

Meander Valley Council

W O R K I N G T O G E T H E R

**AGENDA FOR
ORDINARY
COUNCIL MEETING**

Tuesday 11 August 2015

COUNCIL MEETING VISITORS

Visitors are most welcome to attend Council meetings.

Visitors attending a Council Meeting agree to abide by the following rules:-

- Visitors are required to sign the Visitor Book and provide their name and full residential address before entering the meeting room.
- Visitors are only allowed to address Council with the permission of the Chairperson.
- When addressing Council the speaker is asked not to swear or use threatening language.
- Visitors who refuse to abide by these rules will be asked to leave the meeting by the Chairperson.

SECURITY PROCEDURES

- Council staff will ensure that all visitors have signed the Visitor Book.
- A visitor who continually interjects during the meeting or uses threatening language to Councillors or staff, will be asked by the Chairperson to cease immediately.
- If the visitor fails to abide by the request of the Chairperson, the Chairperson shall suspend the meeting and ask the visitor to leave the meeting immediately.
- If the visitor fails to leave the meeting immediately, the General Manager is to contact Tasmania Police to come and remove the visitor from the building.
- Once the visitor has left the building the Chairperson may resume the meeting.
- In the case of extreme emergency caused by a visitor, the Chairperson is to activate the Distress Button immediately and Tasmania Police will be called.



PO Box 102, Westbury,
Tasmania, 7303

Dear Councillors

I wish to advise that an ordinary meeting of the Meander Valley Council will be held at the Westbury Council Chambers, 26 Lyall Street, Westbury, on **Tuesday 11 August 2015 at 1.30pm.**

Greg Preece
GENERAL MANAGER

Table of Contents

CONFIRMATION OF MINUTES:.....	5
COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:.....	5
ANNOUNCEMENTS BY THE MAYOR:.....	5
DECLARATIONS OF INTEREST:.....	6
TABLING OF PETITIONS:.....	6
PUBLIC QUESTION TIME.....	8
COUNCILLOR QUESTION TIME.....	8
DEPUTATIONS BY MEMBERS OF THE PUBLIC.....	12
NOTICE OF MOTIONS BY COUNCILLORS.....	12
DEV 1 DEMOLITION OF SCHOOL BUILDING AND AMENITY BLOCK – 52 PIONEER DRIVE, MOLE CREEK.....	14
DEV 2 SUBDIVISION (2 LOTS) – 41 PULTNEY STREET, DELORAINE.....	27
DEV 3 MOLE CREEK COMMUNITY FACILITIES.....	55
GOV 1 2015 COMMUNITY SATISFACTION SURVEY.....	58
GOV 2 TRAP SPECIAL COMMITTEE MEMBERSHIP.....	61
GOV 3 2015-2016 COMMUNITY GRANTS APPLICATION ASSESSMENTS – ROUND 1 JULY 2015.....	63
GOV 4 STANDARDS PANEL REPORT.....	67
INFRA 1 WILLIAM STREET BUS SHELTER.....	69
ITEMS FOR CLOSED SESSION OF THE ORDINARY MEETING:.....	74
CONFIRMATION OF MINUTES OF THE CLOSED SESSION OF THE ORDINARY COUNCIL MEETING HELD ON 14 JULY, 2015.....	74
GOV 5 LEAVE OF ABSENCE.....	74

Evacuation and Safety:

At the commencement of the meeting the Mayor will advise that,

- *Evacuation details and information are located on the wall to his left;*
- *In the unlikelyhood of an emergency evacuation an alarm will sound and evacuation wardens will assist with the evacuation. When directed, everyone will be required to exit in an orderly fashion through the front doors and go directly to the evacuation point which is in the car-park at the side of the Town Hall.*

Agenda for an ordinary meeting of the Meander Valley Council to be held at the Council Chambers Meeting Room, 26 Lyall Street, Westbury, on Tuesday 11 August 2015 at 1.30pm.

PRESENT:**APOLOGIES:**

Councillors Andrew Connor and Deborah White

IN ATTENDANCE:**CONFIRMATION OF MINUTES:**

Councillor xx moved and Councillor xx seconded, ***“that the minutes of the Ordinary meeting of Council held on Tuesday 14 July, 2015, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Nil

ANNOUNCEMENTS BY THE MAYOR:**Monday 20 July 2015**

Dinner with the Board of Tourism Northern Tasmania

Tuesday 21 July 2015

Australian Centre for Local Government Symposium (Launceston)
Meeting with Northern Councils to discuss Local Government Reform Agenda

Wednesday 22 July 2015

LGAT AGM and General Meeting

Thursday 23 July 2015

Day 1 LGAT Annual Conference

Thursday 24 July 2015

Day 2 LGAT Annual Conference
Attended Launch of TEER Report Card

Tuesday 28 July 2015

Chaired Beacon Foundations "Launceston Business Partnership Group"

Wednesday 29 July 2015

Attended Westbury Play Gym launch of their new equipment
Conducted Citizenship Ceremonies, Westbury

Wednesday 5 August 2015

Meeting with Rob Soward to discuss My Pathway project
Launch of the ' Hopes of the New Generation' bonnet exhibition, Deloraine

Friday 7 August 2015

NTD Local Government Committee meeting

Monday 10 August 2015

Attended the launch of 2015 Garage Sale Trail

DECLARATIONS OF INTEREST:

TABLING OF PETITIONS:

Nil

PUBLIC QUESTION TIME

General Rules for Question Time:

Public question time will continue for no more than thirty minutes for 'questions on notice' and 'questions without notice'.

At the beginning of public question time, the Chairperson will firstly refer to the questions on notice. The Chairperson will ask each person who has a question on notice to come forward and state their name and where they are from (suburb or town) before asking their question(s).

The Chairperson will then ask anyone else with a question without notice to come forward and give their name and where they are from (suburb or town) before asking their question.

If called upon by the Chairperson, a person asking a question without notice may need to submit a written copy of their question to the Chairperson in order to clarify the content of the question.

A member of the public may ask a Council officer to read their question for them.

If accepted by the Chairperson, the question will be responded to, or, it may be taken on notice as a 'question on notice' for the next Council meeting. Questions will usually be taken on notice in cases where the questions raised at the meeting require further research or clarification. These questions will need to be submitted as a written copy to the Chairperson prior to the end of public question time.

The Chairperson may direct a Councillor or Council officer to provide a response.

All questions and answers must be kept as brief as possible.

There will be no debate on any questions or answers.

In the event that the same or similar question is raised by more than one person, an answer may be given as a combined response.

Questions on notice and their responses will be minuted.

Questions without notice raised during public question time and the responses to them will not be minuted or recorded in any way with exception to those questions taken on notice for the next Council meeting.

Once the allocated time period of thirty minutes has ended, the Chairperson will declare public question time ended. At this time, any person who has not had the opportunity to put forward a question will be invited to submit their question in writing for the next meeting.

Notes

- Council officers may be called upon to provide assistance to those wishing to register a question, particularly those with a disability or from non-English speaking cultures, by typing their questions.
- The Chairperson may allocate a maximum time for each question, depending on the complexity of the issue, and on how many questions are asked at the meeting. The Chairperson may also indicate when sufficient response to a question has been provided.

- Limited Privilege: Members of the public should be reminded that the protection of parliamentary privilege does not apply to local government, and any statements or discussion in the Council Chamber or any document, produced are subject to the laws of defamation.

For further information please telephone 6393 5300 or visit www.meander.tas.gov.au

PUBLIC QUESTION TIME

1. QUESTIONS TAKEN ON NOTICE – JULY 2015

Nil

2. QUESTIONS WITHOUT NOTICE – AUGUST 2015

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – JULY 2015

1.2 Cr A Connor

In recent years I believe there was a capital works project to create a turning lane on Country Club Avenue for traffic coming from Westbury Road to turn into Las Vegas Drive.

Is this still planned?

Response by Dino De Paoli, Director Infrastructure Services

Council moved the following motion (No.208/2012) at the December 2012 Ordinary Meeting of Council;

“that Council approve the final design for the alteration of traffic facilities along Country Club Avenue at the junction of Las Vegas Drive, Prospect Vale, as shown in Drawing No LN12038-P40.” This includes a reduction in the speed limit to 50km/hr.”

Council’s proposed projects listings for capital works have not included this project. There were a number of issues considered by Council staff in further assessment of the project following preparation of the initial concept plan and approval by Council. These included additional design assessment, preparation of a detailed cost estimate, consideration of current traffic demand, the loss of available pavement space for a future cycling lane also uncertainties around how outcomes from the Blackstone Heights Prospect Vale Structure Plan may impact this project. It is understood some of these matters were discussed at a Council workshop.

1.2 Cr B Richardson

a) Recently a 2-day workshop was held, mid-week, at the Launceston Country Club Casino. It is understood that several Councillors and Council staff were in attendance.

How was the timing of that workshop decided?

Was that timing achieved by consensus of all Councillors at a meeting of Council at which all Councillors were in attendance?

If not, then does not this process compromise a main thrust of that workshop, namely for Councillors to work together?

What was the cost of that workshop to ratepayers, specifically:-

- i. The cost of the facilitator(s) (fees+on-costs)?
- ii. The cost of room hire and meals?; and
- iii. The "indirect" costs associated with attendance of Council directors (ie, proportion of remunerative costs and travel)?

Response by Mayor Craig Perkins

I asked the General Manager to arrange a workshop for the Councillors and the Directors as I believed there was an opportunity to develop an improved working relationship between Councillors and with the Council staff. The contents and dates for the workshop were discussed at the end of the April Council meeting, held on 21 April, and all Councillors were present.

I believe there was consensus as the dates were changed to accommodate a Councillor going on long service leave.

It would have been preferable if everyone could have been present, however, it does occur on occasions that not everybody can be present for a day and more so for two days. Initially most Councillors were available for the days, however, the dates were changed due to the funeral of Mayor Barry Jarvis.

I chose this facilitator, Helen Rees, as she facilitated a LGAT organised Mayors workshop in November 2014, and I believed she was ideal for our Council workshop. The costing for Helen Rees also includes a further facilitation session to suit Council needs at no further charge to Council.

Mrs Lyn Mason delivered a component of the workshop on Council meeting procedures and Lyn was engaged due to her thorough knowledge of the subject.

The outputs from the workshop will come back to Council for ratification and implementation.

Cost of the workshop was:

1) Preparation for and delivery of the workshop by both presenters	\$10,814
2) Venue hire, meals & equipment hire	\$ 1,745
3) Full cost of attendance by the General Manager and directors.	\$ 9,906

b) It is noted in Gov 2: 2015-16 Annual Plan (this Council Agenda) that the closing Cash Balance (in the Balance Sheet) is \$19,360,115.

For what purpose has this cash accumulation been accrued?

For example, what proportion of that accumulation is allocated to depreciation of assets (and therefore later renewal, replacement or renovation?)

Response by Malcolm Salter, Director Corporate Services

Cash balances are accrued and expended in line with Council's budgets and long term financial plan. The current commitments made by Council include the 2015-16 operating budget and 2015-16 capital works program. Council has liabilities from prior financial years which are required to be financed from the cash balance. At 30 June 2014 the audited liabilities totalled \$8,693,913 as follows:

\$1,631,674 Employee leave accruals; \$2,329,337 Tip rehabilitation at Cluan and Deloraine sites; \$1,132,902 Accounts payable; \$3,600,000 Loan outstanding.

The remaining balance of funds has largely accumulated from depreciation of Council infrastructure however the renewal works are not yet due e.g. the infrastructure has not yet deteriorated to a point that warrants its replacement. At 30 June 2014, the audited balances of accumulated depreciation for all asset classes, not including land (as it is a non-depreciated asset class) was \$73,959,245. This indicates the value of renewal works that have accrued and a renewal funding gap of approximately \$63million, at this point in time.

c) It is noted that in a reply to a question of the June 2015 Council meeting, that:
i. The toilets were not replaced after the 2008 demolition because, in part, due to the "availability of other public toilets nearby".

Is Council aware that a list of public toilets nearby, prepared by Council officers, included several toilets at private premises, including the hotel, service station and Andys Bakery?

Response by Dino De Paoli, Director Infrastructure Services

One document titled "Proposals to provide access to toilet facilities at the Westbury Recreation Ground" created in 2010 lists Andy's Bakery, the

Westbury Hotel, the Westbury Health Centre and the Caltex service station as non-council facilities

- ii. The reply also stated that “the decisions made at that time (2008) in not replacing the toilet can be taken as being consistent with the Policy”.

Who made that decision? Was it a full meeting of Council”?

Response by Dino De Paoli, Director Infrastructure Services

The Westbury Recreation Ground Development Plan 2007-2012 listed an item of works for the establishment of a new toilet block as a Stage 3 action. The Plan was approved at a full meeting of Council in January 2008 with only Stage 1 to be funded in the current budget. Subsequent proposed projects listings prepared by staff for capital works consideration at Council workshops referenced the public toilet, however, the capital works programmes approved by Council as part of the budget setting process did not include a new toilet block.

- iii. It is believed that a motion of Council in 2012 (?) indicated that the re-building of public toilets at the Recreation Ground be included in the next financial year’s capital expenditure budget

Can that be confirmed?

Response by Dino De Paoli, Director Infrastructure Services

Refer to the above response in relation to the Council approval in 2008. It was noted in the proposed project listing for the 2011-2012 capital works program that an option for a stand-alone toilet could be considered as part of the redevelopment of the cricket clubrooms.

At about that time money was allocated (against my wishes, and those of many residents) to modify a toilet at the next door Sports Centre.

Can Council confirm that this has largely been a waste of resources, in that a single cubicle is never going to be sufficient for attendances such as those at football matches, larger cricket attendances and so forth?

Response by Dino De Paoli, Director Infrastructure Services

A capital works budget allocation was approved by Council for the 2011-2012 financial year for the upgrade of the sports centre toilet to be DDA compliant and available for general public use and not specifically sporting events. From information reviewed it is understood that the upgrade of the existing toilet was undertaken, in part, to manage any additional operating costs associated with construction of a new toilet facility.

- d) On Page 125 of the Agenda it is stated: “It is recommended that Council officers assess the work required to provide gravel shoulders to Liverpool Street as a separate matter to the assessment of the subdivision application.

If the assessment considers work needs to be done, will that work's costs be borne entirely by ratepayers, or by the developers, or jointly?

What is Council's policy in relation to upgrading Council infrastructure (in particular roads/streets) when developments (particularly residential developments) occur?

Response by Dino De Paoli, Director Infrastructure Services

The cost to undertake work to provide gravel shoulders will be managed within Council's operations budget or as an additional capital works project approved under delegation or by Council depending on the cost involved. Council staff have been made aware of concerns with the existing pavement width under current traffic conditions where vehicles need to leave the pavement and travel on the grassed verge to pass. Any minor widening of the road is deemed to provide the minimum level of service. Council's Policy No.20 provides guidelines for contributions by Council toward third party development of infrastructure.

2. COUNCILLOR QUESTIONS ON NOTICE – AUGUST 2015

Nil

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – AUGUST 2015

DEPUTATIONS BY MEMBERS OF THE PUBLIC

Nil

NOTICE OF MOTIONS BY COUNCILLORS

Nil

CERTIFICATION

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

1. the advice, information or recommendation is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation, and
2. where any advice is given directly to Council by a person who does not have the required qualifications or experience that person has obtained and taken into account in that person's general advice the advice from an appropriately qualified or experienced person."



Greg Preece
GENERAL MANAGER

"Notes: S65(1) of the Local Government Act requires the General Manager to ensure that any advice, information or recommendation given to the Council (or a Council committee) is given by a person who has the qualifications or experience necessary to give such advice, information or recommendation. S65(2) forbids Council from deciding any matter which requires the advice of a qualified person without considering that advice."

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advises that for items DEV 1 to DEV 2 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

DEV 1 DEMOLITION OF SCHOOL BUILDING AND AMENITY BLOCK – 52 PIONEER DRIVE, MOLE CREEK

1) Introduction

This report considers application PA\15\0188 for the demolition of an existing School Building and Ancillary Structures at 52 Pioneer Drive, Mole Creek (CT:161038/1).

2) Background

Applicant

Department of Education

Planning Controls

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

Use & Development

The application proposes to demolish an old school building and ancillary structures (storage building and toilet block). The buildings are owned by the Department of Education and are located on land managed as part of the Mole Creek Primary School.



Photo 1: Subject school building proposed to be demolished, looking north from Pioneer Drive.



Photo 2: Ancillary buildings (storage shed and toilet block) to be demolished, looking west from within the title.

Site & Surrounds

The subject title is 3.18ha in area with frontage and access on Pioneer Drive. A large portion of the lot, to the north, is used for a mix of primary industry activities and educational uses. There are a number of agricultural buildings in this area.

The south portion of the lot contains a school building and amenities block. The buildings have been underutilised for a number of years and are in a state of disrepair.

The adjoining land to the west of the development contains a single dwelling and is used for residential purposes. The land to the east contains Café Bozzey, the Mole Creek Information Centre and the Mole Creek Pool. The main site of the Mole Creek Primary School is directly opposite the subject site on Pioneer Drive.

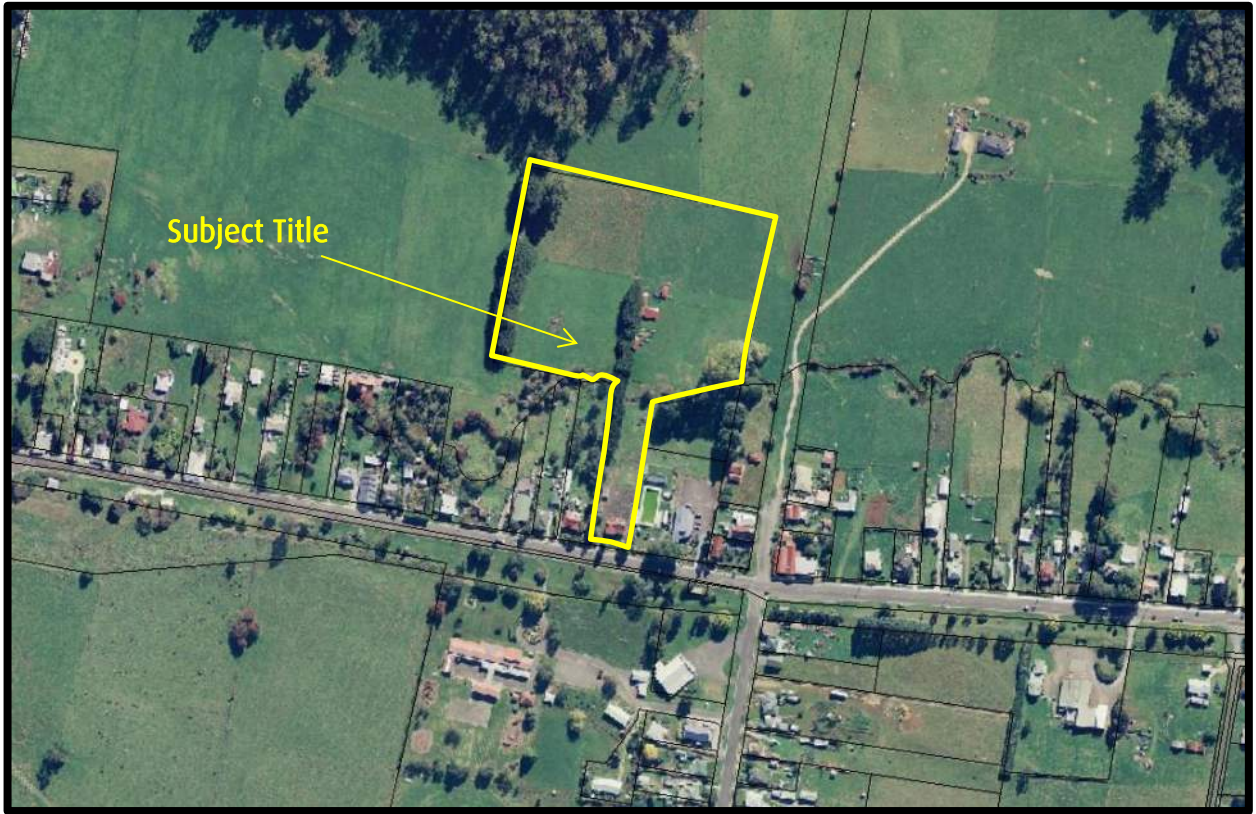


Photo 3: Aerial photo, showing the subject titles and surrounding land (Source: The LIST).



