



Minutes

of Ordinary Meeting

19 MAY 2008

Note:

Minutes subject to confirmation at
a meeting of the Council to be held on
16 June 2008

INDEX

136/2008	Confirmation of minutes
137/2008	Council workshops
138/2008	Mayor's communications
139/2008	Mayor's diary
140/2008	Pecuniary interest declarations
141/2008	Public question time
142/2008	Councillor reports
143/2008	Leave of absence
144/2008	Deputations
145/2008	Petitions
146/2008	Councillors' questions without notice
147/2008	Councillors' questions on notice
148/2008	Development Services determinations
149/2008	Rebate scheme re installation of rainwater tanks
150/2008	Minutes and notes of committees of the Council and other organisations
151/2008	Conduct of public forums as part of the council elections process (128/1999 – 07.04.1999)
152/2008	Public question time (141/2008 – 19.05.2008)
153/2008	Councillors' questions on notice (147/2008 – 19.05.2008)
154/2008	Review of the Council's rating practice
155/2008	Contracts and agreements
156/2008	Correspondence addressed to the Mayor and Councillors
157/2008	Common seal
158/2008	Financial statements
159/2008	Accounts paid
160/2008	Rate remissions
161/2008	Debtor remissions
162/2008	Gunns Plains Community Hall – Contribution to ongoing costs
163/2008	Central Coast Youth Strategy 2008–2013
164/2008	Councillors' questions on notice 147/2008 – 19.05.2008)
165/2008	Vandalism – Graffiti removal policy
166/2008	Encouragement of recycling for composting and gardening
167/2008	Opening of Trevor Street, Ulverstone (part)
168/2008	Trevor Street, Ulverstone (part) – Certificate of completion
169/2008	Asset Management Policy – Adoption
170/2008	Tenders for Domestic Refuse Collection Service
171/2008	Tenders for Ulverstone Wastewater Treatment Plant ultraviolet disinfection system
172/2008	Meeting closed to the public
173/2008	Minutes and notes of other organisations and committees of the Council
174/2008	Local Government Association of Tasmania – Election 2008 (83/2008 – 17.03.2008)
175/2008	Personnel movements

Minutes of an ordinary meeting of the Central Coast Council held in the Council Chamber at the Administration Centre, 19 King Edward Street, Ulverstone on Monday, 19 May 2008 commencing at 6.00pm.

Councillors attendance

Cr Mike Downie (Mayor)	Cr Brian Robertson (Deputy Mayor)
Cr Warren Barker	Cr Jan Bonde
Cr Lionel Bonde	Cr John Deacon
Cr Cheryl Fuller	Cr Gerry Howard
Cr Terry McKenna	Cr Tony van Rooyen

Councillors apologies

Crs David Dry and Ken Haines

Employees attendance

General Manager (Mrs Katherine Schaefer)
Director Assets & Engineering (Mr Bevin Eberhardt)
Director Corporate & Community Services (Ms Sandra Ayton)
Director Development Services (Mr Michael Stretton)
Executive Services Manager (Mr Graeme Marshall)

Media attendance

The Advocate newspaper.

Public attendance

Seventeen members of the public attended during the course of the meeting.

Prayer

The meeting opened in prayer.

CONFIRMATION OF MINUTES OF THE COUNCIL

136/2008 Confirmation of minutes

The Executive Services Manager reported as follows:

“The minutes of the previous ordinary meeting of the Council held on 21 April 2008 have already been circulated. The minutes are required to be confirmed for their accuracy.

The *Local Government (Meeting Procedures) Regulations 2005* provide that in confirming the minutes of a meeting, debate is allowed only in respect of the accuracy of the minutes.”

■ Cr Robertson moved and Cr Deacon seconded, “That the minutes of the previous ordinary meeting of the Council held on 21 April 2008 be confirmed.”

Carried unanimously

COUNCIL WORKSHOPS

137/2008 Council workshops

The Executive Services Manager reported as follows:

“The following council workshops have been held since the last ordinary meeting of the Council.”

- . 31.04.2008 – Asset Management Plan
- . 05.05.2008 – Cradle Coast Authority and Rates
- . 12.05.2008 – Youth Policy and visit from the Penguin Cluster Primary Schools.”

This information is provided for the purpose of record only.”

■ Cr McKenna moved and Cr Howard seconded, “That the Manager’s report be received.”

Carried unanimously

MAYOR'S COMMUNICATIONS

138/2008 Mayor's communications

The Mayor reported as follows:

"I have no communications at this time."

139/2008 Mayor's diary

The Mayor reported as follows:

"I have attended the following events and functions on behalf of the Council:

- . Central Coast Resource Centre - Tip Shop opening
- . TAFE Tasmania - North West Graduation Ceremony (Burnie)
- . Riana Primary School - Anzac Day Games
- . Anzac Day Service, Ulverstone
- . National Trust of Australia (Tasmania) - Tasmanian Heritage Festival (Home Hill, Devonport)
- . Ulverstone Bowling Club - annual dinner
- . Apex Club of Ulverstone - meeting
- . Premier Paul Lennon - discussions re planning issues & cycleway (Launceston)
- . Resource Planning & Development Commission - meeting (Hobart)
- . Ulverstone Senior Citizens Club - 40th birthday concert
- . Penguin Bowls Club - annual dinner
- . Deputy Premier David Bartlett - meeting re planning issues
- . Salvation Army - Red Shield Appeal Doorknock official launch
- . Bass Highway duplication Ulverstone to Penguin - official opening
- . National Volunteer Week - morning tea
- . Minister for Local Government Jim Cox - meeting
- . Motton - Preston Scout Group - visit to Council
- . Tasmanian Women in Agriculture - 8th Women on Farms Gathering
- . Ulverstone Yacht Club - annual dinner."

Cr Robertson reported as follows:

"On behalf of the Mayor I attended the Anzac Day service at Penguin."

Cr Barker reported as follows:

"On behalf of the Mayor I attended the Penguin Surf Club's annual dinner."

Cr (J) Bonde reported as follows:

“On behalf of the Mayor I attended the Anzac Day service at North Motton.”

Cr Deacon reported as follows:

“On behalf of the Mayor I attended the Anzac Day service at Forth.”

■ Cr Deacon moved and Cr (J) Bonde seconded, “That the reports of the Mayor and Crs Robertson, Barker, (J) Bonde and Deacon be received.”

Carried unanimously

140/2008 Pecuniary interest declarations

The Mayor reported as follows:

“Councillors are requested to indicate whether they have, or are likely to have, a pecuniary interest in any item on the agenda.”

The Executive Services Manager reported as follows:

“The *Local Government Act 1993* provides that a councillor must not participate at any meeting of a council in any discussion, nor vote on any matter, in respect of which the councillor has an interest or is aware or ought to be aware that a close associate has an interest.

Councillors are invited at this time to declare any interest they have on matters to be discussed at this meeting. If a declaration is impractical at this time, it is to be noted that a councillor must declare any interest in a matter before any discussion on that matter commences.

All interests declared will be recorded in the minutes at the commencement of the matter to which they relate.”

Cr Robertson reported as follows:

“I will be declaring an interest in respect of the remission of rates at Minute No. 160/2008.”

141/2008 Public question time

The Mayor reported as follows:

“At 6.40pm or as soon as practicable thereafter, a period of not more than 30 minutes is to be set aside for public question time during which any member of the public may ask questions relating to the activities of the Council.

Public question time will be conducted as provided by the *Local Government (Meeting Procedures) Regulations 2005* and the supporting procedures adopted by the Council on 20 June 2005 (Minute No. 166/2005).”

COUNCILLOR REPORTS

142/2008 Councillor reports

The Executive Services Manager reported as follows:

“Councillors who have been appointed by the Council to community and other organisations are invited at this time to report on actions or provide information arising out of meetings of those organisations.

Any matters for decision by the Council which might arise out of these reports should be placed on a subsequent agenda and made the subject of a considered resolution.

Cr Barker reported on a meeting of the Bush Watch Western District Committee.”

APPLICATIONS FOR LEAVE OF ABSENCE

143/2008 Leave of absence

The Executive Services Manager reported as follows:

“The *Local Government Act 1993* provides that the office of a councillor becomes vacant if the councillor is absent without leave from three consecutive ordinary meetings of the council.

The Act also provides that applications by councillors for leave of absence may be discussed in a meeting or part of a meeting that is closed to the public.

There are no applications for consideration at this meeting.”

DEPUTATIONS

144/2008 Deputations

The Executive Services Manager reported as follows:

“No requests for deputations to address the meeting or to make statements or deliver reports have been made.”

PETITIONS

145/2008 Petitions

The Executive Services Manager reported as follows:

“No petitions under the provisions of the *Local Government Act 1993* have been presented.”

COUNCILLORS' QUESTIONS

146/2008 Councillors' questions without notice

The Executive Services Manager reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2005* provide as follows:

- '29 (1) A councillor at a meeting may ask a question without notice of the chairperson or, through the chairperson, of –
- (a) another councillor; or
 - (b) the general manager.
- (2) In putting a question without notice, a councillor must not –
- (a) offer an argument or opinion; or
 - (b) draw any inferences or make any imputations –
- except so far as may be necessary to explain the question.

-
- (3) The chairperson must not permit any debate of a question without notice or its answer.
 - (4) The chairperson, councillor or general manager who is asked a question without notice may decline to answer the question.
 - (5) The chairperson may refuse to accept a question if it does not relate to the activities of the council.
 - (6) Questions without notice, and any answers to those questions, are not required to be recorded in the minutes.
 - (7) The chairperson may require a councillor to put a question without notice in writing.'

If a question gives rise to a proposed matter for discussion and that matter is not listed on the agenda, Councillors are reminded of the following requirements of the Regulations:

- '8 (5) Subject to subregulation (6), a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.
- (6) A council by absolute majority... may decide at an ordinary meeting to deal with a matter that is not on the agenda if the general manager has reported –
 - (a) the reason it was not possible to include the matter on the agenda; and
 - (b) that the matter is urgent; and
 - (c) that (qualified) advice has been provided under section 65 of the Act.'

Councillors who have questions without notice are requested at this time to give an indication of what their questions are about so that the questions can be allocated to their appropriate Departmental Business section of the agenda.”

Allocation of topics ensued.

147/2008 Councillors' questions on notice

The Executive Services Manager reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2005* provide as follows:

‘30 (1) A councillor, 7 days before an ordinary meeting of a council or council committee, may give written notice to the general manager of a question in respect of which the councillor seeks an answer at that meeting.

(2) An answer to a question on notice must be in writing.’

It is to be noted that any question on notice and the written answer to the question will be recorded in the minutes of the meeting as provided by the Regulations.

Any questions on notice are to be allocated to their appropriate Departmental Business section of the agenda.

Questions on notice have been received from Cr Fuller and are listed at Minute Nos 153/2008 and 164/2008.”

DEPARTMENTAL BUSINESS

DEVELOPMENT SERVICES

148/2008 Development Services determinations

The Director Development Services reported as follows:

“A Schedule of Development Services Determinations made during the month of April 2008 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Manager reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Deacon moved and Cr Howard seconded, “That the Schedule of Development Services Determinations (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

GENERAL MANAGEMENT

149/2008 Rebate scheme re installation of rainwater tanks

As he wished to move a motion, the Mayor vacated the chair in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.

The Deputy Mayor assumed the Chair vacated by the Mayor.

■ Cr Downie (having given notice) moved and Cr Deacon seconded, “That a report be prepared to provide the Council with relevant information on which to base a considered decision whether to offer a rebate scheme in respect of the installation of rainwater tanks on properties.”

Cr Downie, in support of his motion, submitted as follows:

“The purpose of this motion is to discuss whether or not the Council should consider a rebate scheme on the installation of rainwater tanks. In particular, the motion is designed to ask if the Council wants to have a report prepared so it can examine the concept.

I recently received the following letter from the owners of a Central Coast property:

‘We are in the process of submitting plans for a new house and have tried to be as energy efficient and environmentally responsible as possible.

However we were very disappointed that having ordered rainwater tanks for approximately \$3900 to collect roof water for recycling through the laundry, toilet, and garden there were no rebates or grants for being responsible in an increasingly dry state.

All other states in Australia have rebates for water tanks. Surely Tasmanian local councils should be encouraging all householders and especially any new building developments to have solar power, double glazing, efficient insulation and water use.

My house in England is fully double glazed, insulated and energy efficient as the climate dictates and solar power is being encouraged throughout Europe despite having a lower sunlight exposure.

Are there any plans to encourage greater efficiency or are you waiting for rains to return to “normal”.’

My research has shown that Tasmania is the only State that does not have a rebate scheme on the installation of rainwater tanks.

