

LGAT is running three full-day regional workshops throughout April (with Council Planners) to run through the SPPs and to capture collective concerns to inform a whole of sector submission.

In addition LGAT is meeting regularly with the Department of Justice and the TPC to discuss the process and also concerns being raised by the sector. It is hoped this early engagement (prior to the hearings) will aid the TPC in understanding and appreciating the key issues for the sector.

In addition LGAT is co-hosting two special interest workshops (on stormwater and natural assets) to discuss the State Codes that deal with these issues.

Councils will need to start considering their Local Provision Schedules very soon and LGAT is in discussions with the Department of Justice as to what support can be provided to Councils in this process.

Key Issues:

- The period the TPC has for undertaking the hearings and reporting on the SPPs is extremely short in the context of the period of time undertaken for the Interim Planning Scheme hearings through 2014 and 2015.
- The truncated timeframe for hearings and reporting will severely limit the TPCs ability to deal with all matters raised during the exhibition phase.
- The development of Local Provision Schedules needs to commence very soon and this is likely to require significant resources.
- Local Government will bear the brunt of implementation and community angst in relation to the new provisions.

Building Reform

LGAT notes that the level of direct engagement, consultation and responsiveness from Building Control (Department of Justice) with Local Government in relation to the Building Bill to date has been impressive and well received. The team responsible should be commended for its efforts.

However, there remain a number of concerns from the sector and in early April LGAT wrote to each member of the Legislative Council to outline those concerns, being:

- Increased compliance work and an anticipated reduction in funding/resources to undertake it. It is likely there will be an increase in the compliance burden coupled with an anticipated reduction in revenue as any compliance activities that involve property owners who have not complied with the new requirements, for example having category 3 work carried out without sign off from a building surveyor, will fall to Council. This will require investigative resources and currently there is no provision for these costs to be funded.
- Liability Issues - The proposal is for a more complex system that incorporates self-regulation and given the sweeping changes there is general concern that the chances of industry embracing the change is low and this may have adverse effects on consumers, community and councils. Councils won't know what they won't know in terms of industry notifying categories of work appropriately. If categorisation of work and notifications are not in fact undertaken properly, there will be flow on effects through the new system, with adverse impacts such as councils' ability to provide reliable and accurate s337 certificate information. This could lead to liability problems. Greater legislative protection alongside adequate training and compliance work is required to ensure this does not become a problem.

- Timeframe for implementation - previously councils have sought a six month implementation period. Building Control (Department of Justice) has indicated that if the legislation is passed in the April sitting session it will likely come into effect on 1 July 2016. This will place substantial pressure on councils to complete transitional arrangements, particularly in the case of having to transition digital platforms etc.

At the time of writing it had not been confirmed if the Bill would pass through the April Parliament sitting period or be held over until late May.

Budget Impact

Being undertaken within current resources, noting this currently forms a significant workload.

Current Policy

Strategic Plan:

- Priority Area 1: Strategic Relationships
- Priority Area 2: Sector Profile & Reform
- Priority Area 5: Land Use Planning & Environmental Sustainability

3.4 LGAT POLICY UPDATE* Contact Officer - Dion Lester

Decision Sought

That Members note the report on current policy activity and in particular that:

- **LGAT have recently commenced a shared energy contract re-negotiation on behalf of interested councils**
- **There has been no response from the State Government on the Waste Tyre Working Group's initial report.**

Energy Contracts

LGAT recently put out a call for anyone interested in participating in a shared process to re-negotiate energy contracts for Councils with contracts ending 30 June 2016.

Contract energy prices are currently facing significant increases as a result of Hydro energy storage dropping to unprecedented lows and the prolonged outage of the Basslink cable. Councils coming out of energy contracts in the next six month period are likely to experience price increases of around ten per cent.

The goal is to share the cost of the consultancy and get the best possible energy price by aggregating consumption.

The first stage is underway, involving the consultant accessing council's energy consumption data from the retailer in order to provide a quote for negotiating the new energy contract.

Workforce Planning

Skills Tasmania has appointed the Centre for Local Government at the University of Technology Sydney, in partnership with LGAT, Waratah-Wynyard, Circular Head and Burnie Councils to improve sector understanding of the benefits of workforce planning and build capacity to better workforce plan.

The key outputs from the project are:

- A workforce planning 'how to' guide for Local Governments in Tasmania (June 2016)
- A two-day capacity building program for senior staff to develop a workforce plan (September 2016).

The first phase of the project is now complete and has involved three regional half day workshops to explore the benefits of workforce planning, identify key workforce challenges and discuss elements to consider during the development of the Tasmanian Workforce Planning Guidelines.

It is anticipated the draft guidelines will be available in July.

Waste Tyres

The issue of the used tyre stockpile at Longford was raised at the October 2015 PLGC meeting. It was agreed at this meeting that Minister Groom, in his capacity of Minister for the Environment, would meet with the Northern Midlands Council to discuss the way forward.

Minister Groom formed a working group to discuss options for dealing with the issue.

The working group was made up of representatives from:

- Tyre Stewardship Australia
- The Northern Midlands Council
- The Local Government Association of Tasmania
- The Environment Protection Authority
- State Government (Chair Sarah Courtney)

The Working group considered and provided recommendations in relation to three separate matters:

- How tyres in the current stockpile at Longford can be disposed of appropriately and cost effectively;
- How disused tyres should be managed into the future; and
- What regulatory reform is needed to tackle this issue.

The interim report from the working group was provided to Minister Groom in mid-December. At the time of writing no response, beyond an offer to meet, has been received.

It needs to be recognised that while Tasmania has low volumes and in the foreseeable future no solution will be economically viable, we still require an appropriate disposal method to address this significant environmental issue.

Health

In early January the State Government released a Consultation Draft of the Healthy Tasmania Five Year Strategic Plan, which poses questions about a proposed new approach to preventive health in Tasmania, including the Government's priority areas for action and related initiatives that could be immediately implemented.

The Strategic Plan notes that "Local Government is a key to enabling a whole of community, whole of government approach to improving the health of Tasmanians".

LGAT provided a comprehensive submission on the Strategic Planning, providing some overarching comments, and including:

1. Information about the role of Local Government in enabling community health and well being;
2. Material that relates to successful and workable approaches to solving complex problems; and
3. A response to a number of the key questions and proposed initiatives.

In summary LGAT commended the Tasmanian Government for its goal to make Tasmania the healthiest population in Australia by 2025. However, we noted the target is ambitious and will require significant investment, planning, collaboration and support to be achieved.

The Strategy would be significantly enhanced if there was an increased emphasis placed on the benefits of a Social Determinants of Health and collaborative approaches to effectively delivering the desired health outcomes and how that might be done well.

In addition, while sectors such as Local Government are already participating in the delivery of health and wellbeing outcomes and may be willing to take on a greater role, the underlying issue of resourcing remains a challenge. Like many other organisations working to increase the health and wellbeing of communities, councils do not have the capacity to continue to take on a greater role without being resourced to do so.

Since the submission a number of LGAT staff have had meetings with key senior managers within DHHS to discuss these matters.

State Emergency Services Volunteer Funding

LGAT appeared before the Parliamentary Standing Committee Inquiry into the State Fire Commission on 2 March 2016. This followed a submission from LGAT into the Inquiry which focussed on proposed changes to the funding of the State Emergency Services (SES) including the potential move to a centralised funding model which has been the subject of discussion with Councils since July last year.

At the time of writing, the Parliamentary Standing Committee was expected to table its report on the Inquiry into the State Fire Commission in Parliament on Thursday 7 April 2016.

Separately, a working group chaired by the Tasmanian Fire Service (TFS), and involving members from LGAT, TFS, SES and TFS Corporate services has been established to explore options for the centralisation of SES volunteer services and the funding for State Emergency Service volunteer assets and resources.

Based on previous consultation with councils there is general support for a move away from the funding of the SES units at the municipal level to a more centralised model.

Once all of the information is made available and if a centralised model is agreed, there will need to be broad consultation on how such a model will work. Councils will continue to be consulted on the project and will be informed about the findings of the Audit and the Inquiry.

Cat Management Plan

The Tasmanian Government has committed to developing a Tasmanian Cat Management Plan. The draft plan is almost complete and will be released to stakeholders for comment in the coming weeks. LGAT will coordinate a sectoral response.

The plan aims to outline ways that Cats can be better managed in Tasmania, with key areas of focus being domestic, stray and feral cats, the breeding of cats, cat-borne diseases, environmental, agricultural and human health impacts.

A working group including Local Government is likely to be established in the near future to begin discussions around the roles and responsibilities of the different parties in the management of Cats.

National Procurement Network

The National Procurement Network (NPN) connects procurement services offered by Local Government Associations in all states and territories to provide national programs where it is beneficial to combine the purchasing power of councils Australia-wide. The NPN is a not for profit group that operates in the best interests of member councils.

The most recent National Procurement Network meeting was held in Brisbane on 17 and 18 March 2016. The meeting included discussion about future planning for new national contracts. LGAT is a member of the NPN and Deborah Leisser attended the meeting.

Use of NPN contracts allows councils to purchase goods and services without having to go out to tender themselves for the products – they can use a simple online RFQ process. In addition, councils are able to purchase goods locally.

Use of NPN contracts has been shown by a number of Tasmanian councils to save the councils significant money on the goods, and also time with the tender and RFQ process. In a 12 month period a number of councils have saved enough to more than cover LGAT membership fees.

Tasmanian Integrated Freight Strategy

The Tasmanian Government released its draft Tasmanian Integrated Freight Strategy in early 2016 for consultation. The draft Strategy identifies 33 key policy positions and actions, across four key areas:

- Supporting competition and service choice across Bass Strait and beyond.
- Efficient freight gateways.
- High-standard, responsive land freight connections.
- Delivering a single, integrated freight system.

LGAT tendered a submission on behalf of councils, voicing broad support for the development of an integrated freight strategy to optimise coordination of freight planning and investment across the State and emphasizing the need to acknowledge the significance of the local road network and associated critical infrastructure within the state-wide land freight network.

The submission also highlighted the need for Local Government involvement in regional and corridor planning, the importance of aligning transport hubs, industrial areas and major freight routes and taking into account the value of the State's ports.

A copy of the draft Strategy can be found on the Department of State Growth's website: http://www.stategrowth.tas.gov.au/data/assets/pdf_file/0003/127434/Draft_Tasmanian_Freight_Strategy_Part_1.pdf

At Attachment to Item 3.4 is a copy of the LGAT submission.

Budget Impact

Being undertaken within current resources

Current Policy

Strategic Plan:

- Priority Area 1: Strategic Relationships
- Priority Area 3: Financial sustainability
- Priority Area 4: Sector capacity

3.5 STATE ROADS AUDIT

Contact Officer - Melanie Brown

Decision Sought

That Members note the following report.

Infrastructure Tasmania Roads Audit

Infrastructure Tasmania recently released its audit of the Tasmanian Road Network. The audit involved a review of systems and processes to understand the arrangements and practices used by the various road managers, (including State and Local Government, and third party owners such as Hydro Tasmania) and the processes they use to prioritise their expenditure, procure resources and manage their assets.

A number of recommendations were made in relation to management of the road network going forward, some of which involved Local Government to a greater or lesser extent.

Key observations

- The Parks and Wildlife Service (PWS) of the Department of Primary Industry Parks Water and Environment (DPIPWE) has limited in house capacity and capability to execute its road management function. Its prioritisation of works on key tourist roads is a sound strategy as is seeking to negotiate new ownership for these roads.

A risk for PWS is the potential for maintenance tasks and safety issues on the remainder of its network. It is proposed that PWS expedite its review of these roads and that in the longer term consideration be given to the possible transfer of the PWS road network to State Growth.

- Local Government has significantly improved its capacity to manage its road network over recent years. It continues to require additional funding for maintenance backlogs but better planning processes across its networks is allowing for targeted prioritisation and overall improvement. This is particularly apparent with bridges where councils have been working collaboratively with the State Government in response to heavy vehicle reform.

The audit proposes a process for councils to identify and trade roads with the State Government to improve efficiencies across both road networks.

Key recommendations likely to affect/involve Local Government:

1. In relation to the Department of State Growth:
 - That a process be established to clarify and resolve the uncertainty around road management functions related to line marking, traffic lights, street lighting and bus stops.

2. In relation to the Parks and Wildlife Services (PWS):
- That the prioritisation on upgrading and resolving long-term ownership and management of high-use tourist roads be continued.
 - That where those road ownership arrangements involve State Growth, or where that agency could assist with packaging a trading of roads with local government, the process be expedited.
 - That PWS allocate the additional resources necessary to expedite the assessment of the roads transferred from Forestry Tasmania and take the actions necessary, including road closures or erecting barriers, to manage risk and improve safety.
 - That longer term consideration be given to whether the management of the PWS road network should be transferred to State Growth to ensure that the necessary expertise in managing the network can be provided.
3. In relation to Local Government specifically that:
- Councils continue to work cooperatively to enhance the overall capacity and capability of its resources involved in asset management and network planning.
 - A period of six months will apply to the identification of Local Government roads that could be 'traded' to the Tasmanian Government.
 - The trade process to adopt cost-neutrality for all parties as a fundamental principle.
 - In the 12 months following the 'trade period', State Growth details a program of priorities for completing road-trades.
 - The Department of State Growth and the City of Hobart conclude the agreement to transfer the Macquarie Street/Davey Street couplet to Tasmanian Government ownership on the basis of cost neutrality.
 - The Department of State Growth and the City of Launceston commence discussions on the arrangements and timing for a transfer of the Wellington Street/Bathurst Street couplet to Tasmanian Government ownership on the basis of cost neutrality.
 - Councils take a strategic approach to planning on their road networks through collaborative decision making on infrastructure priorities that support and enhance economic development both regionally and state-wide.

Budget Impact

Does not apply.

Current Policy

LGAT has been lobbying the State Government for resolution to the issue of ownership and maintenance of former forestry owned roads since 2014.

Strategic Plan:

- Priority Area 2 Sector Profile and Reform;
- Priority Area 4 Sector Capacity

3.6 LOCAL GOVERNMENT REFORM

Contact Officer - Katrena Stephenson

Decision Sought

That Members note the following report.

Mergers/Resource Sharing

Further to the report at the February 2016 General Meeting – a number of scenarios are being modelled in the South including a greater Hobart Council and greater South Eastern Council and various combinations and strategic resource sharing.

The Northern region had scoped a benchmarking proposal as a precursor to exploring resource sharing on a regional basis and the North West region has signed an MOU with the State Government in regard to modelling regional resource sharing.

Both the North and North West regions were asked by the Minister to consider extending any feasibility studies to include merger studies but broad agreement could not be reached at this time.

Review of the Local Government Act

The Review of the Local Government Act has commenced with two meetings of the Steering Committee, which includes the LGAT CEO and President. The focus of the first meeting was to agree on the scope of consultation. The review is to be targeted, focussing primarily on roles and responsibilities and some electoral matters.

The Steering Committee agreed it was important not to 'throw the baby out with the bathwater' and that a "corporate" governance model should be retained whereby the elected representatives operate as a board of non-executive directors chaired by the mayor.

The second meeting was to review the draft discussion paper and consider additional consultation mechanisms such as reference or advisory groups. It is anticipated the discussion paper will be released for public feedback at the end of April.

Code of Conduct

The sector has just provided feedback on the Regulatory amendments and draft state-wide Code of Conduct for Councillors which will support the implementation of legislative amendments made last year. The legislation is due to commence on 13 April.

The Local Government Division are currently updating their website to include information on how to make a code of conduct complaint (with a complaint form template) and will provide the following:

- General information sheet relating to the new process and transitional provisions (attaching process flow-chart);
- Information sheet for general managers (what to do when a complaint is received, including time requirements);
- Information sheet relating to the model code of conduct legislative requirements;
- Information sheet relating to the transitional provisions; and
- Information sheet for elected members (the model code of conduct etc).

The Director will write to all councils regarding commencement and directly provide all information sheets. He will also provide advice relating to the requirement to adopt the model Code of Conduct within three months.

LGAT has been working with the Integrity Commission with regard to our model Gifts and Benefits Policy and is in the process of updating it to ensure it complies with requirements under the new legislation and also deals with the issue of conferences which has come up recently. This will be provided to Councils in the near future.

Boards of Inquiry

There are still two Boards of Inquiry underway. The first, Huon Valley Council has reached the point where a report was provided to the Minister and on 10 March was provided to the parties for 2 weeks for comment/reply.

The second, Glenorchy is on hold pending the outcome of a Supreme Court case lodged by an individual councillor challenging the process.

Budget Impact

Does not apply.

Current Policy

Strategic Plan:

- Priority Area 2: Sector Profile and Reform

3.7 NATIONAL ACTIVITY

Contact Officer - Katrena Stephenson

Decision Sought

That Members note the following report.

Federal Election Campaign

As reported at the February 2016 General Meeting, the Australian Local Government Association (ALGA) with the State Associations, has been working on the development of a Federal Election Document.

The production timing has been escalated to allow for a July election should that eventuate.

There is strong alignment between ALGA's Election Document (Local Government's Plan for an Innovative and Prosperous Australia) and ALGA's submission to the Federal Budget.

The Key Priorities are:

- Restoration of the indexation of Financial Assistance Grants (FAGS) and an increase in their quantum linked to a fixed percentage of Commonwealth taxation revenue;
- A freight strategy supported by targeted investment and permanent doubling of Roads to Recovery;
- Investment in community infrastructure; and
- Support for councils to work with local business and communities to implement local and regional climate change plans.

ALGA secured supporting analysis which has mapped the cumulative Gross Domestic Product (GDP) benefit for each of the key priorities, as well as the annual employment benefit. If all were adopted the cumulative GDP benefit by year three would be \$7.463 billion matched by 19,300 jobs.

At the March ALGA Board Meeting, it was agreed that there would not be a national advertising campaign related to the election document. ALGA will provide the document to all Federal politicians, all major political parties and delegates to the National General Assembly. It will also be provided to all Mayors and General Managers in conjunction with State Associations.

LGAT is currently developing a Tasmania specific supporting document and it is intended that both will be provided to Councils after the General Management Committee meeting in early May. Councils will be encouraged to promote key priorities to all local candidates and where possible localise the initiatives.

For example, councils can promote the need for a Community Infrastructure Program at the national level and identify specific projects in the municipality that could be funded under the program.

In addition to the Federal Election Document, ALGA has worked with a range of key like minded and influential national organisations on a joint infrastructure statement to publically advocate for continued Commonwealth funding into infrastructure and this too will be launched in the lead up to an election.

ALGA Strategic Plan

On the 17-18 February 2016 the ALGA Board convened a facilitated strategic planning meeting to progress implementation of the current strategic plan (2014-17), and to identify actions for the 2016-17 Action Plan. There have been some clear shifts in Federal policy priorities and so for example, there is no need to continue to specifically reference the White Paper of the reform of the Federation and the White Paper on Taxation as they have fallen prey to a change in leadership.

It was agreed it was important to reflect a focus on innovation and digital transformation (related to productivity improvements) going forward.

It was recognised there had been some key achievements by ALGA over the last 12 months particularly in relation to raising the profile of Local Government at the Federal level including participation at key COAG meetings and the doubling of the Roads to Recovery funding to offset the Financial Assistance Grants indexation freeze.

The core priority areas for action by ALGA are:

- Local Government finances;
- Roads, and other transport and community infrastructure;
- Improving the natural and built environment;
- Regional equity and regional development;
- Community resilience and sustainability;
- Collaboration and connectivity;
- Whole of government collaboration; and
- Strengthening democratic processes.

Budget Impact

Does not apply.

Current Policy

Strategic Plan:

- Priority Area 1 Strategic Relationships;
- Priority Area 2 Sector Profile and Reform.

3.8 STATE OF THE STATE

Contact Officer - Katrena Stephenson

Decision Sought

That the Members note the following report.

Background

On 9 March 2016 the Premier provided his annual State of the State address to Parliament.

From a Local Government perspective there were no surprises with reference to modelling amalgamation and resource sharing; roll out of the Tasmanian planning scheme and mapping the freight task through the Integrated Freight Strategy.

Other main points included:

- The challenges of the recent fires, Basslink outage and energy crisis;
- A predicted budget surplus;
- A focus for 2016 on health, education, skills and the vulnerable;
- Commitment of \$28.5M to a fuel reduction program;
- The formation of the Tasmanian Energy Security Taskforce;
- The impending (mid year) report into potential irrigation schemes;
- Looking at how to identify future skilled worker needs and making it easier for small businesses to employ apprentices or trainees;
- Implementation of the One Health system including continued work on Royal Hobart Hospital renovations and changing the Mersey Hospital to a 23-hour elective surgery facility;
- Continued work on the extension of high schools to year 11 and 12;
- Redesign of the child protection system; and
- Changes to the Aboriginal eligibility test.

The next major update from the State Government is through the Budget process. This will be tabled in Parliament on Thursday 26th May 2016.

As with past years LGAT will attend the budget lock-up and disseminate a summary of key points to councils the same day.

Budget Impact

Does not apply.

Current Policy

Does not apply.

4. ITEMS FOR DISCUSSION

4.1 CONSTITUTIONAL ROLE OF LOCAL GOVERNMENT Council - Northern Midlands

The Northern Midlands Council is seeking support for the development of a consistent basis for determining whether a particular function is best carried out by Local, State or Federal Government.

With overlapping rules and responsibilities amongst the three tiers of government, the development of a consistent basis is not only appropriate, but necessary for Local Government to be effective. The inter-relationships must be responsive to all government agencies operating at the local level.

Subsidiary principle:

The "subsidiary" principle means that services should be delivered by the lowest level of government that has the capacity to effectively deliver them. While some functions may be best undertaken at a regional, State or Federal level of governance, higher levels of government should not perform functions that can be provided at a lower level.

The breadth of Local Government functions appears to be increasing, precipitated through Local Government responses to changing community needs, increasing community expectations and devolution of functions, particularly from State Government.

It is believed that we need to consider the current functions and how those may change in future. We need to review functions and give consideration to extending the role of local government into areas where it could effectively deliver on effective service.

The norm/trend is for higher tier levels of government to devolve functions to Local Government without devolving the necessary revenue capacity.

LGAT Comment

The future role of Local Government is an interesting and important conversation. It was anticipated that there may have been opportunity to progress such a discussion under the Reform of the Federation White Paper and the Taxation White Paper processes which have fallen by the wayside of leadership changes at the Federal Level and a likely early election.

The sector's ongoing and future role is certainly a key consideration in relation to major reform agendas - with a potential for conflict between economic and efficiency and drivers for place based service delivery.

It should be noted that this matter has previously been considered and carried at both the July 2015 LGAT General Meeting at the ALGA 2015 National General Assembly. In February 2016 LGAT reported that given the Federal Review processes had lapsed and with ALGA's watching brief we would remove this from the follow up of motions report.

It will be difficult to form a directive action for the LGAT at this time, however it may be worth forming a broad policy statement through a motion to a General Meeting. This would then provide the imprimatur for LGAT to respond opportunistically to emerging agendas under the Turnbull Government and/or in a post election environment and at the ALGA Board Table.

This might include consideration at a high level in our Federal Election document.