Photo 4: Aerial photo, showing the portion of the title fronting Pioneer Drive and the buildings proposed to be demolished (Source: The LIST).

Statutory Timeframes

Valid application:	13 May 2015
Request for further information:	Not Applicable
Information received:	Not Applicable
Advertised:	23 May 2015
Closing date for representations:	9 June 2015
Extension of time granted:	16 June 2015
Extension of time expires:	12 August 2015
Decision Due:	11 August 2015

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications for discretionary uses within statutory timeframes.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57 of LUPAA.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2015/00767-MVC) was received on 28 May 2015 (attached).

8) Community Consultation

The application was advertised for the 14-day period. Thirteen representations were received (attached). The representations are discussed in the assessment below.

9) Financial Impact

Not Applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is zoned Village and Rural Living (see Figure 2 below). The proposed demolition is located in the portion of the lot zoned Village. The surrounding land is generally zoned Village and Rural Living, with a corridor zoned Utilities and Open Space along Pioneer Drive to the south of the lot.

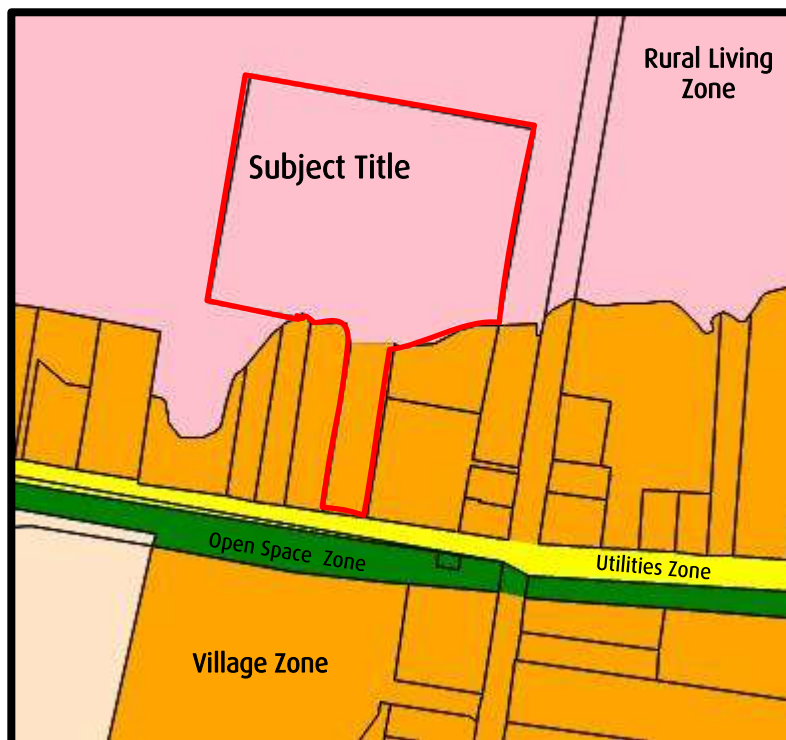


Figure 2: Zoning of subject title and surrounding land.

Use Class

In accordance with Table 8.2 the proposed Use Class is:

- Education and Occasional Care

Education and Occasional Care is specified in Section 16.2 – Village Zone Use Table as being *Permitted*. Demolition, however, is a *Discretionary* when not approved as part of another development.

Applicable Standards

A general discretion is provided for Council to consider the demolition of buildings. In making its assessment the planning authority may have regard to the purpose of the zone and any applicable local area objectives or desired future character statements. The following is an assessment of the standards of the Meander Valley Interim Planning Scheme considered to be most relevant to the application.

Part C –Special Provisions

9.4 Demolition

9.4.1 *Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:*

- the purpose of the applicable zone;*
- any relevant local area objective or desired future character statement of the applicable zone;*
- the purpose of any applicable code; and*
- the purpose of any applicable specific area plan.*

Comment:

The application proposes to demolish an existing building which is on land used for Education and Occasional Care. The demolition is not prohibited by any other provision of the Scheme and is not proposed as part of any other development.

The demolition is discussed in relation to the Village Zone below.

16.1 Zone Purpose

16.1.1 Zone Purpose Statements

- 16.1.1.1 *To provide for small rural centres with a mix of residential, community services and commercial activities.*
- 16.1.1.2 *To provide for low impact, non-residential uses that support the function of the settlement.*
- 16.1.1.3 *To provide for the amenity of the residents in a manner appropriate to the mixed use characteristics and needs of a particular settlement.*

16.1.2 Local Area Objectives

<i>Mole Creek</i>	
<i>a) To support the traditional mixed use settlement pattern and provide for incremental growth and economic opportunity, particularly in the reuse of buildings.</i>	<i>a) New development is to be designed to consider potential adverse effects on the karst system.</i>
<i>b) To provide appropriate consideration of the potential impacts on the karst system.</i>	
<i>c) To support development for tourist based uses recognising the settlement's proximity to the Great Western Tiers.</i>	

16.1.3 Desired Future Character Statements

<i>Mole Creek</i>	
<i>a) Mole Creek is characterized largely by a linear pattern of mixed use development of development along the Mole Creek road due to the constraint of the railway line to the south and Limestone Creek to the north.</i>	
<i>b) Caveside road to the south</i>	

<i>provides a more consolidated residential character.</i>	
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COMMENT:

The proposed demolition will not compromise the Purpose, Local Area Objectives or the Desired Future Character of the Village Zone. The subject building is currently not used and is not to a standard that would allow it to be used for educational purposes or any other purpose. Repurposing the building requires substantial work and the costs of upgrading and maintaining the building are considered excessive by the current owners.

The demolition will not prevent the land from being used in the future for any use permitted in the Village Zone. Removing the building from the site will allow the Education Department to consider alternative uses for the site, unencumbered by the existing building. The Mole Creek Progress Association has shown some interest in constructing a playground on the site, however, no formal application has been made.

The demolition of the buildings will not compromise existing essential services to the community and will not deny the ability to provide these services in the future. The buildings are currently not in use and have not been used to provide any essential services since the closure of the Child Care Centre. The removal of the building does not deny the ability to provide services in the future as the current owners do not have any plans to make the building available for public use.

Undertaken responsibly and with appropriate rehabilitation, the demolition of the buildings will not impact the karst.

While the Local Area Objective supports the reuse of buildings in Mole Creek, there is no legal mechanism by which this can be forced upon landowners. There is no mechanism by which the landowner can be forced to use or maintain the building for any purpose.

The proposed demolition is not at odds with the Desired Future Character Statement for Mole Creek. The removal of the disused building will provide a vacant parcel fronting Pioneer Drive (Mole Creek Road). This provides additional capacity for future infill development within the existing town boundaries.

Assessment

The following table is an assessment against the purpose of applicable codes of the Meander Valley Interim Planning Scheme 2013.

E15 – Karst Management Code
<p><i>E15.1.1 The purpose of this provision is to:</i></p> <ul style="list-style-type: none"> <i>a) ensure development proposals minimise adverse impact on groundwater dependant ecosystems.</i> <i>b) ensure appropriate protection of sensitive karst features.</i> <i>c) ensure erosion of sediments within the karst area is managed to minimise adverse impacts on karst features and the karst system.</i>
<p>COMMENT:</p> <p>The proposed demolition will not result in any adverse impacts on the karst system. A Building Permit is required for the demolition of buildings. Disconnection of services, including the removal of the existing septic system and the capping of existing plumbing, will be managed by this permit. The buildings are setback more than 70m from Limestone Creek. This is sufficient setback to ensure materials will not enter the watercourse during demolition.</p> <p>While the applicant has proposed to rehabilitate the site with gravel, this is not considered to be appropriate given the nature of the karst and the prominent location of the building in the street. However, all areas of bare earth will need to be treated to ensure runoff from remaining hardstand does not collect and transport sediment into the watercourse.</p> <p>The application does not propose any additional excavation or vegetation removal, likely to impact subterranean karst features.</p> <p>Recommended Condition:</p> <p><i>Prior to the commencement of works a site rehabilitation plan is to be submitted to the satisfaction of Council's Town Planner. The rehabilitation plan is to demonstrate how areas of bare soil will be stabilized to minimise the transport of sediment during rain events and establish a suitable timeframe to undertake rehabilitation works.</i></p>

Representations

Twelve individual representations and one collective submission were received during the statutory advertising period (see attached documents).

The issues predominately raised in the Representations are:

1. Lack of public consultation; and
2. Possible alternative uses; and
3. Local heritage value.

COMMENT:

Lack of Public Consultation

The subject building is owned by the Department of Education. A development application has been lodged with Council in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*. The Act provides a public consultation period of 14 days, which has been undertaken as required. There is no capacity within the Act for Council to undertake or consider further consultation as part of the planning process.

The Department of Education has freedom to engage in further consultation, should they believe that it is warranted. The building is owned by the Department of Education and Council cannot force the Department to repair the building or to allow it to be used for alternative uses.

Alternative Uses

Council cannot compel the landowners to use the buildings for new uses against their will. Nor can the landowner be made to enter into discussions with community user groups against their will. While a number of possible alternative uses have been proposed by the local community, it is at the discretion of the landowner to consider these uses and determine if one is appropriate for the site.

Discussion with the Principal of the Mole Creek Primary School and the Department's Asset Planning Manager indicate that the work required to bring the buildings up to a reasonable standard is significant and requires considerable investment. Without a viable means of funding the restoration and ongoing costs, the buildings will remain vacant and will not be further maintained. As such, the building will likely continue to deteriorate.

It is at the discretion of the Department of Education to enter into discussions with the community regarding alternative uses and possible means of funding.

Local Heritage Value

The subject title is not listed on the Tasmanian Heritage Register. The Meander Valley Interim Planning Scheme 2013 does not list any heritage precincts or places in the Local Historic Heritage Code. As such, there is no capacity for the Planning Authority to consider the perceived heritage value of the site.

Conclusion

In conclusion, it is considered that the application for the demolition of a school buildings and ancillary buildings at 52 Pioneer Drive, Mole Creek can be effectively managed by conditions and should be approved.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Demolition (school buildings and ancillary structures), for land located at 52 Pioneer Drive, Mole Creek (CT 161038/1), by the Department of Education, in accordance with:

- ***9.4 – Demolition***

be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

- 1. The use and development must be carried out as shown and described in the endorsed Plans:**
 - a) Mole Creek Primary School; Site Plan**
 - b) Photos numbered; 1, 2 & 3.**

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application and assessment by Council.

2. **Prior to the commencement of works a site rehabilitation plan is to be submitted to the satisfaction of Council's Town Planner. The rehabilitation plan is to demonstrate how areas of bare soil will be stabilized to minimise the transport of sediment during rain events and establish a suitable timeframe to undertake rehabilitation works.**
3. **The development must be in accordance with the Submission to Planning Authority Notice issued by TasWater (TWDA 2015/00011-MVC attached).**

Notes

1. Dangerous Materials – If applicable, any dangerous or hazardous materials located within the site, including asbestos materials, must be identified and removed by the applicant. The Workplace Standards Authority must be notified of the presence of such material and disposal is to be undertaken in accordance with legislative requirements.
2. Disconnection of Electrical Services – If applicable, all electrical services to the site must be disconnected and capped in accordance with the requirements of the relevant authority.
3. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:
 - a) Building permit
 - b) Plumbing permit
 - c) Special plumbing permit

All enquiries should be directed to Council's Permit Authority on 6393 5322.

4. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
5. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.

6. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
7. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,
 - b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
 - c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

Department of Education
CAPITAL PLANNING & DEVELOPMENT

Letitia House, Olinda Grove, Mt Nelson TAS 7007
GPO Box 169, Hobart, TAS 7001 Australia
Ph (03) 6233 5093 Fax (03) 6233 2437



File: #

12 May 2015

General Manager,
Meander Valley Council
PO Box 102 Westbury Tas 7303

Dear Sir,

MOLE CREEK PRIMARY SCHOOL – REMOVAL OF EXISTING BUILDING

Section 52 (1B) of the *Land Use Planning and Approvals Act 1993* requires an "owners declaration" to be completed to enable a Development Application to be considered by Council.

The Minister administering the *Education Act 1994* has delegated this responsibility to me.

Accordingly, my written permission for the removal of an existing building at Mole Creek Primary School is hereby given.

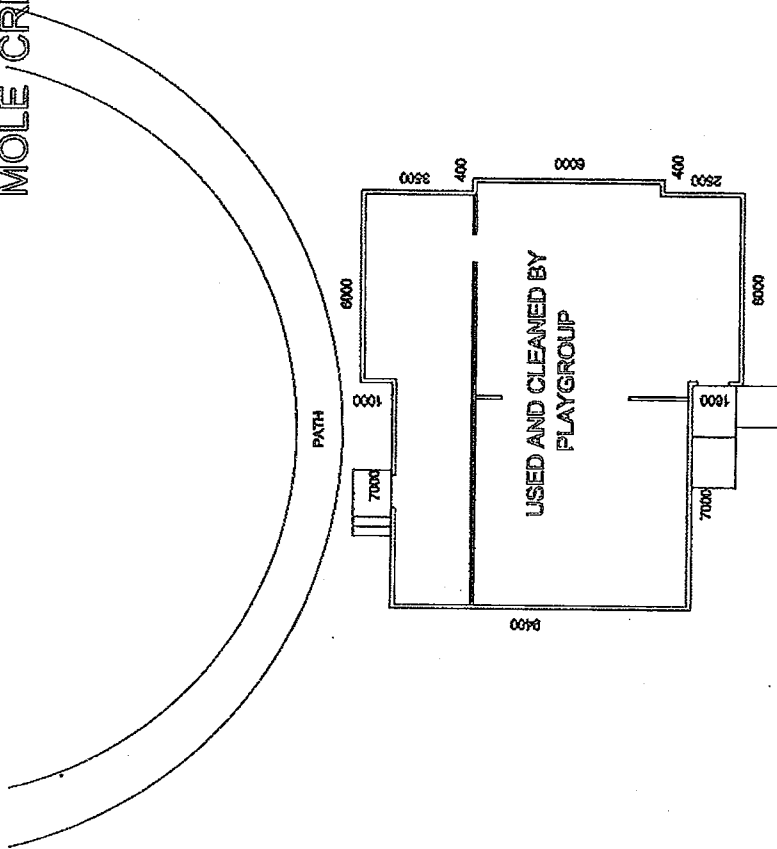


Todd Williams,
Asset Planning Manager

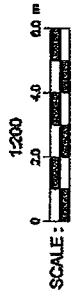
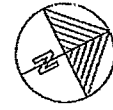
MOLE CREEK PRIMARY SCHOOL

DISTRICT: North
ASSET No: 0124
FECA (m²):

JULY 2008
Update



BUILDING 3





DEV 1



DEV 1



DEV 1



DEV 1

Submission to Planning Authority Notice

Council Planning Permit No.	PA\15\0188	Council notice date	20/05/2015
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TasWater details

TasWater Reference No.	TWDA 2015/00767-MVC	Date of response	28/05/2015
TasWater Contact	David Boyle	Phone No.	6345 6323

Response issued to

Council name	MEANDER VALLEY COUNCIL
Contact details	planning@mvc.tas.gov.au

Development details

Address	52 PIONEER DR, MOLE CREEK	Property ID (PID)	2735182
Description of development	Demolition (school building and toilets)		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
NA	NA		NA

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

Changes to the water connection size and/or increased sewer discharges may result in changes to the fixed service charges for the property. Please visit <http://www.taswater.com.au/Your-Account/Water-and-Sewerage-Charges> for more information.

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by



Jason Taylor

Development Assessment Manager

MOLE CREEK OLD SCHOOL BUILDING

16107

Index No.				
Doc No.				
Batch No. 946267				
RCVD	9 JUN 2015			MVC
Action Officer	JS	Dept.	DS	
EO	OD	<input checked="" type="checkbox"/>	BOX	

PalisloieB

Please find attached a general submission plus accompanying individual letters and submissions from concerned Mole Creek residents. The residents are wishing to appeal against the proposed demoliton of the Mole Creek Old School Building.

Suzanne Wilks
63631361

Mole Creek Old School Building

On behalf of concerned members of the community of Mole Creek, we wish to place an objection against the proposed demolition of the Old Mole Creek School Building.

Our reasons are as follows:-


- 1) There has **not been public consultation** with the wider community about this issue.
- 2) Since the Notice of Proposed Demolition has been in place, members of the community are concerned and plan on holding public forum to discuss this issue and gather further ideas and consensus. Therefore, we request that the **time frame for forwarding our submission be extended** until after the community has had time to meet.
- 3) Generally, at this point in time, there are a **number of ideas for the use of the building** from members of community organisations and individuals which would complement the existing business and facilities in the town.
- 4) Some of the **suggested uses** of the building thus far are as follows:-
 - Historical showcase of timber/sawmilling, farming and bee keeping industries
 - Playgroup centre
 - Community use for resources and functions
 - Permanent exhibition (photographic) space which is not available in the Hall
 - Retraining and education
 - Base for volunteer labour
 - Artists retreat
 - Base for Mole Creek Photography & Visual Arts Inc.
 - Music room and storage of musical instruments
 - Building is conducive to conducting activities protected from the inclement weather
 - Building has adequate light, atmosphere and size and provides a conducive atmosphere for small groups
 - Resource centre and library facilities
 - Provides another facility in the hub of the town which encourages tourists and visitors to stop, rest and observe
 - Resurrection of the use of the building would provide a long term project where youth and unemployed community members could learn skills and become more involved in community activities as well as becoming more employable.
 - Complementary to the existing businesses and infrastructure

All of these above points will be elaborated on in our submission to Council once the community meeting has been held.