The Hobart City Council is the only Council in Tasmania to have a water efficiency rebate and solar hot water rebate. This rebate is funded from the Hobart City Council general rate.

In regards to the energy efficiency of new buildings, the Building Code of Australia gives minimum levels of energy efficiency that must be met for different classes of buildings. These are minimum requirements; however, increasing the levels of energy efficiency to a building is always a recommended practice; e.g. there is a Federal Government grant which is awarded to home owners for installing various methods of supplying renewable energy.

Perhaps a proposal for government rebates for rainwater tanks could be initiated as a State-wide incentive.

As there is not a lot of information presently available on which to make a considered decision, the motion proposes a report from which the Council can decide if it wants to pursue the rebate concept.”

The General Manager reported as follows:

PURPOSE

This report considers a motion on notice from Cr Downie proposing that a report be prepared to provide the Council with relevant information on which to base a considered decision whether to offer a rebate scheme in respect of the installation of rainwater tanks on properties.

BACKGROUND

Cr Downie’s supporting comments provide background to his motion.

DISCUSSION

As the motion on notice is designed to ask if the Council wants to have a report prepared so it can examine the concept, no discussion on the issue of a rebate scheme is provided at this time.

In the event the motion is carried, discussion would be included in the subsequent report. That report would be cross-Departmental in nature because a rebate scheme would have ramifications across several aspects of the Council’s operations. It would also be impacted upon by the pending water and sewerage reform process. Accordingly, it would have a lot to address and may take some time to complete.

GENERAL MANAGEMENT

CONSULTATION

Consultation is not relevant to this preliminary report.

IMPACT ON RESOURCES

Preparation of this preliminary report does not impact on resources.

The impact of the motion being carried is not known at this time, except to the extent that the report arising from that decision would have to be prepared. The resources needed to commit to the report, and the financial implications of any rebate scheme the Council may decide to pursue, are not presently predictable.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Participate in water and catchment management
- . Plan transparent, accountable public policy and decision making
- . Plan for and develop a sustainable community.

CONCLUSION

Cr Downie's motion is submitted for consideration."

Voting for the motion

(7)

Cr Downie

Cr Barker

Cr Deacon

Cr Fuller

Cr Howard

Cr McKenna

Cr van Rooyen

Voting against the motion

(3)

Cr Robertson

Cr (J) Bonde

Cr (L) Bonde

Motion

Carried

The Mayor resumed the Chair.

150/2008 Minutes and notes of committees of the Council and other organisations

The Executive Services Manager reported as follows:

“The following minutes and notes of committees of the Council and other organisations on which the Council has representation have been received:

- . Forth Community Representatives Committee – meeting of Council officers with Committee representatives on 10 April 2008
- . Ulverstone Local History Museum Committee – meeting held on 15 April 2008
- . Youth Engaged Steering Committee – meeting held on 17 April 2008.

Copies of the minutes and notes have been circulated to all Councillors.”

- Cr Deacon moved and Cr Fuller seconded, “That the Manager’s report be received.”

Carried unanimously

**151/2008 Conduct of public forums as part of the council elections process
(128/1999 – 07.04.1999)**

The General Manager reported as follows:

“PURPOSE

The purpose of this report is to review the Council’s policy to conduct public forums as part of the council elections process.

BACKGROUND

At its meeting on 7 April 1999 the Council resolved in response to a notice of motion (Minute No. 128/1999) as follows:

‘That the Council adopt the following policy in relation to the conduct of council elections:

Central Coast Council makes provision to fund a public forum prior to each local government election where every candidate is provided with an equal opportunity to present their platform and answer questions.

Furthermore, the Council assist in providing assistance with:

- . Venue
- . Advertising.’

DISCUSSION

The submission made in support of the motion in 1999 remains relevant and is reproduced (in part) as follows:

'Purpose

The Council has a responsibility to further community interests in the local democratic process of elections. This responsibility should not favour or add bias to any particular candidate or group of candidates. Moreover, it can be argued that the Council's role is one of encouraging involvement and participation at the grassroots level.

...

My purpose in bringing forward this notice of motion stems from community comment ... The most frequent comment made was that candidates were unknown to the wider community and as a result electors had difficulty with voting.

Benefits

The benefit of this policy would be:

- . The opportunity to give all candidates the opportunity to be involved
- . Council taking a pro-active role in the interests of local democracy
- . Furthers the knowledge of the local government election system
- . Assists the process of public participation in local government.'

Since the introduction of this policy, the benefits promoted above have been assisted by inclusion of candidate profiles with the voting papers mailed to electors by the Tasmanian Electoral Commission. However, the policy more directly provides for comparison of candidates by means of a public forum.

CONSULTATION

Consultation has not been undertaken in preparation of this report. Councillors who have participated in these pre-elections forums since the policy was introduced will no doubt have received community feedback in terms of what merit the forums are considered to have.

IMPACT ON RESOURCES

Funding for a public forum is provided as part of the Council's election expenses budget. The cost of the forum conducted ahead of the 2007 elections was approximately \$250 (exclusive of labour).

Continuation of the policy will only require a similar allocation for future elections.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Provide effective leadership
- . Inform the community of Council and local government matters.

CONCLUSION

It is recommended that the policy be reaffirmed.”

- Cr van Rooyen moved and Cr McKenna seconded, “That the following policy of the Council, adopted at Minute No. 128/1999 on 7 April 1999, be reaffirmed:

‘That the Council adopt the following policy in relation to the conduct of council elections:

Central Coast Council makes provision to fund a public forum prior to each local government election where every candidate is provided with an equal opportunity to present their platform and answer questions.

Furthermore, the Council assist in providing assistance with:

- . Venue
- . Advertising.”

- Cr (L) Bonde moved and Cr Barker seconded seconded an amendment, “That the Council adopt the following policy in relation to the conduct of council elections:

Central Coast Council makes provision to fund a public forum prior to each local government election where every candidate is provided with an equal opportunity to present their platform and answer questions.

Furthermore, the Council assist in providing assistance with:

- . Venue
- . Advertising.

GENERAL MANAGEMENT

Candidates must attend the forum in person as no written submission on their behalf will be read out or offered.”

Voting for the amendment

(1)

Cr (L) Bonde

Voting against the amendment

(9)

Cr Downie

Cr Robertson

Cr Barker

Cr (J) Bonde

Cr Deacon

Cr Fuller

Cr Howard

Cr McKenna

Cr van Rooyen

Amendment

Lost

Voting for the motion

(9)

Cr Downie

Cr Robertson

Cr Barker

Cr (J) Bonde

Cr Deacon

Cr Fuller

Cr Howard

Cr McKenna

Cr van Rooyen

Voting against the motion

(1)

Cr (L) Bonde

Motion

Carried

152/2008 Public question time (141/2008 – 19.05.2008)

The time being 6.40pm, the Mayor introduced public question time.

Questions and replies concluded at 6.46pm.

CORPORATE & COMMUNITY SERVICES

153/2008 Councillors' questions on notice (147/2008 – 19.05.2008)

The General Manager reported as follows:

“The following questions on notice have been received from Cr Fuller:

‘Following issues arising from correspondence sent by David and Cindy Boddan on February 17th this year:

- 1 Why the time delay between when it was received by the office (18th February 2008) and when it was distributed to Councillors (being 18th April 2008)?
- 2 As of April 27th Mr Boddan advised he has received no written response. Is this in line with the Council's Customer Service Charter commitment and, if so, what explanation is given by staff as to the delay in response?
- 3 What is the situation regarding Council's authority to exempt this property 1923683, as Mr Boddan was advised by two Councillors, from sewage charges?

I consider it timely that any such exemption be discussed before a new regional body, assumes responsibility for such charges raised against residents of the Central Coast.’

Following answers are provided by the Director Corporate & Community Services:

- 1 We are unable to provide an explanation as to why this particular piece of correspondence was not forwarded to Councillors as requested at the time of its receipt which is standard procedure. As soon as we were made aware of this a copy was forwarded to all Councillors.

The Rates Officers have been working with both Planning and Assets & Engineering to determine if there were any planning restrictions or any restrictions to having the sewerage connected. We have just received this advice today (5 May) and a report will go to the Council at its meeting in June.

- 2 Mr Boddan has not received a written response from the Rates Office as there have been verbal communications with Mr Boddan on at least

three occasions during this period advising him of the process that we were going through. We undertook to give Mr Boddan a written response when all matters were finalised and a Council decision had been made.

- 3 All remissions of rates and charges are subject to a Council decision. This is why a report will be coming to the June meeting for a decision.”

154/2008 Review of the Council's rating practice

The Director Corporate & Community Services reported as follows:

“PURPOSE

The purpose of this report is to review the Council's existing method of rating.

BACKGROUND

A Council is required to make one general rate for a year on all rateable land in its municipal area. The general rate is demanded against all rateable land whether or not it provides any services in respect of that land. There is provision in the *Local Government Act 1993* to set a minimum amount payable. The general rate is to be based on either the land value, capital value or assessed annual value of the land.

Service rates and/or charges can only be demanded against rateable land where the Council provides those services.

The Council currently uses the assessed annual value, incorporating a minimum charge for determining the general rate on all rateable lands.

A service rate and/or charge is also demanded on properties where water supply, sewage removal, fire protection and waste management services are available.

A revaluation of all properties in the Central Coast municipal area created some significant differences in rate assessments for 2007–2008 compared to those of the previous year prior to revaluation.

DISCUSSION

As is often the case following a municipal revaluation, concern has been expressed by a number of ratepayers regarding the increase in the rates payable on their properties. The long period between revaluations and the boom in residential property prices have all contributed to the magnitude of the current change.

A series of models were developed and have been presented to Councillors at three separate workshops. A brief overview will be given on each model in this report.

Councillors should be aware that any change will result in shifts, if revenue remains at a similar level. Careful consideration of any decision is needed so as not to create an expectation the Council will adjust the rating structure following each revaluation to respond to a particular group.

Rates based on land values

Rating based on land values is used in New South Wales and Queensland. One of the features of land valuation rating is that it is supposed to encourage property development because increased capital values or assessed annual values do not result in an increase in rates. Land value rating has been argued to create the largest anomalies in terms of fairness of a rating system. For instance, residential properties in commercial zones have higher land values and therefore higher rates to other residential properties. This creates an inequitable application as rates fall most heavily on older residential sites in areas adjacent to commercial zones.

The following table outlines the effect of moving from our current system to land value rating.

LAND USE CLASS	2007-2008 % OF RATES COLLECTED	LAND VALUE RATING % OF RATES COLLECTED
Commercial	5.58	4.03
Industrial	2.40	1.17
Rural	7.97	13.01
Forestry	0.95	1.77
Public Purposes/Utilities	1.62	0.94
Quarries	0.03	0.07
Residential	63.84	57.44
Rural Residential	13.53	14.62
Vacant Land	4.08	6.95
<i>TOTAL</i>	<i>100.00</i>	<i>100.00</i>

As can be seen, land use classes affected with large increases are rural, rural residential and vacant land.

Rates based on capital value

Some of the features of capital value rating include:

- by including the total property value, capital value is a better measure of ability to pay than land value;
- capital value is broadly based on the market value of the property and so is relatively simple to determine and easily understood;
- it does not make an allowance for the difference in the earning capacity of properties with the same capital value; and
- by not including income-earning capacity in determining the capital value, it favours higher income-earning properties. That is, it favours non-residential (e.g. commercial) over residential properties.

The following table outlines the effect of moving from our current system to capital value rating.

LAND USE CLASS	2007-2008 % OF RATES COLLECTED	CAPITAL VALUE RATING % OF RATES COLLECTED
Commercial	5.58	3.42
Industrial	2.40	1.42
Rural	7.97	8.57
Forestry	0.95	0.96
Public Purposes/Utilities	1.62	1.38
Quarries	0.03	0.04
Residential	63.84	65.10
Rural Residential	13.53	14.49
Vacant Land	4.08	4.62
TOTAL	<i>100.00</i>	<i>100.00</i>

As can be seen, land use classes affected with large increases are rural, residential, rural residential and vacant land.

Assessed annual value rating

The assessed annual value reflects the property usage and notional income-earning capacity of the property. Although expressed in terms of a notional rental value, the application of the concept has the same effect as an implied return on investment with a minimum level of four per cent. The assessed annual value as a percentage of capital value varies with the notional income-earning capacity and so has a differential effect on rates already built into the value. Therefore, market forces rather than political ones determine the differential effect.

The assessed annual value is widely used in areas where there is a mix of property uses. It is the most complicated and expensive of the valuation bases to determine, although modern technology makes this less of an issue. Of the alternative valuation bases, the assessed annual value best reflects the theoretical ability to pay. The assessed annual value is used by a number of interstate capital cities and by all Tasmanian councils.