This is an ongoing debate which is evolving. We already know following COAG's meeting of 1 April that there will be more work on tax reform (a more efficient federation for all Australians), including interest in tax sharing and responsibility reallocation.

It will be important that Local Government is a key part of those conversations and the ALGA President has already secured agreement that ALGA may contribute to the Treasury Task Force.

ALGA will continue to engage nationally and it will be important for our sector to provide informed feedback to them as the conversations progress.

4.2 LOW INCOME HOUSING AND HOUSING FOR ITINERANT WORKERS Council - Northern Midlands Council

Like many regional areas, the Northern Midlands Council relies heavily on tourism and agricultural/ horticultural farm sectors for its economic prosperity.

To service these sectors, the state has long been an attraction for backpackers and itinerant farm workers.

Accommodating backpackers and itinerant farm workers in safe and appropriate forms of accommodation has become a matter of importance for the Northern Midlands and we believe for the state.

The Northern Midlands Council believes the State Government needs to undertake greater strategic planning to cater for the housing needs of itinerant workers. Support, guidance and funding should be provided to local authorities to develop local and regional housing strategies that makes particular provision for itinerant workers.

LGAT Comment

This issue was also raised at the March General Manager's Workshop. LGAT had contemplated raising it through PLGC but following discussions with the Local Government Division have decided in the first instance to raise the issue with the Secretary of the Department of Premier and Cabinet for discussion through the Interdepartmental Committee.

4.3 WASTE TYRE LEVY Council - Northern Midlands Council

No regulated tyre levy exists in Tasmania for end of life tyres (ELT's), around 300,000 400,000 ELT's are generated each year in Tasmania. It is understood that at the point of sale, the retailer charges a fee to collect and dispose of the end of life tyre, estimated to be \$2.50 to \$8.00 per tyre.

Most end of life tyres are currently collected by a single operator and stockpiled in the Northern Midlands municipality.

As at 20 December 2016, no further end of life tyres will be accepted at the current stockpile. Council is concerned that by that date the current stockpile will exceed one million end of life tyres, with no viable solution to their recycling evident.

With no alternative stockpile site identified and approved, to our knowledge, retailers may have to:

- Stockpile end of life tyres on their own site;
- Gain EPA approval to transport end of life tyres to an as yet unknown destination;
- Require purchasers to take their old tyres, with this likely to lead to further loads on existing landfill sites and potentially illegal dumping.

A number of potential operators have proposed pyrolysis based solutions for recycling end of life tyres. However, these are yet to be commercially proven in Australia and no such plant has been developed at this time. All will require payment with each ELT.

One solution is chipping end of life tyres and export of the chips. A national firm, representing a number of national retailers as part of a tyre stewardship scheme, recently chipped and exported some 300,000 ELTs from the stockpile in the Northern Midlands.

Industry based solutions, such as the tyre stewardship scheme are not universally adopted in Australia, leaving a substantial volume of end of life tyres stockpiled or otherwise unaccounted for.

Northern Midlands Council believes the only practical solution is State Government intervention through legislation to require accurate accountability for every tyre brought into Tasmania and to fund its ultimate disposal.

The income generated from a legislated levy would be used for the collection of tyres, distribution to recyclers and research and development. This is an opportunity for Tasmania to lead in environmental sustainability.

LGAT Comment

This matter remains in the PLGC Agenda and we anticipate an update from the State Government at the May PLGC meeting.

4.4 ABANDONED VEHICLES Council - Glenorchy City

There has been a significant increase in abandoned vehicles being left in municipalities with no logical place to store and recycle.

With the current situation that scrap metal merchants are generally no longer accepting abandoned vehicles due to the depressed market and that anecdotally there appears to be a rise of abandoned vehicles being reported by at least one other Council (New Norfolk – Derwent Valley), this appears to be a growing issue across Tasmania.

Based on one vehicle a week at \$125, the cost to Glenorchy City Council is potentially going to be around the \$6,500 mark as part of its current disposal arrangements (this used to be a free service and prior to November 2015 Council were averaging one vehicle a month).

Anecdotally, Council has received information that tow truck operators are abandoning derelict vehicles in remote areas to avoid storage costs.

Also with respect to valuable airspace in municipal waste disposal cells, abandoned vehicles are not easily disposed of.

Under section 45(2) and (4) of the Local Government (Highways) Act 1982:

... article includes a vehicle or trailer, a part or component of a vehicle or trailer, and the carcass of an animal ...

Where it appears to the corporation that an article has, without lawful authority, been abandoned on a highway under local management, it may remove the article from the highway

Where it appears to the corporation that an article has, without lawful authority, been abandoned on a highway under local management, it may remove the article from the highway

Notwithstanding the discretionary element above, section 45(13) goes on to state:

The expenses incurred by the corporation under this section in respect of an article shall be regarded as expenses incurred by it in the exercise of its duty to maintain the highway from which the article was removed.

Section 21(1) covers that duty in brief:

Subject to this Act, the corporation of a municipality is charged with the duty of maintaining the local highways in the municipality that are maintainable by the corporation as shown on its municipal map, and, in any particular case, it shall discharge that duty in such manner as, having regard to all the circumstances of the case, it considers practicable and appropriate.

In short, whilst Councils are not mandatorily required to remove abandoned vehicles, being charged with the duty of maintaining the municipality's local highways, it would be difficult for a Council not to.

Is this a growing concern for other municipalities and is there scope for a cost-effective interim storage solution for affected Councils?

LGAT Comment

LGAT has not looked at this issue since 2011. At the time, following consultation with councils we noted that there are differences in the enforcement approaches adopted by Councils depending on whether the vehicle is abandoned on a road or private land. That is, the approach is not standardised.

Councils currently manage this issue through a number of methods including:

- Nuisance and Abatement provisions under Division 6 of the *Local Government Act 1993* (particularly in s199 (e) "constitutes an unsightly article or rubbish" or section 199 (b) causes, or is likely to cause, a risk to public health");
- Management under the Planning Scheme (eg. West Tamar Council); and
- Management under related By Laws (eg. Brighton Council 'cleanliness of premises' by law

Feedback from councils indicates that application of Nuisance and Abatement provisions under Division 6 of the *Local Government Act 1993* appears to be the most successful approach however can be open to challenge.

5. OTHER BUSINESS & CLOSE



General Meeting

Minutes

12 February 2016

**The Tramsheds
4 Invermay Road
Launceston**

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**PROCEDURAL MATTERS.
RULES REGARDING CONDUCT OF MEETINGS**

13. WHO MAY ATTEND A MEETING OF THE ASSOCIATION

- (a) Each Member shall be entitled to send a voting delegate to any Meeting of the Association, such voting delegate exercising the number of votes determined according to Rule 16(a).
- (b) After each ordinary Council election, the Chief Executive Officer shall request each Member to advise the name of its voting delegate and the proxy for the voting delegate for Meetings of the Association until the next ordinary Council elections.
- (c) Members may change their voting delegate or proxy at any time by advising the Chief Executive Officer in writing over the hand of the voting delegate or the General Manager prior to that delegate taking his or her position at a Meeting.
- (d) A list of voting delegates will be made available at the commencement of any Meeting of the Association.
- (e) Members may send other elected members or Council officers as observers to any Meeting of the Association.

14. PROXIES AT MEETINGS

- (a) Up to 1 hour prior to any Meeting of the Association, a Member may appoint another Member as its proxy.
- (b) The form of the proxy is to be provided by the Chief Executive Officer and is to be signed by either the Mayor or General Manager of the Council appointing the proxy.
- (c) The Chair of the meeting is not entitled to inquire as to whether the proxy has cast any vote in accordance with the wishes of the Member appointing the proxy.
- (d) Proxies count for the purposes of voting and quorum at any meeting.

15. QUORUM AT MEETINGS

At any Meeting of the Association, a majority of the Member Councils shall constitute a quorum.

16. VOTING AT MEETINGS

- (a) Voting at any Meeting of the Association shall be upon the basis of each voting delegate being provided with, immediately prior to the meeting, a placard which is to be used for the purpose of voting at the meeting. The placard will be coloured according to the number of votes to which the Member is entitled:

Population of the Council Area	Number of votes entitled to be exercised by the voting delegate	Colour placard to be raised by the voting delegate when voting
Under 10,000	1	Red
10,000 – 19,999	2	White
20,000 – 39,999	3	Blue
40,000 and above	4	Green

- (b) The Chairman of the meeting shall be entitled to rely upon the raising of a coloured placard as the recording of the vote for the Member and as evidence of the number of votes being cast.
- (c) Except as provided in sub-rule (d), each question, matter or resolution shall be decided by a majority of the votes capable of being cast by Members present at the Meeting. If there is an equal number of votes upon any question, it shall be declared not carried.
- (d) (i) When a vote is being taken to amend a Policy of the Association, the resolution must be carried by a majority of the votes capable of being cast by Members, whether present at the Meeting or not.
(ii) When a vote is being taken for the Association to sign a protocol, memorandum of understanding or partnership agreement, the resolution must be carried by a majority of votes capable of being cast by Members and by a majority of Members, whether present at the Meeting or not.
(iii) When a vote is being taken to amend the Rules of the Association, the resolution must be carried by at least two-thirds of the votes capable of being cast by Members, whether present at the Meeting or not.

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* Denotes Attachment



GENERAL MEETING SCHEDULE

10.00 **Coffee on arrival**

10.30 **Meeting commences**

12.00 **Christine Gray,
Media and Communications Officer, West Coast Council
West Coast Community Plan 2025**

12.30 pm **Approximately, lunch will be provided**

1.30 **Shona Prior
Climate Change Office**



1. GOVERNANCE

The president welcomed Members and declared the meeting open at 10.30am.

Apologies were received from

Mrs Lyn Eyles	Central Highlands Council
Mr Tony Smart	Circular Head Council
Mr Nick Heath	City of Hobart
Mayor Craig Perkins	Meander Valley Council
Mr Greg Preece	Meander Valley Council
Mr Tim Watson	Dorset Council
Mr Peter Brooks	Glenorchy City Council
Lord Mayor Sue Hickey	City of Hobart
Mayor Duncan McFie	King Island Council
Mr David Laughler	King Island Council
Mayor Michael Kent	Glamorgan Spring Bay Council
Mr David Metcalf	Glamorgan Spring Bay Council
Mayor Albert van Zetten	Launceston City Council
Ms Sandra Ayton	Central Coast Council
Mayor Carol Cox	Flinders Island
Mr Raoul Harper	Flinders Island
Mr Greg Winton	Derwent Valley Council

1.1 CONFIRMATION OF MINUTES *

Central Coast Council/Burnie City Council

That the Minutes of the meeting held on 29 October 2015, as circulated, be confirmed.

Carried

Background:

The Minutes of the General Meeting held on 29 October 2015, as circulated, are submitted for confirmation and are at **Attachment to Item 1.1**.

1.2 BUSINESS ARISING *

That Members note the information.

Noted

Background:

At **Attachment to Item 1.2** is a schedule of business considered at the previous meeting and its status.

1.3 CONFIRMATION OF AGENDA

Central Highlands Councils/Central Coast Council

That consideration be given to the Agenda items and the order of business.

Carried

Background:

Delegates will be invited to confirm the agenda for the meeting and the order of business.

1.4 FOLLOW UP OF MOTIONS*

Waratah Wynyard Council/Circular Head Council

That Members note the report.

Carried

Background:

A table detailing action taken to date in relation to motions passed at previous meetings is at **Attachment to Item 1.4**.

1.5 PRESIDENT REPORT

Central Highlands Councils/Central Coast Council

That Members note the report on activity since the last general meeting.

Carried

Meetings

- Twelve Council Visits
- ALGA Board Meeting: Met and discussed a number of issues that overlap with LGAT priorities including building a strategic approach to freight issues nationally; the need for disaster funding to be maintained; protection for liability to be addressed the Federal Budget submission; and the election framework
- GMC including review of LGAT Strategic Plan
- Legislative Council regarding Planning Legislation - We indicated our broad support for the Bill and noted there were a few areas where later amendments could be made to improve the function of the Bill, but that we would like to see the current 28-day timeframe remain as a priority. Ultimately we were successful in having this concern addressed in the legislation.
- Minister regarding budget submission
- Premier's Local Government Council
- Weekly meetings with the LGAT CEO
- CEO Performance Review Committee (Probation Review)

Appointments

- Appointed to the ALGA Board National General Assembly (NGA) Sub-Committee which is responsible for the review and consideration of the Notices of Motions that are put to the NGA each year.
- Representative for ALGA at the Environment Ministers' Meeting.
- Along with the LGAT CEO, will participate on the Steering Committee charged with the oversight of the review of the Local Government Act.

Events

- Regional Breakfast Forums
- LGAT Christmas Event for key stakeholders

Media/Communication

- TasWater communications (Radio, Television, Print)
- Fortnightly editions of The Pulse
- The December LGAT News Magazine

1.6 CEO REPORT

Break O'Day Council/Kentish Council

That Members note the report on activity since the last General meeting.

Carried

Key meetings and events.

- 2IC Forum
- Acting CEO Integrity Commission
- ALGA Board Meeting
- Audit Office re Local Government Report
- Bob Rutherford, State Growth regarding Economic Development partnerships
- Continuous Improvement Project Advisory Committee Meeting
- Council visits (Glamorgan, Hobart, Waratah-Wynyard, Central Coast, Burnie, Devonport, Brighton, Southern Midlands, Dorset, Georgetown, Kentish/Latrobe, Clarence).
- Executive Chair of the Planning Taskforce re future work plan
- Engineers Australia – Joint Event
- Further briefing of the Legislative Council on the LUPPA Amendment Bill
- GMC
- Launch of 26TEN Strategy
- LGMA (Tas) re joint officer
- Local Government Managers Australia (LGMA) Tasmania Board, AGM (presentation), conference and MOU signing, meeting with the Minister for Local Government
- MAV Insurance Board Meeting
- Mayor's Professional Development Day
- Meeting of Regional CEOs to map activity and gaps
- Meeting with the Local Government Division regarding Code of Conduct implementation
- Minister regarding State Budget Submission
- Monthly meetings Local Government Division
- Planning Institute of Australia (PIA) Tasmania Awards
- Planning Reform Taskforce
- PLGC
- PLGC Officials
- Regional Breakfasts
- Regional CEOs re State Budget Submission
- Regular meetings with the President
- Speaker at the Australian Institute of Governance Tasmania Conference
- STCA AGM
- Strategic Action Plan Implementation Committee (Role of LG Project)
- TasCOSS and other peaks regarding budget submission
- TasPlan CEO regarding LG representation

Strategic and Policy Activity

- Initial preparation for Federal Election submission, review of ALGA documents
- Initial research regarding allowances/superannuation
- Input into resource sharing review being undertaken by ACELG
- Papers for PLGC
- Review of draft Model Code of Conduct and template administration documents
- Strategic/Annual Planning
- Submission for State Budget
- Submission with ACELG for workforce development grant
- Terms Of Reference Review of LG Act

Media and Messaging

- By Laws
- FAGS
- Interview Business View Magazine
- LGAT Annual Report
- Magazine article, newsletter articles (including support for President's articles).
- Media Release - Paris
- Medial Release – Audit Report
- Planning/LUPPA
- Public Meetings
- TasWater Communications
- Cats
- NSW Amalgamations
- Airport Rates
- Financial Assistance Grants

Organisational

- Commissioned Anderson Morgan to undertake an information technology audit ahead of future Information and communication technology needs.

Planning

- Discussion re hosting STCA CEO at LGAT
- Improving uptake of magazine advertising – review meeting
- LGAT Annual Report Completed
- Progression of joint LGMA/LGAT position/hosting.
- Strategic planning session with GMC
- Strategic Plan review completed, Annual Plan developed.

1.7 MONTHLY REPORTS TO COUNCILS***West Coast Council/West Tamar Council**

That Members note the reports for October and November 2015.

Carried

Background:

Monthly reports to Councils that briefly outline Association activities and outcomes for the previous months are at **Attachment to Item 1.7.**

2. ITEMS FOR DECISION

2.1 RATING OF RESIDENTIAL PROPERTIES OWNED BY CHARITIES Contact Officer - Katrena Stephenson

Meander Valley Council/Break O' Day Council

1. That Members note recent case law which suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose; and
2. That Members agree to take a common and equitable approach to the rating of independent living units which takes as a core assumption that private residential occupancy is not a charitable purpose and is not exempt from general rates.

Carried

Background

Late in 2015 there was media commentary about the intent by Hobart and Clarence City Councils to rate residential properties owned by charities, including independent living units attached to not for profit aged care providers.

In doing so, councils must first consider whether the properties are eligible for a General Rate exemption under the Local Government Act, after then the issue is how it is dealt with. Some providers claim that because they are charitable they are therefore exempt from rates, however the Act requires land to be owned and occupied exclusively for charitable purposes in order for that exemption to apply.

- A. Local Government Act: S 87 "(d) land or part of land owned and occupied exclusively for charitable purposes"; [is exempt]
- B. The Charities Act 2013 (Cth) lists twelve charitable purposes – aged care is not specified. Supported aged care and homelessness care are charitable subtypes.
- C. The Aged Care Act 1997 (Division 41, section 3) defines the meaning of residential aged care but does not define the place in which this care is offered, other than as a 'residential facility'. The Act defines residential aged care as follows:
 - (1) Residential care is personal care or nursing care, or both personal care and nursing care, that:
 - (a) is provided to a person in a residential facility in which the person is also provided with accommodation that includes:
 - (i) appropriate staffing to meet the nursing and personal care needs of the person;
 - (ii) meals and cleaning services;
 - (iii) furnishings, furniture and equipment for the provision of that care and accommodation; and
 - (b) meets any other requirements specified in the Residential Care Subsidy Principles.

The Act also defines what is not residential care:

- (2) Residential care does not include any of the following:
- (a) care provided to a person in the person's private home;
 - (b) care provided in a hospital or in a psychiatric facility;
 - (c) care provided in a facility that primarily provides care to people who are not frail and aged; and
 - (d) care that is specified in the Residential Care Subsidy Principles not to be residential care.

Legal advice suggests that although a property may be owned by a charitable institution, occupancy by private residents is not a charitable purpose.

Meander Valley Council (MVC) have been to The Magistrates Court, Administrative Appeals Division twice over this issue following a process under section 123 of the Act – Objections to rates notice.

The first in 2002/2003 was a charitable trust set up to provide affordable home ownership for individuals. The Magistrate's decision in Council's favour was appealed to the Supreme Court but dismissed as incompetent having been prepared by the appellant who wasn't a legal practitioner.

The decision of *Roman Catholic Church Trust v Meander Valley Council (2012)* re: 65 William Street made it clear that if a property is occupied for residential purposes s87(1)(d) of the Local Government Act will not be satisfied because it requires the two parts of s87(1)(d) to be met that is owned and occupied exclusively for charitable purposes. This decision referred to the ability of the tenants to restrict the rights of the owner to enter the property as a factor in determining that the properties were occupied for residential purposes, not charitable purposes.

The second, in 2011 was the Roman Catholic Church Archdiocese of Hobart objecting to General Rates on their twelve (Centacare) units at 65 William Street, Westbury for housing low income residents (generally on Centrelink benefits). The Presbytery and the Nun's house at the Westbury Catholic Church were also included in this action.

The Magistrate decided in the Church's favour on the two houses but more importantly found in Council's favour on the 12 units, supporting the legal advice that private residential occupancy is not a charitable purpose. Both parties chose not to appeal either decision.

While neither cases are retirement village scenarios, the principles are the same and also would apply in relation to community housing and the transfer of public housing to charitable organisations (Housing Tasmania currently pays rates).

The conclusion that is drawn from the recent case law is that a property will be occupied for residential purposes, and therefore ineligible for the charitable rate exemption, where the terms of the occupation allow the residents to restrict the owner's access/right of entry.

In other words it will depend on the nature of the agreement between the owner and the resident as to whether the charitable exemption applies. If there is a substantial level of control by the owner, then the owner will also be the occupier for the purposes of section 87(1)(d).

Based on the Meander Valley Council decision independent living units are occupied by the residents (not the charity) for residential purposes. In making that decision councils need to be satisfied that this is the case by viewing residence or similar agreements between the tenant and the charity.

Standard residents agreements may have privacy clauses and assume that the use of the independent living units is subject to the Retirement Villages Act 2004 (Tas). That legislation applies to "retirement villages" which is comprised of "residential premises" which are defined in s.4 as: premises, or a part of premises, in a retirement village designed for separate occupation as a place of residence.

This also supports the view that independent living units are used for residential not charitable purposes.

The villages set up by, for example, Southern Cross Care, Glenara Lakes at Youngtown, are an example of the Church arguing for the charitable exemption. Launceston City Council (LCC) dealt with this issue a few years ago following similar legal advice. They had a significant number of "units" in various villages or properties run by charitable institutions, some attached to nursing homes/aged care facilities.

These hadn't been rated by LCC for General Rates in the past having been considered "exempt" by LCC on the charitable basis. However with legal advice that they were not eligible LCC proposed to apply the General Rate and received a fair bit of objection and adverse publicity from the various institutions. One ill-informed journalist ran an unbalanced fear campaign.

LCC had been concerned about the incorrect application of this "exemption" under the Local Government Act. An incorrect application of the Act could cause the validity of the rating resolution to be called into question. LCC now levies the rates according to the provisions of section 87 and provide a discretionary remission under section 129 to those properties that were previously treated as exempt.

Legalities aside, the debate rests largely with considerations of equity. "Is it equitable that these "village units" (some are three bedroom houses, some residents are well off and many certainly not needing "charity") do not pay rates and therefore do not contribute to the services and facilities of their respective cities or towns while young family, battler and pensioner home owners and other residential villages do pay and in fact are subsidising those that don't?" Worse, these groups are effectively paying a subsidy to the Independent Living Units (ILU) occupants.

By way of context, Clarence City Council (CCC) advise they have received criticism because a proportion of ILU residents are not well off, including full pensioners with limited capacity to pay. This is true, but CCC currently has five and a half thousand properties eligible for pensioner rates remission across the city. Those pensioners have to pay full rates.

Advice from State Revenue is that the pensioner remission applies to ILU residents in the same way as private property owners. They would need to apply, and provide (each year) evidence of the amount passed on to them in rates by the operator. This would normally be an invoice, letter, or similar.

Thus by not levying rates councils are enabling a cost shift from other levels of government that results in pensioner living in their own home subsidising those who live in retirement villages.

The individual financial impact will vary depending on valuations (and it should be noted that the Valuer-General's solution to providing split valuations has yet to be implemented or tested) but may be in the order of seven hundred and fifty to one thousand dollars in Clarence.

Councils also have the option to may make a policy decision to apply a differential rate to this category of ratepayer. The financial impact is also dependent on how individual operators apportion the cost to residents when a single rates notice is issued for a major complex with a single title.

The income to Clarence City Council is relatively low – likely 0.35-0.5% of rate base. The policy position of the Council is that the additional money will not be a windfall to council but will reduce the overall rating burden across the community.

The City of Hobart's view is that generally nursing homes owned by charities remain exempt from the General Rate pursuant to s87(1)(d) of the Local Government Act. The entitlement to the charitable exemption under s87(1)(d) will always depend upon the specific factual circumstances in each case.