- 5) **Preservation of the integrity** of the infrastructure of Mole Creek.
- 6) The **cultural significance** is of primary importance as there are generations of members of families who have attended the school mostly as students and some as teachers and have positive attachment to this building.
- 7) Repair and maintenance of the building will be an asset to the town, not only through street appeal but add to the **pride of the community**.
- 8) The community **requests time to consider how funds and assistance** could be accessed from businesses, organisations and the general public and the possible availability of grants to assist in the necessary repairs.

Signed on behalf of various community group members and individuals.

K.3. Rye - Shotokan Karate Group
 M. Philpott - Town Member - Hall Committee
 Mrs. Philpott - Chairman Mole Creek Memorial Hall
 D. Yurt - TOWN MEMBER - HALL MEMBER - PROGRESS " SWIMMING POOL "
 D. Gerson " " " "
 K. Green " " " "
 G. Moore TOWN MEMBER



Suzanne Wilks
 Mole Creek Photography & Visual Arts Inc.
 & Hall Committee
 63631361



Wayne Stevens
 Mole Creek Photography & Visual Arts Inc.
 & Hall Committee
 63631115

4 June 2015

MOLE CREEK OLD SCHOOL BUILDING

Notices of planned demolition have been placed in front of the Old School Building in Mole Creek. A public meeting to discuss this issue will be announced soon.



Do you have any ideas to utilise this building and to save it? Please write your suggestions below?

570 Union Bridge Road
MOLE CREEK TAS. 7303

8 June 2015

General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS. 7303

Index No.		16107	
Doc No.			
Batch No.		246268	
RCVD	9 JUN 2015	MVC	
Action Officer	DS	Dept.	DS
EO		OD	/ BOX

Dear Sir,

Re: The Mole Creek Old School Building

I wish to lodge my objection to the proposed demolition of the Mole Creek Old School Building located at Pioneer Drive.

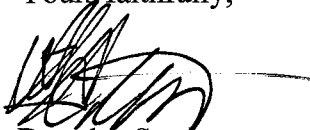
I am an active member of the community, being involved in a lot of groups which all work towards the maintenance and progress of Mole Creek. I cannot understand why this building has been planned for demolition as the structure appears quite sound, apart from the obvious vandalism and deterioration.

There are a number of uses this building could serve, especially considering its location near the swimming pool and BBQ area and online centre and local cafe. If the building was restored it could act as a central hub for all local community groups as well as attract visitors to the area.

I am also a member of Mole Creek Photography & Visual Arts Inc. Our group does not have a base for its operations and, through the generosity of local businesses and groups, we have held our meetings in almost all meeting venues in the area. A permanent base for our group would greatly help our group's progress with its activities.

I believe it would be better if the community could meet and discuss how repairs could be organised and financed and how the residents could work together to carry out this project.

Yours faithfully,



Douglas Stewart
Member, Mole Creek Photography & Visual Arts Inc.
Member of the Mole Creek Hall Committee
Member of the Mole Creek Neighbourhood Committee
Member of Tasmanian Regional Arts
Member of Sheffield Working Art Space
Member of Mole Creek Progress Association

Wayne Stevens

C/O Post Office Mole Creek 7304

General Manager,
Meander Valley Council,
PO Box 102, Westbury, 7303

7-6-2015

Index No.		16107	
Doc No.			
Batch No.		146269	
RCVD	9 JUN 2015	MVC	
Action Officer	JS	Dept.	DS
EO	OD	✓	BOX

Dear Sir

I wish to make representation about the proposed demolition of the Old School Building in Mole Creek on Pioneer Drive. This is a Heritage building of significant value in a locally Cultural sense and an asset to the town as a local History Museum, Community Venue and tourist attraction, it could be utilized to the ongoing benefit of all business, interest groups and individuals of the area.

This building is all that's left of the old Mole Creek Area School buildings, it was moved from South Mole Creek along with the School from Caveside or Mayberry to create the Area School. All of the older and younger born here locals went to school there for grade 1-2 or as part of the later pre kindergarten playgroup, it is a large part of their formative years and they have a good memories of association with each other and attachment to the school building. They have not been shown due regard, there has been a lack of public consultation on this matter, a small A4 notice out the front is not very noticeable and those that did see it thought it was about the front fence which has a lean on it.

The Old School is basically a very sound building, there's no cracks in the foundations and the walls are perfectly perpendicular. Repairs required on the building are minimal, flooring at the front entrance, some weatherboards around the base of the walls, glass panes on the front windows, roof screws in some sheets of roof iron and a lot of paint. If the building had been properly maintained over recent years it would still be in top condition today.

Whatever money it cost to destroy this good building, would be better spent on materials to fix it up and help the local economy at the same time. An original building of the town will always attract more tourists than an empty lot, travelers like to know a bit about the history of where they are, it makes their experience of the place richer and encourages them to stay longer.

The building has two large rooms now opened up as one measuring approx 8m x 12m, windows face North, allowing good light and sun, when it's out. The weather is often cold and wet for 9 months of the year and Mole Creek needs an indoor community venue for all the interests and activities that keep a town and its people vibrant.

The building is an ideal indoor playground, it was designed for the supervision of children in any weather, and a place where children can play together and mothers can talk, providing each other with mutual support and advice. It was for years used by the local mother's playgroup until let fall into disrepair.

Every town needs a History Museum and Photo Gallery to preserve the past so the young can appreciate the labour of older and past residents. There is a wealth of history from the area on Timber getting, Sawmilling, Beekeeping, Farming and the former Railway in the form of photos and information which needs a home where it can be on permanent display for locals and tourists.

The Mole Creek Visual Arts group needs a base for production of the Mole Creek Calendar now in its 4th year of promoting the area and local business. Floor plans have been drawn for a photographic darkroom and use of the building as a Creative Arts base, there is plenty of room for an Art Gallery open to the public and the natural light from the north facing windows is ideal for gallery viewing. Guest artists could provide tutoring in weekend workshops and the local arts industry could grow, there is plenty of talent in the area and they could do with a support base and a venue for teaching others art and craft.

Volunteers and work for the dole activities could be based at the old school, keeping the building in good repair and the streetscape neat and attractive, helping those in need and whatever needs doing to encourage travelers to stop, look, stay and spend.

Extra income for the shops means extra work for young people in hospitality, work is essential for the young in order to develop social and problem solving skills. Work for the young encourages them to stay in the area, have families and keep the town and services viable.

The Old School is located next to the pool, the Bossey Café and in the same hub as the Service Station and General Store, it makes sense to have History and Art on permanent display there to help attract travelers and promote patronage of the other business in the town.

The Old School could be a home for History, Art, Craft, Mothers and children, Volunteers young and old and compliment all the other business in town. It makes economic sense, community sense and common sense to retain this culturally significant building for the ongoing benefit of Mole Creek.

Yours Sincerely

H. Stevens

*- SECRETARY OF HALL COMMITTEE
- MEMBER OF MOLE CREEK VISUAL ARTS*

Caveside Road
Mole Creek Tas. 7304

8 June 2015

General Manager
Meander Valley Council
PO Box 102
Westbury TAS. 7303

Index No.	16107		
Doc No.			
Batch No.	946258		
RCVD	9 JUN 2015	MVC	
Action Officer	DS	Dept.	DS
EO	OD	✓ BOX	

Dear Sir,

Re: Proposed Demolition of Mole Creek Old School Building

I would like to lodge my objection to the proposed demolition of the old school building located at Pioneer Drive, Mole Creek.

Most residents of Mole Creek were unaware, until recently, that this building has been tagged for demolition. They have not been afforded an opportunity to discuss the possibilities of the resurrection of this building and its potential use. Therefore, it would be of value to allow the community adequate time to meet and talk about this issue.

I am a member of Mole Creek Photography & Visual Arts Inc. and I considered that this building, when restored, would be a great base for our group. We currently do not have anywhere to store any photographic equipment or work space to produce our images.

The potential facilities that this building could provide for community use would better the community as a whole and provide an attraction to the area.

This building should not be demolished before the residents can meet and discuss the process of repair and restoration and also how the community can have combined and shared use of the building.

Yours faithfully



p.p. Matthew Rowe

Member of Mole Creek Photography & Visual Arts Inc.

General Manager
Meander Valley Council
P.O. Box 102
Westbury 7303

Index No.		16107	
Doc No.			
Batch No.		946259	
RCV'D	9 JUN 2015	MVC	
Action Officer	JS	Dept.	DS
EO	OD	<input checked="" type="checkbox"/>	BOX

Dear Sir,


As a member of the Mole Creek community for the last 56 years I would like to lodge my objection to the demolition of the old school building in Mole Creek.

1. I don't believe the community has had the opportunity to have their say on the matter.
2. I believe a town meeting is being called in the near future to get the feeling of the residents about this, and to come up with ideas for the use of the building and to find out how many would help restore the building and volunteer, if the building could be saved.
3. It could be used for a centre where tourists could drop in to get information from local people about the tourist attractions in the area. The local photography club could display photos of these attractions.
4. A place for guest speakers to come and speak on topics of concern to the community (health professionals – mental health – a major concern for many small towns.)
5. Op shop the building currently being used has no power and is quite small

I request that the demolition of this building be postponed until the community as a whole has an opportunity to have a say on this matter.

Yours,

Kathy Green.



570 Union Bridge Road
MOLE CREEK TAS. 7303

8 June 2015

Index No.		16101		
Doc No.				
Batch No.		946260		
RCVD	9 JUN 2015		MVC	
Action Officer	DS	Dept.	DS	
EO		OD	<input checked="" type="checkbox"/>	BOX

General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS. 7303

Dear Sir,

Re: Mole Creek Old School Building

I wish to lodge my objection to the proposed demolition of the Mole Creek Old School Building located on Pioneer Drive, Mole Creek. The main reason for my objection is that I feel the community has not had a fair opportunity to be made aware of this situation and consequently discuss the options. As Mole Creek does not have a committee or organisation that represents the whole community the residents have not been provided with due consideration of their views on this issue.

I believe that there are numerous uses and opportunities that this restored building could provide for the residents, generations of whom have attended the school over the years. If the building was approved for repair, unemployed residents could gain skills through the restoration project which could improve their confidence and assist with their future employment prospects.

An added feature of the town e.g. the Liena Trappers Hut recently installed in Pioneer Drive, has drawn visitors to the area and encouraged passing traffic to stop and photograph and investigate the hut. Therefore, if the old school building was restored to its former glory it would become a feature of the town and add to the appeal of Mole Creek. This could also increase local business opportunities.

As a member of Mole Creek Photography & Visual Arts Inc., our group presents an exhibition once a year and also has created a calendar for the past three years. These efforts receive great business and community support and were designed not only to encourage participation but to promote the Mole Creek area. Our group does not have a base and there was the thought that perhaps one of the uses for this building could be to serve as a "home" for our group. Photography can create a vision for the future possibilities of our group as well as the building.

Yours sincerely



Suzanne Wilks
Secretary, Mole Creek Photography & Visual Arts Inc.
Member of the Mole Creek Hall Committee
Member of the Mole Creek Neighbourhood Committee
Member of Tasmanian Regional Arts
Member of Sheffield Working Art Space

Karen Miles
Mole Creek
Tas. 7304.

General Manager
Meander Valley Council
PO Box 7303

Index No.		16161	
Doc No.			
Batch No.		946261	
RCVD	9 JUN 2015	MVC	
Action Officer	DS	Dept.	DS
EO	OD	<input checked="" type="checkbox"/> BOX	

Dear Sir/Madam.

Having started school in this building myself, and both my children attending their pre-school years there, (playgroup), I personally would like to see this building be restored and put to good use for the community of Mole Creek. I feel it would benefit Mole Creek and the whole community greatly.

yours Sincerely

Karen Miles

Karen Miles.

Index No. 16107			
Doc No.			
Batch No. 946262			
RCVD	9 JUN 2015		MVC
Action Officer	SS	Dept.	DS
EO	OD	<input checked="" type="checkbox"/> BOX	

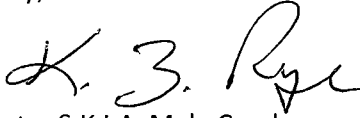
To General Manager MVC,

Dear sir,

My name is Kim Rye, Instructor of Shotokan Karate International Australia I am in full support of the junior school building remaining in our town. I support the local groups who have expressed their desire to retain the building for a number of very do able activities there. Namely to become the Creative Center of Mole Creek.

Yours Faithfully,

Kim Z Rye



Senior Instructor S.K.I.A. Mole Creek.

5/6/2015

8 June 2015

Index No. 16107			
Doc No.			
Batch No. 946264			
RCVD	9 JUN 2015		MVC
Action Officer	FS	Dept.	DS
EO	OD	<input checked="" type="checkbox"/> BOX	

General Manager
Meander Valley Council
PO Box 102
WESTBURY TAS. 7303

Dear Sir,

Re: Mole Creek Old School Building

I wish to lodge my objection to the proposed demolition of the old school building located on Pioneer Drive, Mole Creek.

A better announcement of the proposed demolition would have been preferred as it would have provided the residents with more time and opportunity to gather community support.

I, as a relative newcomer to the area (8 years), would not like to lose the old school building because of its history and what it would mean to the locals. It would be good to have input from the locals as to their ideas for the purpose of this building. Uses for the Old School Building could be for playgroups, general drop in centre, area for small impromptu gatherings; study courses.

The restored building would be more accommodating, inviting and comfortable for small groups than the hall (which is suitable for events such as bowls, karate, large meetings, dances and exhibitions). Passing foot traffic will encourage people to pop in and investigate current activities and displays.

Originally the building had been brought to the town from another area and there is the possibility of having the building listed as a heritage building due to its significance within the community.

The attractiveness of the Mole Creek area draws residents from the mainland to move to the area. Therefore, the more residents leads to more children attending school, continued business and the increased town appeal leads to more residents etc. etc.

My husband's input as a general tradesman/plumber, feels that it would be a loss to demolish the building as, despite its deterioration, has a sturdy structure.

Already, through the efforts of the community, a swimming pool was built and this demonstrates the community's commitment and strength to fulfil its development objectives and provide much need facilities. Maintenance and fund raising for the pool is a continuing requirement which is managed by members of the Swimming Pool Committee.

Other committees of Mole Creek which continue to work together and demonstrate cohesiveness and continuity are:-

- * Mole Creek Hall Committee
- * Mole Creek Neighbourhood Watch Committee
- * Mole Creek Photography & Visual Arts Inc.
- * Mole Creek Progress Association
- * Mole Creek Karate Group

Repair and restoration of the Old School Building would be a preferred option and would provide a valuable asset to the town and community.

Yours sincerely,



Maree Philpott



Ken Philpott

Old School Building

Index No.	16107	
Doc No.		
Batch No.	946265	
RCVD	9 JUN 2015	MVC
Action Officer	SS	Dept. Denise How
EO	OD	✓ BOY

P.O. Box 21
Mole Creek

Tas 7304

7/6/2015

General Manager
Meander Valley Council
P.O. Box 102
Westbury 7303

Dear Sir,

I would like to lodge my objection to the demolition of the old grade 1+2 building. This is a big decision to demolish this building, one I think the community should have their say. We should be given more time to call a community meeting to gauge what the feeling in the town is. Would make a good place for Op Shop to relocate to. Warmer more room a lot lighter. There are a few groups in the town that could put the building to good use.

Visual Arts, Op Shop, Crafts, History museum.

We have no buildings in the town left. We need something to draw the people into the town.

D/How.

Sue Keegan

Index No.	1607		
Doc No.			
Batch No.	946266		
RCVD	9 JUN 2015	MVC	
Action Officer	DS	Dept.	DS
EQ	CR	Primary building	BOX

From: llama del <llama.del@cta.com.au>
Sent: Tuesday, 9 June 2015 12:04 PM
To: Meander Valley Council Email
Subject: Re: Attn: Planning Dept - proposal to demolish old Mole Creek Primary building

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Planning Department

To whom it may concern,

I'm writing to you in regard to the proposal to demolish the old Mole Creek Primary School buildings. I grew up in Chudeigh and attended Mole Creek Primary School from 1986 at the age of 6 until aged 12. I have very fond memories of the school including the little buildings across the road from the primary school next to the public pool. My younger brother and sister attended the same school and they had playgroup and kindergarten in the smallest building. I regularly attended arts and craft classes in the larger building and I have fond memories of passing the buildings on our little walk to and from the pool in our class lines and the buildings being there when my siblings and I swam at the pool every week during the summer months. Both buildings I consider to be part of the primary school and myself and the members of my family would be really sad to see these buildings go. To the best of my knowledge, I believe it would not take a great deal of work to repair and possibly restore these buildings, perhaps even less of a cost than it would be to demolish them. As a local person I do not believe that more parking spaces are needed to access the pool as the pool is predominantly used by the locals, many of whom live within walking distance and most of these locals walk to the pool in the summer months.

I feel that these buildings would be a far greater asset to the community if they were preserved and utilized for a range of activities such as play group, music rooms, art classes, martial arts, even meeting and function rooms. I'm quite certain the only other building used by the community is the Memorial Hall near the primary school.

I sincerely hope you consider these points of view,

Kind Regards,

Rebecca Lee
0418952660

Rebecca Lee

--
The Deloraine Llama



Web: <http://calmerllama.com.au>
Email: deloraine@calmerllama.com.au

Phone: (03) 6362 4813
42 - 48 Emu Bay Road, DELORAINES TAS 7304

Index No.	16107		
Doc No.			
Batch No.	946263		
RCVD	9 JUN 2015	MVC	
Action Officer	JS	Dept.	DS
EO	OD	<input checked="" type="checkbox"/>	BOX

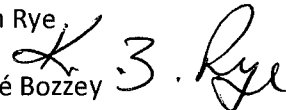
To General Manager MVC

Dear sir, my name is Kim Rye owner of Café Bozzey, 48 Pioneer Drive Mole Creek

As a business operator in Mole Creek and a neighbour to the old Junior School building I am in full support of the various groups in our town who see the building as an opportunity to have various activities housed there for example the local Arts and Crafts group, the Visual Arts group to name a couple. It would also provide a Tourism attraction to the town, and a center for the town where folk can operate the various interests from.

It will also create a central hub to our town and also encourage more support to our swimming pool, café, local general store, and also garage.

Yours Faithfully

Kim Rye

 Café Bozzey

5/6/2015.

General Manager
Meander Valley Council
P.O. Box 102
Westbury 7303

Index No.		16107	
Doc No.			
Batch No.		946257	
RCVD	9 JUN 2015	MVC	
Action Officer	DS	Dept.	DS
EO	OD	<input checked="" type="checkbox"/>	BOX

Dear Sir,

I wish to lodge my objection to the demolition of the old school building located on Pioneer Drive, Mole Creek.

I don't believe the community has had enough time to gauge the feelings of the locals to the building being demolished.

This building is the only one left of what was originally the old school. Having lived in this area all my life, myself and most of the locals would have attended this school in grades 1 and 2, so it holds a special sentimental value for us.

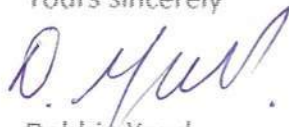
Having had the opportunity along with others to view the building inside and out, we believe the building to be basically sound. I realise it needs repairs but believe members of the community would help with this. (perhaps the unemployed in the area could help with some of these repairs – under proper supervision as their obligation to Centrelink.)

