant request received and the recommendation of the Community Grants Committee is indicated in the following table:

<b>Organisation</b>	<b>Project</b>	<b>Project Cost</b>	<b>Grant Requested</b>	<b>Grant Recommendation</b>
Samurai Jujitsu Scottsdale	To assist purchase of protective mats for the new martial arts class commencing in Bridport.	\$3,300	\$1,000	Recommended

### **Recommendation**

**That Council approve funding of \$1,000 to Samurai Jujitsu Scottsdale under the Small Grants Program.**

34/17

**2016/2017 Community Matching Funding Grants Application  
Assessment**

Reporting Officer: Director – Community & Development, Rohan Willis  
Ref: 17/1366

**Purpose**

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

**Background**

As part of the budget process for 2016/2017, Council resolved to allocate \$30,000 to the Community Matching Funding Grant Program for the 2016/2017 financial year.

The Community Grants Committee for 2017 consists of Councillor Archer, Councillor Martin, Councillor Stein and Rohan Willis (Director Community & Development). The Committee considered the application received during January 2017.

To date, \$16,131 of the allocated \$30,000 budget has been utilised.

The Community Matching Funding Grants Program is not an annual plan item but will occur each year.

**Planning, Environment & Statutory Requirements**

N/A

**Financial & Asset Management Implications**

For the 2016/2017 financial year, \$30,000 has been allocated to this grant program.

**Community Considerations**

Round 2 of the Community Matching Funding Grants Program was communicated in October/November through the Dorset Council website, email newsletters, and Facebook.

**Officer Comments**

One application was received for this program, amounting to \$13,409 in requested funds. A total of \$13,869 is available in unallocated funds under the program.

The application was originally submitted shortly after the first round of community grant applications had been considered by the Community Grants Committee during September 2016. Although initially submitted under the *Councillors Discretionary Grants Program*, the applicant became aware that their project was suitable for consideration under the Community Matching Funding Grants Program; and

subsequently requested that their application be considered for approval under this program.

Details on the grant request received and the recommendation of the Community Grants Committee is indicated in the following table:

<b>Organisation</b>	<b>Project</b>	<b>Project Cost</b>	<b>Grant Requested</b>	<b>Grant Recommendation</b>
Scottsdale Netball Club	Resurface the two netball courts within the Scottsdale Recreation Precinct (Rose Street / Coplestone Street, Scottsdale)	\$27,418	\$13,409	Recommended

### **Recommendation**

**That Council approve funding of \$13,409 to Scottsdale Netball Club under the Community Matching Funding Grant Program.**

**35/17**

**Acquisition of Land – Delegation to the General Manager**

Reporting Officer: Director – Corporate Services, Guy Jetson

Ref: 17/1437

**Purpose**

The purpose of this agenda item is to delegate authority to the General Manager for the purpose of land acquisition for the construction of the Bridport Western Access Road and other minor road acquisition projects.

**Background**

Council are currently proceeding with preliminary works to enable construction of the Western Access Road. This work includes negotiating with land owners in relation to acquisition of land for the purpose of establishing the road corridor.

Council also have minor road acquisition projects that occur during the year for road re-alignments.

**Planning, Environment & Statutory Requirements**

Delegations are made in accordance with Section 22 of the *Local Government Act 1993*.

The power to acquire land is covered by Section 176 of the *Local Government Act 1993* which states: “A council may acquire land for prescribed purposes in accordance with the *Land Acquisition Act 1993*.”

**Risk Management**

N/A

**Financial & Asset Management Implications**

N/A

**Community Considerations**

N/A

**Officer’s Comments**

It is recommended that a delegation be made to the General Manager to acquire land in accordance with Section 176 of the *Local Government Act 1993*.

### **Recommendation**

That pursuant to Section 22 of the *Local Government Act 1993* Council hereby delegates the exercise and performance of its functions and powers under Section 176 (Acquisition of Land) of the *Local Government Act 1993* to the General Manager or a person acting in that capacity.

### **36/17 Closure of Meeting**

#### **Recommendation**

That pursuant to Regulation 15 (2) (g) of the *Local Government (Meeting Procedures) Regulations 2015*, Council close the meeting to the public.