Council services benefit the community as a whole and land owners in the municipal area are required to pay rates in accordance with the Local Government Act. The General Rate exemption has never applied to independent living units not owned by a charity and indeed retirees who choose to live in their own home are required to pay all rates. This is an equity issue.

The number of properties impacted by this matter in Hobart was less than twelve and in some cases only part of the property was affected i.e. the exemption remained on part of the property. The City gave twelve months notice of its intention to remove the exemption from properties no longer eligible.

The application of the new legal advice is not yet consistently being applied across the sector.

Current Policy

Does not apply.

Budget Impact

Does not apply.

2.2 FEDERAL ELECTION

Contact Officer - Katrena Stephenson

Circular Head Council/Central Coast Council

That Members agreed the priorities as outlined for LGAT's Federal Election Submission, with the exception of Copping which has now progressed such that it no longer needs to be captured.

Carried

Background

At the last General Management Committee meeting it was agreed that LGAT should prepare a Federal Election Submission aligned with that of the Australian Local Government Association (ALGA) but identifying specific Tasmanian priorities. It is likely the Federal Election will be in September/October 2016 but could be as early as March, which means we need to start planning and preparing now.

LGAT has provided input into the ALGA submission being developed. It will concentrate on the following priorities:

- Restoring the indexation of Financial Assistance Grants (FAGs)
- Increasing in the quantum of FAGs to at least one per cent of Commonwealth taxation
- Ensuring direct funding of Local Government can continue through legislative or administrative reform
- Reviewing the FAGs indexation methodology
- Developing a Freight Strategy to increase productivity through targeted investment
- Permanent doubling of Roads to Recovery funds
- Restoring fairer roads funding for South Australia
- Community Infrastructure funding
- Supporting councils to work with local businesses and communities to implement local and regional Climate Change Plans
- Maintenance of Natural Disaster Relief and Recovery support and a program to mitigate natural disasters.
- Reviewing the impacts of the new arrangements for funding municipal services in Indigenous communities.
- Ensuring councils have access to adequate general funding, through untied grants, to meet the human service needs of their local community.

A submission from the Tasmanian Local Government sector could align with these national priorities in relation to specific possible projects in Tasmania. One such example, might relate to an investment in Water and Sewerage infrastructure under the heading "Community Infrastructure Funding".

Similarly, bridge or roads assessed as being high priority in terms of the heavy vehicle network but which are currently not of a standard/capacity to meet requirements, could be bundled as a request under "Strategic Regional Roads".

Some possible elements have been already flagged in our State Government Budget submission – for example:

- Support TasWater in lobbying the Federal Government for funding of the Launceston Sewerage Improvement Project;
- Continued investment in improved educational completion and attainment;
- Support for community infrastructure projects of state significance including the Copping C-Cell and addressing the waste tyre legacy; and
- Support Local Government to address the infrastructure upgrades and replacements identified through the recently completed Local Bridge Assessment Project, including joint advocacy to the Federal Government.

Budget Impact

Does not apply.

Current Policy

Does not apply.

2.3 REGIONAL LOCAL GOVERNMENT AUTHORITIES*

Contact Officer - Katrena Stephenson

George Town Council/Kingborough Council

1. That Members note the work being undertaken between LGAT and the Regional Authorities to clarify roles and responsibilities and identify opportunities to collaborate for the benefits of members.
2. That Members highlight issues for consideration in clarifying and enhancing the respective roles of the organizations.

Carried

The CEO of LGAT agreed to circulate some discussion questions for the consideration of Members.

Background

The Local Government Association of Tasmania (LGAT) is established under the *Local Government Act 1993* to represent the interests of councils in Tasmania; promote efficient and effective Local Government and to provide services to our Members. LGAT is governed by an elected Board – the General Management Committee (GMC).

Each of the three Tasmanian regions have established a body to represent the respective regional interests. The principle objectives and governance of these organisations is different.

Recently, each of the organisations have undergone change in leadership and it was agreed that it was an opportune time to review the respective roles and relationships between the organisations. The objective was to explore and eliminate areas of possible duplication in function and identify opportunities for improving the offering to councils.

Each of the organisations has an important role in supporting the role and responsibilities of councils. LGAT provides a formal function for interaction between Councils and State Government whereas the regional bodies provide a voice and vehicle for activities on a regional scale.

The CEOs of the organisations agree that there is a compatible and constructive functionality between them, however opportunities exist to improve the delivery of their services for the benefit of the councils.

There have been two meetings between all four CEOs to date, with a third scheduled for 11 February 2016.

At the second meeting on 24 November 2015 the agenda included:

- Regional/organisational updates;
- Mapping our respective structures (governance, funding, staffing, functions);
- Undertaking a SWOT analysis when considering us as a collective; and
- Identifying actions to move forward in delivering enhanced value to our Members.

We also took some time to discuss the State Budget process and Federal Election Agenda. An extract from LGAT's budget submission is at **Attachment to Item 2.3A**.

There is significant variance between the organisations scale, funding and governance arrangements as well as staffing and functions. Although common to the three regional organisations is a focus on regional cooperation and engagement, regional advocacy and regional development (in varying forms). A summary of the organisations is at **Attachment to Item 2.3B**.

A SWOT analysis was undertaken, considering all four organisations as a whole, and is summarised below.

Strengths

- Economic Development Focus existing in North and North/West
- New dialogue between the four Local Government organisations
- History/longevity, reasonable degree of acceptance by councils
- Many achievements
- Regional identity supports resource sharing
- A lot of resources sitting in councils in relation to Economic Development/Tourism

Weaknesses

- Lack of integration/co-operation historically
- Dependent on subscriptions
- Difficult to articulate the value proposition for State plus Regional
- Regional bodies not recognised by the State Government (not in legislation)
- Role clarity is weak
- Lack of consistency of approach
- Parochialism can push against a common understanding of regional value
- Different funding, governance and staffing models

- Lack of universal commitment to the models and organisations (including funding)
- Hard to articulate achievements at an individual council level

Opportunities

- Period of review for sector and organisations – opportunities around resource sharing?
- Communities are thinking bigger about Local Government
- Can build recognition and use by the State through review of Local Government Act
- Can build best practice – eg governance model review Cradle Coast Authority
- In the South there is opportunity to build Economic Development focus
- Link into Premiers Local Government Council umbrella/Role of Local Government Project
- State is focussed on increased economic activity – ties in with the Government's agenda
- Better coordinate the resources in councils

Threats

- Member withdrawal
- Financial pressures on councils
- Lack of State Government resources in Economic Development/Regional Development space – not coordinated
- Been around, perhaps not seen as dynamic organisations
- Local Government Reform around resource sharing and amalgamation might lessen the need for regional bodies
- Potential loss of regional autonomy if one organisation

Early actions identified include:

1. Promote joint approaches and conversations. For example:
 - a. Budget
 - b. Land use planning
 - c. Regular meetings to explore opportunities
 - d. Communications between member bodies (eg updates to member meetings, attendance at each other's events/meetings)
 - e. Seek opportunities for joint advocacy on issues
 - f. Promote good news from regional authorities through LGAT Magazine/Newsletter
2. Review of the Local Government Act – opportunity for role clarification/status building
3. Role of Local Government Project – Strategic Action Plan, linking economic development initiatives with regional programs/thinking. Integrate hierarchies and conversations
4. Linkages across organisational work plans

During visits by the LGAT CEO and President to Councils, it has become clear that for a number of councils, across all three regions, there are questions about the ongoing role of the Regional Authorities as there is with LGAT at times from various member councils.

Influencing the discussions are a number of changes and activities underway in each region.

For example, the CEO (and sole employee) of the Southern Tasmania Councils Authority (STCA) has commenced renting space at the LGAT offices, providing opportunity to further strengthen the relationship and reduce duplication of effort.

The Cradle Coast Authority has commissioned Adjunct Professor Mr Graham Sansom to undertake a review of regional governance including the role of the Cradle Coast Authority.

Northern Tasmania Development (NTD) is undertaking a review of regional bodies in Northern Tasmania in partnership with Tourism Northern Tasmania (NTN) and National Resource Management (NRM) North, along with input from the Launceston Chamber of Commerce and a representative from a community non-profit.

The review will inform the Position Description for the new Chief Executive Officer (the position is currently vacant), and will also identify options for NTD/TNT/NRM governance that enables the private sector to grow the region, explore strengths and weaknesses, and deliver regional priorities.

The Minister for Local Government has indicated he would be interested in feedback on the Regional Bodies in relation to the Review of the Local Government Act which is targeted at improving clarity around roles and responsibilities.

Budget Impact

Does not apply.

Current Policy

Does not apply.

2.4 DEDUCTIBILITY OF ELECTION EXPENSES/LIMITS ON ELECTION EXPENDITURE

Contact Officer - Katrena Stephenson

West Tamar Council/Break O'Day Council

1. That Members note the Report; and
2. That Members agree that mapping a sectoral position in relation to any changes to election expenditure be done as part of the broader review of the Local Government Act.

Carried

Background

At the October 2015 General Meeting, in addition to a discussion on allowances, matters relating to election costs and expenses were raised. In July 2012 the following motion was carried and similar motions have been passed at the National General Assembly of the Australian Local Government Association (ALGA).

That the Local Government Association of Tasmania request that the Federal Government:

- Review the current maximum thresholds set for Local Government candidate election expenses which it recognises as a legitimate deduction for income taxation purposes; and further,
- Consider the introduction of a suitable indexation mechanism to enable currency of the revised threshold to be maintained.

LGAT has pursued this matter collectively through ALGA after direct attempts to engage the Federal Government failed. An update on the Australian Local Government Association (ALGA) activity is provided.

ALGA is currently trying, on behalf of state associations, to persuade the Australian Government to remove the cap of one thousand dollars on the deductibility of election expenses for candidates in Local Government elections.

The Commonwealth Treasury indicated in November 2015 that the issue might be able to be progressed independently of any Taxation review but that there would need to be a costing provided to the Federal Cabinet of the removal of the cap.

In order to estimate the cost to the Federal Budget of any increased tax expenditures from removing the cap the Treasury is looking for a range of data.

In December, ALGA sought feedback from Associations in relation to the data requirements, which LGAT has provided. Information required included the number of elected position holders, the election cycle and terms of office, the number of candidates contesting elections historically, any existing regulations or restrictions on the ability of elected office holders to earn income while carrying out the functions of the office and typical election spends.

LGAT will continue to keep Members advised of progress.

At the October 2015 General Meeting, an item of topical discussion was a suggestion that expenditure of Local Government elections be limited to one thousand dollars. This was not particularly supported but it was suggested that current expenditure limits on advertising and campaigning for Local Government Elections were unrealistic and that they do not take into account localities, populations, urban/rural areas etc. While it was agreed an item would be tabled at the next General Meeting there was a lack of clarity on the direction for this paper.

LGAT suggests that this matter might most appropriately be dealt with in relation to the Review of the Local Government Act, along with donor disclosure. This would allow LGAT to canvass the broad views of Councils prior to formulating a position for the sector to endorse.

2.5 MEMBER ALLOWANCES AND SUPERANNUATION

Contact Officer - Katrena Stephenson

Dorset Council/Circular Head Council

That Members agree LGAT should seek from the State Government, an independent review of Elected Member Allowances.

Carried

Background

Prior to 2000, Tasmanian councils set their annual allowances within limits decided by the Government and set in the Local Government Regulations 1994. Each council made a decision on the allowances to be paid up to a maximum amount prescribed by regulation.

In 1999, the Tasmanian Government and LGAT agreed to establish an independent process to determine the appropriate level of remuneration for councillors in Tasmania. The Local Government Act 1993 was amended to remove the requirement that councils be responsible for setting their councillors' allowances up to a maximum amount prescribed by regulation.

It was agreed that allowances arising from the reviews should have effect for a period of four years. Reviews have now been conducted in 2000, 2004 and 2008. Elected Member Allowances were last independently reviewed in 2008.

The Board of Inquiry comprised members of the Tasmanian Industrial Commission. The Board of Inquiry considered matters such as the formula for council categorisation; the workload reasonably expected (as distinct from the commitment that might be provided by individuals); the relativities of the Mayor, Deputy Mayor and councillors; cost impact of allowances and the adjustment mechanism.

The following was noted in their report:

- Historically council representation has been driven by the notion of community service with candidates largely motivated to contribute to the community rather than being driven by remuneration. Allowances were designed to reimburse expenses reasonably incurred.
- The Board considered that the notion of community service will always have a place in Local Government but that this does not mean councillors should be expected to serve for little or no financial recompense beyond reimbursement of expenses.

- Council service requires elected members to deal with a complexity of issues and a significant workload beyond that of most voluntary roles. Councillors are also subject to significant public scrutiny.
- Councillors should continue to receive an allowance rather than remuneration because it is a different type of accountability to that which typically applies to an employer/employee relationship. The capacity to control and direct does not apply in Local Government.
- Evidence suggests that Local Government representation is heavily skewed against younger employer persons and females generally. However there are other factors than the allowance that contribute to this imbalance.
- Councillor responsibilities have increased in complexity over time.
- The workload for councillors is significant and typically ten to twenty-five hours per week. Individual examples which fall outside this range are most likely a matter of personal choice.
- It is universally accepted that Mayors carry a heavier workload and level of responsibility.
- There is no logical reason for a wide disparity in ratios from large to small councils in relation to the Mayor/Councillor relativities.
- A case for a capital city loading was not established.

Superannuation for Elected Members

The 2008 report does not explicitly refer to superannuation but the 2004 review led to a one off adjustment of nine per cent to compensate for the absence of superannuation.

Currently:

- If councils resolve unanimously to be an 'eligible local governing body' (under section 12-45(1)(E) of Schedule 1 of the Taxation Administration Act 1953) then under the Taxation Administration Act, councillors are regarded as employees and superannuation guarantee contributions must be paid (nine point five per cent).
- If they don't make that resolution it is up to the council to decide whether it will make super contributions for a councillor.
- Additionally councillors may enter agreements with councils to sacrifice their remuneration into super so they are treated as employer contributions and taxed at fifteen per cent (based on ATO advice from 13 August 2007). That is, the allowances are not treated as income for the purposes of the Income Tax Assessment Act 1997.
- However, the choice of fund rules do not apply with such agreements and Council can disagree with the choice of fund. The arrangements are purely voluntary.
- Councillors are encouraged to seek professional advice based on their individual circumstances.

OTHER STATES

New South Wales

The NSW Local Government Remuneration Tribunal decides each year the annual fees for Councillors, as well as the categories of councils and mayoral offices. Minimum and maximum annual fee amounts are provided. The tribunal gives consideration to both Consumer Price Index (CPI) and Wage Price Index when determining increases.

Remuneration for 2015 ranges from \$11,010 for a rural councillor up to \$27,550 for a councillor in a major city (when the maximum level is considered). The additional fee for the Mayor ranges from \$24,000 (maximum) to \$80,260 (maximum).

The 'Principal' city attracts a higher maximum allowance level of \$36,720 for a councillor and \$201,580 for the Mayor. Councillors are paid a fee, not a salary and it is subject to tax.

Victoria

Councillors receive an allowance which is determined by each council within limits set by the Victorian Government. The limits vary depending on the revenue and population base of each council.

There are three broad categories. For 2015 Councillors in Category One received between \$7,900 and \$18,878 and the Mayor received up to \$56,402. In Category Two, the range for councillors is \$9,788-\$23,539 with the Mayor up to \$72,834 (eg Ballarat, Warrnambool). Category Three, which includes Bendigo, Monash and Port Phillip has a range of \$11,771-\$28,202 for councillors and up to \$90,081 for the Mayor.

Allowances for the City of Melbourne and Greater Geelong are fixed by Order in Council and annually adjusted. Melbourne City Councillors receive \$42,302 and the Lord Mayor \$180,163. The allowances were adjusted by two point five percent in 2015.

South Australia

Determined by the Remuneration Tribunal every four years prior to each election. There are five council categories and the allowances for councillors range from \$5,700 to \$21,500. There are additional allowances for Mayors (four times their base allowance) and Deputy Mayors (one and a quarter times) and Committee Chairs (one and a quarter times) and a travel time allowance for non-metro councils who reside more than fifty kilometres away from the Council office.

Adelaide City Council is determined separately by the Tribunal and councillors in 2014 were provided \$24,000 per annum. The Lord Mayor receives \$165,000 per annum. The Deputy Lord Mayor receives one and a half times the annual allowance for a councillor.

Western Australia

The Salaries and Allowances Tribunal considers both CEO and Elected Member payments. Both are banded by council size. Elected members receive meeting attendance fees that apply to council meetings, committee meetings, WALGA meetings etc.

Meeting fees are also banded and range from a maximum of \$232 to \$773 for a councillor and \$477 to \$1,159 for a Mayor or President. Councils may decide by absolute majority to pay an annual fee rather than meeting fee. In this case, the bandings are also applied and the annual a fee ranges from a minimum/maximum \$3500-\$9270 to \$24,000/30,900 for a Councillor and \$19,055 to \$46,350 for a Mayor.

The Mayor receives an additional allowance above the meeting fee or annual fee ranging from a \$500-\$19,570 to \$50,000-\$87,550.

Queensland

The Local Government Act 2009 (section 183) provides the tribunal with jurisdiction for Local Government remuneration matters for all Queensland Local Governments, except the Brisbane City Council. The tribunal must review Local Government categories once during each Local Government four-year term.

For 2015 Category One (e.g. Charters Towers, Winton) councillors receive \$49,829 and Mayors \$99,638. Category Four councillors receive \$84,308 and Mayors \$145,624 (e.g.

Gladstone and Rockhampton) and Category Eight (Gold Coast) receives \$141,791 and \$237,597 for councillors and the Mayor respectively.

Northern Territory

The maximum allowable remuneration is determined by the Minister for Local Government and elected members are entitled to a base allowance, electoral allowance, extra meeting allowance and professional development allowance. Broadly allowances range from \$4000 to \$20,000 for a councillor and from \$22,000 to \$111,000 for Mayor (equivalent).

A summary is provided in the table below.

	Councillor		Mayor		Note
	Smallest Council	Largest Council	Smallest Council	Largest Council	
TAS	\$8,726	\$34,002	\$21,813 additional	\$85,007 additional	
Vic (Min-Max)	\$7,900-\$18,878	\$11,771-\$28,202	\$56,402	\$90,081	Excluding Melbourne and Geelong
Qld	\$49,829	\$84,308	\$99,638	\$14,5624	Excluding Brisbane
NSW	\$11,010	\$27,550	\$24,000 additional	\$80,000 additional	Maximums presented only
WA (Min-Max)	\$3,500-\$9,270	\$24,000-\$30,900	\$19,055 +\$500-\$19,570	\$46,350 +\$50,000-\$87,550	
SA	\$5,700	\$21,500	\$22,800	\$86,000	Excluding Adelaide
NT	\$4,000	\$20,000	\$22,000	\$111,000	

Review cycle

In July 2008, the PLGC agreed that there would continue to be a review of councillor allowances every four years and that indexation would be aligned with the Wage Price Index.

In 2012 when the review was due, it was determined, in consultation with Mayors and General Managers, that on the basis that very little had changed in relation to roles and responsibilities and that the general quantum generally met expectations, then the ongoing indexation was adequate. Particularly given the movement of water and sewerage functions.

On that basis LGAT advised that a review was not necessary. Similarly, Members advised in 2014 that a formal review was not required.

However, in light of the fact that we are now approaching eight years since the last formal review of elected member allowances, the discussion at the last general meeting regarding attracting potential future candidates, issues related to elected members with caring responsibilities, the level of engagement required of Mayors in particular, and general concerns in relation to parity across roles and council types it would seem to be timely to seek that the Government implement a review.

3. ITEMS FOR NOTING

3.1 STRATEGIC AND ANNUAL PLAN* Contact Officer - Dion Lester

Circular Head Council/Kentish Council

That Members note the report.

Carried

Background

On the 28 October 2015 the GMC and LGAT staff undertook a review of the LGAT 2012 – 2017 Strategic Plan. This session involved a review of the last strategic planning process and the outcomes from the LGAT Member survey, an assessment of gaps and priorities in the current strategic plan, an overview of the 2014 - 2015 Annual Plan and outcomes, and a mapping exercise for the next Annual Plan period.

A new Strategic Plan will be prepared for the next five year period in 2017, so it was determined that only minor amendments were required to pick up any changes in context since the Plan was prepared in 2012.

The key areas where the GMC determined amendments or additions were required to the six existing Priority Areas in the Plan were:

- Priority Area One (Strategic Relationships) – aim to maintain 100% Council membership and increase emphasis on councillor engagement;
- Priority Area Two (Sector Profile and Reform) – update context about working collaboratively with State Government;
- Priority Area Three (Financial Sustainability) – promote procurement; and
- Priority Area Five (Land Use Planning) & Six (Environmental Sustainability) - roll together, introduce a new strategy related to emergency management and better reflect the government's current policy approach to climate change.

More generally, the following changes were also suggested:

- Include a greater emphasis on 'core business', such as advocacy;
- Explore new resource sharing opportunities;
- Include new policy areas related to sectoral reform, economic growth, and Parks & Wildlife roads; and
- Capture collaboration with other bodies, such as Local Government Professionals TAS (formerly Local Government Managers Australia TAS) and the three regional bodies.

The updated Strategic Plan then informed the preparation of the 2015-16 Annual Plan which include:

- Picking up the key priorities for this year;
- Differentiating ongoing core activities and those activities that are specific only to the current Annual or Strategic Plan period; and
- Outlining internal LGAT or 'business improvement' activities, which are being undertaken to improve how the LGAT secretariat fulfils its strategy and implements future Annual Plans.

A copy of the Strategic and Annual Plans are at **Attachment to Item 3.1.**

Budget Impact

Some of the planning/scoping activity may have budgetary impacts to be considered in setting next year's budget.

Current Policy

Does not apply.

3.2 STATE AND FEDERAL BUDGET SUBMISSIONS*

Contact Officer - Katrena Stephenson

Central Highlands Councils/Northern Midlands Council

That Members note the report.

Carried

Background

State Government

LGAT was required to make a submission to the State Budget process by 2 December 2015 with significantly truncated timeframes compared to previous years, limiting the breadth of consultation that could be undertaken.

However, following consultation with GMC, General Managers, the Regional Authorities and other peak bodies as well as consideration of priorities in our strategic plan and motions from General Meetings, a submission was finalised. The inclusion of statements from other key Local Government bodies as well as consideration of broader community issues was a new approach and will be further refined in future. A key driver was recognising that the current economic climate is not one that is conducive to ambit claims for funding and so we looked to focus on a submission that sought a range of investments that will serve the State well in increasing productivity and securing the wellbeing of all communities.

The Submission outlined some priorities in the areas of Local Government Reform, Land Use Planning, Infrastructure and Better Communities.