The building could be used as a local history museum displaying photos and memorabilia from the area. (this could tie in with the recently opened Liena Hut.)

It could be used by locals for various activities (e.g. scrapbooking – a mother's group, get togethers for residents to play bingo – cards- trivia quizzes, a place where newcomers to the area could drop into to find out about services available in the district. (It could be manned with volunteers of the area, and those required to volunteer for Centrelink.) At the moment the only building in the town to do this is the local hall, but I believe this isn't suitable for having permanent displays etc, and would be very hard to heat, especially during the winter months.

I request that the demolition of this building be delayed at least until a meeting can be organised to gather the thoughts of the locals.

Yours sincerely


Debbie Youd

DEV 2 SUBDIVISION (2 LOTS) – 41 PULTNEY STREET, DELORAINE

1) Introduction

This report considers application PA\15\0143 for Subdivision (2 lots) on land located at 41 Pultney Street, Deloraine (CT 20453/1).

2) Background

Applicant

6ty° P/L obo A Enright & C How

Planning Controls

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

Use & Development

The proposal is to subdivide a property into 2 residential lots. Lot 1 is 2121m² in size, with direct frontage onto Pultney Street and contains the existing house and swimming pool. The Balance Lot is 4225m² in size, has frontages onto Pultney and East Goderich Streets, and contains an outbuilding.



Figure 1: proposed subdivision plan

Site & Surrounds

The subject lot is an irregular shaped property of approximately 6346m². A house and swimming pool are located to the north-east of the property. The remainder of the property has been used for grazing pet horses and contains an old outbuilding.

The immediately surrounding land is characterised by single dwellings, forestry to the south and industrial activities to the south-west.

The subject land is highlighted in the aerial photo below.



Photo 1: Aerial photo showing the subject property.



Photo 2: the existing house on proposed Lot 1.



Photo 3: paddock on the Balance Lot.

Statutory Timeframes

Application validated:	11 May 2015
Request for further information:	22 May 2015
Information received:	2 July 2015
Advertised:	11 July 2015
Closing date for representations:	27 July 2015
Extension of time granted:	28 July 2015
Extension of time expires:	12 August 2015
Decision due:	11 August 2015

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications for discretionary uses within statutory timeframes.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Council must process and determine the application in accordance with the *Land Use Planning Approval Act 1993 (LUPAA)* and its Planning Scheme. The application is made in accordance with Section 57.

6) Risk Management

Risk is managed by the inclusion of appropriate conditions on the planning permit.

7) Consultation with State Government and other Authorities

The application was referred to TasWater. A Submission to Planning Authority Notice (TWDA 2015/00224-MVC) was received on the 20 February 2015 (attached document).

The application was referred to TasNetworks. TasNetworks responded on the 9 July 2015 stating: *Pole 137129 is a HV pole with a Transformer. There would be an easement on the pole site. If the developer wants to install a driveway in close vicinity of this pole they would be required to keep approx. 1.5 to 2m away from the pole. Also there is an easement of 6m each side of the conductors where no building can take place. If the developer wants the pole relocated at their costs they can have a job registered with New Supply Ph 1300132003.*

8) Community Consultation

The application was advertised for the statutory 14-day period. One representation was received (attached document). The representation is discussed in the assessment below.

9) Financial Impact

Not Applicable

10) Alternative Options

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

11) Officers Comments

Zone

The subject property is located in the Low Density Residential zone and the immediately surrounding land is located in the Low Density Residential, General Residential Zone and Light Industrial zones.

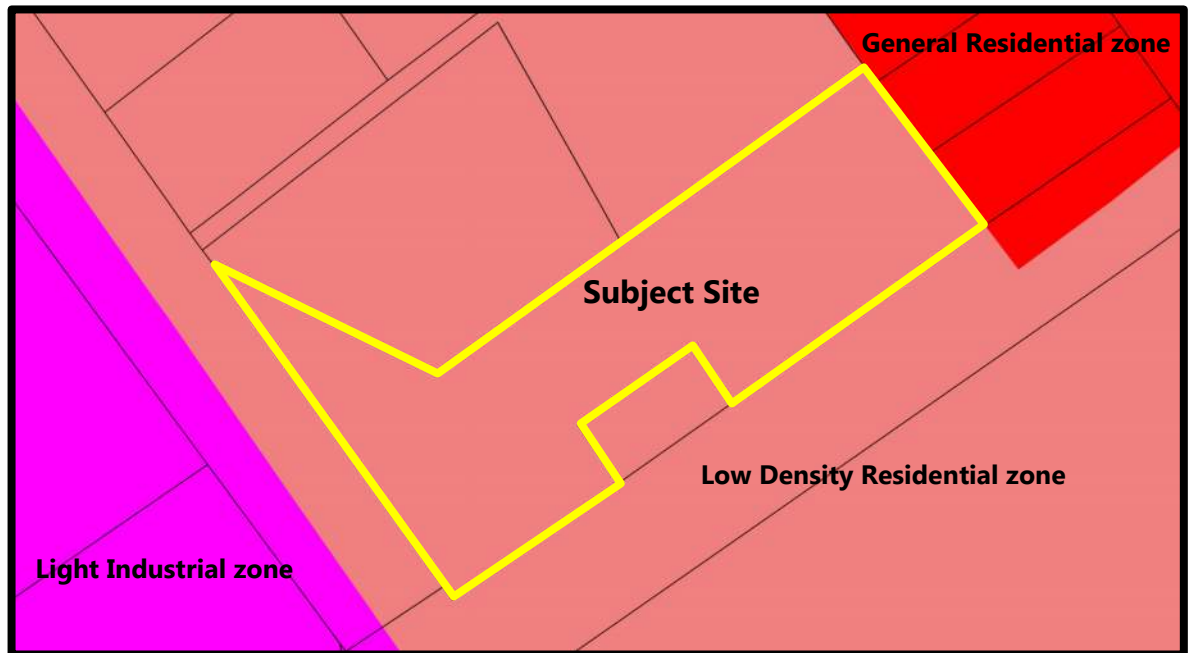


Figure 2: Zoning of subject title and surrounding land.

Use Class

In accordance with Table 8.2 the proposed Use Class is:

- Residential

Residential is specified in Section 12.2 – Low Density Residential Zone Use Table as being a *No Permit Required* use class. However, the development does not comply with all the Acceptable Solutions and relies on Performance Criteria. As such, it is subject to a Discretionary permit process.

Applicable Standards

This assessment considers all applicable planning scheme standards.

In accordance with the statutory function of the State Template for Planning Schemes (Planning Directive 1), where use or development meets the Acceptable Solutions it complies with the planning scheme, however it may

be conditioned if considered necessary to better meet the objective of the applicable standard.

Where an application relies on Performance Criteria, discretion is used for that particular standard. To determine whether discretion should be exercised to grant approval, the proposal must be considered against the objectives of the applicable standard and the requirements of Section 8.10.

A brief assessment against all applicable Acceptable Solutions of the General Residential Zone and Codes is provided below. This is followed by a more detailed discussion of any applicable Performance Criteria and the objectives relevant to the particular discretion.

Compliance Assessment

The following tables comprise an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

12.0 Low Density Residential zone			
Scheme Standard		Comment	Assessment
12.3.1 Amenity			
A1	If for permitted or no permit required uses.	Residential use is a no permit requirement use in the Low Density Residential Zone.	Complies
A2	Commercial vehicles for discretionary uses must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable	Not applicable
12.4.3.1 General Suitability			
A1	No Acceptable Solutions		Relies Performance Criteria
12.4.3.2 Lot Area, Building Envelopes and Frontage			
A1	A1 Each lot must:	The total land area is 6346m ² and the proposal is	Relies Performance

	<p>a) have a minimum area in accordance with Table 12.4.3.1 below; and Table 12.4.3.1 – Lot Size Deloraine 5000m²</p> <p>b) be able to contain a 35 metres diameter circle with the centre of the circle not more than 35 metres from the frontage; and</p> <p>c) have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</p> <p>d) be required for public use by the Crown, a an agency, or a corporation all the shares of which are held by Councils or a municipality; or</p> <p>e) be for the provision of public utilities; or</p> <p>f) for the consolidation of a lot with another lot with no additional titles created; or</p> <p>g) to align existing titles with zone boundaries and no additional lots are created.</p>	<p>to create 2 lots. Lot 1 being 2121m² and the Balance Lot being 4225m². Both lots are less than 5000m².</p> <p>Each lot is capable of containing a 35m circle within the first 35m of the frontage.</p> <p>The buildings within Lot 1 meet the Acceptable Solutions for side boundary setback (3m).</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>	<p>Criteria</p> <p>Complies</p> <p>Complies</p>
A2	Each lot must have a frontage of at least 4	<p>Lot 1 42.3m</p> <p>Balance Lot 93.5m</p>	Complies

	metres.	40m+28.1m	
A3	Each lot must be connected to a reticulated: a) water supply; and b) sewerage system.	The lots have the capacity to be connected to reticulated water. The property is located outside of the reticulated sewerage area.	Complies Relies on Performance Criteria
A4	Each lot must be connected to a reticulated stormwater system.	The lots have the capacity to be connected to reticulated stormwater.	Complies

E1 Bushfire-Prone Areas Code		
Scheme Standard	Comment	Assessment
E1.6.1.1 Subdivision: Provision of hazard management areas		
A1	(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision- (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions; and (ii) shows the building area for each lot; and (iii) shows hazard management areas	(b) The Bushfire Hazard Management Plan shows the building area being located wholly within the Balance Lot, and states compliance with BAL 19 Table 2.4.4 AS3959. Complies

	<p>between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas. The proposed plan of subdivision must be accompanied by a bushfire hazard management plan certified by the TFS or accredited person demonstrating that hazard management areas can be provided; and</p> <p>(iv) applications for subdivision requiring hazard management areas to be located on land that is external to the proposed subdivision must be accompanied by the written consent of the owner of that land to enter into a Part 5 agreement that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>		
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E1.6.1.2 Subdivision: Public access

<p>A1</p>	<p>(a) The TFS or an accredited person certifies, having regard to the objective, that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in subdivision for the purposes of fire fighting; or</p> <p>(b) A proposed plan of subdivision showing the layout of roads and fire trails, and the location of private access to building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being consistent with the objective; or</p> <p>(c) A proposed plan of subdivision:</p> <p>(i) shows that, at any stage of a staged subdivision, all building areas are within 200m of a road that is a through road;</p> <p>and</p> <p>(i) shows a perimeter road, private access or fire trail between the lots and bushfireprone vegetation, which road, access or trail is</p>	<p>(c) The Bushfire Hazard Management Plan states that the layout of roads and access is consistent with the objective.</p>	<p>Complies</p>
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	<p>linked to an internal road system; and</p> <p>(ii) shows all roads as through roads unless:</p> <p>a. they are not more than 200m in length and incorporate a minimum 12m outer radius turning area; or</p> <p>b. the road is located within an area of vegetation that is not bushfire-prone vegetation; and</p> <p>(iii) shows vehicular access to any water supply point identified for fire fighting.</p>		
A2	<p>Unless the development standards in the zone require a higher standard, construction of roads must meet the requirements of Table E3.</p>	Not applicable	
E1.6.1.3 Subdivision: Provision of water supply for fire fighting purposes			
A1	<p>In areas serviced with reticulated water by a Regional Corporation:</p> <p>(a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures; or</p>	Not applicable	

	<p>(b) a proposed plan of subdivision shows that all parts of a building area are within reach of a 120m long hose (measured as a hose lay) connected to a fire hydrant with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa in accordance with Table 2.2 and clause 2.3.3 of AS 2419.1 2005 - Fire hydrant installations.</p>		
A2	<p>In areas that are not serviced by reticulated water by a Regional Corporation or where the requirements of A1 (b) cannot be met:</p> <p>(a) the TFS or an accredited person certifies that, having regard to the objective, there is an insufficient increase in risk from bushfire to warrant any specific water supply measures being provided; or</p> <p>(b) a bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient, consistent with the</p>	<p>The Bushfire Hazard Management Plan states the water supply is consistent with the objective.</p>	<p>Complies</p>

	<p>objective, to manage the risks to property and lives in the event of a bushfire; or</p> <p>(c) it can be demonstrated that:</p> <p>(i) a static water supply, dedicated to fire fighting, will be provided and that the water supply has a minimum capacity of 10 000 litres per building area and is connected to fire hydrants; and</p> <p>(ii) a proposed plan of subdivision shows all building areas to be within reach of a 120m long hose connected to a fire hydrant, measured as a hose lay, with a minimum flow rate of 600 litres per minute and minimum pressure of 200 kPa;</p> <p>or</p> <p>(d) it can be demonstrated that each building area can have, or have access to, a minimum static water supply of 10 000 litres that is:</p> <p>(i) dedicated solely for the purposes of fire fighting; and</p> <p>(ii) accessible by fire fighting vehicles; and</p>		
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	(iii) is within 3m of a hardstand area.		
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E4 Road and Railway Assets Code			
Scheme Standard		Comment	Assessment
E4.6.1 Use and road or rail infrastructure			
A1	Sensitive use on or within 50m of a category 1 or 2 road...a railway or future road or railway...	The subject property is not within 50m of a category 1 or 2 road, railway or future road or railway.	Not applicable
A2	For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.	There is no change to the number of vehicles for the existing house access off Pultney Street. <i>The Guide to Traffic Generating Developments</i> states that the Daily Vehicle Trips for a single dwelling is 9.	Complies
A3	For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	Not applicable	
E4.7 Development Standards			
E4.71 Development on and adjacent to Existing and Future Arterial Roads and Railways			
A1	The following must be at least 50m from a railway, a future road	The subject property is not within 50m of a railway, a future road or railway, and a	Not applicable

	or railway, and a category 1 or 2 road.	category 1 or 2 road.	
E4.7.2 Management of Road Accesses and Junctions			
A1	For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.	Each lot will have only 1 access per road frontage.	Complies
A2	For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	Not applicable	
E4.7.3 Management of Rail Level Crossings			
A1	Where land has access across a railway.	The proposal does not include access to a railway.	Not applicable
E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings			
	Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia; or c) If the access is a temporary access, the	An access off East Goderich Street would meet the sight distance requirement.	Complies

	written consent of the relevant authority has been obtained.		
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E6 Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
E6.6.1 Car Parking Numbers			
A1	A1 The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or...	The house provides 2 car parking spaces. The Balance Lot is of a sufficient size to accommodate 2 car parking spaces.	Complies

E10 Recreation and Open Space Code			
Scheme Standard		Comment	Assessment
E10.6.1 Provision of Public Open Space			
A1	The application must: include consent in writing from the General Manager that no land is required for public open space but instead there is to be a cash payment in lieu.	Consent granted	Complies

Performance Criteria

12.4.3.1 General Suitability
<p>Objective: <i>The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential Zone.</i></p>
<p>Performance Criteria 1 <i>Each new lot on a plan must be suitable for use and development in an arrangement that is consistent with the Zone Purpose, having regard to the combination of:</i> <i>a) slope, shape, orientation and topography of land;</i></p>

- b) any established pattern of use and development;
- c) connection to the road network;
- d) availability of or likely requirements for utilities;
- e) any requirement to protect ecological, scientific, historic, cultural or aesthetic values; and
- f) potential exposure to natural hazards.

COMMENT:

The proposed subdivision is for 2 lots. The subject title is an irregular rectangular shaped lot, and as such, Lot 1 is an irregular square shaped lot and Balance Lot is an irregular shaped lot. The proposed shape of the lots is generally similar to surrounding lots in the residential area (see Figure 3 below).

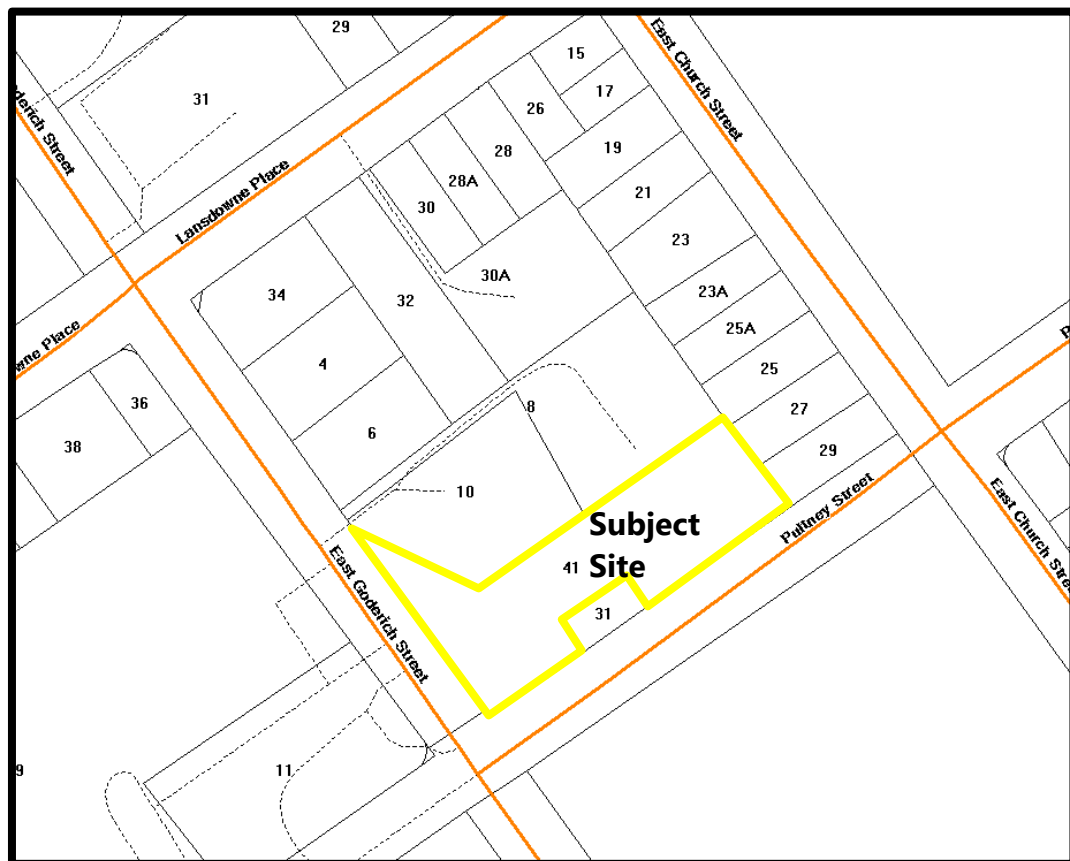


Figure 3: showing the subject site and the surrounding layout and shape of adjoining residential land.

Currently there is an internal fence that separates the house (and the associated private open space and outbuildings) with the paddock to the western portion of the property. In the past, the paddock has been used to keep pet horses. The proposed new boundary is located along this fence line.

Both Lot 1 has frontage and an existing access to Pultney Street. Balance Lot

has frontages to both East Goderich and Pultney Streets.

Land to the west is zoned Light Industrial (see Figure 2 above). 9 East Goderich Street contains a number of buildings and is used as an office for Parks and Wildlife Service, grazing and for vehicle storage and repair. 11 East Goderich Street also contains a number of buildings and the land is used for the milling of craft wood (Planning Permit DA16\91), a gravel yard and a workshop (see Photo 4 below).