Currently, a minimum amount for the general rate can be made but there is no provision under the *Local Government Act 1993* to impose a maximum amount. To apply a maximum amount the Council would need to provide for the remission of general rates that were above a maximum amount determined by the Council.

Variation to the general rate

The Council also has the option to vary its general rate within the municipal area or within different parts of the municipal area according to a number of factors included under section 107 of the *Local Government Act 1993*.

Some councils within Tasmania vary the general rate so that certain classes of properties pay for certain services; for example, commercial properties paying for city promotions, etc. This example of a variation to the general rate can be easily identified and more easily explained for that class of property. Extreme caution needs to be exercised in varying the general rate if there is no rationale or justification in shifting the rate burden from one class of property to another.

Fixed charge general rate

Councillors asked to see the affect of calculating a fixed charge on all properties. This model is not being used in Tasmania although Brighton Council is applying different fixed general rates to certain land use classes.

The amount of the charge is calculated by dividing the total rate revenue by the number of rateable properties.

The following table outlines the effect of moving from our current system to a fixed charge.

LAND USE CLASS	2007-2008 % OF RATES COLLECTED	FIXED GENERAL RATE % OF RATES COLLECTED
Commercial	5.58	3.57
Industrial	2.40	1.31
Rural	7.97	5.06
Forestry	0.95	1.03

CORPORATE & COMMUNITY SERVICES

Public Purposes/Utilities	1.62	0.80
Quarries	0.03	0.04
Residential	63.84	68.50
Rural Residential	13.53	12.46
Vacant Land	4.08	7.23
<i>TOTAL</i>	<i>100.00</i>	<i>100.00</i>

As can be seen, land use classes affected with large increases are residential and vacant land.

Devonport City Council model

The Devonport City Council model for rating is designed to reduce the general rate on higher-valued residential properties and transfer that burden on to other land use classes (excluding primary production and vacant land). The Devonport model also has a differential rate for primary production and vacant land which is lower than the rate for residential and other land use classes. The gap between the general rates in the dollar for, for example, primary production, residential and commercial varies between revaluations, dependent on the total assessed annual value under each land class. This model has the effect of smoothing out the affects of revaluations, which is not necessarily reflective of the property market. Devonport's rating structure is one of the more complicated rating structures within the State. As with any structure, the more complicated you build it, the more likely it is that something will go wrong.

The following table outlines the effect of moving from our current system to the Devonport model.

<i>LAND USE CLASS</i>	<i>2007-2008 % OF RATES COLLECTED</i>	<i>DEVONPORT MODEL % OF RATES COLLECTED</i>
Commercial	5.58	7.28
Industrial	2.40	3.23
Rural	7.97	5.59
Forestry	0.95	1.33
Public Purposes/Utilities	1.62	2.05
Quarries	0.03	0.02
Residential	63.84	64.11
Rural Residential	13.53	12.99
Vacant Land	4.08	3.40
<i>TOTAL</i>	<i>100.00</i>	<i>100.00</i>

As can be seen, land use classes affected with large increases are commercial, industrial, forestry and co-joined units (included in residential). This would have an affect on the fees charged on the Council's aged persons' home units. This model has a more marked effect on the commercial and industrial land classes in Central Coast than it would in Devonport as the demographics of the Central Coast area differ from Devonport significantly in the commercial and industrial sectors.

Rate capping

The *Local Government Act 1993* does not allow for rate capping. The Devonport model allows for setting a maximum general rate on single dwellings as a principal place of residence through applying a general rate (single dwelling) remission.

If Central Coast had chosen to set a maximum general rate on single dwellings at \$1,350.00 in 2007-2008 it would have affected 448 properties and required approximately \$130,000 to be redistributed to other properties.

Revaluation

As previously stated, as is often the case following a municipal revaluation, concern has been expressed by a number of ratepayers regarding the increase in the rates payable on their properties. The long period between revaluations and the boom in residential property prices have all contributed to the magnitude of the current change. Last year's general revaluation was received seven years after the previous one.

The use of the rating system to cover up or mask the effect of movements in the property market goes against the purpose of having a revaluation in the first place. Revaluations are done in order to update rating relative to current market reality. A big jump in revaluation-year rates on an individual property or class of properties is not likely to be because the property market is wrong; it is more likely to be because the time-lag between revaluation is too long.

The fix for this lies in the valuation system and not in the rating system. The Office of the Valuer-General is now implementing bi-annual index-adjusted adjustments to the assessed annual value with a full physical revaluation every third cycle, i.e. six years.

This process should ensure that dramatic shifts in rating incidence, such as those seen in last year's revaluation should not eventuate again.

CONSULTATION

Workshops have been held with Councillors to look at rating legislation and alternative rating models.

IMPACT ON RESOURCES

There would be no impact on resources outside staff time in implementing new rate coding if an alternative model is preferred by the Council.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Provide effective leadership
- . Provide transparent, accountable public policy and decision making
- . Meet our statutory and regulatory obligations
- . Plan for and develop a sustainable community.

CONCLUSION

The assessed annual value reflects the property usage and notional income-earning capacity of the property. The assessed annual value as a percentage of capital value varies with the notional income-earning capacity and so has a differential effect on rates already built into the value. Therefore, market forces rather than political ones determine the differential effect.

The assessed annual value is also widely used in areas where there is a mix of property uses and best reflects the theoretical ability to pay of the alternative valuation basis.

The use of the rating system to cover up or mask the effect of movements in the property market goes against the purpose of having a revaluation in the first place.

With the bi-annual index adjustments to the assessed annual value it is not expected that we should see such dramatic shifts in values in future years.”

- Cr van Rooyen moved and Cr (J) bonde seconded, “That the Director’s report be received.”

Carried unanimously

The Executive Services Manager further reported as follows:

“Subsequent to the preparation of the Director’s report, a motion on this matter has been placed on notice by Cr van Rooyen.

The officer-level report that is normally prepared after receipt of a motion on notice is deemed in this case to be adequately covered by the report already prepared by the Director.”

- Cr van Rooyen (having given notice, and now with amended wording) moved and Cr Howard seconded, “That this Council gives in-principle support and direction to staff to further investigate a variable rating system to be completed by December 2008.”

Cr van Rooyen, in support of his motion, submitted as follows:

“Due to the revaluation of the municipal area last year we found that many residential properties increased in value more than other classes of properties, e.g. commercial.

As a result, with our fixed rating system, some properties had a decrease in rates while others had substantial increases. This caused hardship in some cases and I believe some people are being rated out of their homes.

Devonport addressed this problem some years ago and their variable rating system from all accounts is working well.

With a variable rating system Council controls the increase in rates on classes of properties rather than valuation trends.”

Voting for the motion
(9)
Cr Downie
Cr Barker
Cr (J) Bonde
Cr (L) Bonde
Cr Deacon
Cr Fuller
Cr Howard
Cr McKenna
Cr van Rooyen

Voting against the motion
(1)
Cr Robertson

Motion

Carried

155/2008 Contracts and agreements

The Director Corporate & Community Services reported as follows:

“A Schedule of Contracts and Agreements (other than those approved under the common seal) entered into during the month of April 2008 has been submitted by

the General Manager to the Council for information. The information is reported in accordance with approved delegations and responsibilities.”

The Executive Services Manager reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Deacon moved and Cr (J) Bonde seconded, “That the Schedule of Contracts and Agreements (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

156/2008 Correspondence addressed to the Mayor and Councillors

The Director Corporate & Community Services reported as follows:

“PURPOSE

This report is to inform the meeting of any correspondence received during the month of April 2008 and which was addressed to the ‘Mayor and Councillors’. Reporting of this correspondence is required in accordance with Council policy.

CORRESPONDENCE RECEIVED

The following correspondence has been received and circulated to all Councillors:

- Received 18.02.2008 – Letter requesting relief from sewerage rate on vacant block.
- Received 15.04.2008 – Letter concerning the Penguin to Howth Community Pathway.
- Received 21.04.2008 – Letter concerning matter relating to the Draft Planning Scheme.
- Received 29.04.2008 – Letter inviting Councillors to look into matter relating to the Draft Planning Scheme.

Where a matter requires a Council decision based on a professionally developed report the matter will be referred to the Council. Matters other than those requiring a report will be administered on the same basis as other correspondence received by the Council and managed as part of the day-to-day operations.”

■ Cr McKenna moved and Cr Howard seconded, “That the Director’s report be received.”

Carried unanimously

157/2008 Common seal

The Director Corporate & Community Services reported as follows:

“A Schedule of Documents for Affixing of the Common Seal for the period 22 April to 19 May 2008 is submitted for the authority of the Council to be given. Use of the common seal must first be authorised by a resolution of the Council.”

The Executive Services Manager reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Robertson moved and Cr (J) Bonde seconded, “That the common seal (a copy of the Schedule of Documents for Affixing of the Common Seal being appended to and forming part of the minutes) be affixed subject to compliance with all conditions of approval in respect of each document.”

Carried unanimously

158/2008 Financial statements

The Director Corporate & Community Services reported as follows:

“The following principal financial statements of the Council for the period ended 30 April 2008 are submitted for consideration:

- . Bank Reconciliation
- . Summary of Rates and Fire Service Levies
- . Operating Statement
- . Capital Works Statement
- . Capital Works Resource Schedule.”

The Executive Services Manager reported as follows:

“Copies of the financial statements have been circulated to all Councillors.”

■ Cr Deacon moved and Cr (J) Bonde seconded, “That the financial statements (copies being appended to and forming part of the minutes) be received.”

Carried unanimously

159/2008 Accounts paid

The Director Corporate & Community Services reported as follows:

“A Schedule of Accounts Paid during the month of 30 April 2008 is submitted to the Council for information. The information is reported in accordance with approved delegations and responsibilities. Councillors are invited to direct any questions on the Schedule to me at a convenient time prior to the meeting.”

The Executive Services Manager reported as follows:

“A copy of the Schedule has been circulated to all Councillors.”

■ Cr Deacon moved and Cr Robertson seconded, “That the Schedule of Accounts Paid (a copy being appended to and forming part of the minutes) be received.”

Carried unanimously

160/2008 Rate remissions

Crs Robertson and Fuller, having each declared an interest, retired from the meeting and left the chamber for that part of the meeting relating to the consideration, discussion and voting on the matter of rate remissions.

The Director Corporate & Community Services reported as follows:

“The following rate remissions are proposed for the Council’s consideration:

<i>PROPERTY NO.</i>	100180.0080
<i>PROPERTY ADDRESS</i>	9 Braddon Street, West Ulverstone
<i>REMISSION</i>	\$68.84
<i>REASON</i>	Property revalued – house demolished
<i>PROPERTY NO.</i>	100185.0040
<i>PROPERTY ADDRESS</i>	15 Braids Road, Gawler
<i>REMISSION</i>	\$283.88
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100195.0020
<i>PROPERTY ADDRESS</i>	2 Brockmarsh Place, West Ulverstone
<i>REMISSION</i>	\$339.42
<i>REASON</i>	Property revalued following objection to general revaluation

<i>PROPERTY NO.</i>	100195.0060
<i>PROPERTY ADDRESS</i>	6 Brockmarsh Place, West Ulverstone
<i>REMISSION</i>	\$416.55
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100210.0020
<i>PROPERTY ADDRESS</i>	1 Burnett Crescent, West Ulverstone
<i>REMISSION</i>	\$135.76
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100270.0440
<i>PROPERTY ADDRESS</i>	22 Clarke Street, Ulverstone
<i>REMISSION</i>	\$46.36
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100430.0060
<i>PROPERTY ADDRESS</i>	Ellis Street, West Ulverstone
<i>REMISSION</i>	\$111.09
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100447.0120
<i>PROPERTY ADDRESS</i>	6 Fairlight Place, West Ulverstone
<i>REMISSION</i>	\$187.21
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100530.0120
<i>PROPERTY ADDRESS</i>	139 Gawler Road, Gawler
<i>REMISSION</i>	\$204.17
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100530.0160
<i>PROPERTY ADDRESS</i>	147 Gawler Road, Gawler
<i>REMISSION</i>	\$42.86
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100540.0220
<i>PROPERTY ADDRESS</i>	25 George Street, Ulverstone
<i>REMISSION</i>	\$104.90
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	100580.0220
<i>PROPERTY ADDRESS</i>	23 Grove Street, Ulverstone
<i>REMISSION</i>	\$43.39
<i>REASON</i>	Property revalued following objection to general revaluation