Commitments sought included:

Priority

- Fully resourcing the Planning Schemes Online Project to support implementation of the Tasmanian Planning Scheme
- Continued co-funding feasibility studies related to voluntary mergers and strategic resource sharing

Critical

- Adequate resourcing of the Local Government Division
- Resourcing the completion and implementation of the Tasmanian Planning Scheme and associated policies, communications, tools, and training
- Investment in the development of State Policies to provide the overarching direction for sustainable land use and development

- Resourcing of a separate Planning Policy Unit
- Clarification of the uncertainty around future ownership, maintenance and upkeep of former Forestry Tasmania roads (now managed by Parks) through the audit of roads being undertaken by Infrastructure Tasmania, without significant new and unfunded infrastructure burden placed with Local Government
- Support Local Government to address the infrastructure upgrades and replacements identified through the recently completed Local Bridge Assessment Project, including joint advocacy to the Federal Government

Significant

- Commitment to fund future transactional costs of voluntary mergers
- Commitment to fund future transformation costs of mergers identified as meeting the agreed principles and delivering good outcomes for communities
- Resourcing further legislative review aimed at improving planning outcomes
- Maintain current State road maintenance funding levels and ensure appropriate funding to upgrade State roads, particularly those linked to popular tourist routes
- Support and work with Local Government on the development and implementation of a regionally integrated freight and transport strategy
- Support for community infrastructure projects of state significance including the Copping C-Cell and addressing the waste tyre legacy
- Communication and collaboration, with Local Government, on education reform activities at a local and state-wide level
- Progression of projects identified in the Role of Local Government Project Strategic Action plan which support improved economic development outcomes
- Involvement in mapping and supporting the ongoing role for Local Government's regional authorities as relate to economic development and tourism

Important beyond Local Government

- Make changes to the water and sewerage regulatory framework (in line with TasWater's submissions) to allow pricing outcomes to be linked to TasWater's long term infrastructure and financial planning
- Support TasWater in lobbying the Federal Government for funding of the Launceston Sewerage Improvement Project
- Continued investment in improved educational completion and attainment
- Improved collaboration in relation to tourism strategies; developing private investment opportunities; assisting with marketing and events development; education and training and appropriate funding
- Support for collaborative building of Age Friendly Cities
- Immediate development of the five year strategic plan for Preventative Health in Tasmania, accompanied by an increase in the preventive health budget

A copy of the submission is provided at **Attachment to Item 3.2**

Federal

LGAT has provided input into and feedback on the Australian Local Government Association's (ALGA) Federal Budget Submission. This is nearing the final stages of completion and will be available on the ALGA website in due course (www.alga.asn.au).

The submission will seek the following commitments for 2016-17:

- Restoration of the indexation of Financial Assistance Grants;
- A funding program directed at regional road projects to ensure that first mile/last mile and freight connectivity issues are addressed to improve national productivity;
- That the Bridges Renewal Program be made permanent;
- Funding for community infrastructure to stimulate growth over the longer term and build community resilience;
- Funding to support Local Governments' capacity to manage their own unique climate risks; and
- Funding of a targeted disaster mitigation program.

Beyond 2016-17 ALGA is seeking the following:

- Returning the quantum of the Financial Assistance Grants to a level equal to at least one per cent of Commonwealth tax revenue and implementing a revised indexation methodology which better reflects the cost increases faced by councils;
- Provide appropriate resources to aid in the prevention of cost shifting, including working towards a renewed Inter-governmental Agreement;
- A permanent doubling of Roads to Recovery funding; and
- A Review of the new arrangements for funding municipal services in indigenous communities to ensure that services are meeting the needs of communities and that there has not been a shifting of responsibilities and costs on to Local Government.

Budget Impact

Does not apply.

Current Policy

Aligns with current priorities and motions but does not seek to address all issues raised by the sector, rather focuses on those with the broadest reach.

3.3 PLANNING REFORM

Contact Officer - Dion Lester

Devonport City Council/Break O'Day Council

That Members note the progress of the State Government's planning reforms and the key issues for the Local Government sector.

Carried

Background

Prior to the last State Government election, the Liberal party committed to the introduction of a single planning scheme for Tasmania under the guise of a faster, fairer, cheaper and simpler planning system.

A Planning Taskforce was established in 2014 and the LGAT CEO is a member of this taskforce.

In 2015 LGAT successfully advocated for the establishment of a technical reference group, comprising nine Local Government planners and LGAT's Policy Director, which first met in July 2015.

Members also agreed to co-fund a secondee to the drafting team from Local Government. While the long term future or form of the Taskforce is still unclear, the Minister has indicated that he wants Local Government at the table.

In parallel to the Taskforce processes, the Department of Justice developed amendments to LUPAA to support the future implementation of a Tasmanian Planning Scheme. LGAT consulted with members and made a sectoral submission on the Amendment Bill.

The overarching message in our submission was that the Local Government sector supports in principle the development of a single planning scheme for the state, provided there is still the ability for councils and communities to be able to respond to local issues of importance.

The amendments also sought to reduce Permitted application timeframes from 28 days to 21, however LGAT successfully lobbied the Legislative Council to retain the current 28 day timeframe.

In late December the Taskforce completed the draft of the State Planning Provisions (SPPs) of the Tasmanian Planning Scheme, which the Minister then provided to Local Government for an initial review and comment period, concluding on 5 February 2015.

This initial period was to highlight any significant or major flaws, with a more comprehensive consultation period of 60 days to occur once the Tasmanian Planning Commission (TPC) advertises the SPPs for comment (expected to commence in late February / early March 2016).

The statutory consultation period will be followed by hearings and a report from the TPC on any recommended changes. The Minister is expected to declare the State Planning Provisions in July 2016, with Councils then required to prepare Local Provisions in the second half of 2016 for the TPC to exhibit and assess.

The Minister is targeting early to mid 2017 for the Tasmanian Planning Scheme to be fully operational.

Key Issues:

- LGAT is unique in that among the peak bodies in the Taskforce, the others have all advocated for changes similar to the Government's agenda whereas Local Government is having the change thrust upon them despite the positive planning statistics in this state.
- Local Government will bear the brunt of implementation and community angst in relation to the new provisions.
- While consultation has been widespread in terms of peak/industry groups, the level of detail that needs to be considered by Local Government is different and there are likely a number of issues that LGAT will need to bring to the attention of Government on behalf of our Members.

What planning reform does Local Government want?

At the December 2015 GMC Meeting it was moved that LGAT develop a whole of sector planning reform position.

The current State Government planning reform agenda (and indeed all the recent reform from previous governments) tends to:

1. Have excessive focus on the assessment or regulatory aspects of our planning system;
2. Be ad hoc in its nature – Government picks ‘bits and pieces’ of the planning system to reform with little consideration of the system and overall governance as a whole;
3. Create a negative public perception of the planning system – which by association includes Local Government’s performance in delivering it;
4. Ignores policy development - more State Policies are proposed as part of the current reform agenda, however there has been no progress to date; and
5. Be top down and imposed on Local Government, despite the fact that far greater expertise in planning rests in our sector than the entire State Government.

This has resulted in Local Government being reactive to the various reforms, both from a resource and communication perspective and has meant that some of the critical aspects of the planning system (that many argue require reform) have been ignored to date.

Planning reform will be a significant and ongoing part of the State Government agenda for the next few years. As a sector we need to determine and clearly articulate to the State Government what we believe are the important reforms and lead the discussion accordingly.

Over the coming months LGATs Policy Director will engage with Councils in order to develop a sector wide position on what areas future planning reform really needs to focus on.

Budget Implications

Being undertaken within current resources, noting this currently forms a significant workload.

Current Policy

Strategic Plan Priority Area 1: Strategic Relationships

Strategic Plan Priority Area 2: Sector Profile & Reform

Strategic Plan Priority Area 5: Land Use Planning & Environmental Sustainability

3.4 BUILDING REGULATORY FRAMEWORK

Contact Officer - Dion Lester

Central Highlands Councils/Waratah Wynyard Council

That Members note the report on the Tasmanian Building Regulatory Framework.

Carried

Background

In November 2015 the State Government released details of proposed changes to the Tasmanian Building Regulatory Framework; this was after substantial consultation with Local Government.

There are four Bills that will make up the new regulatory framework for building and plumbing work:

- Building Bill (New Bill)
- Occupational Licensing Amendment Bill
- Residential Building Work Contracts and Dispute Resolution Bill (New Bill)
- Building and Construction Industry Security of Payment Amendment Bill

The major changes to the Framework are contained in the Building Bill, with the other three Bills in the review being ancillary legislation that will support the proposed framework. The intention of the review is to reduce red tape and costs associated with building and plumbing work by categorising work by level of risk, which then determines what level of approval or notification, is required.

For building work it proposes four categories:

1. Work an owner can do (minor maintenance or repairs or small structures)
2. Work that can be done without a permit, by a licensee (Low Risk Work)
3. Work that does not need a permit but Council must be notified (Notifiable Work)
4. Work that needs a permit issued by Council (Permit work)

Plumbing work is essentially the same, with the exception that for work that is Category three work – “notifiable plumbing work”, it involves a process where Council must be advised before work is commenced and that work is actually assessed by Council before it issues a Certificate of Likely Compliance.

The table below provides some examples of the differences proposed by the Bill.

Current Act	New Building Bill
Minor works - Value of works < \$5,000 - Shed < 18 m ²	- Value of works < \$12,000 - Shed < 36 m ²
Building Permit - Value of works > \$5,000	Notifiable works - Work that does not need a permit, but Council must be notified by the building surveyor - Examples include new residential buildings, extensions and alterations to residential, and minor alterations to commercial buildings Permit works - All new and large additions to commercial and industrial buildings, - Changes of uses involving building works - Large residential buildings

The role of the Permit Authority (Local Government) now involves:

- Granting of permits for works requiring a permit (high risk development);
- Assessment of notifiable plumbing works;
- Receipt of records for notifiable building works; and
- Compliance and enforcement.

The changes and potential risks for Local Government are:

- An increase in the work undertaken without Council approval and therefore a reduction in the building fee income.
- Councils will be unaware of much of the building work that has taken place in its municipal area.
- Any compliance activities that involve property owners who have not complied with the new requirements, for example having category three work carried out without sign off from a building surveyor, will fall to Council. This will require investigative resources and currently there is no provision for these costs to be funded.
- The reduction in “regulated building work” will mean that Council will not be notified of often significant renovations which have the capacity to result in a supplementary valuation. As an example a deck with a constructed value of less than \$20,000 but which may substantially increase the value of a home need not be notified to Council.

Budget Impact

The proposed changes will likely have an impact on Councils building fee income.

Current Policy

Strategic Plan Priority Area 1: Strategic Relationships

3.5 POLICY UPDATE

Contact Officer - Dion Lester

Central Coast Council/Burnie City Council

That the Members note the report on current policy activity and in particular:

- 1. There will be a 'Round Three' of the Bridges to Renewal Program announced in 2016;**
- 2. LGAT will soon be contacting councils on a regional basis to discuss the potential for a broader role out of the Northern Councils Street Lighting Project; and**
- 3. The Working Group formed to look at waste tyre storage in Tasmania has provided its initial report to Minister Groom.**

Carried

Background

Federal Bridges to Renewal Program: Round Two Successful Projects Announced

The Federal Government announced the successful projects from the Bridges to Renewal Program (Round Two) on 18 January 2016. Round Two of the Bridges to Renewal Programme was open only to Local Government, with up to \$100 million in funding available.

This funding round saw a total of 270 applications being submitted nationally, seeking around \$220 million in Australian Government funding. Of the applications, 141 were successful. In Tasmania, six councils were successful in their applications for matched funding for a range of bridge infrastructure programs.

The following table provides a summary of the funded projects within the State.

Council Name	Project Name	Project Description	Federal contribution	Total Project Cost
Break O'Day Council	Cornwall Road Bridge Replacement	Replace a one lane timber bridge with a two-lane concrete bridge.	\$110,000	\$220,000
Break O'Day Council	Golden Fleece Rivulet Bridge Replacement	Replace Bridge No 1941, a single-lane timber bridge with a two-lane concrete bridge.	\$682,000	\$1,364,000
Burnie City Council	Tittie Gee Creek Bridge, Upper Natone Road, Ridgley	Replace a single lane timber bridge with a two lane concrete bridge.	\$121,500	\$243,000
Derwent Valley Council	Tyenna and Newbury Road Bridges Replacement	Replace two single lane timber bridges with single lane concrete bridges.	\$270,000	\$540,000
Dorset Council	Dead Horse Hill Road (Bridge 1614), Ringarooma	Replace a single lane timber and concrete bridge with a single lane concrete bridge.	\$221,000	\$442,000
Meander Valley Council	Union Bridge, Union Bridge Road, Mole Creek	Replace a single lane timber bridge with a dual lane concrete bridge.	\$1,110,000	\$2,200,000
Northern Midlands Council	Lake River Bridge, Macquarie Road, Delmont	Replace a single lane timber bridge with a two lane concrete bridge.	\$719,500	\$1,439,000
Total			\$3,234,000	\$6,448,000

It is understood that there will be a likely 'Round Three' of the Bridges to Renewal Program announced in 2016. It is anticipated that Tasmanian councils will be well placed to take advantage of the third round.

The work undertaken in 2015 by council road managers in collaboration with the Department of State Growth to better understand the condition and load bearing capacity of local bridge infrastructure will provide a very solid evidence base for any future applications under the Bridges to Renewal Program, and will assist councils in prioritising their forward work programs.

Northern Councils Energy Efficient Street Lighting Project

Work is continuing on the energy efficient street lighting project. Driven by the City of Launceston, the project is investigating models for the replacement of 'old technology' street lights with LED.

Energy efficient street lights (e.g. LED) can use up to 77% less energy than the current inefficient technology.

City of Launceston has contracted Ironbark Sustainability to assess a number of models and report on the potential savings to replace:

1. All street lights across Tasmania; and
2. Minor road lights in Launceston.

LGAT is playing a coordination and liaison role between Ironbark Sustainability, TasNetworks and LGAT members, with the support of City of Launceston, to assist all LGAT members to be in a position to determine if there is a valid business case to undertake an LED replacement program for public lighting in their municipality.

Working on a regional scale will significantly improve bargaining power with key stakeholders, such as TasNetworks, and potentially enable economies of scale in regards to purchasing.

A number of northern Tasmanian councils have provided in principle support to move the project to the next phase. This project has been named "Northern Lights".

Following further analysis, other regional projects will be defined, and relevant councils contacted in due course.

LGAT has obtained a data set of the number and type of streetlights by each municipality. The next phase of the broader project is to establish costs for the development of a business case on an individual council and regional basis. LGAT will be contacting councils on a regional basis in regards to this shortly.

LGAT is liaising with the Municipal Association of Victoria (MAV) as they have undertaken similar projects on efficient street lighting. Recently, LGAT partnered with MAV Procurement to extend MAV procurement's Public Lighting Contract to include Tasmania.

While this process is still in train, it is hoped that it will potentially enable public lighting goods and services to be purchased at a lower cost for LGAT members.

Budget Implications

- Replacement of old technology with new will require some capital investment to "pay out" any residual asset value.
- Models of financing such an investment are being investigated including the use of the extra Roads to Recovery (R2R) funding that all Tasmanian Councils will receive over the next two financial years to pay the capital costs for the replacement project. The use of R2R funding is likely to place time constraints on the project of using the R2R funds within the funding allocation period. Therefore, the project needs to get up and running quickly and will be conducted on a "opt in" basis.
- A fee for service may be applicable for the purchasing of "business case" modelling from a consultancy firm, LGAT will advise on this shortly.

Climate Change Update

The Tasmanian Government has recently released "Embracing the climate challenge: Tasmania's draft climate change action plan 2016-2021" for public consultation.

The Tasmanian Climate Change Office has advised that the plan focuses on sensible and practical actions to help Tasmania capture the opportunities, better manage change, and reduce future impacts and costs.

The Plan outlines actions the Tasmanian Government will take to respond to the opportunities and challenges of climate change in a way that enhances the State's prosperity and resilience.

The Government is seeking public and stakeholder views on Tasmania's advantages in the context of a changing climate and transition to a low carbon economy. The purpose of the draft action plan is to seek input from stakeholders and the general community.

The plan provides a framework for the Government's ongoing response to climate change over a five-year period through to 2021. It sets policy directions and priorities for managing risks and adapting to climate change within Tasmania.

The draft action plan is framed around four focus areas, namely:

1. Meeting the climate challenge
2. Maximising our energy advantage
3. Maximising our business advantage
4. Maximising our liveability advantage

The Government anticipates that the new climate change action plan will be finalised by mid-2016. This timing will allow for extensive stakeholder and community consultation; an opportunity to better understand national and international priorities, and an opportunity to incorporate findings of the review of the Climate Change (State Action) Act 2008 which will be undertaken in the first half of 2016.

The intention is for the final climate change action plan to then be reviewed again every five years on a rolling basis.

Waste Tyres

On 13 November 2015 at a meeting with the Northern Midlands Council, the Minister for Environment, Parks and Heritage, the Hon. Matthew Groom MP, agreed to establish a Working Group to consider the issue of waste tyre management in Tasmania.

The Working Group consisted of:

- Sarah Courtney, Member for Bass (Chair);
- John Mollison, Deputy General Manager, Environment Protection Authority Division;
- Matt Genever, CEO, Tyre Stewardship Australia;
- David Downie, Mayor, Northern Midlands Council;
- Dion Lester, Policy Director, Local Government Association of Tasmania; and
- Brad Arkell, Senior Policy Officer, EPA Division [executive support]

The Terms of Reference for the Group were to provide its findings to the Minister on:

- How to deal with the legacy waste tyre stockpile near Longford;
- How waste tyres should be managed into the future; and
- What regulatory reform is needed to tackle this issue.

The Waste Tyre Working Group met on three occasions during late November and early December and prepared an interim report that summarised the discussions of the Group and presented those findings for consideration by the Minister.

The Longford stockpile was a key focus of the Group's deliberations and the history of the stockpile and its short and long term future were discussed.

The Group noted that the stockpile had grown to its current large size and become a potential risk, through:

- The poorly developed nature of the waste tyre industry in Australia (particularly in Tasmania);
- A decision by a key business to pursue a particular reuse option for waste tyres that has failed to eventuate;
- That business's failure to comply with the Council's permit conditions; and
- The initial low awareness of the Northern Midlands councillors to the size and nature of the stockpile.

It is only relatively recently that there has been any real policy focus on addressing the problem of waste tyres across Australia and those jurisdictions adjusting their policy settings on tyres have only done so in the past twelve to eighteen months.

Council has recently sought to rectify the non-compliance of the existing operator and prevent future stockpiling at the site via an Environment Protection Notice (EPN). The operator has appealed the EPN and it is currently before the Tribunal.

The Longford stockpile is not unique. In other jurisdictions across Australia market conditions, lack of clarity on regulation, and a lack of awareness amongst tyre retailers and the wider community, have led to increased waste tyre stockpiling.

As the Northern Midlands Council is responsible for regulating the site, it has advocated a range of policy responses, such as a state-based and government-regulated disposal levy.

The options considered by the Group to be most feasible included:

- Working with Tyre Stewardship Australia to assist the roll-out of the national Tyre Product Stewardship Scheme (TPSS);
- Regulating to restrict stockpiling and landfilling of tyres to underpin market development; and
- Developing markets for tyre-derived products to be sold into.

Northern Midlands Council also advocated for a tyre disposal levy, either government regulated (State based) or voluntary.

Any immediate solution to address the Longford stockpile would require an injection of capital and that the pending closure of the site will have significant ramifications for the tyre industry in Tasmania. The closure is considered to be the most pressing issue to address in the coming months.

The Group agreed that the long-term solution should be industry led, but with the support of a suitable regulatory framework to facilitate it. While the Group has had extensive informal discussions with industry, it agreed that structured and formal engagement is required as part of any regulatory response by Government.

At the time of writing no response had been received from the Minister.

Rating of Airports

Airports on Commonwealth land are exempt from paying municipal rates as required under State legislation. However, Commonwealth owned airport operators are required, under the terms of their Commonwealth leases, to pay Councils a 'rate equivalent' payment.

It has been practice that the Valuer-General has valued revenue raising sections of airport land (those parts of the airport which are sub-leased to tenants or where trading operations are undertaken, such as retail outlets), and that is used to calculate the ex-gratia rate payment to be made by the airport to Council.

The airports have paid rates under this rating structure for many years. However, in the past two years Launceston and Hobart airports have not paid the amount levied by Northern Midlands and Clarence City Councils, but have made reduced payments.

The affected councils have no legal standing in seeking to enforce 'rate equivalent' payments and is reliant on the lessor, the Australian Government, to enforce compliance with the airport leases.

The amounts in question are considerable and particularly impact Northern Midlands where airport rates equivalents represent six per cent of council's rate income for the year.

It has been difficult to get the matter heard at a Federal level. LGAT has raised this issue with State Government through the Premiers Local Government Council and Federal Government through ALGA, with the President Troy Pickard very proactive in this regard.

In Clarence the airport is disputing the valuation, whereas in Northern Midlands the airport is disputing the valuation and also the rateable areas.

Northern Midlands Council understand that the valuation objection dispute between the Launceston Airport operator and the Valuer-General is currently before the Courts. The Launceston Airport has sought to pay significantly less than the valued amount as the final settlement, however Council advised it only accepts these payments as part payment of the outstanding debts owed and expects that the full amount due will be paid forthwith.

Council has offered an adjustment or refund if it is determined that the Valuer-General has incorrectly calculated the values of each tenancy.

Council sought Commonwealth Department support to ensure compliance by the operator of the Launceston Airport with its lease agreement to pay ex-gratia rates, however the Department responded by urging the airport to continue efforts to constructively engage with Council to develop a process to settle the differences, including perhaps the use of a mediator if necessary.

Lobbying has been undertaken by the council, ALGA and the Australian Mayoral Aviation Council (AMAC) with Federal MPs, the Minister and the Head of Agency. Despite assurances from the Department, the matter has not been resolved.

Clarence Council have also undertaken numerous meetings with both the Federal Department and the Airport, including a mediation session. The Australian Government have proposed the engagement of an independent valuer to determine land valuations at the airport.

The success of this course of action is dependent on the airport agreeing to such a valuation being binding with regard to rate equivalent payments.

The Deputy Secretary, Department of Infrastructure and Regional Development, Andrew Wilson has also indicated that he would be seeking to rewrite those sections of the leases pertaining to rates and land tax as “in the current form they are unworkable”.

He also advised that a number of airports are refusing to pay land taxes on the same basis.

Local Government SES Volunteer Funding Model

In July 2015, the Chief Fire Officer Mike Brown approached the LGAT CEO in relation to progressing discussions around future funding models for State Emergency Service (SES) volunteer assets and resources.

A working group chaired by the Tasmanian Fire Service (TFS), and involving members from LGAT, TFS, SES and TFS Corporate services has been established to explore options for the centralisation of SES volunteer services and the funding of these services.

The working group has engaged Wise, Lord and Ferguson (WL&F) to audit the current funding for SES volunteer units, including council cash and in-kind contributions, and to get a clear understanding of the value of the capital assets.

It is likely that the Audit will be completed by the end of January 2016.

Councils have been very receptive to the requests from WL&F and they have now received the required data to undertake the analysis. The audit will provide the working group with a firm understanding of the current cost of running the volunteer SES units and will provide valuable information to inform future funding model options.