Land to the south is zoned Low Density Residential and includes a small residential lot at 31 Pultney Street and a small forestry operation fronting Pultney Street (see Photo 4 below).

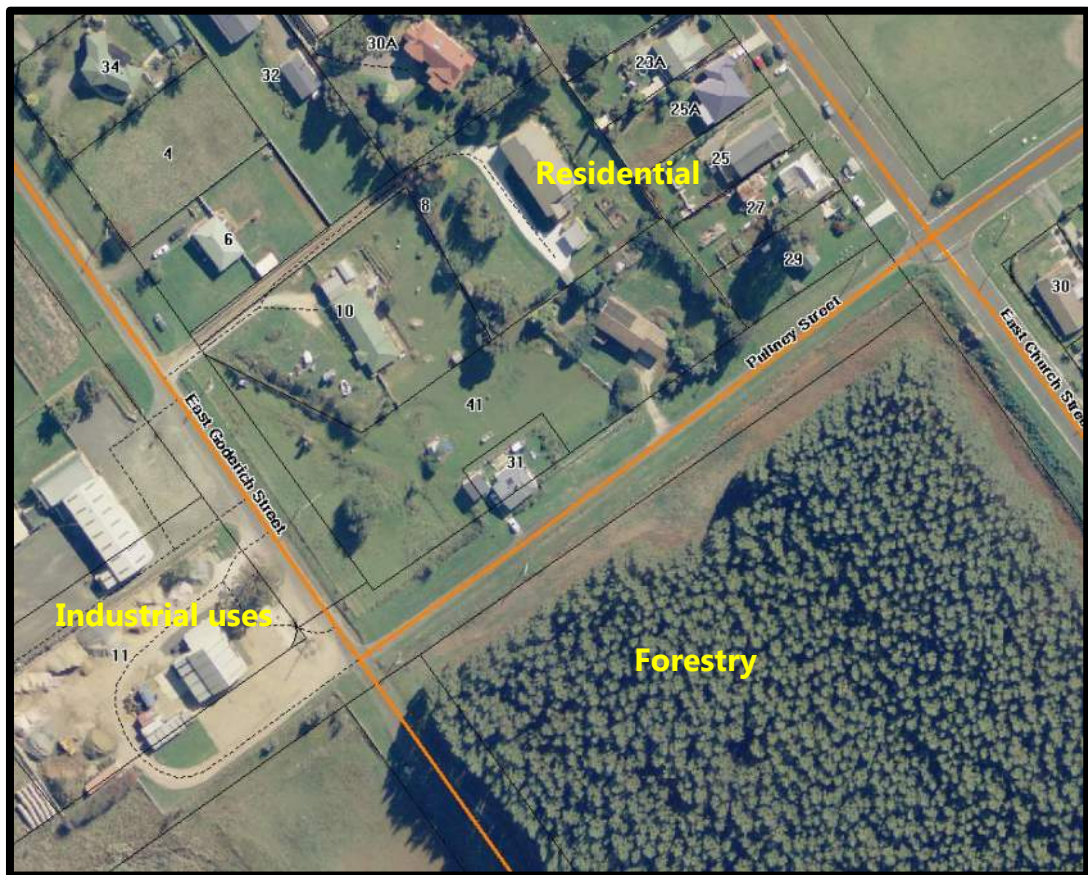


Photo 4: showing surrounding land use

The *Local Area Objectives* for Deloraine include:

- a) *Future subdivision will be determined on the basis of capacity for servicing, access, any potential for natural hazards and potential for conflict with adjoining land uses.*

Council has not received any noise complaints from the surrounding properties regarding the industrial/business activities at 9 and 11 East Goderich Street. It is noted that neighbouring houses at 10 East Goderich

Street and 31 Pultney Street are located at least 53m away from the Light Industrial zone. The scheme provides, as an Acceptable Solution, for a future dwelling on the Balance Lot to be within 3m of East Goderich Street boundary.

There is concern that any future development of a single dwelling in close proximity to East Goderich Street may trigger land use conflict. In considering a suitable buffer distance in this instance, it is noted that within the zone provisions for the Light Industrial zone, the minimum setback distance between an industrial use (without an attenuation distance) and a residential use is 40m. The uses at 9 and 11 East Goderich Street do not require an attenuation distance. As such, it is considered appropriate that a condition be included that limits development of a habitable building for a sensitive use within 40m of the Light Industrial zone. This condition would be administered through a Part 5 Agreement (Section 71 agreement).



Figure 4: showing a potential Restricted Building Area, providing 40m separation from the Light Industrial zoning.

NOTE: A Part 5 Agreement (*Land Use Planning and Approvals Act 1993*) provides the ability for a restriction on use or development to be placed on the property. The Part 5 Agreement is recorded on the property title.

In considering a Restricted Building Area, it is noted that the amount of area outside of this proposed Restrict Building Area is approximately 2,500m². The submitted Bushfire Hazard Management Plan shows an area noted as "No Build Zone >120m from fireplug" located outside of the Restricted Building Area. Considering the dimensions of the Balance Lot and the *Bushfire Hazard Management Plan*, the area outside of the Restricted Building Area is considered sufficiently large enough to accommodate a future dwelling and meet the Acceptable Solutions for setbacks for the zone.

NOTE: The report concludes that "a small area of Lot 1 exceeds the 120m hose lay limit from the nearest fireplugs and hence additional water supply will be required if any future habitable buildings are proposed for this area".

The Restricted Building Area would apply to habitable buildings for sensitive uses only. As such, the restriction would not apply to garages/carports or similar outbuildings. For development that would not require a planning permit, Council's Permit Authority considers Part 5 Agreements, as part of the building permit process.

Recommended Conditions:

Prior to the sealing of the Final Plan of Survey, the following must be completed to the satisfaction of Council:

A Section 71 agreement must be executed, that provides the following:

Development of a habitable building for a sensitive use on the Balance Lot is not to occur within the identified Restricted Building Area and being the area shown hatched on the plan annexed hereto and marked as Restricted Building Area.

Once executed, the agreement must be lodged and registered in accordance with Section 78 of the Land Use Planning and Approvals Act 1993.

All costs associated with preparing and registering the Agreement must be borne by the applicant.

Combined with the recommendation above, the proposed subdivision is consistent with the Objectives.

12.4.3.2 Lot Area, Building Envelopes and Frontage

Objective

To ensure:

- a) *the area and dimensions of lots are appropriate for the zone; and*
- b) *the conservation of natural values, vegetation and faunal habitats; and*
- c) *the design of subdivision protects adjoining subdivision from adverse impacts; and*
- d) *each lot has road, access, and utility services appropriate for the zone.*

Performance Criteria 1

Each lot for residential use must provide sufficient useable area and dimensions to allow for:

- a) *a dwelling to be erected in a convenient and hazard free location; and*
- b) *on-site parking and manoeuvrability; and*
- c) *adequate private open space; and*
- d) *reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and*
- e) *development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape.*
- f) *additional lots must not be located within the Low Density Residential Zone at Hadspen, Pumicestone Ridge or Travellers Rest.*

COMMENT:

Lot 1 is 2121m² and the Balance Lot is 4225m². Both lots are less than the Acceptable Solution of 5000m².

Lot 1

Lot 1 contains a house and outbuildings. The proposed configuration for Lot 1 results in the existing buildings meeting the Acceptable Solution for site coverage and boundary setbacks.

The access to the house is contained within Lot 1. Car parking and manoeuvring can all be managed on site. The house contains a garage component.

The provision of private open space is inherently linked to site coverage. Lot 1 complies with the Acceptable Solution for site coverage – being less than 30% coverage. The existing internal fence line separates the residential use from the paddock. This internal fence denotes the proposed new boundary between Lot 1 and the Balance Lot.

Balance Lot

The Balance Lot is of a size and shape to allow for the construction of a dwelling that meets the Acceptable Solutions for setback and site coverage; and provide an on-site waste water system.

The proposed subdivision is for residential purposes, and if the land was to be used for this purpose, it would be in keeping with the zone intent. Future development would be assessed against the planning scheme's provisions for the Low Density Residential zone and all applicable Codes. The proposal is considered in keeping with the Low Density Residential character of the surrounding land.

Based on the above, the proposed subdivision is consistent with the Objectives.

Performance Criteria 3

Lots that are not provided with reticulated water and sewerage services must be:

- a) in a locality for which reticulated services are not available or capable of being connected; and
- b) capable of accommodating an on-site wastewater management system.

COMMENT:

The subject land is not connected to a sewerage service. The existing house is serviced by a septic tank and associated drainage fields.

Submitted documentation show a waste water absorption trench being located 1.8m from the proposed new boundary. Council's records for the installation of the waste water system shows 2 trenches along the south-west side of the house. The submitted documentation shows only 1 trench. Council's Environmental Health Officer undertook a site inspection and was unable to determine if the existing system comprised of 1 or 2 trenches. As such, Council cannot determine if the system is wholly within the boundary of Lot 1 or not.

The Performance Criteria states that lots must be able to accommodate an on-site waste water management system. As such, the waste water system for the house must be wholly contained within Lot 1. With uncertainty on the exact location of the absorption trenches, the proposed boundary between Lot 1 and the Balance Lot must be relocated to provide an acceptable buffer or alternatively, a waste water report prepared by a suitably qualified person that identifies the exact location of the existing system and recommends an alternative location of the boundary must be submitted.

The relocation of the proposed boundary a further 10m to the south-west is considered minor in relation to the size and suitability of the Balance Lot for residential use and development.

Recommended Conditions:

Prior to the commencement of works, the following must be completed to the satisfaction of Council:

Amended Subdivision Proposal Plan must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and must show:

The proposed boundary between Lot 1 and the Balance Lot being either:

- A. relocated a minimum 10m further to the south-west, or*
- B. located in a lesser distance where indicated in a Waste Water report prepared by a suitably qualified person taking into account the exact location of the existing waste water system for Lot 1. The Waste Water report must be submitted.*

Combined with the recommendation above, the proposed subdivision is consistent with the Objectives.

Representation

One representation was received (see attached documents). A summary of the representation is as follows:

Our property, through pre-existing use, is effectively zoned as general industrial and that has been recognised in previous correspondence from the council. To avoid future problems it is essential that prospective buyers be aware of that – we suggest that it should be noted on the new titles.

COMMENT:

The representation refers to a property at 11 East Goderich Street in Deloraine. The matter of potential land use conflict between any future residential use on the Balance Lot and the existing industrial use at 11 East Goderich Street has been discussed above.

No further action required.

Conclusion

In conclusion, it is considered that the application for Subdivision (2 Lots) generally complies with the standards of the Planning Scheme, can be effectively managed by conditions and is recommended for approval.

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

That the application for a Subdivision (2 lots) for land located at 41 Pultney Street, Deloraine (CT 20453/1) by 6ty⁰ P/L, requiring the following discretions:

- **12.4.3.1 General Suitability**
- **12.4.3.2 Lot Area, Building Envelopes and Frontage**

be APPROVED, generally in accordance with the endorsed plans and subject to the following conditions:

- 1. The use and development must be carried out as shown and described in the endorsed Plans:
 - a) 6ty⁰ P/L - Subdivision Proposal Plan – Project Number 14.230;
 - b) AK Consultants - Bushfire Hazard Management Report – dated 29 January 2015 (v2);**

to the satisfaction of the Council. Any other proposed development and/or use will require a separate application to and assessment by the Council.

- 2. Except for with prior written consent of Council, covenants or similar restrictive controls must not be included on the titles created by this permit if they seek to prohibit any use provided for in the Meander Valley Interim Planning Scheme.**
- 3. Prior to the commencement of works, the following must be completed to the satisfaction of Council:
 - a) Amended Subdivision Proposal Plan must be submitted for approval to the satisfaction of Council's Town Planner. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and must show:
 - I. Vehicle access crossover for the Balance Lot (with distance shown from the crossover to a boundary;****

- II. The proposed boundary between Lot 1 and the Balance Lot being either:
 - i. relocated a minimum 10m further to the south-west, or
 - ii. located in a lesser distance where indicated in a Waste Water report prepared by a suitably qualified person taking into account the exact location of the existing waste water system for Lot 1. The Waste Water report must be submitted to Council.

- b) Detailed design drawings are to be submitted showing the means of connection to Council's stormwater mains, to the satisfaction of Council's Director of Infrastructure Services.

- 4. Prior to the sealing of the Final Plan of Survey, the following must be completed to the satisfaction of Council:
 - a) A Section 71 agreement must be executed, that provides the following:

Development of a habitable building for a sensitive use on the Balance Lot is not to occur within the identified Restricted Building Area and being the area shown hatched on the plan annexed hereto and marked as Restricted Building Area.

Once executed, the agreement must be lodged and registered in accordance with Section 78 of the Land Use Planning and Approvals Act 1993.

All costs associated with preparing and registering the Agreement must be borne by the applicant.

 - b) The developer must pay Council \$3661, a sum equivalent to 5% of the unimproved value of the approved lots.

 - c) The vehicular crossover servicing the Balance Lot must be constructed and sealed in accordance with LGAT standard drawing TSD-RO3-V1 and TSD-R04-V1 (attached) and to the satisfaction of Council's Director of Infrastructure Services.

 - d) All construction is to be completed in accordance with the endorsed stormwater design drawings (as per Condition 3.b)

above), to the satisfaction of Council's Director of Infrastructure Services.

- 5. The development must be in accordance with TasWater's Submission to Planning Authority Notice (TWDA 2015/00224-MVC) (attached document).**

Note:

1. Please find enclosed a driveway crossover application form. This form must be completed and returned to Council's Infrastructure Services prior to the construction of the crossover.
2. This permit does not imply that any other approval required under any other by-law or legislation has been granted. At least the following additional approvals may be required before construction commences:
 - a) Building permit
 - b) Plumbing permit
3. This permit takes effect after:
 - a) The 14 day appeal period expires; or
 - b) Any appeal to the Resource Management and Planning Appeal Tribunal is abandoned or determined; or
 - c) Any other required approvals under this or any other Act are granted.
4. This permit is valid for two (2) years only from the date of approval and will thereafter lapse if the development is not substantially commenced. A once only extension may be granted if a request is received at least 6 weeks prior to the expiration date.
5. A planning appeal may be instituted by lodging a notice of appeal with the Registrar of the Resource Management and Planning Appeal Tribunal. A planning appeal may be instituted within 14 days of the date the Corporation serves notice of the decision on the applicant. For more information see the Resource Management and Planning Appeal Tribunal website www.rmpat.tas.gov.au.
6. If any Aboriginal relics are uncovered during works;
 - a) All works are to cease within a delineated area sufficient to protect the unearthed and other possible relics from destruction,

- b) The presence of a relic is to be reported to Aboriginal Heritage Tasmania Phone: (03) 6233 6613 or 1300 135 513 (ask for Aboriginal Heritage Tasmania Fax: (03) 6233 5555 Email: aboriginal@heritage.tas.gov.au); and
- c) The relevant approval processes will apply with state and federal government agencies.

DECISION:

SEARCH OF TORRENS TITLE

VOLUME 20453	FOLIO 1
EDITION 6	DATE OF ISSUE 27-Feb-2009

SEARCH DATE : 24-Jul-2014

SEARCH TIME : 10.12 AM

DESCRIPTION OF LAND

Town of DELORAINÉ

Lot 1 on Diagram 20453

Being the land described in Conveyance No. 58/3083

Derivation : Part of 9A-2R-0Ps. Section R. Gtd. to Montague Williams.

Prior CT 4021/65

SCHEDULE 1

M218395 RHONDA PATRICIA HOW Registered 24-Feb-2009 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

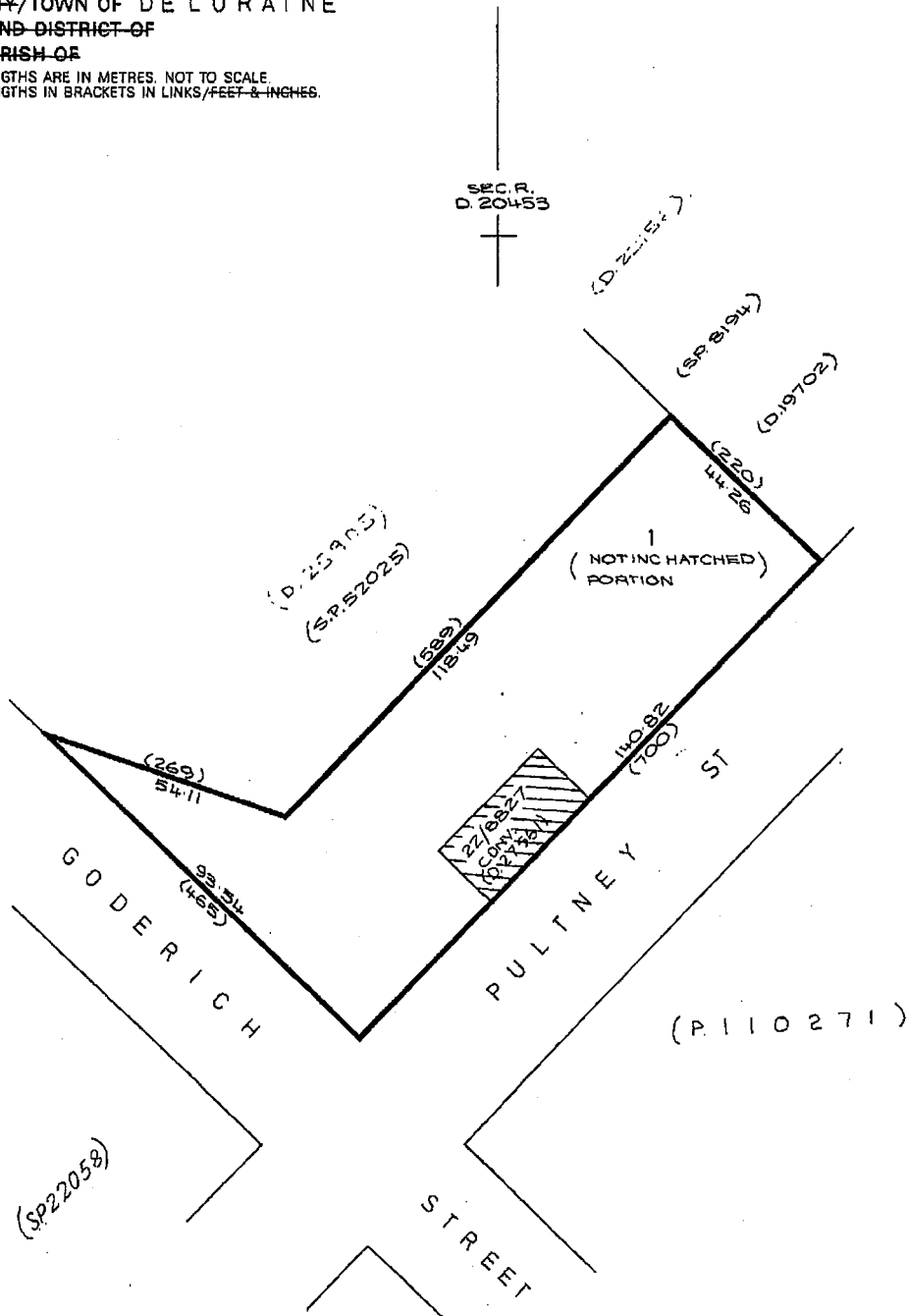
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED... 20 MAY 1983 <i>J. Brander</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D. 20453
FILE NUMBER Y 780	GRANTEE: PART OF 9 ^A -2 ^R -0 ^P GTD. TO MONTAGUE WILLIAMS SEC. R.	DRAWN S. L. 12-5-83

SKETCH BY WAY OF ILLUSTRATION ONLY

GUY/TOWN OF DELORAINÉ
LAND DISTRICT OF
PARISH OF
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



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ISSUE	DATE	ISSUED FOR	REV.
01	01.09.2014	CLIENT INFORMATION	-
02	20.01.2015	PLANNING APPROVAL	-

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS AND AREAS SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

ALL MEASUREMENTS ARE SUBJECT TO SURVEY. BOUNDARY ADJUSTMENT TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE MEANDER VALLEY COUNCIL PLANNING SCHEME.



DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE AUTHOR. BOUNDARIES SHOWN ON THIS PLAN, UNLESS OTHERWISE NOTED, SHOULD NOT BE RELIED UPON. INDEPENDENT VERIFICATION OF BOUNDARIES SHOULD BE UNDERTAKEN BY CADASTRAL SURVEY.

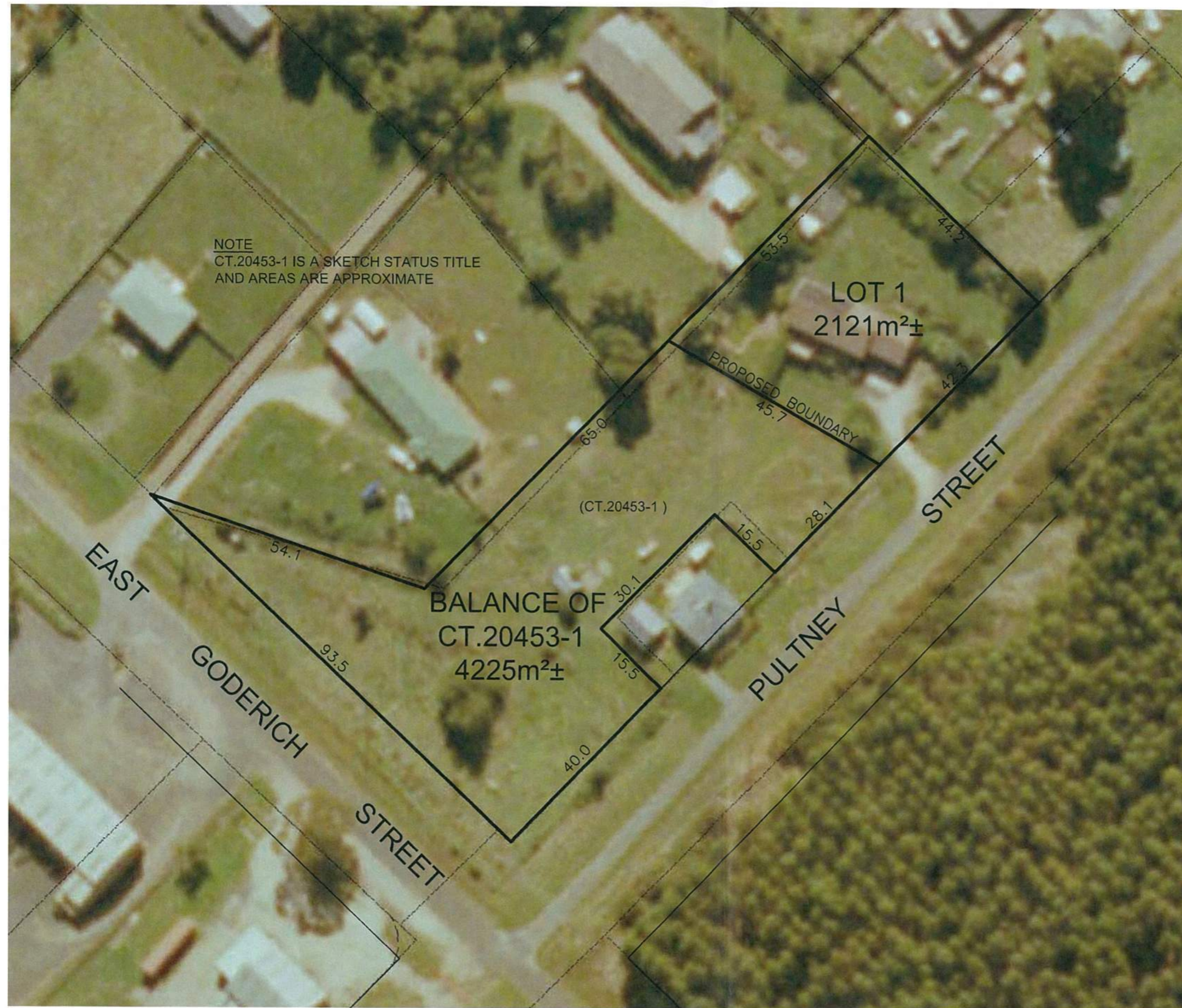
PROJECT: SUBDIVISION
 PROPOSAL PLAN
 AT: 41 PULTNEY STREET
 DELORAINE
 FOR: C & A ENRIGHT

DRAWING:

SURVEYOR: H.M.G. DRAWN G.L.M. CHECKED H.M.G.

SCALE: 1:750 @ A3

PROJECT NO. 14.230 DRAWING NO. REV.



Measured form and function



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Subdivision
41 Pultney Street
Deloraine

Supporting Submission

Prepared for:
Meander Valley Council



DEV 2

Issue	01
Date	12 February 2014
Project Number	14.230
Project Name	2 Lot Subdivision – 41 Pultney Street, Deloraine
Author	Heidi Goess
Document	I:\2014\14230\1 Administration\6 Authorities\2 Council\R 15-02-12 DA Supporting Submission Enright.docx

Contents	Page No.
1. Introduction	4
1.1 Certificate of Title	
1.2 Planning Instrument	
1.3 Zone and Overlay Maps	
2. Proposal – 2 Lot Subdivision	5
2.1 Reticulated Sewer and Water	
2.2 Stormwater Infrastructure	
2.3 Bushfire-Prone Area	
2.4 Demolition of Buildings and Clearance of Vegetation	
3. Site and Surrounding Uses	5
4. Meander Valley Interim Planning Scheme 2013	6
4.1 Low Density Residential Zone	6
4.2 Codes	9
4.3 Performance Criteria	13
5. Conclusion	15
Appendix A Certificate of Title and Development Application Form	
Appendix B Proposal Plan	
Appendix C Bushfire Hazard Management Plan	

1. INTRODUCTION

This application concerns the subdivision of land at 41 Pultney Street, Deloraine.

6ty Pty Ltd is engaged by Mrs Angela Enright and Mr Clinton How to prepare a planning application for the abovementioned use and development of land.

To assist Council with its assessment of this application, this supporting submission:

- Provides a full description of the proposal;
- Details the site and the surrounding uses;
- Considers the purpose, local area objective, the desired future character statements and the applicable use and development standards of the Low Density Residential Zone; and
- Considers all of the applicable codes.

1.1 Certificate of Title

The application applies to land identified on Certificate of Title 20453/1.

1.2 Planning Instrument

The planning instrument subject to this application is the Meander Valley Interim Planning Scheme 2013 (MVIPS).

1.3 Zone and Overlay Map

The site is zoned Low Density Residential under the MVIPS. The subject land is not identified being subject to any overlays as identified on the MVIPS Overlay Maps (refer to Figure 1).

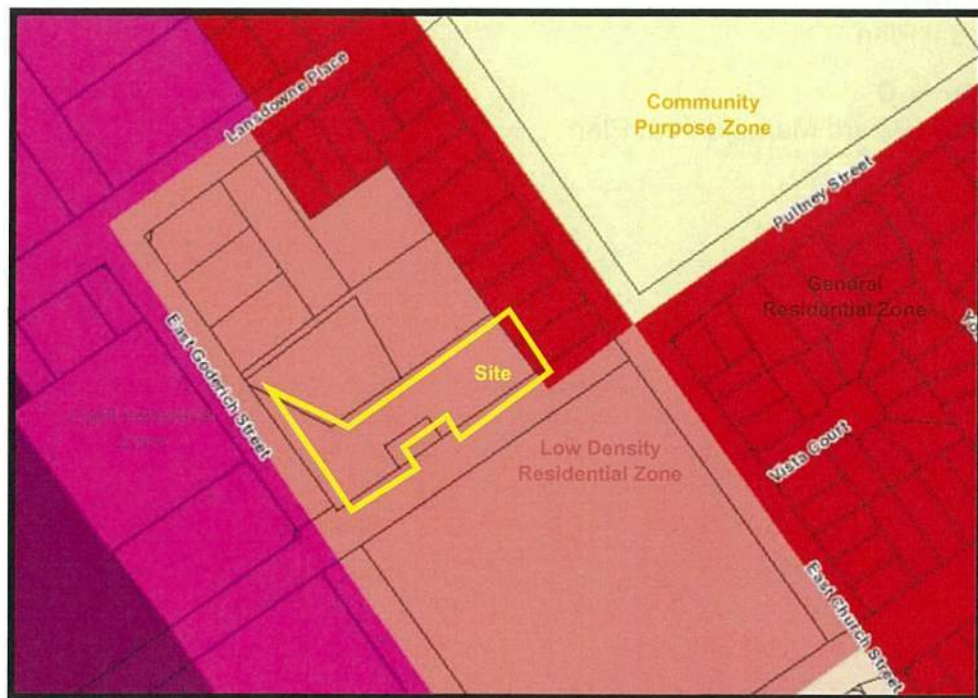


Figure 1: Zone and Overlay Map, Meander Valley Interim Planning Scheme 2013 (source: the LIST)

2. PROPOSAL – 2 LOT SUBDIVISION

The application is for subdivision in accordance with the Proposal Plan, drawing numbers 14.230 P01. More specifically the proposal involves the subdivision of land, comprising a combined land area of 6346m² +/- to form two titles:

- Lot 1 comprising an area of 4225m²+/-; and
- Lot 2 comprising an area of 2121m² +/-.

The purpose of this subdivision is to recognise the existing use and development of the land aligning lot boundaries to reflect existing infrastructure.

2.1 Reticulated Sewer and Water

The site is serviced by mains water but is not connected to reticulated sewer.

2.2 Stormwater Infrastructure

The site will be serviced by the existing stormwater infrastructure.

2.3 Bushfire-Prone Area

The site is determined to be within a bushfire-prone area. To support this application, AK Consultants Pty Ltd has prepared a Bushfire Assessment Report. This is contained in Appendix D.

2.4 Buildings and Dwelling

All buildings on the site will be retained.

3. SITE AND SURROUNDING USES

The site is an irregular shaped parcel of land located on the southern side of the Meander River, between East Goderich Street and East Church Street. The site, comprising an area of 6346m² +/-, has a frontage of approximately 110m and 93.5m to Pultney Street and East Goderich Street respectively.

A dwelling and outbuilding is contained on the site within a fenced area of the property. The dwelling is serviced by an onsite wastewater management system and has access to mains water.

An additional building, set behind the property at 31 Pultney Street, is contained on the site. This is well separated by more than 40m from the existing dwelling. The property at 31 Pultney Street contains a detached dwelling on an area of approximately 500m².

Access to the dwelling is via an existing crossover from Pultney Street. Vehicular access to the property can also be achieved through an existing gate located at East Goderich Street.

The adjoining lots zoned Low Density Residential (refer to Figure 1) are generally characterised by single detached dwellings contained on lot areas greater than 1500m². The lots to the east of the site are zoned General Residential and are also characterised by detached dwellings on lots of around 1000m².

The Deloraine High School and the Deloraine Primary School are within a 500m radius of the subject site.

A plantation forest is located on the opposing side of the site. Land to the west of the site is zoned Light Industrial.

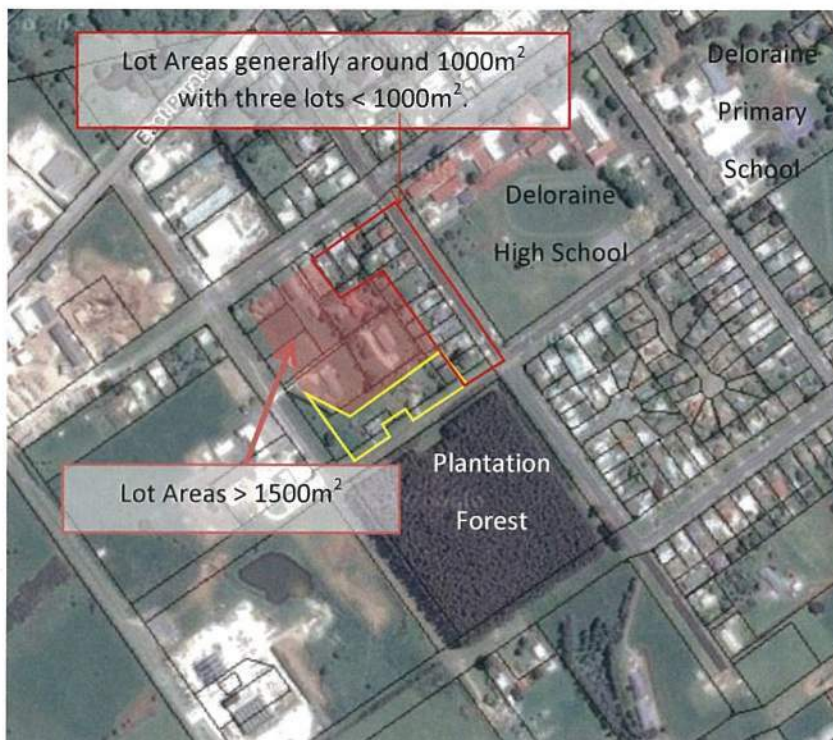


Figure 2: Aerial Photograph (source: Google)

A desktop analysis of the site, including land immediately adjoining the site, has been undertaken utilising the LIST map. This analysis did not identify:

- Landslip;
- Significant flora and fauna; or
- Flooding.

4. MEANDER VALLEY INTERIM PLANNING SCHEME 2013

The following section of this report examines the relevant provisions of the Scheme with respect to the proposed subdivision of land. This assessment demonstrates that the approval sought is consistent with the applicable standards of the Low Density Residential zone and the relevant codes.

4.1 Low Density Residential Zone

4.1.1 Zone Purpose and Local Area Objective

The subdivision will align lot boundaries to reflect the existing land uses of the site. Proposed lot 1 will contain the dwelling and outbuilding with

the boundaries reflecting the fencing arrangements of the property. The balance land will contain an existing building.

The site is located at the edge of land zoned General Residential and lends itself to an increased density as this is compatible with the historical land use pattern immediately surrounding the subject site.

The lots zoned Low Density Residential and bounded by East Goderich Street, Landsdowne Place, East Church Street and Pultney Street are all less than 5000m². Proposed Lot 1 also adjoins 3 lots with areas of around 1000m². While the proposed lot and balance land falls short of the required 5000m², both can be developed in accordance with the zone purpose and local area objective.

4.1.2 Desired Future Character Statement

The proposal is for subdivision and there is no further development of the site proposed.

Future development of lot 1 can be designed to ensure that development is in accordance with the desired future character statement.

4.1.3 Use Table

Subdivision is a discretionary application under the MVIPS.

4.1.4 Low Density Residential Zone – Use and Development Standards

Table 1 assesses the objectives and applicable standards relevant to this proposed subdivision of land. Where the proposed subdivision cannot comply with an acceptable solution, this report provides further assessment against the relevant objective and performance criteria.

Table 1: Assessment of 12 Low Density Residential Zone, MVIPS

13.3 Use Standards		
Scheme Standard	Comment	Assessment
13.3.1 Amenity		
A1	The proposal is for subdivision only.	Not Applicable
A2	The proposal is seeking approval for subdivision. No commercial activities proposed.	Not Applicable

12.3.2 Low Density Residential Character		
A1	The proposal is for subdivision only.	Not Applicable
A2	The application is for a subdivision only.	Not Applicable
13.4 Development Standards		
<p>Clause 12.4.1 to 12.4.5 are not applicable as the application is for subdivision only.</p> <p>Clause 12.4.2.1 Non Residential Buildings is not applicable as the application is for subdivision only.</p>		
13.4.2 Subdivision		
13.4.2.1 General Suitability		
A1	No acceptable Solution.	Relies on Performance Criteria.
12.4.2.2 Lot Area, Building Envelopes and Frontage		
A1	Each lot must have a minimum area of 5000m ² . Lots 1 and 2 have an area of 4225m ² +/- and 2121m ² . The areas fall short of this 5000m ² requirement.	Relies on Performance Criteria
A2	Each lot has a frontage of more than 4m.	Complies with Acceptable Solution
A3	The lots will not be connected to a reticulated water supply and sewerage system.	Relies on Performance Criteria
A4	Stormwater disposal will not be altered by the proposal.	Complies with Acceptable Solution

4.2 CODES

The relevant Codes applicable to the application are summarised below. Where a code is applicable, further assessment is provided within the Table or below.

Code	Comment
E1 Bushfire-Prone Areas Code	The site is within a bushfire prone-area. AK Consultants Pty Ltd has prepared a Bushfire Hazard Management Plan for the site.
E2 Potentially Contaminated Land Code	The site is not potentially contaminated land. This Code not applicable.
E3 Landslip Code	The site is not identified as landslip under the Meander Valley Interim Planning Scheme 2013. This Code not applicable.
E4 Road and Railway Assets Code	The proposal will retain the existing accesses. No new accesses are proposed. The subdivision will not intensify the use of these accesses. This Code is not applicable.
E5 Flood Prone Areas Code	The site is not identified in a flood prone area. This Code is not applicable.
E6 Car Parking and Sustainable Transport Code	This Code applies to all use and development. This Code is applicable. See assessment below.
E7 Scenic Management Code	The site is not within a scenic management area. This Code is not applicable.
E8 Biodiversity Code	The proposed subdivision is not within an area identified as priority habitat on the Overlay Maps. This Code is applicable.
E9 Water Quality Code	Not within 50m of a wetland or watercourse. This Code is not applicable
E10 Recreation and Open Space Code	This application for subdivision on land zoned Low Density Residential. This Code is applicable. Consent in writing from the General Manager has been requested.
E11 Environmental Impacts and Attenuation Code	The proposal is not of sensitive use and is not listed in E11.6.2. This Code is not applicable.

E12 Airports Impact Management Code	The site is not within Australian noise exposure forecast contours on the maps; and with prescribed air space. This Code is not applicable.
E13.0 Local Historic Heritage Code	There are no local heritage values identified for the site. This Code is not applicable.
E14 Signage Code	The proposal does not require new signage or the renewal/replacement of the existing signage. This Code is not applicable.
E15 Karst Management Code	The proposal is not under Karst Catchment Area. This Code is not applicable.
E16 Urban Salinity Code	The proposal is not under Greater Launceston Urban Salinity Management Area. This Code is not applicable.