PROPERTY NO. 100625.0105
PROPERTY ADDRESS 48 Henslowes Road, Ulverstone
REMISSION \$178.96
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100640.0610
PROPERTY ADDRESS 18 Heathcote Street, Ulverstone
REMISSION \$256.10
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100680.0180
PROPERTY ADDRESS 17 Henslowes Road, Ulverstone
REMISSION \$68.34
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100690.0200
PROPERTY ADDRESS 4 Highfield Crescent, West Ulverstone
REMISSION \$141.92
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100710.0160
PROPERTY ADDRESS 15 Hobbs Parade, West Ulverstone
REMISSION \$75.38
REASON Property revalued - now two shops only

PROPERTY NO. 100715.0160
PROPERTY ADDRESS 8 Holliview Way, Ulverstone
REMISSION \$274.61
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100730.0040
PROPERTY ADDRESS 3 Hope Street, Ulverstone
REMISSION \$69.53
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100800.0780
PROPERTY ADDRESS 38 Jerling Street, West Ulverstone
REMISSION \$117.24
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100810.1140
PROPERTY ADDRESS 34 Jermyn Street, Ulverstone
REMISSION \$58.24
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100830.0180
PROPERTY ADDRESS 23 Jetty Street, Ulverstone
REMISSION \$70.37
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100850.0680
PROPERTY ADDRESS Unit 1, 10 Josephine Street, West Ulverstone
REMISSION \$54.08
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100900.0160
PROPERTY ADDRESS Kimberleys Road, Ulverstone
REMISSION \$840.25
REASON Property revalued following objection to general revaluation

PROPERTY NO. 100970.0040
PROPERTY ADDRESS 3 Laurel Place, Ulverstone
REMISSION \$160.44
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101190.0200
PROPERTY ADDRESS 20 Merinda Drive, Ulverstone
REMISSION \$117.25
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101190.0240
PROPERTY ADDRESS 24 Merinda Drive, Ulverstone
REMISSION \$633.36
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101230.0200
PROPERTY ADDRESS 19 New Street, Ulverstone
REMISSION \$92.57
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101270.0160
PROPERTY ADDRESS Olivers Road, West Ulverstone
REMISSION \$127.78
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101270.0320
PROPERTY ADDRESS 64 Olivers Road, West Ulverstone
REMISSION \$80.23
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101270.0340
PROPERTY ADDRESS 82 Olivers Road, West Ulverstone
REMISSION \$91.84
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101310.0020
PROPERTY ADDRESS 1 Patrick Street, Ulverstone
REMISSION \$90.18
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101340.1400
PROPERTY ADDRESS 283 Penguin Road, West Ulverstone
REMISSION \$131.86
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101340.1480
PROPERTY ADDRESS 405 Penguin Road, West Ulverstone
REMISSION \$299.22
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101340.1960
PROPERTY ADDRESS 490 Penguin Road, Penguin
REMISSION \$249.93
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101440.0520
PROPERTY ADDRESS 26 Richard Place, Ulverstone
REMISSION \$101.79
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101485.0100
PROPERTY ADDRESS 14 Robertsons Road, West Ulverstone
REMISSION \$171.09
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101510.0220
PROPERTY ADDRESS 10 Scurrah Street, Ulverstone
REMISSION \$107.98
REASON Property revalued following objection to general revaluation

PROPERTY NO. 101520.0230
PROPERTY ADDRESS 12 Shaw Street, Ulverstone
REMISSION \$70.97
REASON Property revalued following objection to general revaluation

<i>PROPERTY NO.</i>	101560.0870
<i>PROPERTY ADDRESS</i>	137 South Road, West Ulverstone
<i>REMISSION</i>	\$339.42
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	101710.0460
<i>PROPERTY ADDRESS</i>	113 Upper Maud Street, West Ulverstone
<i>REMISSION</i>	\$264.05
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	101710.1140
<i>PROPERTY ADDRESS</i>	92 Upper Maud Street, West Ulverstone
<i>REMISSION</i>	\$157.28
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	101740.0080
<i>PROPERTY ADDRESS</i>	7 View Street, Ulverstone
<i>REMISSION</i>	\$56.93
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	101810.0200
<i>PROPERTY ADDRESS</i>	19 Water Street, Ulverstone
<i>REMISSION</i>	\$111.09
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	101830.0200
<i>PROPERTY ADDRESS</i>	80 Trevor Street, Ulverstone
<i>REMISSION</i>	\$339.38
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	202030.0097
<i>PROPERTY ADDRESS</i>	29 Cordell Place, Turners Beach
<i>REMISSION</i>	\$185.13
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	202050.1140
<i>PROPERTY ADDRESS</i>	78 Esplanade, Turners Beach
<i>REMISSION</i>	\$38.64
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	202050.1480
<i>PROPERTY ADDRESS</i>	120 Esplanade, Turners Beach
<i>REMISSION</i>	\$169.71
<i>REASON</i>	Property revalued following objection to general revaluation

PROPERTY NO. 202060.0040
PROPERTY ADDRESS 6 Fenton Street, Turners Beach
REMISSION \$265.35
REASON Property revalued following objection to general revaluation

PROPERTY NO. 202180.0700
PROPERTY ADDRESS 2 Susan Street, Turners Beach
REMISSION \$20.81
REASON Property revalued following objection to general revaluation

PROPERTY NO. 302330.0040
PROPERTY ADDRESS 18 Braddons Lookout Road, Leith
REMISSION \$101.83
REASON Property revalued following objection to general revaluation

PROPERTY NO. 302490.0020
PROPERTY ADDRESS Logan Street, Leith
REMISSION \$41.60
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403030.0100
PROPERTY ADDRESS 9 Ashwater Crescent, Penguin
REMISSION \$53.57
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403030.0480
PROPERTY ADDRESS 2 Ashwater Crescent, Penguin
REMISSION \$100.44
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403120.0500
PROPERTY ADDRESS 43 Coroneagh Street, Penguin
REMISSION \$195.62
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403150.0170
PROPERTY ADDRESS 23 Dial Road, Penguin
REMISSION \$231.42
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403150.0900
PROPERTY ADDRESS Dial Road, Penguin
REMISSION \$148.58
REASON Property revalued following objection to general revaluation

<i>PROPERTY NO.</i>	403280.1640
<i>PROPERTY ADDRESS</i>	118 Ironcliffe Road, Penguin
<i>REMISSION</i>	\$325.68
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	403300.0180
<i>PROPERTY ADDRESS</i>	12 Kentish Street, Penguin
<i>REMISSION</i>	\$197.47
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	403340.0010
<i>PROPERTY ADDRESS</i>	11 Leatherwood Drive, Penguin
<i>REMISSION</i>	\$256.60
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	403420.0040
<i>PROPERTY ADDRESS</i>	11 Main Road, Penguin
<i>REMISSION</i>	\$312.72
<i>REASON</i>	Property revalued – house demolished
<i>PROPERTY NO.</i>	403430.0040
<i>PROPERTY ADDRESS</i>	3 Mission Hill Road, Penguin
<i>REMISSION</i>	\$123.43
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	403440.0100
<i>PROPERTY ADDRESS</i>	5 Mortimer Road, Penguin
<i>REMISSION</i>	\$200.56
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	403475.0330
<i>PROPERTY ADDRESS</i>	Pine Road, Penguin
<i>REMISSION</i>	\$116.03
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	403475.1040
<i>PROPERTY ADDRESS</i>	42 Pine Road, Penguin
<i>REMISSION</i>	\$331.30
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	403475.1160
<i>PROPERTY ADDRESS</i>	90 Pine Road, Penguin
<i>REMISSION</i>	\$568.40
<i>REASON</i>	Property revalued following objection to general revaluation

PROPERTY NO. 403485.0740
PROPERTY ADDRESS 196 Preservation Drive, Sulphur Creek
REMISSION \$341.04
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403570.2220
PROPERTY ADDRESS 86 South Road, Penguin
REMISSION \$187.84
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403570.0660
PROPERTY ADDRESS 85 South Road, Penguin
REMISSION \$52.02
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403570.2100
PROPERTY ADDRESS 72 South Road, Penguin
REMISSION \$135.21
REASON Property revalued following objection to general revaluation

PROPERTY NO. 403615.0100
PROPERTY ADDRESS Sylvan Rise, Penguin
REMISSION \$202.06
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504210.0050
PROPERTY ADDRESS Brookvale Road, Ulverstone
REMISSION \$71.94
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504270.2540
PROPERTY ADDRESS 590 Castra Road, Abbotsham
REMISSION \$337.97
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504270.2880
PROPERTY ADDRESS 1218 Castra Road, Sprent
REMISSION \$47.55
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504270.3000
PROPERTY ADDRESS 1246 Castra Road, Sprent
REMISSION \$100.76
REASON Property revalued following objection to general revaluation

<i>PROPERTY NO.</i>	504270.3240
<i>PROPERTY ADDRESS</i>	1550 Castra Road, Sprent
<i>REMISSION</i>	\$683.08
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504290.0120
<i>PROPERTY ADDRESS</i>	379 Central Castra Road, Central Castra
<i>REMISSION</i>	\$138.00
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504290.0340
<i>PROPERTY ADDRESS</i>	Central Castra Road, Central Castra
<i>REMISSION</i>	\$40.81
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504325.0040
<i>PROPERTY ADDRESS</i>	39 Chuggs Road, Kindred
<i>REMISSION</i>	\$85.86
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504360.0080
<i>PROPERTY ADDRESS</i>	Clarkes Road, Warringa
<i>REMISSION</i>	\$26.74
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504430.0210
<i>PROPERTY ADDRESS</i>	Creamery Road, Sulphur Creek
<i>REMISSION</i>	\$240.83
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504430.0250
<i>PROPERTY ADDRESS</i>	Creamery Road, Sulphur Creek
<i>REMISSION</i>	\$285.41
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504480.0040
<i>PROPERTY ADDRESS</i>	169 Dennis Road, Gunns Plains
<i>REMISSION</i>	\$203.29
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	504480.0080
<i>PROPERTY ADDRESS</i>	170 Dennis Road, Gunns Plains
<i>REMISSION</i>	\$189.68
<i>REASON</i>	Property revalued following objection to general revaluation

PROPERTY NO. 504490.0240
PROPERTY ADDRESS Dial Road, Penguin
REMISSION \$180.66
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504600.0180
PROPERTY ADDRESS 397 Fabers Road, Riana
REMISSION \$39.87
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504825.0020
PROPERTY ADDRESS 19 Hilltop Avenue, Gawler
REMISSION \$127.78
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504870.0300
PROPERTY ADDRESS 463 Ironcliffe Road, Penguin
REMISSION \$374.44
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504870.0600
PROPERTY ADDRESS 254 Ironcliffe Road, Penguin
REMISSION \$131.85
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504870.1260
PROPERTY ADDRESS 860 Ironcliffe Road, Penguin
REMISSION \$260.66
REASON Property revalued following objection to general revaluation

PROPERTY NO. 504950.0080
PROPERTY ADDRESS Kindred Road, Forth
REMISSION \$317.81
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505090.0220
PROPERTY ADDRESS Lowana Road, Gunns Plains
REMISSION \$312.79
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505170.0040
PROPERTY ADDRESS 93 McKennas Road, Gawler
REMISSION \$251.24
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505170.0060
PROPERTY ADDRESS 215 McKennas Road, Gawler
REMISSION \$536.65
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505180.0080
PROPERTY ADDRESS 21 McNaughton Drive, Gawler
REMISSION \$159.45
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505180.0100
PROPERTY ADDRESS 23 McNaughton Drive, Gawler
REMISSION \$58.26
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505180.0140
PROPERTY ADDRESS 20 McNaughton Drive, Gawler
REMISSION \$33.73
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505180.0160
PROPERTY ADDRESS McNaughton Drive, Gawler
REMISSION \$59.11
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505190.0280
PROPERTY ADDRESS 103 Medici Drive, Gawler
REMISSION \$197.06
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505190.0420
PROPERTY ADDRESS 102 Medici Drive, Gawler
REMISSION \$219.89
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505240.0080
PROPERTY ADDRESS Old Kindred Road, Forth
REMISSION \$586.26
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505310.0060
PROPERTY ADDRESS 147 Picketts Road, Gawler
REMISSION \$71.02
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505310.0160
PROPERTY ADDRESS 150 Picketts Road, Gawler
REMISSION \$657.05
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505320.0040
PROPERTY ADDRESS Pine Road, Penguin
REMISSION \$503.39
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505350.1700
PROPERTY ADDRESS 116 Preston Road, Gawler
REMISSION \$110.40
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505370.0440
PROPERTY ADDRESS 242 Purtons Road, North Motton
REMISSION \$267.45
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505600.0040
PROPERTY ADDRESS 7 Station Road, North Motton
REMISSION \$23.34
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505610.0060
PROPERTY ADDRESS 82 Storeys Road, Central Castra
REMISSION \$328.45
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505640.0520
PROPERTY ADDRESS 250 Stubbs Road, Turners Beach
REMISSION \$182.05
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505640.0540
PROPERTY ADDRESS 270 Stubbs Road, Turners Beach
REMISSION \$151.20
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505670.0140
PROPERTY ADDRESS Swamp Road, Kindred
REMISSION \$11.88
REASON Property revalued following objection to general revaluation