In parallel to this project, the parliament is undertaking an Inquiry into the Tasmania Fire Service budget (the inquiry).

The inquiry will investigate the impact on the Tasmania Fire Service of the transfer of the SES reporting responsibility to the State Fire Commission and the funding of the SES among other things.

LGAT has provided a submission into the inquiry. It is understood that hearings for the inquiry are likely to occur in February 2016 and that the inquiry has to report to Government by the end of April 2016.

At this stage, it is not fully understood what impact the inquiry will have on the Local Government SES volunteer funding project, however, the project will continue to be progressed.

Councils will continue to be consulted on the project and will be informed about the findings of the Audit. Communication about progress on the project will be regularly reported to councils, the General Management Committee and through General Meetings.

LGAT Professional Development Program

In June 2014 LGAT launched its annual professional development program for members. Since its inception LGAT has delivered a significant number of Local Government targeted programs to elected members and council officers.

In 2015 LGAT delivered over 22 sessions to approximately 500 elected members/staff.

These programs included:

- Planning for elected members
- Managing contracts
- General Scene Management
- Operational skills
- Healthy communities
- Roads
- Healthy change
- Good governance
- LGAT breakfast series
- Workshops for General Managers and 2IC's
- Elected member weekends.

A number of offerings are planned for 2016. These include Governance Essentials for Local Government, 2016 Regional Breakfast Series, Procurement training, disability access forum(s), healthy communities, asset management, road management and a suite of training from the EPA, among other things.

In addition, LGAT is employing a new staff member, in partnership with the Local Government Managers Association (LGMA), as a dedicated events and professional development officer. This will increase LGAT's ability to deliver a broader and more extensive program for our members.

We are still encouraging councils to use the LGAT brokering service to assist councils in sourcing professional development programs and accessing critical numbers to make professional development programs cost effective whilst also meeting council's specific learning and development needs.

Please contact LGAT if you have a training need.

Cat Management Plan

The Tasmanian Government has committed to developing a Tasmanian Cat Management Plan. DPIPW have been tasked with developing the plan and in order to do this a reference group has been established. LGAT is represented on the Group.

The Reference Group members along with representatives of Local Government and scientific experts have met on several occasions to discuss issues associated with feral cats and socialised cats and have identified a range of priority actions to be included in the plan.

The plan aims to outline ways that cats can be better managed in Tasmania. Issues to be examined include, existing legislation, as well as roles and responsibilities, and identifying the necessary resources (public and private) to achieve effective outcomes.

Key areas of focus will be domestic, stray and feral cats, and will cover the breeding of cats, cat-borne diseases, environmental, agricultural and human health impacts.

The plan is likely to focus on:

- Knowledge gaps and priorities for research in relation to feral cats;
- Options for improving the effectiveness of the legislation;
- Roles and responsibilities for the different levels of government; and
- Options for ensuring sufficient funding and resources are available to enable the sustainable and effective management of cats to occur.

DPIPWE have supplied a brief to the Minister requesting support for the proposed content of the plan. Once supported by the Minister, it is proposed that a working group be established including Local Government, State Government, RSPCA and the Tasmanian Cat Centre to discuss the roles and responsibilities of the different parties in the Management of Cats.

Budget Impact

Being undertaken within current resources

Current Policy

Does not apply

3.6 PARTNERSHIP BETWEEN LGAT AND MAV

Contact Officer - Deborah Leisser

Central Coast Council/Central Highlands Councils

That Members note the following report.

Carried

Background

LGAT is working in partnership with the Municipal Association of Victoria (MAV) in order to provide Tasmanian Councils with increased direct access to a broader range of goods and services through approved provider panel arrangements.

Increasing council access to aggregated purchasing opportunities is a key procurement focus area for LGAT.

LGAT is an active partner in the National Procurement Network (NPN) a not for profit, informal arrangement of Local Government Association procurement areas across Australia. This is currently the main mechanism LGAT uses to provide councils with access to aggregated purchasing opportunities.

Use of available NPN contracts/panels is optional, but there are significant benefits for councils if they use them.

These include:

- Greater cost savings are delivered by aggregating expenditure
- Being able to ensure probity and minimal risk through a fair and transparent procurement process while complying with the Local Government Act 1993
- Reduced council administration and tendering costs
- Innovative technology tools that help simplify purchases
- Contracts managed by procurement specialists for the life of that contract

According to the Local Government Act 1993 Councils must go to tender if the provision of goods and services exceed \$200,000 over a contract term, however they don't need to go to tender on their own if they make use of NPN or other LGAT facilitated contracts.

LGAT is now also working in partnership with MAV in order to provide Tasmanian Councils with increased direct access to a broader range of goods and services through approved provider panel arrangements. These goods and services will start to be made available in 2016.

An initial project under the Partnership is the inclusion of Tasmania in the refresh of MAV's Public Lighting Contract. The joint Public Lighting Contract will potentially enable LGAT members to purchase public lighting goods and services at lower cost and will likely be accessible for LED replacement projects. The contract is currently in the process of being finalised, submissions have been received and providers are being assessed.

Additional contracts that will be explored as part of the partnership includes goods and services such as HR Support Services Tender (including Employee Assistance Program services); Parks and Playground Equipment and Asphalt.

Other contracts may be negotiated on an as needs basis.

Budget Impact

A number of Tasmanian Councils made sufficient savings when purchasing through the NPN over the past 12 months, with many, more than offsetting LGAT membership fees for the period.

While the NPN is a not for profit arrangement, a rebate is generated on sales (payable by the manufacturer). In the 12 months to end September \$23,800 was returned to LGAT through sales rebates. These funds support LGAT procurement activity.

Current Policy

Strategic Plan Priority Area 2: Ensure Financial Sustainability

4. ITEMS FOR DISCUSSION

4.1 POKER MACHINES AND THE GAMING ACT Council - Brighton

Presentation on concerns about Poker Machines and the Gaming Act in the community by Mayor Tony Foster and Margie Law from Anglicare.

Background

Mayor Tony Foster will provide an outline of Brighton Council's concern regarding poker machines, the Gambling Act, and his thoughts on Council involvement in the issue. He will then introduce Margie Law of Anglicare to speak. She is a local expert on the poker machine industry and the issues associated with it. She is also a key driver of the local coalition of organisations concerned about poker machines, which Brighton Council has become a member of.

In 1997, Brighton Council refused a planning application for poker machines on the basis of negative impacts to the local community and economy. The Tribunal ruled that this was reasonable under the Land Use and Planning Approvals Act, but that Section 9 of the Gaming Act means that the right to operate poker machines under that Act overrides all other Acts.

Since that time, there is now a much better understanding of the impacts (positive and negative) of poker machines. Some data is publically available, other data for smaller municipalities is with-held unacceptably.

A November EMRS poll of 1000 adults found that 84 per cent of respondents disagree that the Tasmanian community benefits from having poker machines in hotels and clubs, 66 per cent of whom strongly disagreed.

Further, 82 per cent of respondents want fewer poker machines in their communities: 32 per cent of respondents want a reduction in numbers while a further 50 per cent said that poker machines should be removed completely.

Councils and LGAT need to consider their position on the issue. Over 40 Victorian councils and VLGA have joined the Gambling Reform Alliance due to similar issues and concerns.

Brighton Council will table a motion on this subject at the July 2016 General Meeting.

4.2 BED AND BREAKFAST ACCOMMODATION Council - Kingborough

Some 15 years ago accommodation was licensed under the State Licensing Commission. This was disbanded and handed to Local Government.

The present State Government appears to want to reduce 'red tape' and to get behind the B&B industry as a necessary provider of accommodation, that otherwise would turn tourists away from much of Tasmania due to reported otherwise accommodation shortages.

B&B accommodation has been with us for many years, however "AirB&B" has brought a new focus to the B&B industry.

As a State, we need quality accommodation, and as individual Municipality's, we all need the same quality of accommodation being provided to tourists within our local areas. Quality accommodation attracts and adds to the visitor experience.

The B&B industry appears to have little regulation, and each facility determines its own destiny, ie to register with Local Government or otherwise.

Is there a level playing field applying to the B&B industry?

Is there a level playing field for B&B's opposed to say a Hotel or tourist complex? Should there be?

On 1 July 2015, Kingborough Council moved from AAV to CV for rating assessments. At the same time we introduced a 'commercial' Land Use Code, which in summary passed a small savings to residential property owners.

One residential property owner late last financial year, became a B&B accommodation facility and has dedicated three rooms within the family home for B&B purposes. He has followed the correct procedure and made all the applications necessary.

The Valuer-General rated his property under a commercial code within the Land use Category, resulting in Council rate increase from \$2,000 pa (residential) to \$3,500 (commercial).

On the above information, it is clear that other B&B establishments will not follow suit quickly.

For the B&B establishments that do not advise Local Government, there are no application fees, increased rates or building modifications carried out.

There is however the question that many owners may have avoided to obtain, the clarification of buildings and contents insurance and public liability insurance, that could prove onerous in the event of damage to the property or injury/loss of life to a paying guest.

We need to consider a number of issues, but not necessary limited to the following;

- Rates for part house / whole house.
- Rates for whole/part homes that are seasonally part of B&B accommodation, eg 1 or 2 months only per annum.
- Homes / part homes that are B&B utilised up to 40-50 weeks per year, as opposed to those in other locations that may only attract usage spasmodically, say 10-15 uses per annum

- Turnover/usage of B&B accommodation
- Hotel/tourist complex in immediate area
- Etc

B&B accommodation is throughout the state and affects every Council. As an industry it is time that we formed a common policy to deal with B&B rate incomes, then seek the Valuer-General's assistance by introducing one or more B&B accommodation Land Use Categories to overcome an ad hoc arrangement.

A paper will be tabled at the July 2016 General Meeting.

4.3 COUNCILLORS DECLARATION OF OFFICE Council - Kingborough

Background

After each Council Election we undertake a "Declaration of Office". Councillors have discussed various means of education for new and re elected Councillors, the last being at the Annual Conference in 2015.

For discussion, the following points are raised:

- New and re elected Councillors can lack knowledge and have differing understandings of their legal obligations.
- In an endeavour to overcome misunderstandings and conflicts, should pre reading information be provided to each elected Councillor prior to Declaration of Office?

At Declaration of Office, should each Councillor be required to sign off that:

- They have read, understood contents;
- Sought clarification where necessary;
- State that they understand the Local Government Act and Regulations;
- Will undertake programmed learning sessions (LGAT/Council); and
- Will act at all times in accordance with the Code of Conduct.

Kingborough Mayor, Steve Wass, will take the discussion comment back to his council.

5. OTHER BUSINESS & CLOSE

There being no further business the President declared the meeting closed at 2.00pm.

Business Arising		
General Meeting - 12 February 2016		
Item No	Item	Action
2		
Items For Decision		
2.1	Rating for Residential Properties Owned by Charities	No Further Action
2.2	Federal Election	Refer to Item 3.7
2.3	Regional Local Government Authorities	No Further Action
2.4	Deductibility of Election Expenses/Limits on Election Expenditure	No Further Action
2.5	Member Allowances and Superannuation	No Further Action
2.8		
3		
Items for Noting		
3.1	Strategic and Annual Plan	No Further Action
3.2	State and Federal Budget Submissions	Refer to Item 3.7
3.3	Planning Reform	Refer to Item 3.3
3.4	Building Regulatory Framework	Refer to Item 3.3
3.5	Policy Update	Refer to Item 3.4
3.6	Partnership Between LGAT and MAV	No Further Action
Items for Discussion		
4.1	Poker Machines and the Gaming Act	No Further Action
4.2	Bed and Breakfast Accommodation	No Further Action
4.3	Councillors Declaration of Office	No Further Action

Follow Up of Motions Report

Report to the General Meeting

LGAT has streamlined its reporting on Motions which have been passed at General Meetings.

This report details motions where LGAT is still pursuing an outcome.

Local Government Legislation	
That the LGAT request a change to the Local Government Act to ensure a Mayoral vacancy does not trigger a by-election if the vacancy occurs within 12 months of an election	Passed: July 2014 Notes: Referred to the Local Government Division (LGD) for consideration. LGAT will seek it be dealt with under any Amendments stemming from Review of the LG Act.
That LGAT supports the establishment of a state-wide Local Government Performance Index (for benchmarking and performance ranking).	Passed: July 2014 Notes: Referred to Governance Working Group under the Role of Local Government Project. Now being progressed under the Continuous Improvement Framework Project of the Local Government Division.
That LGAT request the Local Government Division alter section 339F (4) Local Government Act 1993 from requiring a council to review its customer service charter at least once every 2 years to within 12 months after a council election.	Passed: July 2015 Notes: LGAT will seek it be dealt with under any Amendments stemming from Review of the LG Act.
That the Local Government Association of Tasmania urge the State Government to support the transfer of the administration of the General Manager's Roll to the Tasmanian Electoral Commission.	Passed: July 2015 Notes: The LGAT raised this matter as part of its submission to the Review of the Electoral Act and will seek it be dealt with through the Review of the LG Act.
The Local Government Association of Tasmania urge the State Government to review the eligibility for inclusion on the General Manager's Roll by reviewing the definition of occupier to better capture all citizens, inclusive of refugees and permanent residents living in a Local Government area.	Passed: July 2015 Notes: LGAT will seek it be dealt with under any Amendments stemming from Review of the LG Act.
The Local Government Association of Tasmania urge the State Government to support the expansion of the Local Government Act and Regulations to require candidates to disclose political donations.	Passed: July 2015 Notes: LGAT will seek it be dealt with under any Amendments stemming from Review of the LG Act.
That the Local Government Association of Tasmania request the State Government to review Section 87 of the Local Government Act 1993 to make commercial development in the exempt areas in sub-section (1) subject to the payment of general rates, special rates or averaged area rates and be specifically excluded from the exemption.	Passed: July 2015 Notes: This motion was carried unanimously. The matter was raised at PLGC in December and the Minister for Local Government has committed to exploring the issue further.
That LGAT request the State Government to amend the Local Government Act and Regulations, consistent with legislation associated with the	Passed: October 2015 Notes: A matter for the Review of the LG Act.

Legislative Council (Sect 162 of the Electoral Act 2004) to prevent donations to or expenditure by Local Government election candidates involving political parties which endorse and/or support that candidate.	
That LGAT lobbies the Auditor General to have Federal Assistance Grants (FAGs) that are paid in advance prior to the financial year they are meant to be received in, recognised as income in the financial year they relate to, and not in the financial year received as is the current position.	<p>Passed: October 2015</p> <p>Notes: LGAT intends to raise this with the newly appointed A-G.</p>
Environment	
<p>1. That councils endorse the proposal to introduce a statutory waste levy of \$10 per tonne to be collected via public and private landfills;</p> <p>2. That the funding be allocated on the basis of 20% to regional waste bodies; 10% to the Environment Protection Authority (EPA) and 70% to the Waste to Resources Funding Pool;</p> <p>3. That these arrangements be on the basis that the funding is directly hypothecated to waste activities and is not consumed into the State Government Consolidated Fund;</p> <p>4. That the Waste Advisory Committee be formally acknowledged within the legislation as having an integral role in the disbursement of funds from the Waste to Resources Funding Pool, providing recommendations to the EPA Board in accordance with relative priorities in the Waste to Resources Strategy.</p>	<p>Passed: July 2012</p> <p>Notes: Was raised with the new Liberal Government in August 2014 through PLGC, as well as in the LGAT Election Manifesto (2014). The Waste Advisory Committee (WAC) commissioned a study into the economics of introducing a landfill waste levy in Tasmania and its impact on the cost of living, with the final report delivered to Government in February 2015. The Government is still considering the outcomes of the study, however it has expressed some reservations regarding the additional tax aspects of a levy and potential cost of living impacts. Waste Policy and a Waste levy is an item at the May PLGC, with the EPA preparing a background paper for discussion.</p>
That the Local Government Association of Tasmania is asked to seek discussions with the State Government regarding the condition of Parks and Wildlife reserves due to the lack of funding and consider solutions and includes directing a specific amount of funding to parks and wildlife services for weed management	<p>Passed: July 2014</p> <p>Notes: A letter has been received from the Minister for Environment, Parks and Heritage in December 2014 outlining Parks & Wildlife Weed Management Priorities.</p> <p>This item to be removed from this Report after the April 2016 General Meeting.</p>
That the Local Government Association of Tasmania, through either a separate working group or through referral to the Animal Management Officers Group, undertake a review of the provisions contained	<p>Passed: July 2015</p> <p>Notes: The LGAT is liaising with the Local Government Division and with the LGAT Rep on the Animal Management Officers Group in relation</p>

<p>within the Dog Control Act 2000 relating to the declaration (and subsequent management) of dangerous dogs, with the aim of identifying a more practical, timely, and cost effective process for dealing with dangerous dogs.</p>	<p>to this matter.</p>
<p>That LGAT write to the State Government requesting that they make available to the public, the testing results for all Tasmanian Town reticulated water systems.</p>	<p>Passed: July 2015 Notes: Water quality testing results are made available to the public on an annual basis and by request. TasWater have formed a working group with Local Government reps to determine the most effective ways to make this data more accessible to members of the public. The Working Group has recommended a web enabled traffic light approach to reporting water quality data, with the ability to drill down to what the issue is and what TasWater are doing about it. TasWater are currently preparing the information for uploading to their website.</p> <p>This item to be removed from this Report after the April 2016 General Meeting.</p>
<p>That LGAT write to the Minister responsible for the Parks & Wildlife Service requesting that Councils are genuinely involved in the process of determining PWS priorities within Local Government areas, rather than being subject to token consultation.</p>	<p>Passed: October 2015 Notes: In 2015 LGAT and councils were directly consulted by Parks and Wildlife Service in relation to the expenditure of State funds in the three regions of the State, and councils were directly consulted on the prioritisation of infrastructure projects in their respective areas. It is acknowledged that there is a further need for LGAT to liaise with PWS and the regional authorities, tourism bodies and councils to ensure development of an appropriate channel of consultation for ongoing and future funding opportunities (comment made April 2016).</p>
<p>Planning and Building</p>	
<p>That the Local Government Association of Tasmania lobby the Tasmanian Heritage Council for greater coordination of heritage initiatives, including provision of funding.</p>	<p>Passed: July 2013 Notes: The LGAT CEO and Policy Director recently met with the Manager of Heritage Tasmania to discuss this and other heritage matters. The need for greater coordination was raised and acknowledged.</p> <p>This item to be removed from this Report after the February 2016 General Meeting.</p>
<p>That the Local Government Association of Tasmania requests the State Government to amend the provisions of the Liquor Licensing Act, 1990 to require:</p> <ul style="list-style-type: none"> • That a liquor license cannot be granted until 	<p>Passed: November 2010 Notes: The State Government planned to introduce amendments to the Liquor Licensing Act in late 2015. Confirmation of this amendment is pending. Amendments included the addition of the</p>

<p>appropriate Planning or Development approval has been granted by the relevant Council; and further</p> <ul style="list-style-type: none"> • That appropriate Planning or Development approval from the relevant Council or evidence that approval is not required must accompany a liquor license application or application to vary a liquor license. • That should planning or development approval not be required then the liquor licensing board be required to formally consult with the relevant council as part of its assessment process. • That we request that the State Government broaden the liquor licensing Act to take into account outlet densities and health and well being of the communities. 	<p>principle of harm minimization.</p> <p>LGAT had requested that the Association is included and or consulted in the development of any guidelines regarding the implementation of the Act including the developing of assessment criteria for the Liquor Licensing Board.</p>
<p>That the Local Government Association of Tasmania seek an amendment to the Building Act 2000 (and associated Regulations) to enable an accredited Builder/DESIGNER to be able to provide a certificate of compliance for buildings which are classified as Class 10a and are associated with a residential use.</p>	<p>Passed: July 2014</p> <p>Notes: The LGAT has raised this matter with the State Government within the context of the current Building Regulatory Framework Review. The Building Regulatory Framework (including the Building Bill) was released for public comment in late 2015. The Bill proposes a risk based approach to building (& plumbing) approvals, with the threshold for requiring a Building Permit substantially increased. The Bill is currently before parliament and LGAT is actively engaging with the Legislative Council regarding the Bill.</p> <p>This item to be removed from this Report after the April 2016 General Meeting.</p>
<p>Roads and Infrastructure</p>	

<p>1. That LGAT write to the responsible minister requesting that they seek changes to national electricity laws and regulations so that public lighting providers are required to better inform Local Government of the cost of existing and new public lighting. This should include disclosure of the generation, transmission and distribution charges associated with individual public lighting types, as well as the residual value of public lights. This information is a critical requirement for business case assessments of more efficient and environmentally sustainable public street lighting options.</p> <p>2. That LGAT enter into discussions with Networks Tas to obtain further information about the generation, transmission and distribution charges associated with individual public lighting types, as well as the residual value of public lights.</p>	<p>Passed: July 2014 Notes: LGAT is continuing to work with TasNetworks on a number of projects including the current LED efficient street lighting replacement program. TasNetworks are providing significantly greater transparency on all components on public lighting.</p> <p>LGAT will shortly be meeting with TasNetworks regarding the next pricing proposal for the Australian Energy Regulator.</p>
<p>That LGAT lobby the Minister for Infrastructure, Hon. Rene Hidding, advocating for the reinstatement of a State Government trails and bikeways funding program, the development of an inventory of what work is still required to fill in the many gaps in the network of trails and pathways, and the establishment of a permanent fund that will meet the growing demand now apparent in cycling tourism and in the use of bicycles for sport and leisure.</p>	<p>Passed: July 2015 Notes: The LGAT is pursuing this matter on behalf of councils. It has approached Infrastructure Tasmania to discuss its forward work program which includes the task of prioritisation of cycling projects and the development of a funding framework to upgrade and develop suitable bicycle infrastructure. As part of this process ITas will be consulting relevant stakeholders on cycling infrastructure needs and will develop a framework for funding priority projects. This work is expected to be completed by June 2016.</p>
<p>That the Local Government Association of Tasmania lobby the State Government to make a decision as to which of its Departments will be responsible for all Forestry Tasmania and Parks and Wildlife Service Roads throughout the State, determine a priority maintenance programme for these roads in conjunction with the relevant Council, provide sufficient budget funds to undertake the maintenance programs and undertake the work immediately.</p>	<p>Passed: July 2015 Notes: Infrastructure released its audit of the state's road network in March 2016, which included recommendations concerning future arrangements for forestry roads. Please see the Policy Update in the April 2016 meeting papers for further information.</p>
Emergency Management	
<p>That LGAT discuss with the State Government that in the event of a fire/flood the proposition of taking immediate action on temporary minor repairs to state roads and/or other infrastructure on the basis that funds are reimbursed within a reasonable time frame.</p>	<p>Passed: July 2012 Notes: Discussions are continuing with the Department of State Growth with the aim of getting an agreement such as an MOU in place so that councils can undertake immediate temporary action to State roads to minimise disruption to communities. This is still in train as at April 2016.</p>

Local Government Business and Finance	
That the Local Government Association of Tasmania pursue with the newly elected Liberal Government the rating of Hydro and also the rating of all Crown Land that is leased for commercial developments including National Parks and Reserves.	<p>Passed: July 2014</p> <p>Notes: See earlier note re rating of commercial property in exempt areas.</p>
Other matters	
That Members approve the development of a Memorandum of Understanding between the Association and Tasmanian Regional Arts (TRA).	<p>Passed: March 2013</p> <p>Notes: LGAT met with the TRA Executive Director in early April 2016 to discuss the current position of TRA and to consider the current relevancy of developing an MoU between the two organisations. It was considered by both TRA and LGAT that an MoU is unlikely to deliver any real value to either TRA or councils at this point in time; TRA is still re-establishing itself both in terms of funding stability and direction subsequent to its review in late 2014. Given both this circumstance and the passage of time since the motion was passed, it is considered appropriate to revisit the relationship between the two organisations at a future point in time i.e. in late 2017 or thereafter. This motion will be removed from this report after the April 2016 General Meeting.</p>
That all Councillors be encouraged to undertake training courses i.e. Planning, Legislation, Code Of Conduct, Meeting Procedures etc.	<p>Passed: July 2015</p> <p>Notes: The Local Government Association has re-established a professional development calendar that provides Local Government specific training for Elected Members and Local Government Staff.</p> <p>This item to be removed from this Report after the April 2016 General Meeting.</p>
That LGAT lobby the major State and Federal political parties seeking a cessation in the use of super trawlers and industrial factory trawlers operating in Australian waters targeting small pelagic fisheries (SPF), pending an assessment of the impact of these activities on the biomass of the fisheries being targeted in Australia's Exclusive Economic Zone (EEZ).	<p>Passed: July 2015</p> <p>Notes: On the 16th April 2016, the Australian Government put a two-year ban on 'super trawlers'. The <i>Fisheries Management Amendment (Super Trawlers) Regulation 2015</i> (the Amendment Regulation) provides an explicit legal ban on all boats over 130 metres in length from undertaking fishing related activities within the Australian Fisheries Zone.</p> <p>This item to be removed from this Report after the April 2016 General Meeting.</p>



Key LGAT Activity – December / January

Issue in Focus

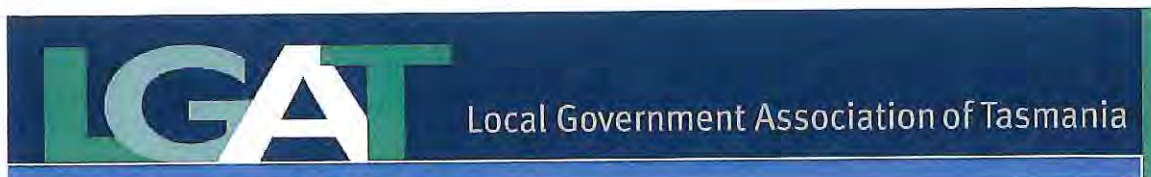
In the November Monthly Report we included a short survey to assist us in targeting our future training and resource development efforts. However, a number of people reported issues with the link, so a new link has been prepared and is below:

<https://www.surveymonkey.com/r/JNKZ7PQ>

The purpose of this short survey is to garner information from newly elected councillors about the type of induction material that would be helpful. This feedback will inform the development of new induction material by LGAT ahead of the 2018 elections. It should only take a few minutes of your time.