**Time:**

## **Closed Session Agenda Items**

### **37/17 Aminya/James Scott Update**

This item is considered in closed session in accordance with *Section 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.”*

### **38/17 Move to Open Council**

#### **Recommendation**

**That Council move into Open Council.**

**Time:**

**Time Meeting Closed:**



# Agenda Attachments

Ordinary Meeting of Council

20 February 2017



*Dorset Council*

*Improving the quality of life of the people  
of the Municipality through services  
based on the principles of quality, equity,  
value and responsiveness.*



# **UNCONFIRMED Minutes**

Ordinary Meeting of Council

16 January 2017

**3 Ellenor Street, SCOTTSDALE**  
commencing 6.00 pm

**TIM WATSON**  
General Manager

Ref 17/454

# Dorset Council

## Qualified Persons Advice

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

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

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.



**TIM WATSON**  
General Manager

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## Closed Session Agenda Items

15/17	Aminya/James Scott Update	
16/17	Move to Open Council	
	<b>Close</b>	

# Dorset Council Meeting

## Minutes

### 16 January 2017

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**The Meeting Opened:** 6.00 pm

**Present:** Crs G J Howard (Mayor), M A Hall (Deputy Mayor), D R Jessup, S J Arnold, L D Archer, L S Quilliam, S Y Martin, L C Stein

General Manager – T J Watson, Director Corporate Services G R Jetson, Director Community & Development R Willis, Director Infrastructure D Griffin

**Apologies:** Cr S D Moore

<b>1/17</b>	<b>Confirmation of Ordinary Council Meeting Minutes 19 December 2016</b> Ref: 17/26
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#### **Decision**

##### **Crs Stein/Quilliam**

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting held on 19 December 2016, having been circulated to all Councillors, be confirmed as a true record.

**Carried Unanimously**

<b>2/17</b>	<b>Confirmation of Ordinary Council Meeting Closed Session Minutes 19 December 2016</b> Ref: 17/27
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#### **Decision**

##### **Crs Stein/Martin**

That the Minutes of Proceedings of the Dorset Council Ordinary Meeting Closed Session held on 19 December 2016, having been circulated to all Councillors, be confirmed as a true record.

**Carried Unanimously**

<b>3/17</b>	<b>Confirmation of Agenda</b>
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#### **Decision**

##### **Crs Martin/Jessup**

That Council confirm the Agenda and order of business for the 16 January 2017 Council Meeting.

**Carried Unanimously**

<b>4/17</b>	<b>Declaration of an Interest of a Councillor or Close Associate</b>
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Nil

<b>5/17</b>	<b>Dorset Council Management Team Briefing Report</b> Ref: 17/288
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The purpose of this agenda item is to provide Councillors and the community with a briefing on matters of interest dealt with during the past month by Council's Management Team.

**Recommendation**

That the Dorset Council Management Team Briefing Report be received and noted.

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**Decision**

**Crs Hall/Stein**

**That the Dorset Council Management Team Briefing Report be received and noted.**

**Carried Unanimously**

<b>6/17</b>	<b>Council Workshops Held Since Last Council Meeting</b>
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Nil

<b>7/17</b>	<b>Applications for Leave of Absence</b>
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Nil

<b>8/17</b>	<b>Public Question Time</b>
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Nil

<b>9/17</b>	<b>Deputations</b>
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Nil

<b>10/17</b>	<b>Councillor Question Time</b>
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**The following question was taken on notice at the 19 December 2016 Council Meeting:**

**Cr Lawrence Archer:**

The North East Touring Map which has been produced, how come the Bridport Information Centre hasn't received any?

## Reply from Economic Development & Communications Manager, Neil Grose

After a discussion between myself and Kathy Dodds at the SVIC it became clear that there was a misunderstanding about the funding of the touring maps. Suffice to say this misunderstanding has now been resolved and a box of the new North East Touring maps has been delivered to the Bridport Information Centre. Kathy has also been advised to discard the old maps and only distribute the newly-printed maps.

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### Deputy Mayor Max Hall:

Could there be a session arranged on pecuniary interest, to give Councillors a refresher on their obligations?

### Reply from General Manager, Tim Watson

If Councillors think that would be worthwhile, it can be arranged for a future Workshop.