<i>PROPERTY NO.</i>	505670.0220
<i>PROPERTY ADDRESS</i>	110 Swamp Road, Kindred
<i>REMISSION</i>	\$77.27
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505710.0260
<i>PROPERTY ADDRESS</i>	275 Top Gawler Road, Gawler
<i>REMISSION</i>	\$472.09
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505710.0660
<i>PROPERTY ADDRESS</i>	78 Top Gawler Road, Gawler
<i>REMISSION</i>	\$184.00
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505750.0080
<i>PROPERTY ADDRESS</i>	47 Von Bibras Road, Gawler
<i>REMISSION</i>	\$71.31
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505750.0180
<i>PROPERTY ADDRESS</i>	120 Von Bibras Road, Gawler
<i>REMISSION</i>	\$245.32
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505820.0480
<i>PROPERTY ADDRESS</i>	266A West Gawler Road, Gawler
<i>REMISSION</i>	\$294.39
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505840.0700
<i>PROPERTY ADDRESS</i>	194 Westridge Road, Penguin
<i>REMISSION</i>	\$63.15
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505860.0635
<i>PROPERTY ADDRESS</i>	58 Whitehills Road, Penguin
<i>REMISSION</i>	\$93.72
<i>REASON</i>	Property revalued following objection to general revaluation
<i>PROPERTY NO.</i>	505910.0120
<i>PROPERTY ADDRESS</i>	Winduss Road, Gunns Plains
<i>REMISSION</i>	\$140.76
<i>REASON</i>	Property revalued following objection to general revaluation

PROPERTY NO. 505940.0180
PROPERTY ADDRESS 450 Wyllies Road, Riana
REMISSION \$460.33
REASON Property revalued following objection to general revaluation

PROPERTY NO. 505940.0340
PROPERTY ADDRESS 460 Wyllies Road, Riana
REMISSION \$74.29
REASON Property revalued following objection to general revaluation.”

Total to date of rates amended due to objections to revaluation – \$45,001.94.”

The Executive Services Manager reported as follows:

“The *Local Government Act 1993* provides that a council, by absolute majority, may grant a remission of all or part of any rates.”

■ Cr van Rooyen moved and Cr Mckenna seconded, “That the following remissions be approved:

- . Property No. 100180.0080 – \$68.84
- . Property No. 100185.0040 – \$283.88
- . Property No. 100195.0020 – \$339.42
- . Property No. 100195.0060 – \$416.55
- . Property No. 100210.0020 – \$135.76
- . Property No. 100270.0440 – \$46.36
- . Property No. 100430.0060 – \$111.09
- . Property No. 100447.0120 – \$187.21
- . Property No. 100530.0120 – \$204.17
- . Property No. 100530.0160 – \$42.86
- . Property No. 100540.0220 – \$104.90
- . Property No. 100580.0220 – \$43.39
- . Property No. 100625.0105 – \$178.96
- . Property No. 100640.0610 – \$256.10
- . Property No. 100680.0180 – \$68.34
- . Property No. 100690.0200 – 141.92
- . Property No. 100710.0160 – \$75.38
- . Property No. 100715.0160 – \$274.61
- . Property No. 100730.0040 – \$69.53
- . Property No. 100800.0780 – \$117.24
- . Property No. 100810.1140 – \$58.24
- . Property No. 100830.0180 – \$70.37
- . Property No. 100850.0680 – \$54.08
- . Property No. 100900.0160 – \$840.25

CORPORATE & COMMUNITY SERVICES

.	Property No. 100970.0040	-	\$160.44
.	Property No. 101190.0200	-	\$117.25
.	Property No. 101190.0240	-	\$633.36
.	Property No. 101230.0200	-	\$92.57
.	Property No. 101270.0160	-	\$127.78
.	Property No. 101270.0320	-	\$80.23
.	Property No. 101270.0340	-	\$91.84
.	Property No. 101310.0020	-	\$90.18
.	Property No. 101340.1400	-	\$131.86
.	Property No. 101340.1480	-	\$299.22
.	Property No. 101340.1960	-	\$249.93
.	Property No. 101440.0520	-	\$101.79
.	Property No. 101485.0100	-	\$171.09
.	Property No. 101510.0220	-	\$107.98
.	Property No. 101520.0230	-	\$70.97
.	Property No. 101560.0870	-	\$339.42
.	Property No. 101710.0460	-	\$264.05
.	Property No. 101710.1140	-	\$157.28
.	Property No. 101740.0080	-	\$56.93
.	Property No. 101810.0200	-	\$111.09
.	Property No. 101830.0200	-	\$339.38
.	Property No. 202030.0097	-	\$185.13
.	Property No. 202050.1140	-	\$38.64
.	Property No. 202050.1480	-	\$169.71
.	Property No. 202060.0040	-	\$265.35
.	Property No. 202180.0700	-	\$20.81
.	Property No. 302330.0040	-	\$101.83
.	Property No. 302490.0020	-	\$41.60
.	Property No. 403030.0100	-	\$53.57
.	Property No. 403030.0480	-	\$100.44
.	Property No. 403120.0500	-	\$195.62
.	Property No. 403150.0170	-	\$231.42
.	Property No. 403150.0900	-	\$148.58
.	Property No. 403280.1640	-	\$325.68
.	Property No. 403300.0180	-	\$197.47
.	Property No. 403340.0010	-	\$256.60
.	Property No. 403420.0040	-	\$312.72
.	Property No. 403430.0040	-	\$123.43
.	Property No. 403440.0100	-	\$200.56
.	Property No. 403475.0330	-	\$116.03
.	Property No. 403475.1040	-	\$331.30
.	Property No. 403475.1160	-	\$568.40
.	Property No. 403485.0740	-	\$341.04

CORPORATE & COMMUNITY SERVICES

.	Property No. 403570.2220	-	\$187.84
.	Property No. 403570.0660	-	\$52.02
.	Property No. 403570.2100	-	\$135.21
.	Property No. 403615.0100	-	\$202.06
.	Property No. 504210.0050	-	\$71.94
.	Property No. 504270.2540	-	\$337.97
.	Property No. 504270.2880	-	\$47.55
.	Property No. 504270.3000	-	\$100.76
.	Property No. 504270.3240	-	\$683.08
.	Property No. 504290.0120	-	\$138.00
.	Property No. 504290.0340	-	\$40.81
.	Property No. 504325.0040	-	\$85.86
.	Property No. 504360.0080	-	\$26.74
.	Property No. 504430.0210	-	\$240.83
.	Property No. 504430.0250	-	\$285.41
.	Property No. 504480.0040	-	\$203.29
.	Property No. 504480.0080	-	\$189.68
.	Property No. 504490.0240	-	\$180.66
.	Property No. 504600.0180	-	\$39.87
.	Property No. 504825.0020	-	\$127.78
.	Property No. 504870.0300	-	\$374.44
.	Property No. 504870.0600	-	\$131.85
.	Property No. 504870.1260	-	\$260.66
.	Property No. 504950.0080	-	\$317.81
.	Property No. 505090.0220	-	\$312.79
.	Property No. 505170.0040	-	\$251.24
.	Property No. 515170.0060	-	\$536.65
.	Property No. 505180.0080	-	\$159.45
.	Property No. 505180.0100	-	\$58.26
.	Property No. 505180.0140	-	\$33.73
.	Property No. 505180.0160	-	\$59.11
.	Property No. 505190.0280	-	\$197.06
.	Property No. 505190.0420	-	\$219.89
.	Property No. 505240.0080	-	\$586.26
.	Property No. 505310.0060	-	\$71.02
.	Property No. 505310.0160	-	\$657.05
.	Property No. 505320.0040	-	\$503.39
.	Property No. 505350.1700	-	\$110.40
.	Property No. 505370.0440	-	\$267.45
.	Property No. 505600.0040	-	\$23.34
.	Property No. 505610.0060	-	\$328.45
.	Property No. 505640.0520	-	\$182.05
.	Property No. 505640.0540	-	\$151.20

.	Property No. 505670.0140 –	\$11.88
.	Property No. 505670.0220 –	\$77.27
.	Property No. 505710.0260 –	\$472.09
.	Property No. 505710.0660 –	\$184.00
.	Property No. 505750.0080 –	\$71.31
.	Property No. 505750.0180 –	\$245.32
.	Property No. 505820.0480 –	\$294.39
.	Property No. 505840.0700 –	\$63.15
.	Property No. 505860.0635 –	\$93.72
.	Property No. 505910.0120 –	\$140.76
.	Property No. 505940.0180 –	\$460.33
.	Property No. 505940.0340 –	\$74.29.”

Carried unanimously and by absolute majority

Crs Robertson and Fuller returned to the meeting at this stage.

161/2008 Debtor remissions

The Director Corporate & Community Services reported as follows:

“The following debtor remissions are proposed for the Council’s consideration:

<i>DEBTOR NO.</i>	5634
<i>PROPERTY ADDRESS</i>	9 Knights Road, West Ulverstone
<i>REMISSION</i>	\$90.20
<i>REASON</i>	Leaking water pipe running underground – as per Council policy (Minute No. 383/2003 – 13.10.2003)

<i>DEBTOR NO.</i>	6871
<i>PROPERTY ADDRESS</i>	7 Leven Street, Ulverstone
<i>REMISSION</i>	\$85.36
<i>REASON</i>	Leaking water pipe running underground – as per Council policy (Minute No. 383/2003 – 13.10.2003)

<i>DEBTOR NO.</i>	975850
<i>REMISSION</i>	\$242.50
<i>REASON</i>	Debt currently lodged with Tasmanian Collection Service – advised that the debtor has numerous outstanding accounts and likelihood of recovery is very remote – costs relate to the towing and impounding of an abandoned motor vehicle in June 2003.”

■ Cr Deacon moved and Cr (J) Bonde seconded, “That the following remissions be approved:

- . Debtor No. 5634 – \$90.20
- . Debtor No. 6871 – \$85.36
- . Debtor No. 975850 – \$242.50.”

Carried unanimously

162/2008 Gunns Plains Community Hall – Contribution to ongoing costs

The Director Corporate & Community Services reported as follows:

“PURPOSE

The purpose of this report is for the Council to consider making a contribution towards the costs of the Gunns Plains Community Hall in order for both the Gunns Plains Community Association Inc. and the Council to ascertain if there are alternative uses for the Hall.

BACKGROUND

The President of the Gunns Plains Community Association Inc. has written asking the Council to assist the Association with the ongoing commitments towards the running of the Hall.

The request is outlined as below:

‘Following recent meetings between representatives of the Gunns Plains Community Association, yourself, and the Mayor, I am now writing to ascertain whether or not Central Coast Council may be able to assist us with our ongoing commitment to, and future projects for the Gunns Plains Community Hall.

Over the past few years, the Gunns Plains community has changed in it’s demographic set up, and there are now very few “old timers” who are interested in using the Hall in the way it has been utilised in the past. With a largely different set of people, and with modern lifestyle changes, it is no longer feasible to retain the Hall for an annual dance, community casserole night, Christmas Carol service, or for the occasional local wedding or party. Our committee has — with the support and continued input of the local community — been working on exploring more diverse ways of utilising the facilities of the Hall.

However, due to a current restricted income from the Hall, and a proportion of volunteer fatigue (or burnout) in some of our long term workers, the committee were

facing a crossroads crisis:- Do we continue to spend our time and effort on the Hall, to find other sources of income for maintenance and ongoing costs - eg insurance, electricity etc, or do we close the Hall? (Over the past two years the committee has installed a new water tank, new guttering, revamped the kitchen, and had plans drawn up for a disabled toilet.) At a well attended public meeting held on April 9th 2008, it was adamantly agreed that the Hall should not be closed, and that we should explore every possibility of increasing the uses of the Hall, and thereby increasing the income. Several realistic ideas for projects were put forward and are currently being followed up, and members offered time, services, ongoing commitment and financial support.