Policy/Project Activity

- Provision of council feedback to Parks and Wildlife Services regarding regional infrastructure priorities
- Early scoping of LGAT Strategic Communications project
- Continued advocacy regarding planning reform including meetings of the Technical Reference Group to the Planning Taskforce as well as the Taskforce itself
- Initial review of the draft State Planning Provisions of the Tasmanian Planning Scheme
- Ongoing work with councils and the Department of State Growth on the State funded project assisting councils to assess their critical bridge infrastructure in order to facilitate strategic heavy vehicle access networks.
- Standards Panel Activity including preparation of new templates and tools to support implementation of the new provisions in March.
- Input into the draft State Code of Conduct ahead of consultation this month.
- Draft Project Brief for an EAP for elected members and Council officers developed and forwarded to MAV for consideration re inclusion in a joint LGAT/MAV tender.
- Tender Evaluation Panel for LGAT/MAV renewal of the efficient lighting good/services contract
- Advice to ALGA on Council approaches to food safety regulation in Tasmania and feedback on a "Scores on Doors" model.
- Review of MAV Provision of Permanent Recruitment Services Tender documentation to determine relevance for Tasmania
- Feedback on ALGA Budget and Election submissions
- Preparation of General Meeting and GMC Papers
- Consultation for ALGA on digital strategies
- Research on allowances
- Review of Local Government Recognition Awards
- Progression of a joint LG Professionals/LGAT position including development of Position Description, advertisement, secondment agreement and contract.



- Preliminary review of the LGAT Rules
- Continuing progress on a MOU with Volunteering Tasmania about Spontaneous Volunteers during an emergency.
- Feedback to DPIPWE re draft Approved Management Methods for the storage and reuse of waste tyres.
- Input to DPIPWE Good Neighbour Charter
- Feedback to DPAC re Tasmanian Guidelines for Managing Donated Goods during an emergency
- Submission to Parliamentary Inquiry into Tasmanian Fire Commission
- Commenced scoping new LG TV advertising campaign
- Reviewed Human Resources section of the Consolidated Data Collection spreadsheet and provided feedback to the Local Government Division on improvements
- Provided input into the transition from the previous Commonwealth VET admin structure to the new Service Skills organisation at a national level
- Input into the iplan Business Case preparation
- Input into the Waste Tyre Working Groups report to Minister Groom
- Review of tenders for Municipal Valuations
- Commenced review of other jurisdiction planning frameworks to inform discussion regarding reform priorities for Local Government

Training and Workforce Development

- Training Consortium Member Forum
- Planning with Engineers Australia for a joint forum
- Planning for LGAT Regional Breakfast Forums and Elected Member Weekend
- Planning for General Manager's workshop.
- Planning for Elected Members workshop on Governance
- Planning for National Stronger Regions Fund & Grants Workshop
- Workforce training grant application with ACELG (successful)

Communication

- LGAT News magazine (December)
- The Pulse e-newsletter (3 December)
- The Pulse e-newsletter (29 January)
- Finalised appointment of Rod Sweetnam (Launceston) & Hannah Rubenach-Quinn (Break O'Day) to State Fire Commission
- Finalised appointment of Ald Sandra French (Burnie), Cllr Dick Adams (Northern Midlands), Ald James Walker (Clarence) & Ald Suzanne Cooper (Hobart) to the Tasmanian Library Advisory Board.
- Finalised appointment of Susie Bower (Dorset) to the Community Support Levy Grants Advisory Group.
- Coordinated nomination process for an appointment to the State Fire Management Council (awaiting Minister's decision)



- Coordinated nomination process for an appointment to the Premier's Physical Activity Council (awaiting Minister's decision)
- Coordinated nomination process for an appointment to the Family Violence Consultative Group (awaiting Minister's decision)
- Submitted an opinion piece to the Mercury: Being a Councillor – a Privilege and Hard Work
- Opinion piece on Planning in Tasmanian Planner

Media

- Interview featured in Business View Australia (December edition)
- Radio interview with ABC Radio regarding *Cat Management Act* (7 December)
- Print, radio and television on TasWater, Emergencies and Reform

Meetings

- ALGA Roads and Transport Advisory Committee teleconference
- Regional Road Manager Meetings - South, North and North West
- SAI Global re prospective sectoral contract for Australian Standards provision
- Institute of Public Administration Australia (IPAA) Meeting
- State Growth Heavy Vehicle Access Steering Committee Meeting
- ALGA National Local Government Cultural Forum Executive Teleconference
- KPMG and State Growth re State Road Funding Arrangements
- VicRoads and Municipal Association of Victoria re Tasmanian Heavy Vehicle Access (teleconference)
- Roadways re local and state road works contracting
- City of Launceston and Northern Councils LED replacement project meetings (x 3)
- TasNetworks briefing on pricing proposal for upcoming regulatory period.
- Briefing with Michael Small (Consultant) on the implementation of the Disability (Access to Premises - building) Standards 2010 (Premises Standards)
- Disability Working Group - (focus on building/planning/Access to Premises Standard)
- Healthy Food Access Working group
- TasNetworks Revenue Reset briefing
- Telstra briefing on activity reporting for the NPN Telecommunications Contract
- President/CEO Visits to Dorset, George Town, Kentish/Latrobe, Clarence Council, Derwent Valley Council, Waratah Wynyard Council, King Island Council
- Minister regarding Budget Submission
- Dale Webster regarding Building Act Review
- Teleconference with MAV regarding LGAT/MAV Partnership and partnering on the renewal of the efficient street lighting good/services contract
- Planning Reform Taskforce Meetings
- LGMA Tasmania Board Meeting/Meeting with Minister



- Premier's Local Government Council Meeting
- General Management Committee Meeting.
- Tasmanian Bushfire Mitigation Grants Program Selection panel
- Cat Management Reference Group Workshop
- Biosecurity Tasmania Meeting re Biosecurity legislation
- Public Health Emergency Sub Committee
- Tasmania Fire Service re SES funding project
- Tasmania Police re WebEOC in emergencies
- Iplan business case (x 2)
- Presentation to Environmental Health Australia (Tasmania) division on planning reform
- Continuous Improvement Framework Working Group
- Waste Tyre Working Group (x 3)
- Municipal Valuations Tender Committee meetings (x 2)
- TafeTas regarding workforce training needs
- Asbestos Free Tasmania
- Tasmanian Spatial Information Council re data needs
- EPA Policy Branch re future opportunities for collaboration
- Planning Policy Unit re future policy priorities and work program
- SkillsTas re future grant opportunities



Key LGAT Activity – February

In early February, following three regional level workshops with Local Government Planners, LGAT provided initial feedback on the draft Tasmanian Planning Scheme – State Planning Provisions (SPPs). A number of councils also made direct submissions to Justice. Some of the more substantive issues that have been raised included:

- The absence of any guidance material or policy basis accompanying the SPPs
- The lack of any direction on the process going forward
- The need to include the SPPs on iplan as a priority
- The need for resourcing the on-going maintenance of the SPPs
- The need for clarity regarding to what extent local variations will be able to be accommodated via the Local Provisions Schedule

The public exhibition phase of the SPPs is expected to commence any day now, with the opportunity for the broader community to provide submissions. LGAT will be running a second series of regional workshops with Planners in April to work through the issues and compile a whole of sector response.

Issue in Focus – Workforce Planning

Skills Tasmania has appointed the Centre for Local Government at the University of Technology Sydney, in partnership with LGAT, Waratah-Wynyard, Circular Head and Burnie Councils to build capacity across the sector to better workforce plan. One of the key outputs from the project will be a workforce planning 'how to' guide for local government in Tasmania. The project kicks off with three workshops on the 30 March (Launceston), 31 March (Burnie) and 7 April (Hobart) – please see the LGAT Training Calendar for more details.

Policy/Project Activity

- Submission on the Draft Tasmanian Planning Scheme
- Tender Evaluation Panel - MAV Energy Efficient Street Lighting Contract
- Submission on A Healthy Tasmania - 5 Year Strategic Plan
- Progression of contracts and other activity related to securing a joint officer with LG Professionals Tasmania
- Review of Local Government Awards
- Review of Municipal Valuations Tender Process
- Submission into Inquiry into the Australian Corporation Amendment (Rural and Regional Advocacy) Bill 2015
- Submission to the Draft Tasmanian Integrated Freight Strategy
- Liaising with Simmons Wolfhagen regarding updating model delegations and compliance register
- Conducted initial planning of a new TV advert, including development of a brief for advertisement agencies
- Scope Workforce Planning Project following securing Skills Tasmania funding



Training and Workforce Development

- Received advanced notice that the next round of the Tasmanian Skills Fund will open in April. LGAT will be contacting councils soon with more information.
- Presented at Hobart's Northern Suburbs Jobs Forum organised by members of the Claremont community and Glenorchy City Council, along with a panel of speakers from employers.
- Organised display booths at the Big Meet at the University campus in Hobart on 10th March (with Hobart City Council) and at the Commonwealth Government Jobs Fair in Burnie on 22nd March, promoting Local Government careers and current vacancies.

Professional Development Activities

- Three Regional Breakfast Forms - NBN, Burnie, Launceston and Hobart.
- Elected Members' Professional Development Weekend
- National Stronger Regions Fund & Grants Workshop
- Presentation to Waratah –Wynyard Council on State Government Planning Reform

Communication

- Actively working with the Department of Justice to improve communication about reform activities
- Development of March *LGAT News* magazine
- *The Pulse* e-newsletter (15 February)
- *The Pulse* e-newsletter (29 February)
- Finalised appointment of Cllr Mary Knowles (Northern Midlands) to the Family Violence Consultative Group

Media

- Southern feasibility modelling
- Boards of Inquiry
- Emergency Management
- Opinion piece submitted to *The Examiner*, "Being a Councillor – a Privilege and Hard Work"
- President's column for *LG Focus*
- Contribution to the Australian Local Government Yearbook
- Letter to the Editor - *The Examiner*, "Regulatory Change Needed to Meet Community Expectations"
- Article for the *Business View* magazine (March edition)



Meetings

- Consultation with Primary Health Tasmania regarding Tasmania Consumer Health Organisation
- A Healthy Tasmania- 5 year Strategic Plan Forum
- Meeting with Crime Stoppers regarding potential partnership opportunities
- Council visits to King Island, Waratah Wynyard and Tasman
- Planning Reform Taskforce
- CPA Tasmania re partnership opportunities for professional development
- General Management Committee
- Regional Authorities CEO Meeting
- Minister regarding future of the planning taskforce
- General Meeting
- MAV Insurance Board
- ALGA Strategic Planning days
- WALGA regarding key functions and possible partnership activity
- Steering Committee, Review of the *Local Government Act*
- CEO's networking and partnership breakfast (hosted by LGAT)
- Integrity Commission regarding gifts and benefits
- Integrity Commission regarding Code of Conduct for Audit panels
- Centre for Local Government at the University of Technology Sydney re Workforce Planning Project
- Meeting with SES and DPAC regarding Intergovernmental agreement with the Bureau of Meteorology
- Heritage Tasmania re joint priorities and responding to the Parliamentary Inquiry on Built Heritage and Tourism
- Tasmanian 2016 Bushfire and Flooding recovery sub-committee
- RDA Tas and State Growth re Bridges to Renewal
- Boys Town re Work for Dole Program
- Heavy Vehicle Road Access Project - various meetings
- Meeting re changes to the National Local Government Award
- ALGA Roads and Transport Advisory Committee
- Department of State Growth re bus stop infrastructure and disability access compliance
- Metro Tasmania re bus stop infrastructure and disability access compliance
- DPAC re Scoping a State-wide Flood Mapping Project
- Building and Occupational Licensing Bills - Local Government Reference Group Meeting
- Institute for Public Administration Australia Tas State Council Meeting
- EPA Policy Division on Local and State Government priorities and opportunities



12 February 2016

Our Ref: MB/FM
File No.:

Tasmanian Integrated Freight Strategy
c/- Infrastructure Tasmania
Email: freightstrategy@stategrowth.tas.gov.au

To Whom It May Concern,

Draft Tasmanian Integrated Freight Strategy

Thank you for your invitation to provide comment on the Draft Tasmanian Integrated Freight Strategy (the 'Draft Strategy'). The Local Government Association of Tasmania ('LGAT') is aware that some councils have made direct submissions in relation to the Draft Strategy; any omission in this submission of comments that councils have made directly should not be viewed as lack of support by the Association for that specific issue.

The Importance of the Local Road Network to the Freight Task

In general, the LGAT and its member councils support the development of an integrated freight strategy to optimise coordination of freight planning and investment across the State. Notwithstanding the clear importance of State Government-owned infrastructure in facilitating the freight task, the significance of the local road network and associated critical infrastructure within the state-wide land freight network should not be underestimated, nor should it be regarded as a secondary priority.

Freight and transport vehicle access for agricultural production, forestry and some mineral resource extraction is reliant on the local road system and there is generally small recognition of the cost of maintaining local road and bridge assets to support these industries and activities. The LGAT welcomes the Draft Strategy's purported desire to allocate resources to the land freight network in response to state-wide economic growth priorities - particularly if such an approach encompasses the needs of local infrastructure.

A holistic and strategic approach to improving Tasmania's land freight network will only be successful if the local road network is given appropriate consideration. This has been evidenced most recently through the work that has been undertaken by the Local Government sector in conjunction with the Department of State Growth to develop and implement a series of heavy vehicle networks across the Tasmanian Road Network to facilitate efficient, reliable road access for certain classes of the heavy vehicle fleet. This body of work has clearly highlighted that the State's road freight network is only as good as its 'weakest links', including the first and last mile and critical road infrastructure including bridges.

Local Government involvement in regional and corridor planning

The Association is strongly supportive of a Strategy that meets the current and future freight task through targeted investment and improved coordination of priorities. Local Government has a key role to play in the conversation around facilitating and improving

intrastate freight movements. Regional thinking and decision making is also key and to this end it is important to ensure that regional freight and transport plans align with any overarching state-wide strategy to achieve a cohesive framework. Implicated and affected councils should be included as key stakeholders and contributors to the regional and corridor planning exercises that emanate from the Draft Strategy.

Aligning transport hubs, industrial areas and major freight routes

There is general support for the development of an appropriate transport hub network to support freight aggregation and maximise access, particularly along the Burnie to Hobart corridor. Extensive consultation and co-planning with Local Government is imperative for an effective network to be established and the LGAT is pleased to note that the Draft Strategy proposes to work with Local Government to encourage consolidation of industrial activities in proximity to the strategic freight network.

The proposal contained within the Draft Strategy to "work with Local Government to ensure planning frameworks support and reinforce key freight networks and assets" through a "uniform zoning approach to major freight" requires a further and more detailed conversation with the sector, as the implications are likely to be significant. The Draft Strategy does not clearly outline an approach for engaging with Local Government in relation to planning frameworks; given the current level of consultation being undertaken by the State Government in relation to the State's planning framework, the LGAT is keen to understand whether this proposed approach is likely to be incorporated into the current consultations or would be approached separately.

Ports

Southern Councils have highlighted the importance of ensuring the ongoing recognition of Hobart's deep water port as being of national significance due to our proximity to Antarctica and the access the port provides to the Southern Ocean. Sufficient access to this area is vital, as is the continuation of good access to the Hobart International Airport. Both locations are significant freight gateways to the South. The Draft Strategy makes no mention of the Hobart Sea Port and member councils have asked for clarification regarding its future role.

Contact Details

LGAT appreciates the opportunity to provide feedback and welcomes the opportunity to continue to work with Infrastructure Tasmania in relation to this matter. If you have any further questions then please contact Melanie Brown, Senior Policy Officer, Local Government Association on 6233 5961 or melanie.brown@lgat.tas.gov.au

Yours sincerely



Dion Lester
POLICY DIRECTOR

Nov 9

04/16.8.2

Notice of Motion – Joint Motion to LGAT with Northern Midlands Council – Clr J Drummond

MOTION:

A report is sought providing advice in accordance with the requirements of *Section 65* of the *Local Government Act 1993* for the information of Council at a future meeting and consider any advice as required from relevant State Agencies:

That Council work with Northern Midlands council to prepare the background to a joint Motion to the LGAT meeting on 20 July 2016. That motion being:

“That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day, commencing in 2017”.

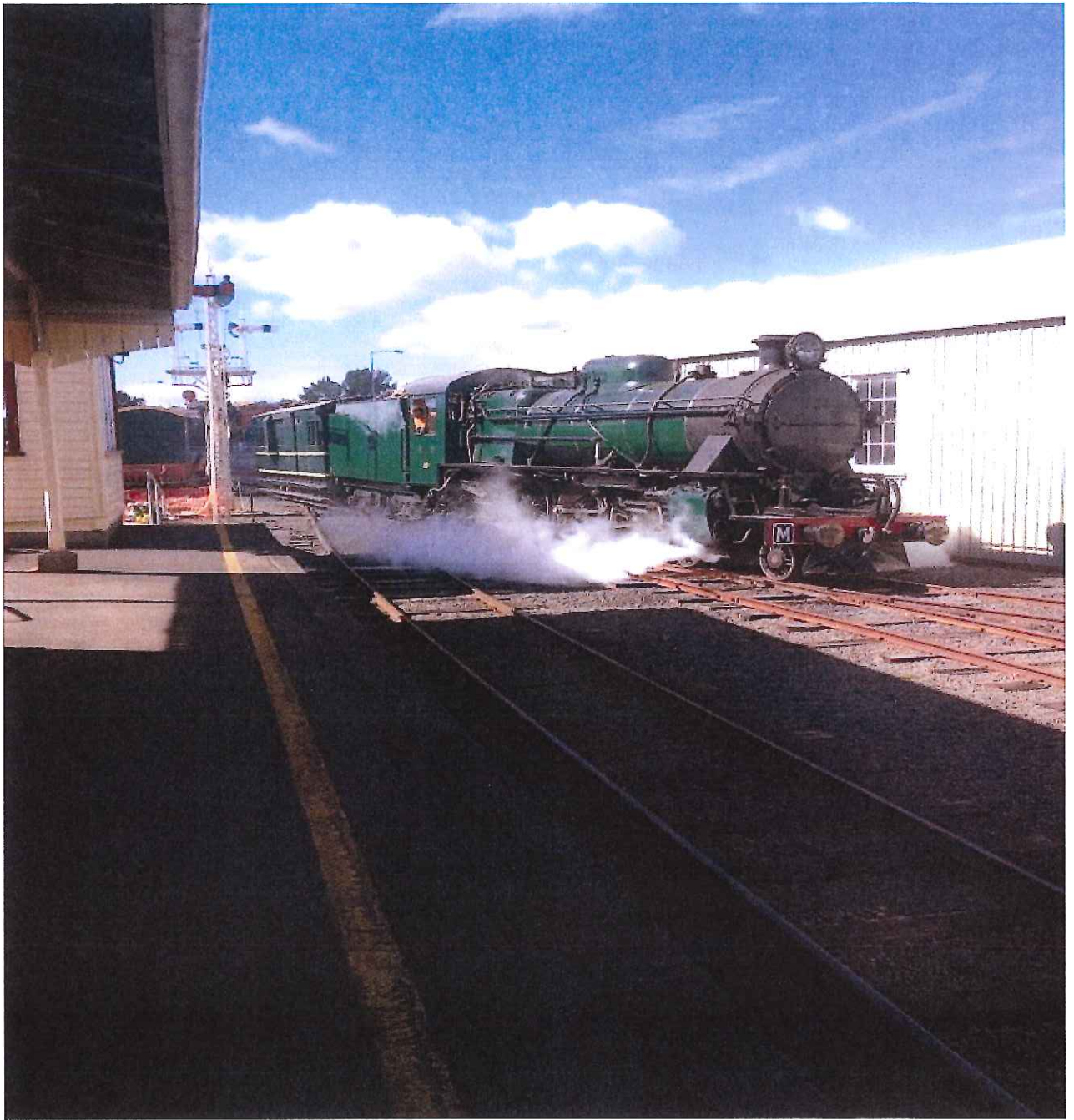
SUBMISSION IN SUPPORT OF MOTION:

The background to support the motion: The Fingal Valley crosses two (2) municipalities, Break O’Day and Northern Midlands. The Fingal District Progress Committee has acquired ownership of the Fingal Railway Station and with the support of Greater Esk Tourism (GET) obtained funding and has restored the station with the aim of getting a steam train to the Fingal Valley on the Fingal Valley Festival day, held the weekend before the March long weekend. Break O’Day Council have been one (1) of the funding partners in this project.