<b>11/17</b>	<b>Notices of Motion by Councillors</b>
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Nil

<b>12/17</b>	<b>Alteration to Investment of Surplus Funds Policy</b>
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Reporting Officer: Director – Corporate Services, Guy Jetson

Ref: 17/63 Policy: 14/8784

### Purpose

The purpose of this agenda item is to broaden the cash investment options for Council funds and to change the policy name to Cash Management Policy.

### Recommendation

1. That Council alter the attached Policy to allow investments to be held with ADI's with a credit rating of BBB or greater.
2. Include the following principle relating to investments with BBB rated ADI's: *Investments with BBB rated ADI's cannot exceed more than 20% of Council's total investments and no more than 10% for any single BBB rated ADI.*
3. Rename the Investment of Surplus Funds Policy to Cash Management Policy.

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### Decision

#### Crs Archer/Quilliam

1. That Council alter the attached Policy to allow investments to be held with ADI's with a credit rating of BBB or greater.
2. Include the following principle relating to investments with BBB rated ADI's: *Investments with BBB rated ADI's cannot exceed more than 20% of Council's total investments and no more than 10% for any single BBB rated ADI.*
3. Rename the Investment of Surplus Funds Policy to Cash Management Policy.

**Carried Unanimously**

**13/17 Annual Plan Update – December 2016 Quarterly Report**

Reporting Officer: Director – Corporate Services, Guy Jetson

Ref: 16/17/202 Quarterly Report: 16/10922

**Purpose**

The purpose of this agenda item is to update Council and the community on progress of the Dorset Council Annual Plan 2016/2017 as at 31 December 2016.

**Recommendation**

That the attached Dorset Council Annual Plan 2016/2017 December Quarterly Report be received and noted.

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**Decision**

**Crs Stein/Quilliam**

**That the attached Dorset Council Annual Plan 2016/2017 December Quarterly Report be received and noted.**

**Carried Unanimously**

**14/17 Closure of Meeting**

**Decision**

**Crs Jessup/Martin**

That pursuant to Regulation 15 (2) (g) of the *Local Government (Meeting Procedures) Regulations 2015*, Council close the meeting to the public.

**Carried Unanimously**

**Time: 6.55 pm**

**Time Meeting Closed: 7.04 pm**

**Minutes Confirmed: 20 February 2017**

**Minute No:**

.....  
**Mayor**

**DORSET COUNCIL**  
**1 January to 31 January 2017**

**DEVELOPMENT APPLICATIONS APPROVED**

DEV-2016/98	Ms A J Campbell 20 Heath CT BRIDPORT	Lodged 22/12/2016	Construction of Short-Term Visitor Accommodation Determined APPD on 31/01/17
DEV-2016/100	TasWater 330 Derby Back RD DERBY	Lodged 22/12/2016	Treated Water Storage Tank with Relaxation of Boundary Determined APPD on 20/01/2017
DEV-2017/2	Mr S Boxsell 4 North ST DERBY	Lodged 10/01/2017	Short-Term Visitor Accommodation Determined APPD on 13/01/2017
DEV-2017/3	Mr R J Oliver 33 Main RD PIONEER	Lodged 10/01/2017	Domestic Storage Building Determined APPD on 13/01/2017
DEV-2017/4	Mr R L Whish-Wilson 1,255 Bridport RD BRIDPORT	Lodged 10/01/2017	New Garage & Carport Determined APPR on 24/01/2017
DEV-2017/6	Mrs S Cassidy Main ST DERBY	Lodged 13/01/2017	Change of Use (Short-Term Visitor Accommodation) Determined APPD on 20/01/2017



**DEVELOPMENT APPLICATIONS APPROVED**

DEV-2017/7

Ms E L Fox

Lodged 19/01/2017 Domestic Storage

6 Scott ST BRANXHOLM

Determined APPD on 19/01/2017

**DORSET COUNCIL**  
**1 January to 31 January 2017**

**SUBDIVISIONS APPLICATIONS APPROVED**

SUB-2017/1174	Michell Hodaetts and Associates Pty	Lodged 18/01/2017	Subdivision - Boundary Adjustment
	West Maurice RD RINGAROOMA		Determined APPR on 31/01/2017
	West Maurice RD RINGAROOMA		