The Gunns Plains Community Association are requesting some financial assistance from the Central Coast Council for a period of twelve months, in order to explore future possibilities and projects for the Hall. This would give us a “breathing space” so that we can investigate the future viability of other options and provide an indication of the future sustainability of the Hall. The aim of the Gunns Plains Community Association is to have the Hall used as a venue for various activities on 25 occasions throughout the year. The underlying feeling is that the people of the area do not want to lose their Hall. With the closure of the only local shop, there is now no other neutral ground for any formal or informal meetings, or activities, in the area.

The committee is looking forward to working with the Central Coast Council in our endeavours to provide a sustainable future for the Hall. We feel that the continued availability of the Gunns Plains Hall will not only prove beneficial to the local community, but to the community in general and the Central Coast Council. The committee will be very grateful for any assistance which the Central Coast Council can provide.

Looking forward to hearing from you in the near future, and thanking you for your assistance and support.'

DISCUSSION

The Gunns Plains Hall is owned and run by the Gunns Plains community. As the social fabric of small rural communities has changed over the years for reasons including, but not limited to, technology and transport, the traditional uses of the Hall have declined.

The Association is asking for a contribution towards its operating costs while it looks at alternative uses for the Hall. While the Council is not responsible for the operations of the Hall, there is an opportunity for Council staff to work with the Association to look at alternative uses of the Hall to increase its viability and allow for it to remain an asset for the Gunns Plains community. With the Association's

knowledge of its community and Council staff contacts, there may be areas that can be explored, including arts and tourism.

One of the main ongoing costs for the Association is the payment of its public liability insurance which amounts to approximately \$723 per annum.

It is recommended that the Council contribute to the annual operating costs of the Hall for a one-year period only by paying the public liability insurance, conditional on the Association working with the Council to explore avenues for increasing the viability of the Hall.

CONSULTATION

The Mayor and Director Corporate & Community Services have met with the executive of the Association as well as other interested Gunns Plains community members to work through a process to help build the viability of the Gunns Plains Hall to the community.

IMPACT ON RESOURCES

An amount of approximately \$750 would need to be included in the Council's Estimates to pay the public liability insurance. Staff time in working with the Association would come out of existing resources.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- Support an accessible, diverse and rich range of community arts and cultural activities
- Provide effective management of recreation facilities and open space
- Plan for and develop a sustainable community.

CONCLUSION

It is recommended that the Council contribute to the annual operating costs of the Hall for a one-year period only by paying the public liability insurance, conditional on the Association working with the Council to explore avenues for increasing the viability of the Hall.”

As he wished to move a motion, the Mayor vacated the chair in accordance with the provisions of the *Local Government (Meeting Procedures) Regulations 2005*.

The Deputy Mayor assumed the Chair vacated by the Mayor.

■ Cr Downie moved and Cr van Rooyen seconded, “That the Council contribute to the annual operating costs of the Gunns Plains Hall initially for a one-year period, by paying the public liability insurance, electricity account, auditing fees and land tax, amounting to \$1,208.30, conditional on the Gunns Plains Community Association Inc. working with the Council to explore avenues for increasing the viability of the Hall.”

Carried unanimously

■ Cr (L) Bonde moved and Cr Fuller seconded an amendment, “That the Council contribute to pay \$2,000.00 to the operational costs of the Gunns Plains Hall for a one-year period, subject to review, conditional on the Gunns Plains Community Association Inc. working with the Council to explore avenues for increasing the viability of the Hall.”

Voting for the amendment
(4)
Cr (J) Bonde
Cr (L) Bonde
Cr Fuller
Cr Howard

Voting against the amendment
(6)
Cr Downie
Cr Robertson
Cr Barker
Cr Deacon
Cr McKenna
Cr van Rooyen

Amendment Lost

Motion Carried

The Mayor resumed the Chair.

Cr (J) Bonde left the meeting at this stage.

163/2008 Central Coast Youth Strategy 2008–2013

The Director Corporate & Community Services reported as follows:

“The Community Development Officer has prepared the following report:

PURPOSE

The purpose of this report is to present the Central Coast Youth Strategy 2008–2013 to the Council for consideration. A copy of the Strategy is attached.

BACKGROUND

The Central Coast Youth Strategy is the culmination of the Council's objective to support equality for young people by providing opportunities for their development and growth and engaging them in community decision making as outlined in the Central Coast Strategic Plan 2004–2009.

The Strategy framework provides strategic guidelines for fostering and supporting young people, their needs and roles, in the community.

Support for the development of the Youth Strategy has also come to light via the community consultations that were undertaken in 2006–2007 in the municipal area. The Strategy also addresses many of the goals which were outlined in the revised Tasmania Together Benchmarks 2007.

DISCUSSION

The need for the Central Coast Council to have a Youth Strategy was identified through the Community Plans 2006–2007 as well as the Council's Strategic Plan 2004–2009. The development of the Strategy was made possible through a Local Government Seed Funding Grant that was provided by the Office of Children and Youth Affairs.

The Strategy has not been developed as a "stand alone" document, but rather, a measured approach towards developing and supporting a clear direction to enable effective future planning for our young people.

The Council has long acknowledged that we must be responsive to the needs of young people as valued members of our community; their contributions to daily life are vital, and their ideas and energy key to the current and future vitality of our community. Approximately 3,600 young people in the twelve to twenty-five year age group (just over 16% of the total population) reside in our community.

Discussions with both internal and external stakeholders, focusing on the actions outlined in the latter half of the Plan have also taken place; the outcome of which has been to ensure that the actions support the strategies and that the timeframes for completion are realistic and attainable.

CONSULTATION

A consultative process was implemented throughout the Strategy's development; with the Office of Children and Youth Affairs, Volunteers Tasmania, the School of Sociology and Social Work at University of Tasmania,

Australian Bureau of Statistics, Central Coast schools and a range of community groups such as Enormity, Rotaract and Leo.

These bodies provided feedback that was very important within the context of national and regional perspectives. During this time dialogue was taking place with community members, each of whom were able to contribute according to the area of their expertise. A workshop was also conducted with Councillors on 12 May 2008.

The process of consultation is ongoing and will be sought as actions evolve.

IMPACT ON RESOURCES

At this point in time there is no immediate impact on resources; however, over the lifetime of the Strategy some financial resources will have to be allocated from Council budgets. Wherever possible, funds/resources will be sought through grants.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Provide opportunities for the development and growth of young people
- . Engage young people in community decision making.

The Central Coast Youth Strategy 2008–2013 meets these objectives.

CONCLUSION

It is recommended that the Central Coast Youth Strategy 2008–2013 be adopted.'

The report is supported."

The Executive Services Manager reported as follows:

"A copy of the Central Coast Youth Strategy 2008–2013 has been circulated to all Councillors."

■ Cr Robertson moved and Cr McKenna seconded, "That the Central Coast Youth Strategy 2008–2013 be adopted."

Cr (J) Bonde returned to the meeting at this stage

Motion

Carried unanimously

ASSETS & ENGINEERING

164/2008 Councillors' questions on notice (147/2008 – 19.05.2008)

The General Manager reported as follows:

“The following question on notice have been received from Cr Fuller:

‘Please provide response to the following issues arising from draft budget provided to Councillors on 28th April 2008.

In the Environmental Engineering section of the 2008–2009 draft budget there is a request for new recurrent funds of \$10,000 for the maintenance of Phoenix Palms recently relocated to Fairway Park.

Minute 232/2007 shows that Council allocated an amount of \$60,000 for the removal, replacements and repairs of associated kerb and channelling, in the 2007–2008 capital funding program.

- 1 How much of the allocated funding was used for the removal, replacement and associated repairs during 2007–2008?
- 2 If there were any unspent funds from the \$60,000, what happens to those funds?
- 3 Were Councillors advised during meetings for Minutes 232/2007 or 428/2007 that there would be an ongoing cost for maintenance to the order of \$10,000 p.a.?

The following answers are provided by the Director Assets & Engineering:

- 1 The actual approved allocation in the 2007–2008 Capital budget was:

Roads – Urban Sealed

Safety Improvements

. Kings Parade – Kerb and footpath \$172,000

This was subsequently split up as:

52197.03 Kings Parade – Kerb and footpath \$112,000

52197.04 Kings Parade – Tree removal \$60,000

Current expenditure has been allocated as follows:

52197.03	Kings Parade – Kerb and footpath	\$59,000
52197.04	Kings Parade – Tree removal	\$74,000
	Total expenditure to date	\$133,000
	Unexpended funds	\$39,000

- 2 Unspent capital funds have been used for the Forth Road Upgrade which involved some additional costs due to unforeseen circumstances.
- 3 Extract from Minute No. 232/2007 – 18.06.2007

‘IMPACT ON RESOURCES

...an allocation will need to be given consideration in the 2007–2008 Estimates. A cost to prune the six Phoenix Palms will need to be added to the budget bi-annually. The palms have not been pruned for approximately ten years, therefore the initial pruning will be the most costly with subsequent pruning estimated at around \$4,000.’

The cost of the initial pruning was estimated at \$10,000. The initial pruning work was actually incorporated in the capital works.

The \$10,000 request for on-going maintenance involved \$5,000 for actual maintenance and \$5,000 for interpretation (panels and signs) and consultant. It has been decided to undertake the maintenance from the normal budget allocation, noting that we will not have the costs of footpath cleanup and bird disruption that was required in Kings Parade.”

165/2008 Vandalism – Graffiti removal policy

■ Cr Howard (having given notice) moved and Cr McKenna seconded, “That this Council, by policy, take positive action to remove all graffiti on Council-owned assets (or advise the owner of non Council-owned assets) throughout the Central Coast municipal area; such action to be undertaken (weather permitting, and excluding weekends and public holidays) within 48 hours of being reported, and that Council staff be made aware of a responsibility in taking action to comply with this direction.”

Cr Howard, in support of his motion, submitted as follows:

- “1 Graffiti detracts from the appearance of an area or community and promotes an image of non caring and disregard.
- 2 Graffiti is used in many instances to destroy and tarnish a public image of a person or persons.
- 3 Graffiti detracts from the image to lifestyle Council and the community strive so hard to achieve and is offensive to tourists and visitors.
- 4 Council’s Strategic Plan places a responsibility on Council to retain natural aesthetics and environment by maintaining community facilities free from wilful destruction which includes graffiti.
- 5 Graffiti has a distinct emotional impact on our elderly residents and sends forth an impression of abandonment and lack of discipline.
- 6 Annexure A, being photos of graffiti in the Penguin area, shows samples of offensive graffiti in one area of Central Coast.
- 7 Instant removal of graffiti is considered the responsible and positive course of action to be taken in combating this wilful and degrading form of vandalism.”

The Director Assets & Engineering reported as follows:

“PURPOSE

This report considers a motion on notice from Cr Howard proposing that the Council adopt a policy determining the timely removal of unauthorised graffiti throughout the Central Coast municipal area.

BACKGROUND

Cr Howard’s supporting comments provide background to his motion.

In respect to this motion it does to some degree tie in with a policy of the Council in respect to vandalism as follows (Minute Nos 325/96 – 26.08.96; amended 69/2000 – 21.02.2000):

‘That the Council offer a cash reward of an amount of up to \$2,000 for information leading to the future conviction of a person or persons involved in acts of vandalism to public property within the Central Coast municipal area, and that:

- 1 the matter of when to offer the reward and the amount offered be left in the hands of the Mayor and the General Manager after consultation with the local Police Officer-in-Charge; and
- 2 the recovery of the reward and the cost of restoring damage to property be vigorously pursued in a court of law together with that of a substantial penalty.'

DISCUSSION

The Works Group Leader reported as follows:

'Vandalism information associated with Works has been captured through two processes:

- 1 via an insurance claim – property damage in excess of \$2,500; and
- 2 via internal recording methods for damage less than the claimable amount, these costs being directly attributed to the specific asset.

In relation to Item 2, the process is that vandalism repair is requested through Conquest. A Work Instruction is issued and the works are completed. There is also a Vandalism Report form that is completed for internal filing (for reference by Police if required) and photos generally accompany the report.

It is suggested that the Council adopt a standard approach to the capturing of vandalism costs and also develop a Corporate Procedure for the recording and reporting of incidences. This information would then be readily available for court or mediation sessions. These occur reasonably frequently between the Council/Police/offender. This would also provide more accurate data for future consideration by the Council.

An Operational Procedure needs to be developed for the response to vandalism calls, including a process for reporting/notification of vandalism on non-Council infrastructure.

This could include objective timeframes for removal of graffiti but there are many variables. The aim should be to remove as soon as possible as it is generally easier when fresh and reduces the notoriety for graffiti vandals. Much of our graffiti is painted over, given the use of oil-based products and the difficulty of removal.