4.2.1 E1.0 Bushfire-Prone Areas Code

A bushfire assessment has been prepared by AK Consultants in accordance with the requirements of this Code. Please refer to Appendix C.

4.2.2 E6.0 Car Parking and Sustainable Transport Code

This Code applies to all use and development of land. The proposed use and development will intensify an existing access. This Code applies to the proposed subdivision of land. Accordingly, Table 3 assesses the application against the applicable standards of this Code.

Table 3: Road and Railway Assets Code, Use and Development Standards

E6.6 Use Standards		
Scheme Standard	Comment	Assessment
E6.6.1 Car Parking Numbers		
A1	Car parking associated with the residential development will not be altered by the subdivision. Adequate car parking is provided for the residential use on lot 1. The area on lot 2 is sufficient to accommodate car parking	Complies with the Acceptable Solution

	should it be developed further.	
E6.6.3 Taxi Drop-off and Pickup		
A1	The application is for subdivision only. There is sufficient space within the carriageway of both Pultney Street and East Goderich Street to accommodate taxi drop-off and pickup.	Complies with the Acceptable Solution
E6.6.4 Motorbike Parking Provisions		
A1	Both lots have sufficient area to accommodate motorbike parking provisions.	Complies with the Acceptable Solution.
E6.7 Development Standards		
E6.7.1 Construction of Car Parking Spaces and Access Strips		
A1 (a)-(c)	The application is for subdivision only. Access and driveways are not proposed to be altered.	Not Applicable
E6.7.2 Design and Layout of Car Parking		
A1.1 and A1.2	The application is for subdivision only. There are no buildings or car parking areas proposed at this stage.	Not Applicable
A2.1 and A2.2	The application is for subdivision only. There are no buildings or car parking areas proposed at this stage.	Not Applicable
E6.7.3 Car Parking Access, Safety and Security		
A1	The application is for subdivision only. There are no buildings proposed	Not Applicable

	at this stage.	
A2	The application is for subdivision only. There are no buildings or car parking area proposed at this stage.	Not Applicable
E6.7.4 Parking with a Person with a Disability		
A1 and A2	The application is for subdivision only. There are no buildings proposed at this stage.	Not Applicable.
A2	The application is for subdivision only. There are no buildings proposed at this stage.	Not Applicable
E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup		
A1	The application is for subdivision only. There are no buildings proposed at this stage.	Not Applicable
E6.8.2 Bicycle Parking Access, Safety and Security		
A1	The application is for subdivision only. There are no buildings proposed at this stage.	Not Applicable
A2	The application is for subdivision only. There are no buildings proposed at this stage.	Not Applicable
E6.8.5 Pedestrian Walkways		
A1	The application is for subdivision only. There are no buildings proposed at this stage.	Not Applicable

4.3 Performance Criteria

The above assessment of the applicable standards has highlighted that the proposed use and development relies on a number of performance criteria. Accordingly, further information in regard to these performance criteria is offered and intended to assist the Council with their assessment of this application.

4.3.1 12.4.3.1 General Suitability

There is no acceptable solution for this clause and accordingly the proposal relies on the performance criterion P1, clause 12.4.3.1.

The site is an irregular shaped parcel of land with an established residential use with the topography having a fall towards East Goderich Street (refer to Figure 3). The shape of the site is influenced by the land use pattern that has occurred in this location with the development of the Low Density Residential zone and the excision of the property at 31 Pultney Street from its parent title. The triangular portion of the site retains an existing access to the property via a gate from East Goderich Street.

Access to proposed lot 1 and the balance land will remain unaltered by this proposed subdivision. The residential use is serviced by a septic tank contained within the boundaries of lot 1 and is connected to mains water. The balance land is considered to have sufficient area to support an on-site wastewater management system should this be developed in the future. The lot can be connected to reticulated mains water.

There are no ecological, scientific, historic, cultural aesthetic values identified for the site. The site is not identified as being at risk to landslides.

The purpose of this subdivision is to rationalise lot boundaries which reflect the current use of the land.

The proposal satisfies the objective and the performance criterion P1 of clause 12.4.3.1.



Figure 3: Site showing contours

4.3.2 P1 12.4.3.2 Lot Area, Building Envelope and Frontage

The proposed lot 1 and balance land do not each have a minimum area of 5000m² and does not comply with the acceptable solution A1(a), clause 12.4.3.2. Accordingly the proposal relies on the corresponding performance criterion P1.

The residential use to be contained on proposed lot 1 is physically divided from the balance land by the established fencing. The lot area of 2600m²+/- allows the dwelling to comply with the required setback from the new lot boundary. Adequate private open space is provided and on-site manoeuvrability and parking will not be altered by the proposal. Existing access will be retained from Pultney Street. As discussed earlier in this submission, the subdivision will reflect the existing use of the property.

The area of the balance land, while short of the 5000m², is considered to be of a size and shape that would allow a dwelling to be erected in a convenient and hazard free location should it be developed for a residential use. Sufficient area is also provided to ensure that there is reasonable vehicular access and that private open space and on-site parking and manoeuvring can be accommodated.

The proposed lot is not located within Hadspen, Pumicestone Ridge or Travellers Rest.

The proposal satisfies the objective and the performance criterion P1 of clause 12.4.3.2.

4.3.3 P3, 12.4.3.2 Lot Area, Building Envelope and Frontage

The proposed lot 1 and balance land will not be connected to reticulated water supply and sewerage system. Accordingly the proposal relies on the corresponding performance criterion P1.

A residential use is established on proposed lot 1 and is separated from the balance land via fencing. The dwelling is connected to an existing septic tank system and to mains water. The subdivision will not alter the existing arrangements.

There is no future development proposed for the balance land. However, if further development is to be undertaken, the lot area is deemed to be capable of accommodating an on-site wastewater management system.

The proposal satisfies the objective and the performance criterion P3 of clause 12.4.3.2.

5. CONCLUSION

The application is seeking approval for the subdivision of the land at 41 Pultney Street, Deloraine is in accordance with the requirements of the Meander Valley Interim Planning Scheme 2013. The supporting submission has demonstrated:

- The subdivision will comply with the purpose of the Low Density Residential Zone and Local Area Objectives; and
- The subdivision is in accordance with the historic land use pattern and is compatible with adjoining development;

For these reasons this application can be supported.

Bushfire Hazard Management Report

Report for: Clinton How & Angela Enright
10 East Goderich St
Deloraine, TAS, 7304

Property Location: 41 Pultney Street,
Deloraine, TAS, 7304

Prepared by: Scott Livingston
AK Consultants,
40 Tamar Street,
LAUNCESTON, TAS. 7250

Date: 29th January 2015 (v2)



Summary

Client: Clinton How & Angela Enright

Property identification: Current zoning: Low-Density Residential
CT 20453/1, PID; 6257982

Proposal: A 2 lot subdivision for land at 41 Pultney Street.

Assessment comments: A field inspection of the site was conducted to determine the Bushfire Attack Level and Risk.

Conclusion: Lot 2 contains an existing dwelling, which is exempt from Bushfire Code provisions. Lot 1 contains a large BAL 12.5 building area which may be extended if construction is to BAL 19 standards. The BAL rating required for any future habitable buildings on lot 2 depends on the final building footprint.

A small area of Lot 1 exceeds the 120m hose lay limit from the nearest fireplugs and hence additional water supply will be required if any future habitable buildings are proposed for this area.

Access is considered to meet the objectives of the bushfire code; internal access to within 30m may be required on Lot 1 for future dwelling subject to location and size of the habitable buildings.

Assessment by:



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.

Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105



DESCRIPTION

A 2 lot subdivision is proposed for land at 41 Pultney Street, Deloraine. The site is bound by Pultney Street to the south east and East Goderich Street to the south west. Surrounding titles are zoned as General Residential to the north east, Low-Density Residential to the north west and south east and Light Industrial to the south west. Lots to the north east and north west are developed residential lots and are managed land with patches of grassland <1ha in area. Industrial zoned land to the south west is also managed, however the land to the south east contains plantation and is classed as forest.

See Appendix 1 for maps. Appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The Development is considered to be within a Bushfire Prone Area due to the proximity of grassland and woodland vegetation greater than 1ha in area. Lot 2 contains an existing dwelling and is exempt from Bushfire Code provisions.

VEGETATION AND SLOPE

Lot 1	North East	South East	South West	North West
Vegetation, within 100 m of lot boundary	0-100m Managed Land	0-15m Managed Land (Road), 15-25m Grassland 25-100m Forest	0-100m Managed Land	0-100m Managed Land*
Slope (degrees, over 100m)	Upslope/Flat	Upslope/Flat	Downslope 0-5°	Upslope/Flat

*Land to the north west contains small patches of grassland vegetation <1ha in area and separated by >20m and therefore has been assessed as non bushfire prone land.

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated on existing vegetation types. The setbacks shown do not account for any other setback requirements that may be applicable under planning scheme provisions, nor do they account for topographic or other constraints.

BAL SETBACK REQUIREMENTS:

Direction	BAL Low		BAL 12.5		BAL 19	
	Grassland	Forest	Grassland	Forest	Grassland	Forest
Upslopes and flat	50m	100m	14m	32m	10m	23m
Downslopes 0-5°	50m	100m	16m	38m	11m	27m

BAL RATINGS:

Lot 2 contains an existing dwelling and is exempt from Bushfire Code provisions, due to no increase in risk. Lot 1 contains a large BAL 12.5 building area which may be extended if construction is to BAL 19. The BAL rating required for any future habitable buildings on lot 2 depends on the building footprint.

LOT	BAL RATING	SETBACKS
1	BAL 12.5/19	7m from south east boundary for BAL 12.5. None for BAL 19.
2	exempt	exempt

FIRE FIGHTING WATER SUPPLY

Building areas on Lot 1 will be serviced by reticulated water supply, being within 120m hose lay of the nearest fireplug located on East Goderich & Pultney Streets, although there is a small area in the north of Lot 1 which is not within 120m hose lay of the nearest fireplugs and additional water supply (static or reticulated) will be required if habitable buildings are proposed for this area in the future. It is assumed under Bushfire Advisory Note 2, that the supply will provide adequate flows and pressure.

ACCESS

All lots are within 200m of a through road (Pultney Street & East Goderich Streets) as required by acceptable solutions in the Bushfire Code (E1.6.1.2.A1.c).

Bushfire Code E1.6.1.2.cii, acceptable solutions, requires a perimeter road between the lots and bushfire prone vegetation. Pultney Street provides a perimeter between the subject title and grassland & forest vegetation to the south east. Grassland to the north west is <1ha and separated from additional bushfire prone vegetation by more than 20m and hence no perimeter road is required as this is considered non bushfire prone land.

All lots must have access to within 30m of the furthest extent of the building area. Internal access may be required for Lot 1 to Class 4C standards to within 30m of any future habitable buildings to meet this condition depending on future building location.

CONCLUSIONS

Lot 2 contains an existing dwelling and is exempt from Bushfire Code provisions. Lot 1 contains a large BAL 12.5 building area which may be extended if construction is to BAL 19 standards. The BAL rating required for any future habitable buildings on lot 2 depends on the final building footprint.

A small area of Lot 1 exceeds the 120m hose lay limit from the nearest fireplugs and hence additional water supply will be required if any future habitable buildings are proposed for this area.

Access is considered to meet the objectives of the bushfire code; internal access to within 30m may be required on Lot 1 for future dwelling subject to location and size of the habitable buildings.

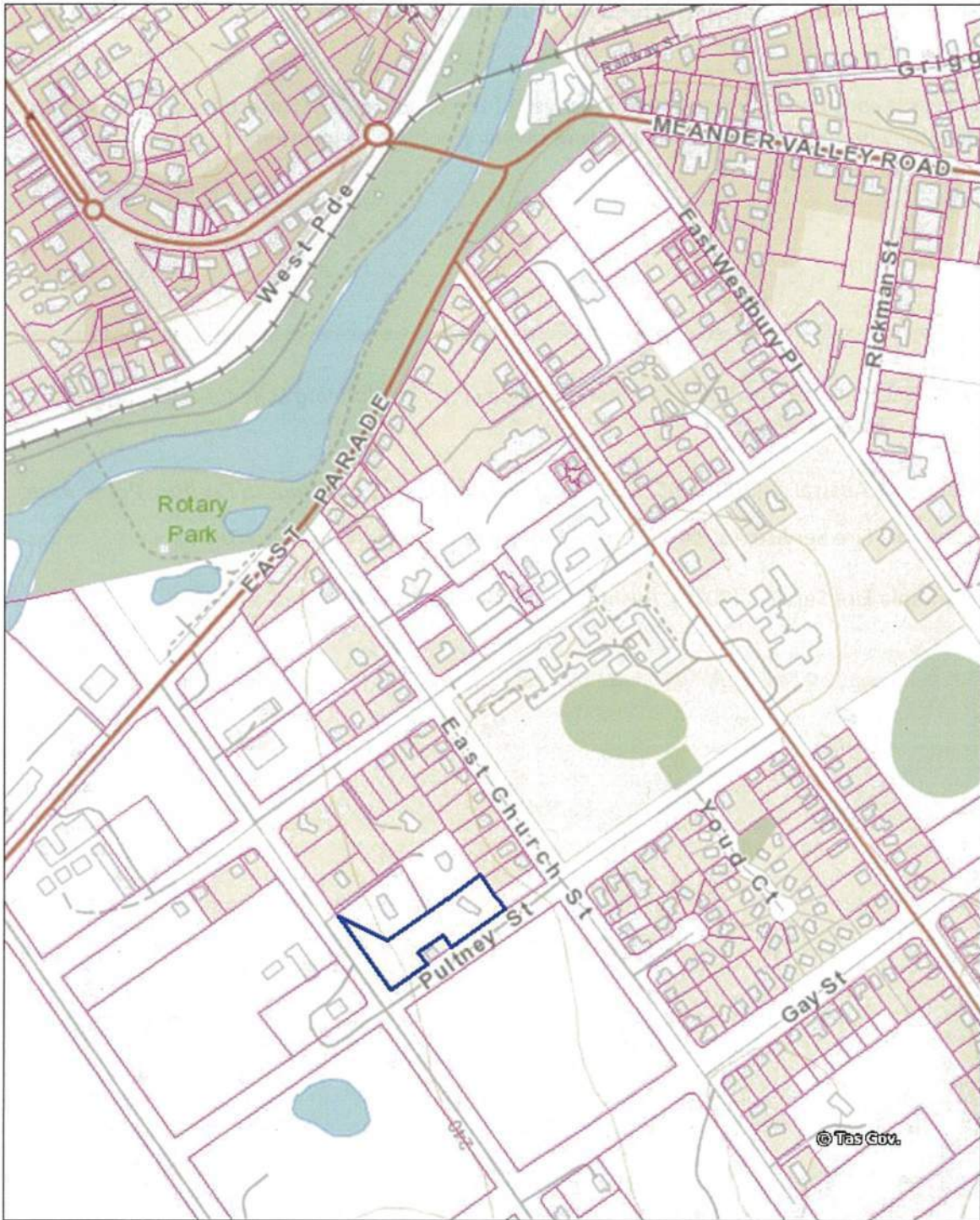
REFERENCES

Meander Valley Council (2013). *Meander Valley Interim Planning Scheme 2013. Bushfire Prone Areas Code.*

Standards Australia. (2009). *AS 3959-2009 Construction of Buildings in Bushfire Prone Areas.*

Tasmania Fire Service, (2014). *Bushfire Prone Areas Advisory Note 1-2014 v2 .*

Tasmania Fire Service, (2014). *Bushfire Prone Areas Advisory Note 2-2014 v2 .*



Map Name: Location
Project: Development Application
Client: How/Enright

Basemap Image from LIST

Titles from Cadastre 2009 (C) State of Tas.