Greater Esk Tourism (GET) has successfully assisted in various projects in the Fingal Valley that encourage tourist visits to support and revitalize this region, a region severely affected by the downturn in mining and forestry. Several schools, police stations and businesses closed down as families left the district to find employment. However tourism is helping, and both Avoca and St Marys are seeing an increase in visitor numbers, however, Fingal needs support to give people a reason to stop and to bring investment back into the area.

The Tasmanian Transport Museum in Hobart has the engine and carriages all restored and in working order, all appropriate insurances in place and the only remaining requirement is permission from TasRail to travel on the rail network. They want to come. TasRail has told them that the current lines are for freight only, but the Conara to Fingal line has been recently upgraded as have many sections on the main Hobart to Launceston line. Therefore special permission would need to be granted for this steam train to travel on the railway lines.

The project would generate excitement both visually and historically. The train would help keep history alive and have huge appeal to train enthusiasts both locally and far beyond. This proposed tourism opportunity will bring a new cohort of visitors to Tasmania enhancing economic benefits to all the areas that the train will travel through, but especially the Northern Midlands and Fingal Valley. It has the potential to assist in promoting investment in the Fingal Valley with business spin offs in accommodation provision and specialist retail outlets.



Cr Knowles' notes:

- iii) That Council work with Break O'Day council to prepare the background to a joint Motion to the LGAT meeting: 'That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day.

Background to include:

The Fingal Valley crosses two municipalities, Break O'Day and Northern Midlands. Greater Esk Tourism (GET) has successfully assisted in projects in the Fingal Valley that encourage tourist visitation to support and revitalize this region that was severely affected by the downturn in mining and forestry. Several schools, police stations and businesses closed down as families left the district to find employment. There were suicides as people struggled to cope. However tourism is helping and Avoca and St Marys are seeing an increase in visitor numbers, but Fingal needs support to give people a reason to stop. The Fingal District Progress Committee has acquired ownership of the Fingal Railway Station and with the support of GET sub-sequentially obtained funding and restored the station with the aim of getting a steam train to the Fingal Valley on the Fingal Valley Festival day held the weekend before the March long weekend. This unique train travelling opportunity will bring a new tourism experience through the Northern Midlands and into the Fingal Valley and give this region a chance to attract economic development that has not been seen since the booming mining and forestry era.

The Tasmanian Transport Museum in Hobart has the engine and carriages all restored and ready in working order, all appropriate insurances in place and only need permission from TasRail to travel on the rail network. They want to come. TasRail has told them that the current lines are for freight only, but the Conara to Fingal line has been recently upgraded as have many sections on the main Hobart to Launceston line. This proposed tourism opportunity will bring a new cohort of visitors to Tasmania enhancing economic benefits to all the areas that the train will travel through, but especially the Northern Midlands and Fingal Valley.



Discussion Paper

Tas Gas Networks and Northern Midlands Council

Date: 31st March 2016

Subject: Natural Gas Main Extension to Translink Industrial Subdivision - Launceston Airport Precinct

Inclusions: Map, Potential Load Details

Summary:

The purpose of this paper is to outline the potential extension of natural gas mains approximately 7,500 metres from existing natural gas main in Hobart Road (Youngtown) adjacent to Bradken Foundary via Hobart and Evandale Roads to a point adjacent to the Launceston Airport. (See attached plan).

Gas load has been based on a survey of existing Liquidified Petroleum Gas (LPG) users on proposed route and their existing energy consumption profile. It is noted the Translink subdivision is predominantly logistics based, which provides little to no potential of gas usage from existing business (For example Airport Storage, Road Runners Transport, Stateline Freight, Tas Freight, TNT Express & Toll Air Express). A list of potential natural gas users and the relevant energy profile is listed below.

As you may be aware the current world oil prices are at their lowest point for several years, this flows through to LPG pricing. In some cases, it may be technically or uneconomic for the conversion of some existing LPG equipment to natural gas. The opportunity arises for new businesses and or existing to connect to the natural gas network and each customer has different drivers. The potential outcomes range from no take up due to the area remaining a logistics hub or it may draw manufacturing or processing businesses to the Precinct. These options are outlined in project valuations below.

The expenditure has been based on two trench options,

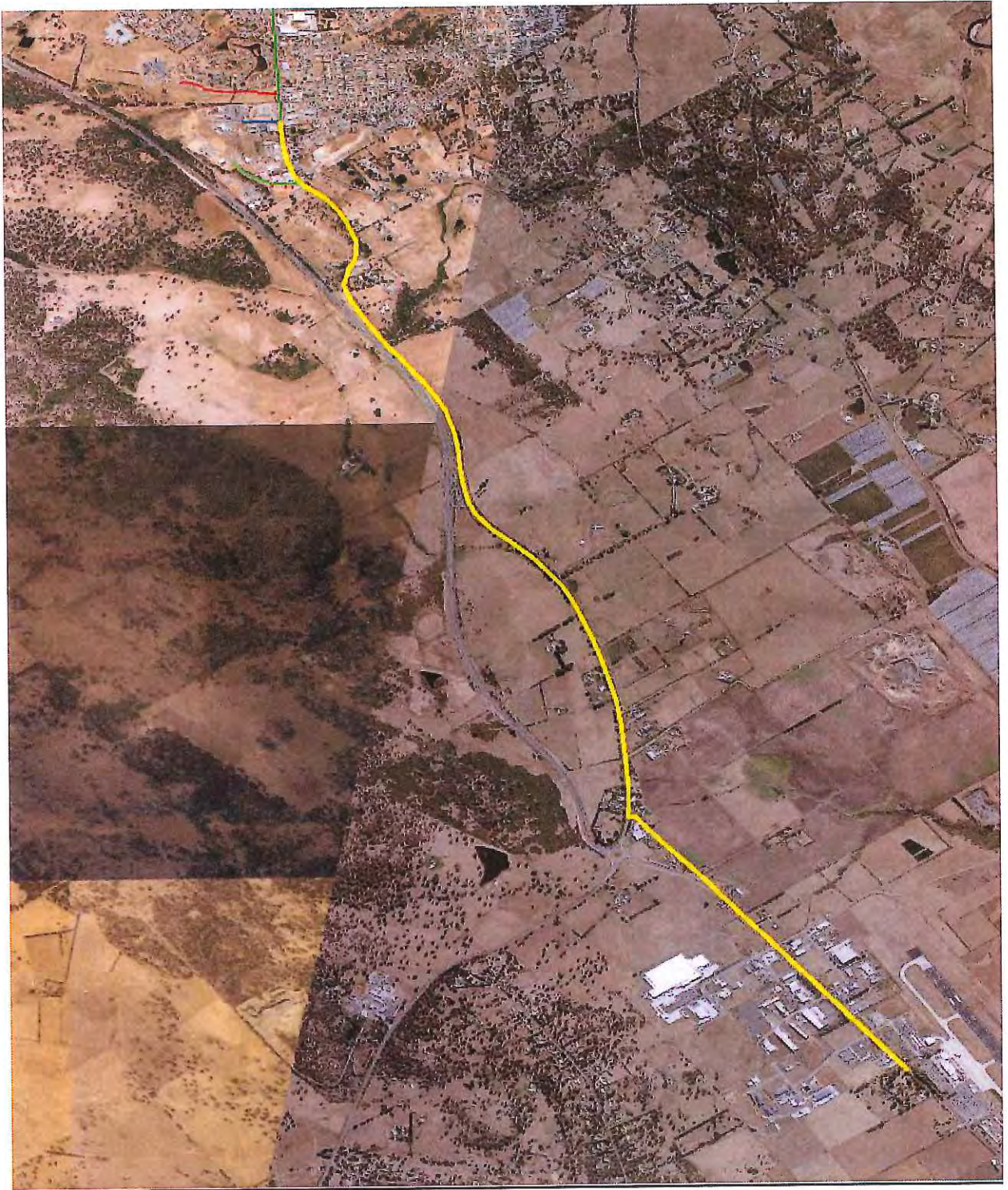
1. Tas Gas providing the trench
2. The trench being provided by a third party, such as Council or one of its Contractor's.

For budgetary purposes the cost to extend the network as described above respectively is estimated to be:

1. \$2,085,000 based on Tas Gas Networks providing trench and installation of all pipe work.
2. \$375,000 based on trench by third party and installation of pipe by Tas Gas Networks.

An allowance has been made in the construction costs for rock which will be encountered in a section approximately 1.4 Km's on Hobart Road near Leighton's Spring Works.

It should also be noted that contributions stated in Baseline Project Valuations below are based on our Company's financial expectation of positive NPV and Internal Rate of Return - 15 percent.



Potential Customer Load Details

Launceston Airport - 3,000 GJ's pa

Tank World - 4,500 GJ's pa

Annie's Takeaway & Cafe - 200 GJ's

Micra Bodyworks - 2,000 GJ's

Baseline Project Valuation:

(Option 1 - Tas Gas Networks providing trenches and pipe work with above gas loads consuming in year 1)

Name	Translink
Total Load:	9,700 GJ pa (Based on above loads)
Estimated Uptake Rate:	Consuming year 1
Customer Contribution:	\$1,400,000.00

(Option 2 - Tas Gas Networks providing trenches and pipe work with no gas uptake)

Name	Translink
Total Load:	Nil
Estimated Uptake Rate:	Nil
Customer Contribution:	\$2,085,000.00

(Option 3 - Others providing trenches with Tas Gas Networks providing and installing pipe work with above gas loads consuming in year 1)

Name	Translink
Total Load:	9,700 GJ pa (Based on above loads)
Estimated Uptake Rate:	Consuming year 1
Customer Contribution:	\$Nil

(Option 4 - Others providing trenches with Tas Gas Networks providing and installing pipe work with no gas uptake)

Name	Translink
Total Load:	Nil
Estimated Uptake Rate:	Nil
Customer Contribution:	\$375,000.00

Prepared By: Phil Winfield - Commercial Development Advisor

Tas Gas Networks

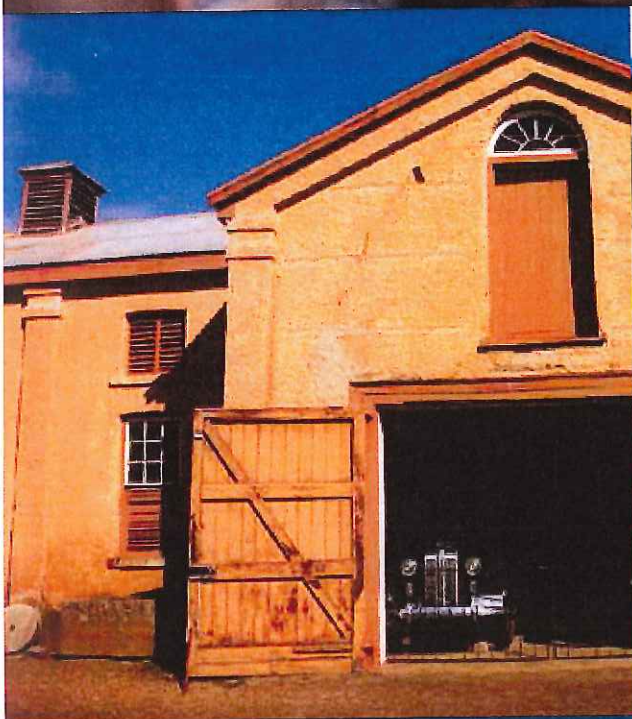
Date: 31st March 2016

Gov 11

LONGFORD, TASMANIA

PLACE ACTIVATION PLAN

Creating a great place and destination



Village Well Level 1, 134 Flinders Street Melbourne Victoria 3000
T 03 9650 0080 info@villagewell.org www.villagewell.org

Prepared by Village Well for Northern Midlands Council 11/11/2015



A Wonder of Opportunity...

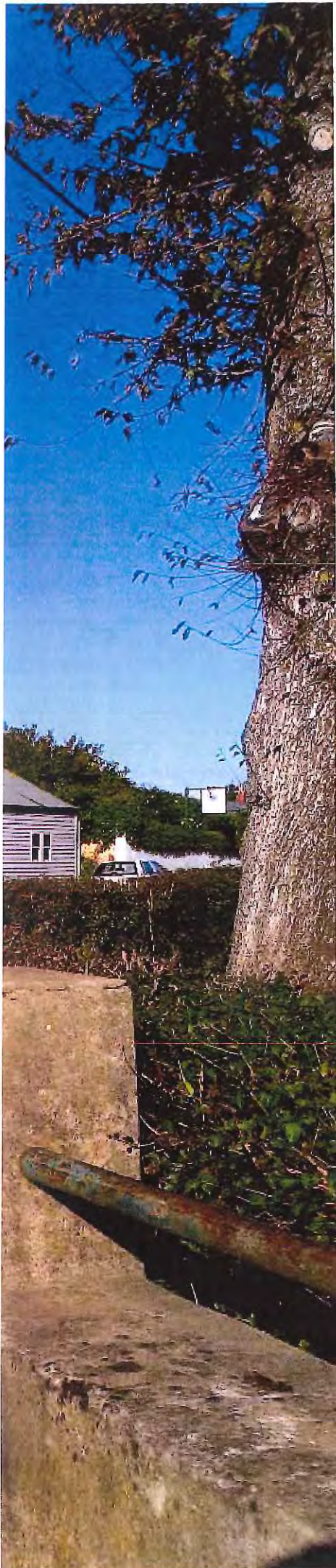
Longford has the DNA, charm and potential to become a unique destination and experience. This plan, with the backing of the community, will deliver a new vision for its future success and prosperity.

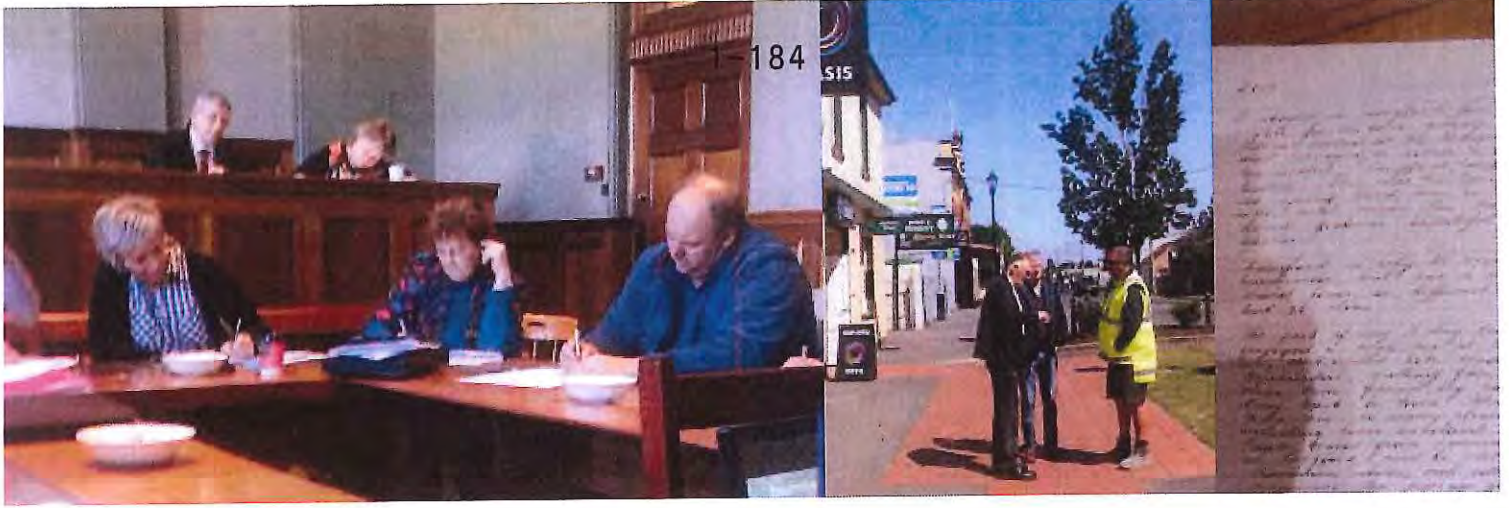


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INTRODUCTION

Located in Northern Tasmania, a short drive south of Launceston, Longford is a well-established heritage town and agricultural service hub. A strong opportunity exists to capitalise on the historic architecture of the town and reinvigorate the original town centre as a local civic anchor as well as an attractive area for serving tourists. This place will become a new heart of Longford; a vibrant town centre with a refreshed identity, a place to be experienced, and a cherished community hub.

"Longford is only twenty minutes from Launceston, but has a wonderful rural focus, so different to the city, but so close."

Our Approach

Village Well's process involved working collaboratively with The Northern Midland's Council (Council), the Longford community, and Transport Planners from MRCagney to envision the best approach to reinvigorate Longford through a dynamic and integrated placemaking process.

Village Well facilitated two intensive visioning workshops and a walk of the town with community leaders to draw out local knowledge of the area, their expertise and shared experience in order to develop concepts to activate and position the town as a unique destination.

This report has been generated from the information gathered in the workshops and from Village Well's extensive experience in placemaking. The outcome of this process is as follows:

- An aspirational vision and set of guiding principles for Longford, with particular attention given to the main street.
- A summary of short, medium, and long term place activation ideas and directions, which are deliverable and affordable.
- Place governance models to maintain momentum and long term success.

It is intended that this report presents a high-level vision and plan for Council and the community to guide the ongoing activation of Longford.



What is Placemaking?

Great places embrace people with active public spaces, human scale elements and engaging points of difference. They are successful socially, environmentally, and economically because they put people first.

Placemaking, therefore, is the art and science of making authentic, vibrant and resilient places that are valued by their communities and admired by visitors. It is a holistic, multi-disciplinary approach to planning and developing places that involves understanding the culture and qualities of a place and the wisdom of its community.

With the collaboration between many stakeholders, the placemaking approach articulates a shared vision to ensure the 'place' is embraced by all.

Placemaking incorporates and influences other traditional areas of place development, including master planning, urban design, social and economic development, community engagement, landscaping, marketing and brand/logo development, retail mix, arts and culture and sustainable development.

It builds community goodwill, giving investors and businesses confidence, enabling innovative solutions and creating places that people love. People stay longer, spend more and care for the place more.

Central to the success of Longford will be a holistic placemaking management and strategy approach that puts people and place first.

Placemaking at Longford

Longford has the right "placemaking DNA", or "good bones", including its charming heritage architecture, rich colonial and racing history, parks and gardens, and proximity to Launceston, major tourist attractions, and the river.

How to use this document

This **Place Activation Plan** will become the 'place lens' for Longford and sets a new placemaking benchmark in order to brief all stakeholders and the larger community.

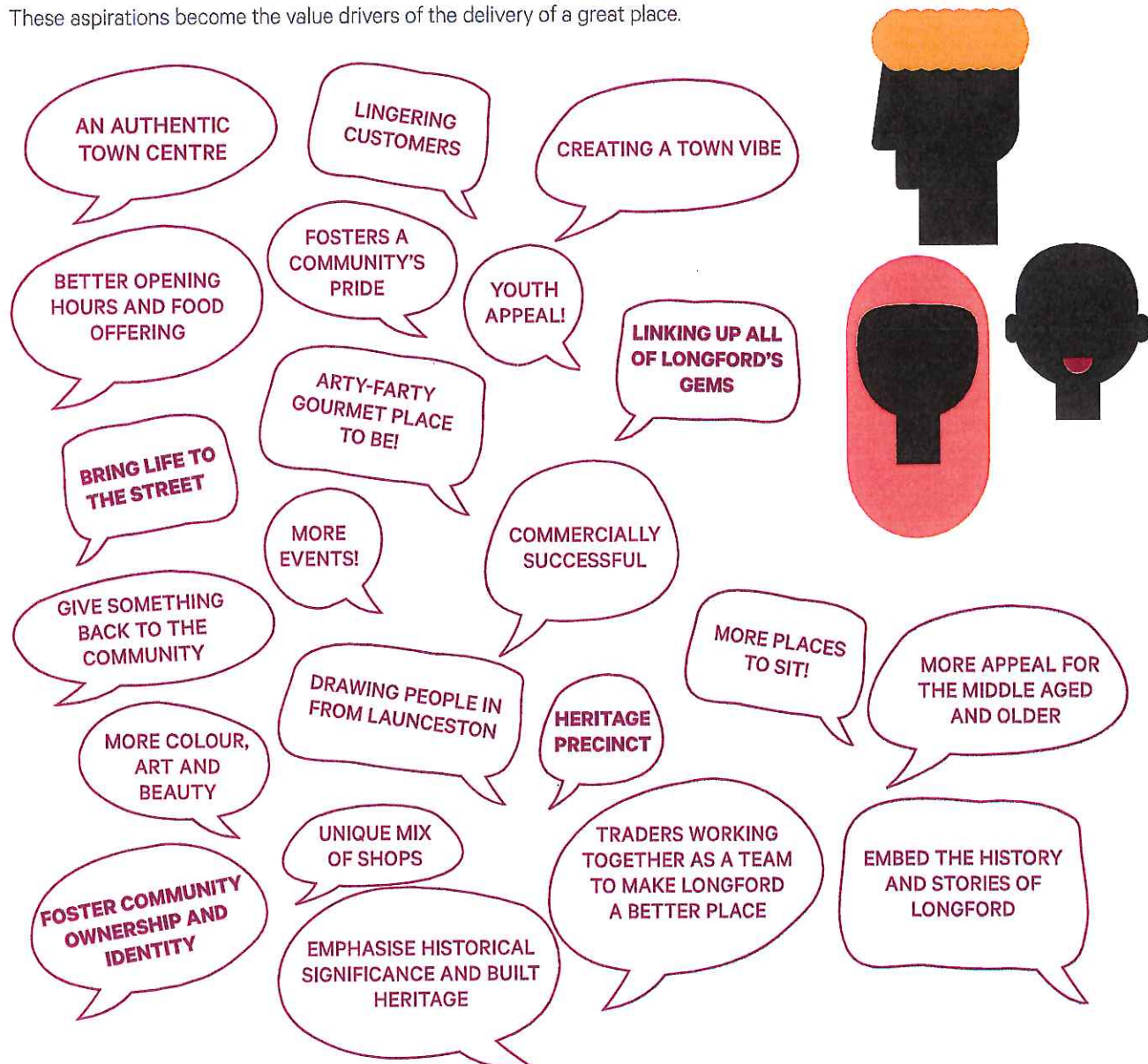
It is intended the plan will be used as a high-level guide to inform on the ground works, events, and any activity relating to the reinvigoration of Longford.

PART 1: WORKSHOP SUMMARY

This section provides a snapshot of the key findings from the Placemaking Workshops. They represent the thoughts, aspirations and ideas generated by the project team and have been used to assist in the development of **Part 2: The Vision** and **Part 3: Place Activations**.