The Council may need to quantify vandalism under the reward for information policy on vandalism in the municipal area, as some Council policies encompass aspects of environmental vandalism and dumping.

I believe to date there has not been a reward offered under the policy so there has been no impact on budgets. If the reward was lifted to \$5,000 (maximum), this could have significant impact on specific allocations. The Council needs to make a specific estimate allowance, noting the yearly expense varies.'

The Works Group Leader's report is supported.

It is noted that Council staff currently clean up graffiti as soon as possible on Council assets but cleanup of the assets of others, such as the Department of Infrastructure, Energy and Resources, rail and private property, is difficult to achieve at times. The best we can do with non-Council assets is to advise the asset owner within the time period suggested and encourage the asset owner to remove the graffiti as soon as possible. It is noted that most of the example photos provided are of non-Council assets.

CONSULTATION

There has been no consultation in respect to the matter as the motion relates to an operational process only.

IMPACT ON RESOURCES

The Works Group Leader further reported as follows:

'Non-claimable vandalism is not currently identified, with the exception of public conveniences. Average expenditure for the last five years is approximately \$14,500 which equates to 9% of the total operational budget of \$160,000 for public conveniences.

It is difficult to assess vandalism costs to other assets, e.g. road signs, guide posts, park furniture, vegetation, garbage receptacles, as vandalism costs are not assigned in these asset classes. It is suggested that a number be assigned to each major asset class to capture the relative data in the future.

The estimated typical cost for vandalism is \$40,000 – 50,000 per year. Of this amount, current graffiti expenditure is at approximately \$4,000 – 5,000 per year.

It is generally accepted that on a national basis graffiti constitutes approximately 8–10% of malicious vandalism/damage to property. The City

of Sydney Council in the 2005–2006 financial year removed 242,797 incidents of graffiti vandalism and currently spends around \$3 million per year on clean-up costs.’

The Works Group Leader’s report is supported.

Whilst the comparison to Sydney is noted, vandalism and graffiti is relative to population and the national average cost would appear similar to the figures of this Council.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Provide effective leadership
- . Foster community leadership
- . Meet our statutory and regulatory obligations
- . Develop and manage sustainable infrastructure
- . Create a municipal area that is productive and socially and aesthetically attractive.

CONCLUSION

Cr Howard’s motion is achievable and it submitted for consideration.”

The Executive Services Manager reported as follows:

“A copy of Annexure A provided by Cr Howard has been circulated to all Councillors.”

Motion

Carried unanimously

166/2008 Encouragement of recycling for composting and gardening

- Cr (L) Bonde (having given notice) moved and Cr Robertson seconded, “That the Council:
 - 1 conduct an extensive publicity campaign to encourage ratepayers in the urban area of Central Coast to recycle household food scraps by disposing of them by burying them on their property; and
 - 2 encourage ratepayers to produce a portion of their vegetable and fruit requirements themselves which could reduce grocery bills and encourage a healthy lifestyle.”

Cr Bonde, in support of his motion, submitted as follows:

“It is my opinion that by encouraging ratepayers to recycle their household waste and caring for a vegetable garden, the Central Coast Council would assist in making a large contribution to the health and wellbeing of our community at little cost.

We have an ever-increasing health and wealth problem in our community, that we as a community will by necessity have to address. Care of a garden is not only good exercise but can be an excellent health therapy as well. To a very large extent our health is guided by what we eat, and your own garden has a definite influence in eating habits.

I believe in cycle pathways and all form of exercise with sport but they do not satisfy all the needs of our community in the way of exercising activities, because I feel they only motivate the willing people who can afford it; whereas a garden will provide a considerable financial gain as well as valuable exercise, at little cost.

By encouraging the recycling of household food scraps Council could have a reduction in the weekly garbage collection of up to 20% which would be a considerable saving for Council.

I live on an ordinary-sized town block where we have planted 30 fruit trees around the fence which gives fruit all the year. As well I grow rhubarb, strawberries and raspberries. We also grow a number of vegetables. All this makes a considerable reduction in our grocery bill.

There are several ways of disposing of household scraps, such as:

- 1 tumbling compost bins (very efficient);
- 2 compost pits (which will take leaves and small branches);
- 3 worm farms (which will also take quantities of newspaper); or
- 4 just systematically bury the waste in the garden (and that is what I do, because it is easy and efficient).

There are several books on gardening available as well as gardening clubs inviting people to join.

Climate change will help to dictate the ever-increasing demand and cost of vegetables, whereas a garden can provide not only a personal pride but a considerable monetary gain as well as an improvement in healthy eating habits; all this with little cost to Council or the community.

I have often heard ratepayers complain that their garbage collection bin is too small. The garden suggestion is my answer to that. It will work; it just needs a little push to get it started.”

The Director Assets & Engineering reported as follows:

“PURPOSE

This report considers a motion on notice from Cr (L) Bonde proposing that the Council conduct an extensive publicity campaign encouraging recycling for composting and gardening.

BACKGROUND

Cr Bonde’s supporting comments provide background to his motion.

DISCUSSION

The Director Development Services has provided the following comments.

‘The Cradle Coast Regional Waste Management Strategy has established a goal of working with the community to take ownership of waste avoidance and re-use.

To achieve this goal the strategy has identified that community education and feedback must be carried out. Most certainly this will involve the promotion of measures such as domestic composting, source separation and re-use options.

The Cradle Coast Waste Management Group (CCWMG) has been formed to implement the strategy with funding provided by the regional waste management levy.

Rather than embarking on a Central Coast Council educational program, it may be more effective to direct the Councillor’s Notice of Motion to the CCWMG for consideration in the planned community educational programs.’

The Director’s comments are supported.

CONSULTATION

No consultation has been undertaken in respect of this matter.

IMPACT ON RESOURCES

The impact on resources is subject to further investigation under the Waste Management Strategy.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Provide effective leadership
- . Meet our statutory and regulatory obligations.

CONCLUSION

Cr Bonde’s motion is submitted for consideration.”

Voting for the motion

(6)

Cr Downie

Cr Robertson

Cr Barker

Cr (L) Bonde

Cr Howard

Cr McKenna

Voting against the motion

(4)

Cr (J) Bonde

Cr Deacon

Cr Fuller

Cr van Rooyen

Motion

Carried

167/2008 Opening of Trevor Street, Ulverstone (part)

The Director Assets & Engineering reported as follows:

“It is necessary to formally resolve that the Council intends to ‘open’, after the expiration of 28 days, the following street which has been constructed in a new subdivision:

- . Trevor Street, Ulverstone (part).”

The Executive Services Manager reported as follows:

“A plan of Trevor Street, Ulverstone (part), has been circulated to all Councillors.”

■ Cr Robertson moved and Cr Howard seconded, “That, having given notice in accordance with the *Local Government (Highways) Act 1982*, the Council open as a highway Trevor

Street, Ulverstone (part) (a plan of the street being appended to and forming part of the minutes).”

Carried unanimously

168/2008 Trevor Street, Ulverstone (part) – Certificate of completion

The Director Assets & Engineering reported as follows:

“It is necessary for the Council to certify that the following street has been constructed substantially in accordance with the plans and specifications approved by the Council:

- Trevor Street, Ulverstone (part).”

The Executive Services Manager reported as follows:

“A plan of Trevor Street, Ulverstone (part), has been circulated to all Councillors.”

■ Cr Robertson moved and Cr Barker seconded, That the Council certify under the hand of the Corporation’s engineer that Trevor Street, Ulverstone (part) (a plan of the street being appended to and forming part of the minutes) has been constructed substantially in accordance with the plans and specifications approved by the Council.”

Carried unanimously

169/2008 Asset Management Policy – Adoption

The Director Assets & Engineering reported as follows:

“PURPOSE

This report considers the adoption by the Council of an Asset Management Policy.

BACKGROUND

The Asset Management Group Leader reported as follows:

‘The Central Coast Council joined the Local Government Association of Tasmania’s Asset Management Improvement (TAMI) program in 2007 and that process identifies the need for an Asset Management Policy.

DISCUSSION

The TAMI process requires the adoption by the Council of an Asset Management Policy.

The attached Policy has been prepared for adoption.

The purpose of the Policy is to outline why asset management is relevant, to document principles and set a corporate framework for undertaking asset management in a structured and co-ordinated way.

It describes definitions used in asset management as well as principles by which asset management should be undertaken.

It describes how asset management complements and builds on the Council's Strategic Plan and the benefits achieved, as well as setting out roles and responsibilities of the Council, the Asset Management Team, Asset Management Leaders and employees.

CONSULTATION

Consultation has been undertaken in conjunction with the TAMI consultants, the Service and Asset Management Team and the Senior Management Team.'

The Asset Management Group Leader's report is supported.

IMPACT ON RESOURCES

There is no direct impact on resources to implement the Policy.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Plan for and develop a sustainable community
- . Develop and manage sustainable infrastructure.

CONCLUSION

It is recommended that the Asset Management Policy be adopted."

The Executive Services Manager reported as follows:

"A copy of the Asset Management Policy – May 2008 has been circulated to all Councillors."

- Cr Deacon moved and Cr van Rooyen seconded, "That the Asset Management Policy - May 2008 be adopted."

Carried unanimously

170/2008 Tenders for Domestic Refuse Collection Service

The Director Assets & Engineering reported as follows:

PURPOSE

This report considers tenders for the provision of the Domestic Refuse Collection Service for the Central Coast Council.

BACKGROUND

The Domestic Refuse Collection Service is currently provided by Jones' Waste Management and is operating on a month to month basis, with Contract No. 5/2000-01 having officially terminated on 30 September 2007.

DISCUSSION

The Environmental Engineering Group Leader reported as follows:

'The public tender process, including preparation of tender documentation, liaison with tenderers and assessment of tenders, was conducted by Dulverton Waste Management on behalf of three of the four member Councils; Central Coast, Latrobe and Kentish. The Dulverton Waste Management tender assessment report, dated 30 April 2008, is provided below.

"1.1 Background

Dulverton Waste Management prepared and called tenders for Domestic Refuse collection for Central Coast, Latrobe and Kentish Councils. The basis for combining this tender process was to gain the best possible price for Councils. Tender documents are enclosed.

1.2 Calling Tenders

Tenders were called on Saturday 23rd February 2008, with advertisements appearing in the Advocate and Mercury Newspapers. Tender documents were requested by the following contractors:

- . Jones Waste Management
- . Aussie Waste Management
- . Veolia Environmental Services

1.3 Closing of Tenders

At the close of tenders on Wednesday 9th April 2008, three tenders were received as follows:

Tenderer	Total Tender Price (inc GST)		Cost Saving offered if awarded all three Council Collection Area (inc GST)	
	Portion A, B & C (Option 1)	Portion A, B & C (Option 2)	Portion A, B & C (Option 1)	Portion A, B & C (Option 2)
Jones Waste Management	\$484,540.40	\$557,413.20	\$0.00	\$0.00
Aussie Waste Management	\$543,074.16	\$614,490.96	\$8,146.11	\$9,217.36
Veolia	\$603,473.64	\$706,176.24	\$51,054.30	\$91,769.70

1.4 Tender Assessment

The tenders were checked for arithmetical correctness and conformity to the Specification, Tender Booklet and Notice to Tenderers issued during the tender period.

Some aspects of the tendered prices were corrected to represent the revised number of bins to be collected; with the revised cost breakdown shown below. Note the costs are collection only and exclude any Provisional Quantities.

Tenderer	Jones Waste Management	Aussie Waste Management	Veolia
Central Coast Council (Weekly)	\$288,600.00	\$369,400.00	\$361,904.40
Kentish Council (Weekly)	\$81,931.20	\$74,327.76	\$99,147.36
Latrobe Council (Option 1 - Fortnightly)	\$88,673.00	\$88,982.40	\$123,594.90
Latrobe Council (Option 2 - Weekly)	\$160,544.80	\$161,413.20	\$222,279.20

1.5 Lowest Overall Tenderer – Jones Waste Management

Jones Waste Management are now part of the broader Wanless Wastecorp Group, while maintaining the Jones Waste Management name in Tasmania.

Jones Waste Management:

- . Offer the lowest overall tender value and have conformed to the requirements of the specification, tender booklet and notice to tenderers issued during the tender period.
- . Currently undertakes the refuse collection service for Latrobe and Central Coast Councils and from feedback from respective Councils they are performing satisfactorily, and there would be no reason not to award these two areas on the basis of past performance.
- . Have not offered a price saving if awarded all three Council collection areas, hence there is no overall benefit to award all three collection areas.
- . Are the lowest individual tendered price for Central Coast and Latrobe Councils.
- . Have offered to provide 2 x new collection trucks, compactor bodies and bin lifters for the overall contract.

- Have offered 1 x second hand collection truck which is approximately 6 years old as a spare, if the main collection trucks are unavailable due to breakdown or similar.

1.6 Second Lowest Tenderer – Aussie Waste Management

Aussie Waste Management:

- Have offered the second lowest overall price, and have conformed to the requirements of the specification, tender booklet and notice to tenderers issued during the tender period.
- Have offered the lowest price for Kentish Council on a fully separable basis.
- Have offered 3 x new collection trucks, compactor bodies and bin lifters for the overall contract.
- Have offered the availability of 2 x second hand collection trucks which are approximately 5 to 6 years old.
- Currently undertake collection service for Waratah/Wynyard Council.

1.7 Other Tenderers – Veolia

Veolia do not offer any basis for further consideration based on both Jones Waste Management and Aussie Waste Management tenders.

1.8 Recommendations

On a best value basis, the following Council collection areas are recommended.

	Tenderer	Tendered Price (\$/yr) (Excluding Provision Qty's)
Central Coast Council (Weekly)	Jones Waste Management	\$288,600.00
Kentish Council (Weekly)	Aussie Waste Management	\$74,327.76

Latrobe Council (Option 1 - Fortnightly)	Jones Waste Management	\$88,673.00
Latrobe Council (Option 2 - Weekly)	Jones Waste Management	\$160,544.80

We trust that our assessment is reasonable and achieves the best value for each individual Council.

If you have any queries or require clarification on any aspect of the above, please don't hesitate to contact the undersigned."

CONSULTATION

Dulverton Waste Management officers consulted with the tenderers during the tender process, and the tenders have been discussed with the Dulverton Waste Management CEO.

IMPACT ON RESOURCES

The impact on the Council's financial resources will be reduced in accepting the Jones' Waste Management tender.

The January 2008 revised average collection rate is effectively \$0.865 (GST inclusive) per tenement per week. The new average collection rate is expected to be about \$0.765 (GST inclusive) per tenement per week.

The new rate is some 13% less than the existing rate and would translate into a cost saving of approximately \$40,000 per year.'

The Environmental Engineering Group Leader's report is supported.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004-2009 includes the following objectives:

- . Meet our statutory and regulatory obligations
- . Develop and manage sustainable infrastructure.

CONCLUSION

It is recommended that the tender submitted by Jones' Waste Management Pty Ltd be accepted and approved by the Council."

- Cr Robertson moved and Cr McKenna seconded, “That the tender for the provision of the Domestic Refuse Collection Service submitted by Jones’ Waste Management Pty Ltd at the rate of \$0.75 (inc. GST) per tenement per week be accepted.”

Carried unanimously

171/2008 Tenders for Ulverstone Wastewater Treatment Plant ultraviolet disinfection system

The Director Assets & Engineering reported as follows:

PURPOSE

This report considers tenders for the design, supply, installation, commissioning and testing of the ultraviolet (UV) equipment only for a UV disinfection system for the Ulverstone Wastewater Treatment Plant (WWTP).

BACKGROUND

The Ulverstone WWTP was commissioned in 1983 and has operated in the same manner for the past 25 years to produce a high quality secondary-treated sewage effluent.

Installation of a disinfection process will further improve the treated sewage effluent standard, and the quality of the effluent discharged at the Picnic Point Outfall, by inactivating disease-causing micro-organisms such as bacteria, viruses and parasites.

This level of treatment will also allow a greater level of operational flexibility, providing the possibility of discharging appropriately treated effluent to the Leven River when undertaking work on the outfall pipelines and associated pumping infrastructure, or in emergency situations.

DISCUSSION

The Environmental Engineering Group Leader reported as follows:

‘The public tender process, including preparation of tender documentation, liaison with tenderers and assessment of tenders, was conducted by GHD Pty Ltd on behalf of the Council. Extracts from the GHD Pty Ltd tender assessment report, dated 5 May 2008, are provided below.

“This report reviews tenders received and makes recommendations on acceptance for Contract No. 32-13890, being the design, supply and

installation of ultraviolet disinfection equipment to the Ulverstone WWTP.

Calling of Tenders

Tenders for the Ulverstone WWTP ultraviolet disinfection project were advertised in the Examiner and Advocate Newspapers on Saturday 12th April 2008 and closed at GHD's Launceston office at 4pm on Wednesday 30th April 2008. In addition to the public advertisement, GHD contacted a number of reputable ultraviolet disinfection suppliers.

...

A notice to tenderers (Notice to Tenderers No. 1) was issued to all firms providing clarification and additional water quality information.

Tenders Received

At the closing of tenders, at 4pm on Wednesday 30th April 2008, the following five (5) tenders were received:

Tenderer	Tender Amount (Excluding GST)	UV Reactor Type (Channel or In-Pipe)
ITT Water and Wastewater	\$219,550.00 \$258,000.00	Channel In-Pipe
Aquatec Fluid Systems	\$272,000.00	In-Pipe
Contra-Shear Technology	\$404,607.00	In-Pipe
Waterform Technologies	\$818,223.80	In-Pipe
Orica Watercare UVTA	\$889,686.60	Channel

The above tenders include a Provisional Sum of \$25,000.00 to be used at the discretion of the Superintendent for works and items not included under the Tender.

Pre-Tender Estimate

The pre-tender estimate of the works comprising this contract, as determined by GHD Pty. Ltd. in its December 2006 report titled 'Report for Ulverstone Wastewater Treatment Plant Disinfection Options' was \$220,000.00 to \$260,000.00 +/- 30%.

Tender Evaluation

Completeness of Tenders

Tenders were assessed for completeness and conformity with the technical specification and tender requirements. Tenders were also checked for arithmetical correctness.

The Aquatec Fluid Systems tender was found to be a non-complying tender in that the proposed equipment is only capable of disinfecting half the specified required flow in peak times.

Lowest Tender

ITT Water and Wastewater are the lowest tenderer and are offering a Wadeco UV disinfections system, either channel or in-pipe. ITT have undertaken a number of similar wastewater UV installations throughout Australia.

...

ITT have confirmed that the proposed system is design to comply with the specified disinfection performance requirements.

A channel system is the suggested option for the Ulverstone WWTP UV disinfections as the effluent flows by gravity from the clarifier to the outfall and would require pumping if an in pipe system was used.

...

Other Tenders

All tenders were from reputable UV suppliers with extensive experience in the UV disinfection field, with all tenderers being capable of carrying out the works specified. The other complying tenders ranged from \$404,607.00 to \$889,686.60, hence are significantly more expensive than the ITT tender. In

comparison to the lowest tender there is no financial or project experience benefit for Council to consider the other tenders further...the tender price submitted by the other complying tenderers were considerable more expensive than the lowest tender and that of the pre-tender estimate, with no significant additional benefits to Council for the additional costs.

Recommendations

It is recommended that Central Coast Council accept the tender for Contract No. 32-13890, Ulverstone WWTP Ultraviolet Upgrade, submitted by ITT Water and Wastewater for a Wadeco channel UV disinfection system in the sum of \$219,550.00, including provisional sums.

...”

CONSULTATION

GHD staff consulted with the tenderers during the tender process. The tender submissions have been discussed with GHD staff.

IMPACT ON RESOURCES

The 2007–2008 budget allocation for this project is \$450,000. This includes the civil works and engineering fees plus the equipment of this tender. At this stage the cost of the project is still expected to be within the overall budget.’

The Environmental Engineering Group Leader’s report is supported.

CORPORATE COMPLIANCE

The Central Coast Strategic Plan 2004–2009 includes the following objectives:

- . Meet our statutory and regulatory obligations
- . Develop and manage sustainable infrastructure.

CONCLUSION

It is recommended that the tender submitted by ITT Water and Wastewater be accepted and approved by the Council.”

ASSETS & ENGINEERING

- Cr van Rooyen moved and Cr Roberston seconded, “That the tender for the design, supply, installation, commissioning and testing of ultraviolet (UV) equipment only for a UV disinfection system for the Ulverstone Wastewater Treatment Plant submitted by ITT Water and Wastewater Pty Ltd in the sum of \$219,550.00, including provisional sums (excl. GST) be accepted.”

Carried unanimously

CLOSURE OF MEETING TO THE PUBLIC

172/2008 Meeting closed to the public

The Executive Services Manager reported as follows:

“The *Local Government (Meeting Procedures) Regulations 2005* provides that a meeting of a council is to be open to the public unless the council, by absolute majority, decides to close the meeting or part of the meeting because it wishes to discuss a matter (or matters) in a closed meeting and the Regulations provide accordingly.

Moving into a closed meeting is to be by procedural motion. Once a meeting is closed, meeting procedures are not relaxed unless the council so decides.

It is considered desirable that the following matters be discussed in a closed meeting:

- . Minutes and notes of other organisations and committees of the Council;
- . Local Government Association of Tasmania – Election 2008; and
- . Personnel movements.

These are matters relating to:

- . information provided to the Council on the condition it is kept confidential; and
- . personnel.”

■ Cr Robertson moved and Cr McKenna seconded, “That the Council close the meeting to the public to consider the following matters, they being matters relating to:

- . information provided to the Council on the condition it is kept confidential; and
- . personnel;

and the Council being of the opinion that it is lawful and proper to close the meeting to the public:

- . Minutes and notes of other organisations and committees of the Council;
- . Local Government Association of Tasmania – Election 2008; and
- . Personnel movements.”

Carried unanimously and by absolute majority

The Executive Services Manager further reported as follows:

“1 The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that the general manager is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed and is not to record the details of the outcome unless the council determines otherwise.

2 The *Local Government Act 1993* provides that a councillor must not disclose information seen or heard at a meeting or part of a meeting that is closed to the public that is not authorised by the council to be disclosed.

Similarly, an employee of a council must not disclose information acquired as such an employee on the condition that it be kept confidential.

3 In the event that additional business is required to be conducted by a council after the matter(s) for which the meeting has been closed to the public have been conducted, the Regulations provide that a council may, by simple majority, re-open a closed meeting to the public.”

GENERAL MANAGEMENT

173/2008 Minutes and notes of other organisations and committees of the Council

The Executive Services Manager reported (reproduced in part) as follows:

“The following minutes and notes of committees of the Council and other organisations on which the Council has representation have been received:

...

The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that ‘the general manager –

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
- (b) is not to record the details of the outcome unless the council or council committee determines otherwise.’

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting.”

Cr Fuller returned to the meeting at this stage.

**174/2008 Local Government Association of Tasmania – Election 2008
(83/2008 – 17.03.2008)**

The Executive Services Manager reported (reproduced in part) as follows:

“The purpose of this report is to inform the Council of ... ballots in respect of the 2008 election of President and six Members to the General Management Committee ... of the Local Government Association of Tasmania.

...

The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that ‘the general manager –

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and

- (b) is not to record the details of the outcome unless the council or council committee determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

175/2008 Personnel movements

The Executive Services Manager reported (reproduced in part) as follows:

"For the information of Councillors, I will provide advice of some personnel movements ...

The *Local Government (Meeting Procedures) Regulations 2005* provide in respect of any matter discussed at a closed meeting that 'the general manager -

- (a) is to record in the minutes of the open meeting, in a manner that protects confidentiality, only the fact that the matter was discussed; and
- (b) is not to record the details of the outcome unless the council or council committee determines otherwise.'

The details of this matter are accordingly to be recorded in the minutes of the closed part of the meeting."

Closure

There being no further business, the Mayor declared the meeting closed at 10.59pm.

CONFIRMED THIS 16TH DAY OF JUNE, 2008.

Chairperson

(gjm:dil)

Appendices

- Minute No. 148/2008 – Schedule of Development Services Determinations
- Minute No. 155/2008 – Schedule of Contracts & Agreements
- Minute No. 157/2008 – Schedule of Documents for Affixing of the
Common Seal
- Minute No. 158/2008 – Financial statements
- Minute No. 159/2008 – Schedule of Accounts Paid
- Minute Nos 168/and
169/2008 – Plan of Trevor Street (part)

QUALIFIED PERSON'S ADVICE

The *Local Government Act 1993* provides (in part) as follows:

- . A general manager must ensure that any advice, information or recommendation given to the council is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation.

- . A council is not to decide on any matter which requires the advice of a qualified person without considering such advice unless the general manager certifies in writing that such advice was obtained and taken into account in providing general advice to the council.

I therefore certify that with respect to all advice, information or recommendation provided to the Council within these minutes:

- (i) the advice, information or recommendation was given by a person who has the qualifications or experience necessary to give such advice, information or recommendation; and

- (ii) where any advice was directly given by a person who did not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person.

Katherine Schaefer
GENERAL MANAGER