1.1 Aspirations for Longford

These aspirations become the value drivers of the delivery of a great place.



1.2 Longford's Identity

These words and phrases become a source of inspiration for the design, delivery and marketing of this special place.



1.3 Personality Exercise

The personality traits and values set the tone, positioning and overall experience of the centre in the future.

Longford will become:

Proud cheerful, beautiful, colourful

Energetic youthful, fun (Wow!)

Eccentric unique, individual, quirky, different, (Woof Woof!)

Involved dynamic, connected, interesting

Excited manic, busy

These values become the key drivers of the place experience. They should inform the future branding, signage and marketing of the place identity.

1.4 Top Opportunities and Challenges

These opportunities and challenges provide hints for potential changes.

OPPORTUNITIES

Reinvigorating and beautifying the town centre:

adding street trees, showcasing heritage, displaying art, creating a place loved by locals and tourists alike, activating the street, supporting successful food and beverage, and boutique operators.

Strengthening and diversifying trade: creating a point of difference, supporting local retailers, vendors, artists, artisans and quirky enterprises.

New food experiences: providing casual and a refined mix of fresh, fast, healthy, local, easily accessible, quality food and excellent coffee from morning to night.

Collaborating: tapping into community networks, farmers and market organisations, and sporting clubs. Partnering Council and the community with retailers, local operators, businesses, artists, artisans, historians, and tourism boards.

Events: Increasing the weekly, monthly, seasonal and annual events such as markets, festivals, and races. Have a big event.

Improving the pedestrian experience: Connecting open spaces, increasing access to the river, and making the main street more appealing for foot traffic. Beautifying footpath, amenities, showcasing history, improving signage.

Drawing in visitors from Launceston: capitalising on Longford's proximity to Launceston, the airport, tourist routes, and position in the region. Better utilising existing sights and attractions to draw in weekenders and day trippers based in Launceston.

Embracing Longford's history: promoting and showcasing existing colonial and recent historical elements and incorporating these with the local palette to reaffirm Longford's identity.

CURRENT ISSUES

A fragmented main street: the town is lacking a heart, the commercial centre is split and the original town centre is in decline.

Launceston draws trade: locals are drawn to Launceston to spend their money and leisure time. Longford's leakage to Launceston needs to be blocked

Staying the course of decisions made: a perception that council is unable to commit and deliver on decisions.

Hours of opening: many businesses are closed evening and night, in particular there are few eating options open at this time, which is disappointing for locals and hinders tourism trade. A need for consistent hours.

Keeping relevance for younger generations: the perception of Longford as boring and lacking energy. A need for the place to be engaging for youth.

Communication between council and businesses: council and businesses based in the town centre need to collaborate to deliver on common goals for the benefit of the entire town.

Apathy: a number of community members feel a sense of hopelessness about the state of the town that they love. Rebuilding a sense of community pride is vital.

1.5 Ten Great Things - that make Longford special in the future:



- 1. Visit the incredible World Heritage listed Woolmers and Brickendon;** the big ticket items on the outskirts of Longford are these existing gems, revealing a fascinating story locals are proud to share. Visitors are charmed by the genuine experience.

- 2. Meet friends for coffee, breakfast or lunch;** the local roastery is rumoured to have the best coffee in Tasmania since an award winning barista moved to town. In the Heritage Precinct tables and chairs sprawl onto the footpath to make the most of the sunshine, this is the best place to sample delicious artisan foods or simple fresh eats.



- 3. Visit the motoring museum;** Longford's motoring history has never been so accessible and appealing since the recent motor museum opened. Rev-heads and tourists alike pour over the stunning machines on display and become immersed in the stories of crashes, characters, and victories during Longford's Grand Prix and racing glory days.

- 4. See great local artwork;** changing gallery window displays, revolving exhibitions and occasional cool arty pop-up stalls have become a feature of the heritage precinct that is becoming well known in Tasmania's art scene.



- 5. Take the heritage walk;** in the Heritage Precinct and along the main street significant colonial buildings feature speakerboxes revealing a unique story at the push of a button. Along the way, murals, art and flowering rose bushes adorn the shady tree-lined streets.

- 6. Enjoy a day out at the weekend markets selling everything from pies to pottery**

- 7. Cycle, walk, or kayak along the river from Mill Dam to Longford, or out Woolmers Estate**

- 8. See live music each weekend in the local bar**

- 9. Visit the beautiful open gardens around town**

- 10. Enjoy a fine dining experience in one of Longford's beautiful colonial buildings**



TOP 5



PART 2: PLACE VISION

The draft Place Vision, developed by Village Well in response to the workshop and place context research, captures what the place will mean to the broader community and how it will be experienced in terms of public spaces and related commercial and community activities.

2.1 Place Vision

LONGFORD

‘Connecting our vibrant community and celebrating the gems of our history’

Longford has reawakened, reconnected and rediscovered itself, and outsiders have taken notice. Local pride, a sense of belonging, and strengthened connections are seen physically through artwork, murals, a history embraced, and the original town centre has been reclaimed. ‘The Precinct’ is a new social destination deeply connected to its community. Al fresco dining spills from its restaurants and cafes serving fresh food, while galleries regularly buzz with new exhibition openings. Active day and night and throughout the year, events such as markets, festivals and music programs keep the Precinct and the town energised.

Turning toward the river, the town has a new area for play, integrating the town’s outlying gems into a single experience. Celebrating the convict, colonial, and motor racing heritage with contemporary culture and people, the retelling of the story of Longford has produced a newfound sense of local ownership and interaction. Apart from having excellent things to do, see, and eat, it is the combined experience overall that make Longford a memorable, cherished destination.

2.2 Guiding Place Principles

The Guiding Principles support the aspirational Place Vision, capturing the core values from the vision workshop. The Principles will help to steer decision making and focus placemaking efforts.



ACTIVE DAY AND NIGHT

The newly invigorated town centre provides a platform for music, art and activities, all which feature in a continually evolving program of events. New traders in the Heritage Precinct are selling locally produced food, antiques, art, local products, and the best coffee in Tasmania, day and night.



FOSTERING COMMUNITY PRIDE

Carrying the Longford story into the public arena, beautifying the town centre with art and softening the streetscape with greenery. Regular community-run events, murals, art galleries, decorations, and small details speak of the Longford story. Reinvigorated, beautified, activated Longford is a diverse, welcoming place embedded with identity locals are proud to own.



DIVERSITY

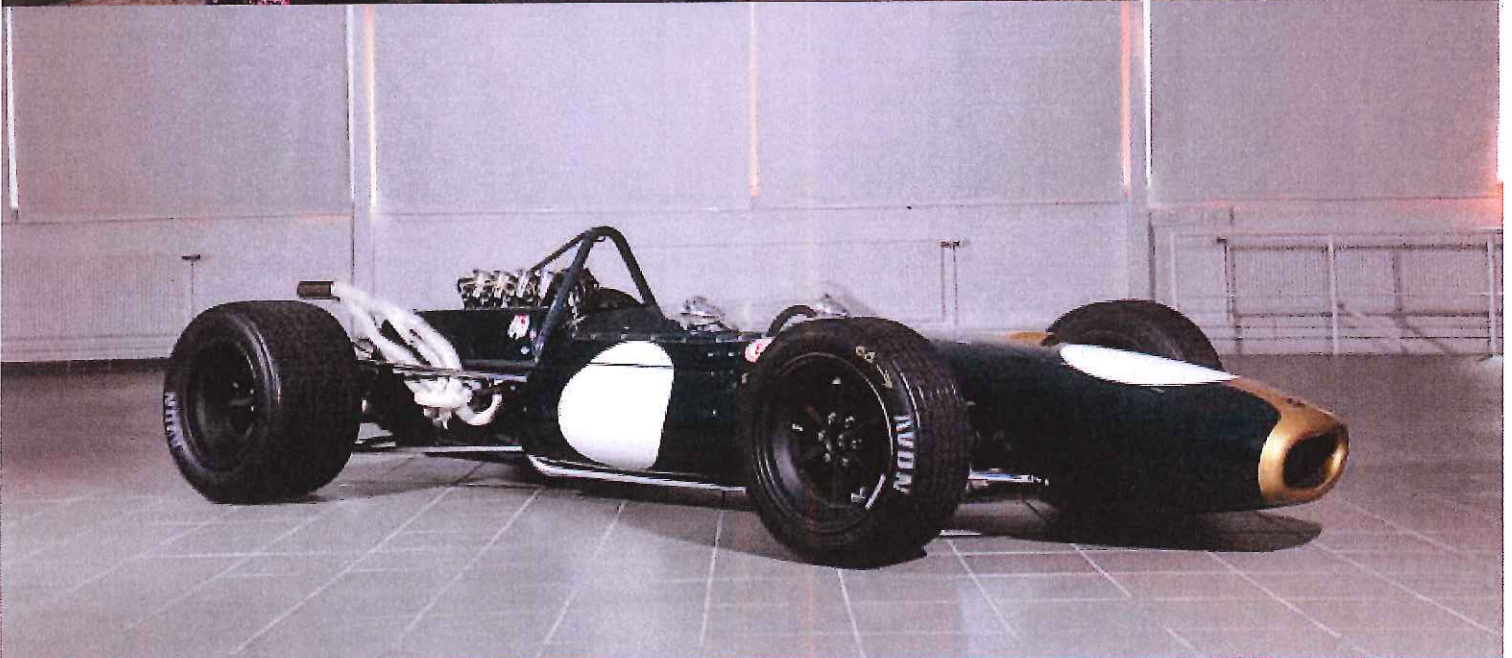
Longford's success lies in delivering diversity - a diversity of things to do, foods to eat, places to sit, people to watch, attractions to enjoy. The streetscape is various, broken up by trees, colour and public artwork. A range of events features festivals, markets, music, and fresh local produce is available through the changing seasons. Locals and visitors know there is something for everyone in Longford.



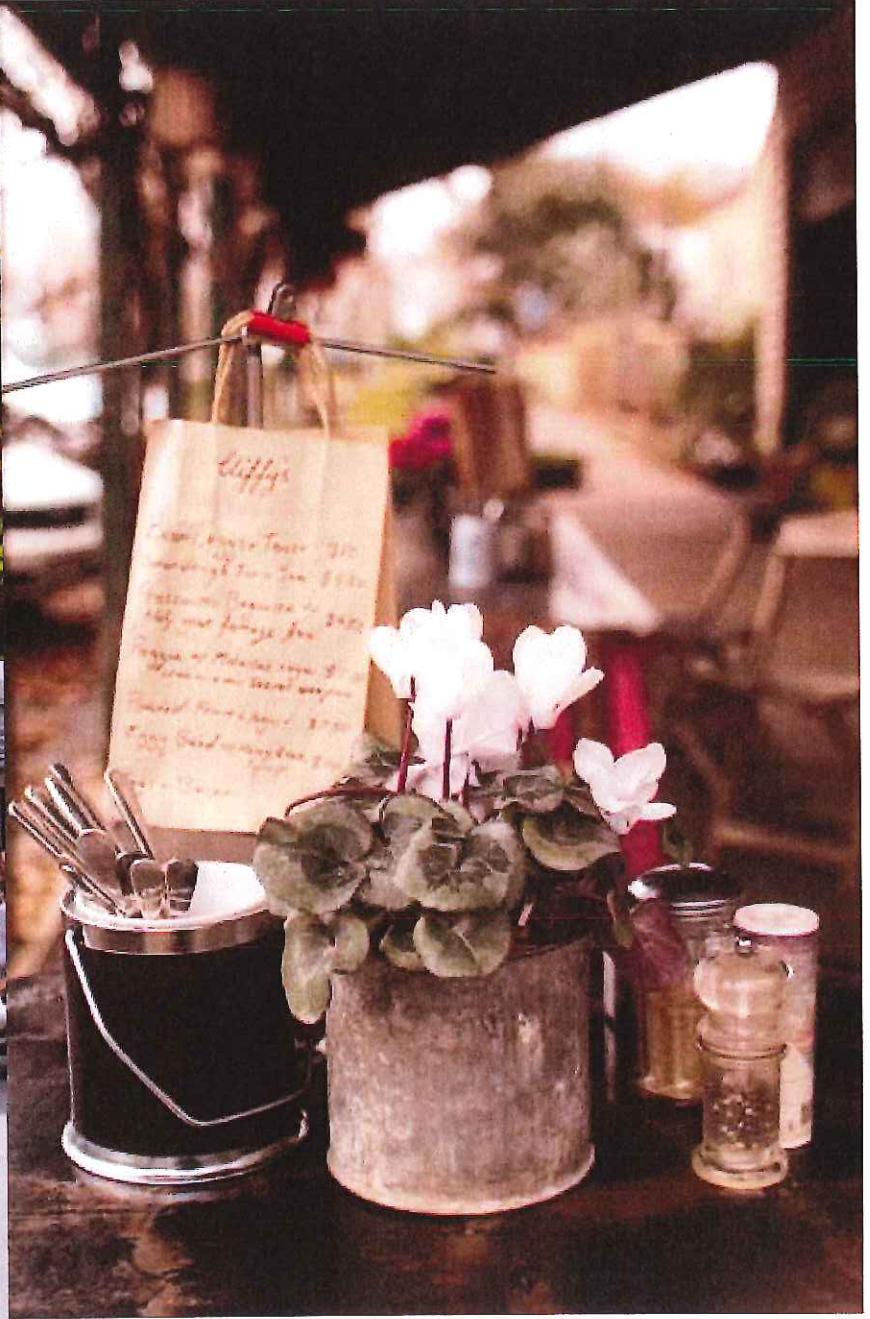
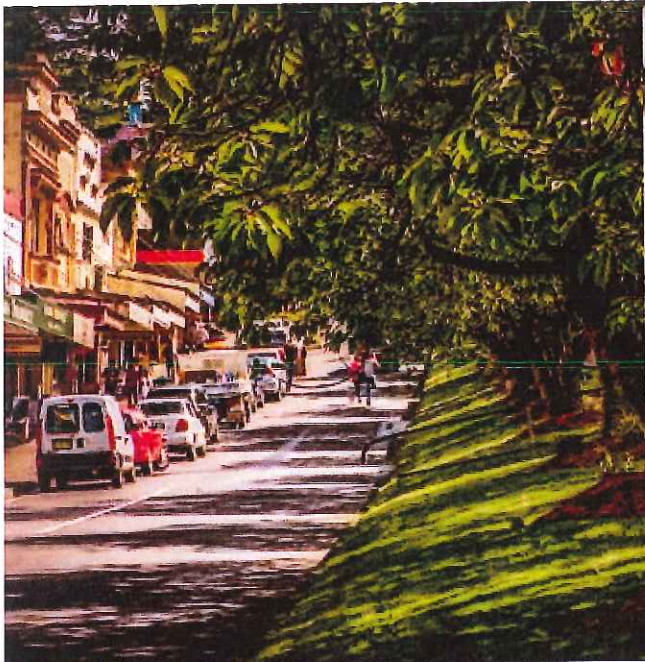
CONNECTED

A deeper connection to place for locals, allowing visitors to connect with an authentic local way of life, and bringing together all that Longford has to offer into a single experience is crucial. Shade trees, places to sit and a more pleasurable pedestrian environment connect the town's elements. Local context is conveyed through signage, branding and art. New walking and cycling tracks connect the town with its outer gems - Brickendon, Woolmers, and the river.

PART 3: PLACE ACTIVATIONS



The following section provides detailed descriptions of the key place experiences and associated attributes and activities that were developed in the workshop. Three broad themes, Reposition, Reconnect, and Refresh, help to establish a new direction for Longford. The recommendations are divided into short, medium and long term initiatives, while some are highlighted as priority activations for their potential impact.



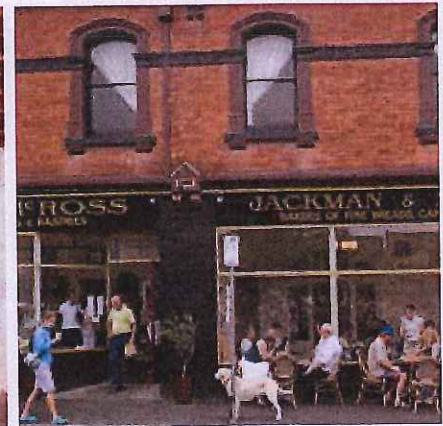
- REPOSITION -

THE HERITAGE PRECINCT

New Heritage Precinct: Original Town Centre

The unique point of difference in the repositioning of Longford is emphasising Longford itself; a history-laden, artistic, country place to meet, shop, discover and entertain. Rediscovering its village roots,

Longford has revived the street for people, becoming a dynamic pedestrian-friendly town. Anchored by the colonial buildings surrounding heritage corner, which has become a vibrant retail hub, 'The Precinct' has become an active day and evening social destination for quality food, art and culture. The main street is now a welcoming strip for the foot traffic of shoppers, and the story of Longford is revealed along the way.

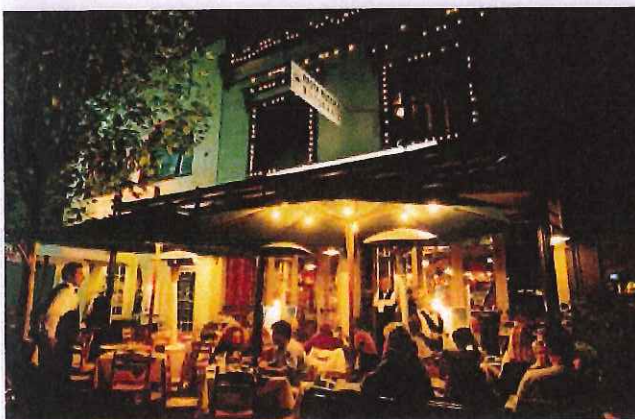


Short Term Activations - 0 to 12 months

- Utilise empty shop windows as temporary, revolving art galleries, showcasing local artwork for free.
- Commission a series of murals on blank walls between Union St. and High St.. Priority Murals should include on the side of the old Brown's Store in Wellington St, and Park Side Antiques on Archer St. * PRIORITY PROJECT *
- Invite young, local artists to create permanent Murals. Themes could include the infamous Lex Davison crash through the pub, a portrait of the late Rocky Tresise, and a series of quirky portraits of Longford's infamous characters and stories. Work with local historians to create a list of key people in Longford's history as inspirations for the murals.
- Additionally, dedicate some walls for annually changing murals, inviting Tasmania's best visual artists to showcase their work. Collaborate with artist bodies, UTAS Centre for the Arts, the City of Launceston team involved in the traffic light box art program, and curators of Brave Art Gallery.
- Organise a community blitz to beautify the street, involving the community, artists, and youth; essentially harnessing community skill, passion, talent, and a sense of ownership (see: <http://www.communityblitz.org.au/>).
- Further beautify the main street with hanging planter baskets, large potted plants, flower boxes and wheel barrows filled with planted flowers. Collaborate with local businesses for ongoing care.
- Collaborate with TasTafe and offer hospitality students free temporary food and beverage retail space in the Precinct.
- Partner with landlords and use vacant shops for temporary pop-up stores for newcomers with little initial capital.
- Install awnings that respect heritage character.
- Build a community long table in Christ Church gardens.
- Provide dog's water bowls and tie up posts in front of cafes, install doggie bag dispensers around town, create an off the leash area in the village green (Woof Woof!).

Medium Term Activations - 1 to 2 years

- Improve the food offering in the town centre by working with existing traders and incentivising new traders through competitive grant schemes, and free training on hospitality and visual merchandising. Investigate state grants, tourism funds and other grant award options. Emphasis should be on delivering excellent food and beverage, al fresco dining, increasing opening hours into the night, and local produce. * PRIORITY PROJECT *

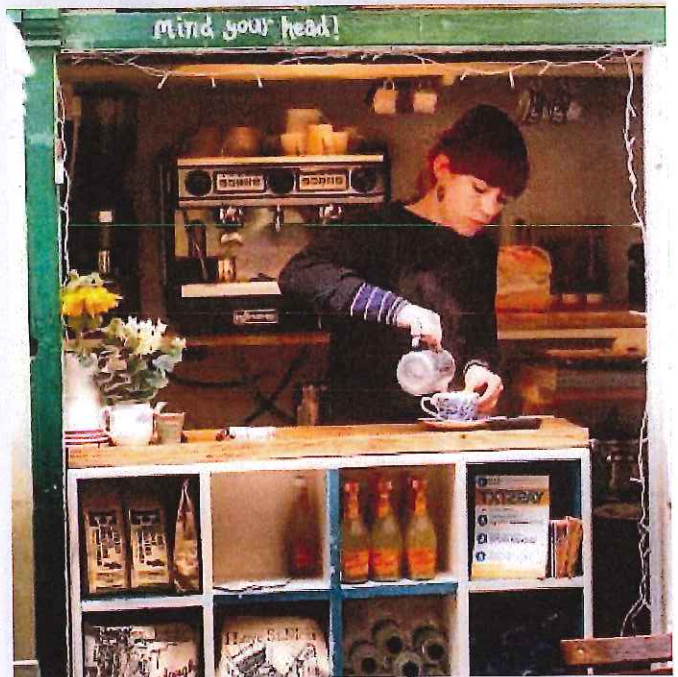


Medium Term Activations cont...

- Plant deciduous street trees, shading the footpath in summer and letting the sun through in winter. *PRIORITY PROJECT*
- Mobilise the main street activation team to network with existing and potential future retailers to achieve a retail experience consistent with the vision.
- Conduct visual merchandising workshops involving council, traders, and landlords.
- Investigate methods for increasing the variety of accommodation options, including budget and backpacker accommodation.
- Dedicate floor space in the Precinct for art galleries.
- Convert section of the village green into Tasmania's first 'all-abilities' park and playground.
- Additional retail options to introduce include: home wares store, collectors emporium, yoga studio, wine bar, gourmet butcher, trendy cafés, an excellent patisserie, deli, fresh fruit and veg retailer, clothing and craft shops.

Long Term Activations 2 to 4 years

- Implement a traffic management plan that includes traffic calming measures along the main street to improve the overall pedestrian experience. Street tree planting, changes to on-street parking and a network of pedestrian crossings and bicycle lanes, plus cycle-friendly infrastructure should be adopted. *PRIORITY PROJECT*
- Investigate creating a new motor racing museum hosted in multiple venues walking distance apart. It is recommended the museum is integrated into the existing urban fabric in the centre of town, adding to the pedestrian experience. Potential venues include the vacant Parkside Antiques, or next to the original Brown's Store and other vacant buildings nearby. Contact the national Automobile Museum of Tasmania to offer an alternative location for their museum. Source historically significant display cars from existing owners by collaborating with motor enthusiast clubs and locals, for example Wayne Double, owner of a 1962 Bruno Carosi replica Jaguar. Seek sponsorship from prominent motoring enthusiasts such as Lindsay Fox. Ensure interior and exterior of the museum compliments the heritage palette of Longford. *PRIORITY PROJECT*



Street trees: providing shade, softening the street and calming traffic

Art exhibition openings and reasons to linger

Murals and public artwork beautify and intrigue

Outdoor dining



Longford's Heritage Corner reimagined with an emphasised public realm

New seating near points of interest

Cycling signage and bicycle lanes

Pedestrian crossings