04/12/14



Figure 1: Location map



Figure 2: Google Earth Images showing subject title in blue

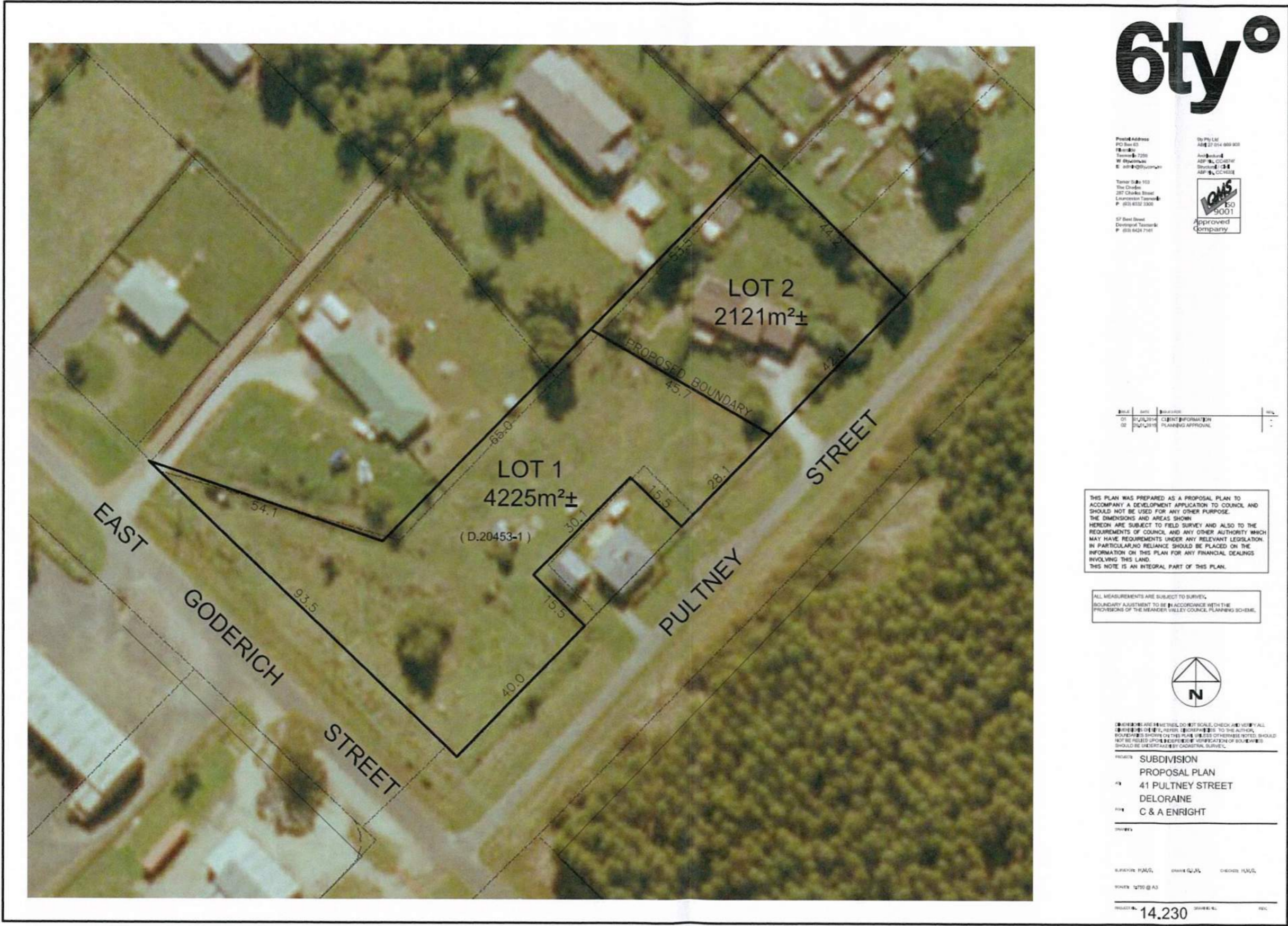


Figure 3: Plan of Subdivision

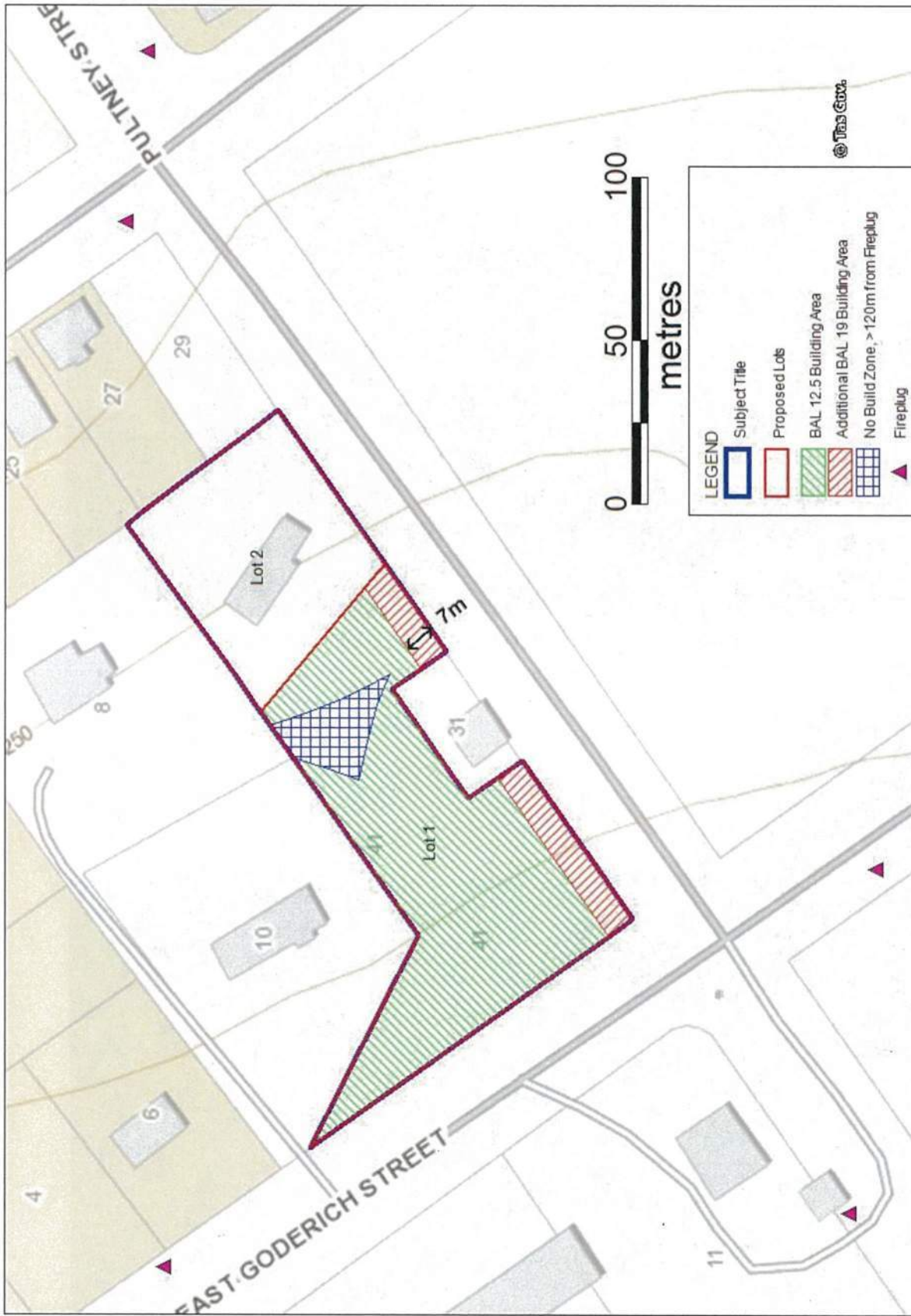


Figure 4: Building Areas
 Bushfire Report



Plate 1: Looking north east up Pultney Street. Subject title to left of frame, plantation to the right.



Plate 2: Looking south west down Pultney Street. Subject title to right of frame.



Plate 3: Grassland and forest vegetation to south east of subject title.



Plate 4: Existing dwelling on Lot 2.



Plate 5: Northern portion of Lot 1 from Pultney Street



Plate 6: Southern portion of Lot 2.



Plate 7: Light Industrial zoned land to the south west of Lot 2.



Plate 7: Looking east over title from East Goderich Street. Grassland on adjacent title is <1ha.

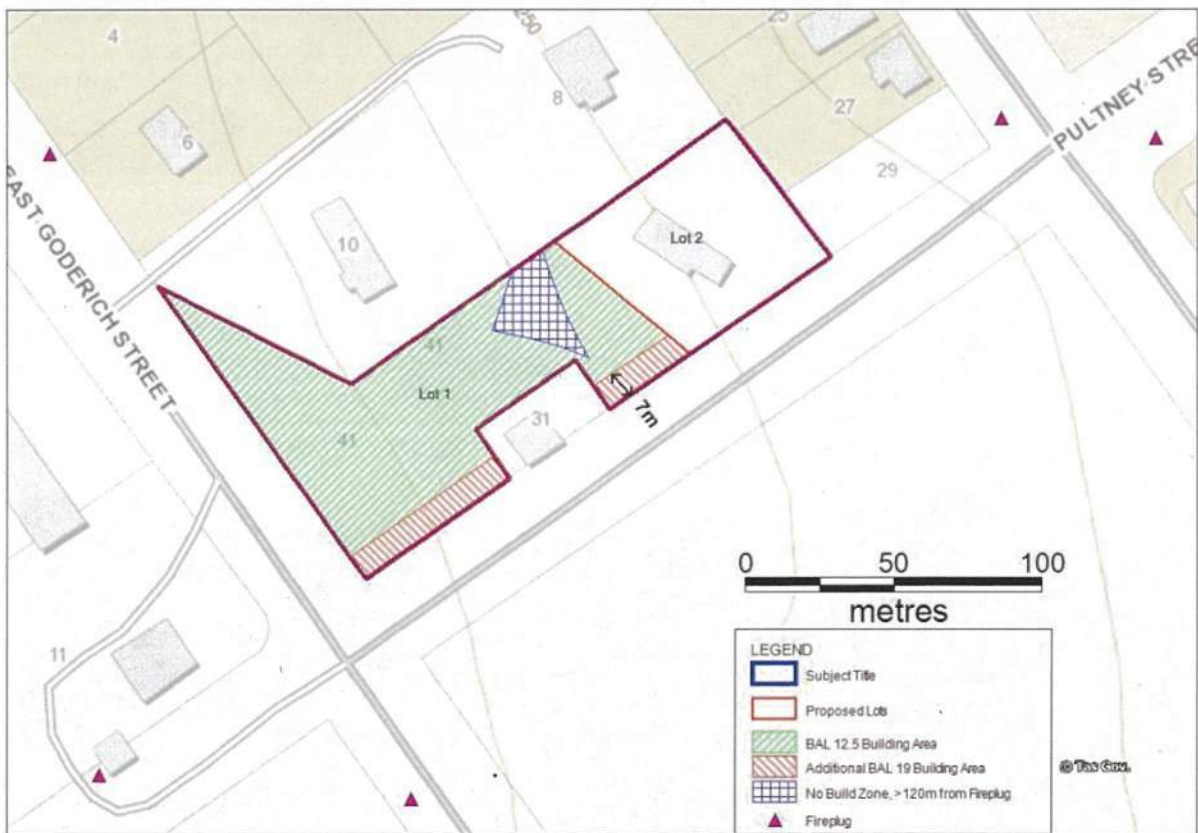
BUSHFIRE HAZARD MANAGEMENT PLAN: CT 20453/1, 41 PULTNEY STREET, DELORAINE

BAL RATINGS

Lot 2 contains an existing dwelling and is exempt from Bushfire Code provisions. Lot 1 contains a large BAL 12.5 building area which may be extended if construction is to BAL 19 standards. The BAL rating required for any future habitable buildings on lot 2 depends on the final building footprint as per the building areas shown below.

BUILDING AREAS

LOT	BAL RATING	SETBACKS
1	BAL 12.5/19	7m from south east boundary for BAL 12.5. No setback required for BAL 19.
2	NA	Existing habitable buildings exempt



ACCESS

- All new habitable buildings must have access, constructed to Class 4C standards to within 30m of the furthest extent of the building area. Pultney Street & East Goderich Street provides adequate access for parts of building areas on Lot 1, however internal access may be required subject to location and size of the buildings.
- This access must meet modified Class 4C standards, a minimum of 4m wide and be clear of vegetation for 2m either side of the carriageway.

WATER SUPPLY

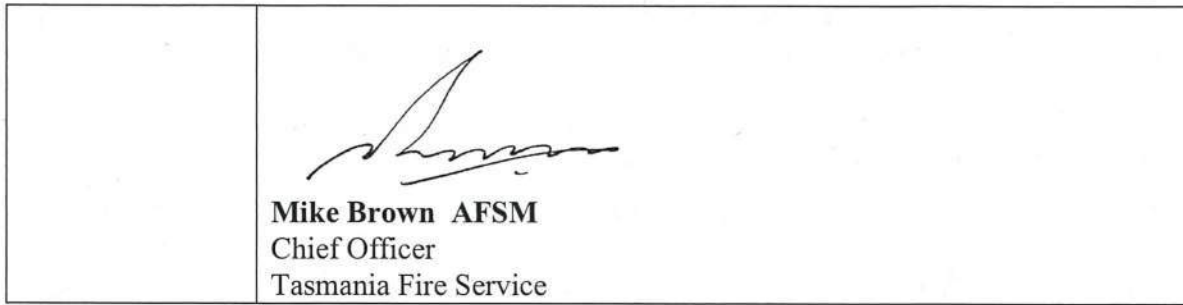
Building areas on Lot 1 will be serviced by reticulated water supply, being within 120m hose lay of the nearest fireplug located on East Goderich & Pultney Streets, although there is a small area in the north of Lot 1 which is not within 120m hose lay of the nearest fireplugs and additional water supply (static or reticulated) will be required if habitable buildings are proposed for this area in the future. It is assumed under Bushfire Advisory Note 2, that the supply will provide adequate flows and pressure. Building may be undertaken without additional water supply if the building footprint does not encroach on the blue hatched area in the diagram above.



Tasmania Fire Service

Approved Form of a Bushfire Hazard Management Plan

Chief Officer's requirements for a Bushfire Hazard Management Plan for compliance or exemption	
<i>Version:</i>	<i>1</i> <i>Issue Date:</i> <i>7 February 2014</i>
Purpose	<p>To provide an approved form for a Bushfire Hazard Management Plan in accordance with:</p> <p>Section 60A of the <i>Fire Service Act 1979</i> -</p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer.</p> <p>Section 3 <i>Land Use Planning and Approvals Act 1993</i></p> <p><i>bushfire hazard management plan</i> means a plan showing means of protection from bushfires in a form approved in writing by the Chief Officer;</p> <p><i>Chief Officer</i> means the person appointed as Chief Officer under <u>section 10 of the <i>Fire Service Act 1979</i></u>;</p>
Declaration	<p>A Bushfire Hazard Management Plan (BHMP) is in a form approved by the Chief Officer if:</p> <ol style="list-style-type: none">1. The BHMP is consistent with a Bushfire Report that has been prepared taking into consideration such of the matters identified in Schedule 1 as are applicable to the purpose of the BHMP; and2. The BHMP contains a map, plan or schedule identifying the specific measures required to provide a tolerable level of risk from bushfire for the purpose or activity described in the BHMP having regard to the considerations in Schedule 2; and3. The BHMP is consistent with all applicable Bushfire Hazard Management Advisory Notes issued by the Chief Officer.



Schedule 1 - Bushfire Report

A Bushfire Report is an investigation and assessment of bushfire risk to establish the level of bushfire threat, vulnerability, options for mitigation measures, and the residual risk if such measures are applied on the land for the purpose or activity described in the assessment.

A Bushfire Report must include:

- a) A description of the characteristics of the land and of adjacent land;
- b) A description of the use or development that may be threatened by a bushfire on the site or on adjacent land; and
- c) Whether the use or development on the site is likely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land; and
- d) Whether the use or development on the site, and any associated use or development, can achieve and maintain a tolerable level of residual risk for the occupants and assets on the site and on adjacent land having regard for –
 - i. The nature, intensity and duration of the use;
 - ii. The type, form and duration of any development;
 - iii. A Bushfire Attack Level assessment to define the exposure to a use or development; and
 - iv. The nature of any bushfire hazard mitigation measures required on the site and/or on adjacent land.

Schedule 2 - Bushfire Hazard Management Plan

A BHMP is a document containing a map, plan or specification and must:-

- a) Identify the site to which the BHMP applies by address, Property Identifier (PID), and reference to a Certificate of Title under the *Land Titles Act 1980*;
- b) Identify the certifying Bushfire Hazard Practitioner, Accreditation Number, and Scope of Accreditation.
- c) Identify the proposed activity to which the BHMP applies by reference to any plans, specifications or other documents that are applicable for the purpose of describing the proposed use or development;
- d) Indicate the bushfire hazard management and protection measures required to be implemented by the Bushfire Report;
- e) If intended to be applied for the purpose of satisfying a regulatory requirement, identify the regulation by its statutory citation and indicate the applicable provisions for which the BHMP applies; and
- f) Have, as a schedule, the Bushfire Report that details specific bushfire hazard management and bushfire mitigation measures required to achieve a tolerable level of residual risk for the proposed activity and any building or development on the site, including:
 - i) Measures to achieve compliance with any mandatory land use planning requirement in a planning process required under the *Land Use Planning and Approvals Act 1993* (*Attachment 1*);
 - ii) Measures to achieve compliance with any mandatory outcome for a building or work undertaken in accordance with the *Building Act 2000* and the Building Regulations 2004 (Form 55).

Attachment 1: Certificate of Compliance to the Bushfire-prone Area Code under Planning Directive No 5

Code E1 – Bushfire-prone Areas Code

Certificate under s51(2)(d) *Land Use Planning and Approvals Act 1993*

Office Use
Date Received
Permit Application No
PID

1. Land to which certificate applies¹	
Name of planning scheme or instrument: Meander Valley Interim Planning Scheme 2013	
Use or Development Site Street Address 41 Pultney Street, Deloraine	Certificate of Title / PID CT 2045381, PID: 6257982
Land that is not the Use or Development Site relied upon for bushfire hazard management or protection Street Address	Certificate of Title / PID NA
2. Proposed Use or Development (<i>provide a description in the space below</i>) A 2 lot subdivision for land at 41 Pultney Street.	

- Vulnerable Use
- Hazardous Use
- Subdivision
- New Habitable Building on a lot on a plan of subdivision approved in accordance with Bushfire-prone Areas Code.
- New habitable on a lot on a pre-existing plan of subdivision)
- Extension to an existing habitable building
- Habitable Building for a Vulnerable Use

¹ If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon²

<i>Document or certificate description:</i>	
<input type="checkbox"/>	<p>Description of Use or Development³ (Proposal or Land Use Permit Application)</p> <p>Documents, Plans and/or Specifications</p> <p><i>Title: Plan of Subdivision</i></p> <p><i>Author: 6ty Pty Ltd</i></p> <p><i>Date: 20/01/15</i></p>
<input type="checkbox"/>	<p>Bushfire Report⁴</p> <p><i>Title: BHMP_Pultney Street</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 29/1/2015</i></p>
<input type="checkbox"/>	<p>Bushfire Hazard Management Plan⁵</p> <p><i>Title: BHMP_Pultney</i></p> <p><i>Author: Scott Livingston</i></p> <p><i>Date: 29/1/2015</i></p>
<input type="checkbox"/>	<p>Other documents</p> <p><i>Title: Meander Valley Interim Planning Scheme 2013</i> <i>Author: Meander Valley Council</i> <i>Date: 2013</i></p> <p><i>Title: AS 3959-2009 Construction of Buildings in Bushfire Prone Areas</i> <i>Author: Standards Australia.</i> <i>Date: 2009</i></p> <p><i>Title: Bushfire Prone Areas Advisory Note 1 - 2014</i> <i>Author: Tasmania Fire Service</i> <i>Date: 11/4/2014</i></p> <p><i>Title: Bushfire Prone Areas Advisory Note 2 - 2014</i> <i>Author: Tasmania Fire Service</i> <i>Date: 11/4/2014</i></p>

² List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire, including its title, author, date, and version.

³ Identify the use or development to which the certificate applies by reference to the documents, plans, and specifications to be provided with the permit application to describe the form and location of the proposed use or development. For habitable buildings, a reference to a nominated plan indicating location within the site and the form of development is required.

⁴ If there is more than one Bushfire Report, each document must be identified by reference to its title, author, date and version.

⁵ If there is more than one Bushfire Hazard Management Plan, each document must be identified by reference to its title, author, date and version

4. Nature of Certificate⁶

Applicable Standard	Assessment Criteria	Compliance Test: Certificate of Insufficient Increase in Risk	Compliance Test: Certified Bushfire Hazard Management Plan	Reference to applicable Bushfire Risk Assessment or Bushfire Hazard Management Plan ⁷
<input checked="" type="checkbox"/> E1.4 – Use or development exempt from this code E1.4. (identify which exemption applies)		<input checked="" type="checkbox"/> No specific measures required because the use or development is consistent with the objective for each of the applicable standards identified in this Certificate	<input type="checkbox"/> Not Applicable	BHMP_Pultney
<input checked="" type="checkbox"/> E1.5.1 – Vulnerable Use E1.5.1.1 – location on bushfire-prone land	A2	Not Applicable	<input type="checkbox"/> Tolerable level of risk and provision for evacuation	
<input checked="" type="checkbox"/> E1.5.2 – Hazardous Use E1.5.2.1 – location on bushfire-prone land	A2	Not Applicable	<input type="checkbox"/> Tolerable level of risk from exposure to dangerous substances, ignition potential, and contribution to intensify fire	
<input checked="" type="checkbox"/> E1.6.1 – Subdivision E1.6.1.1 – Hazard Management Area E1.6.1.2 – Public Access E1.6.1.3 – Water Supply	A1 A1 A1 Reticulated water supply	<input type="checkbox"/> No specific measure for hazard management <input type="checkbox"/> No specific public access measure for fire fighting <input checked="" type="checkbox"/> No specific water supply for fight fighting	<input checked="" type="checkbox"/> Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 <input type="checkbox"/> Layout of roads and access is consistent with objective <input checked="" type="checkbox"/> Not Applicable	BHMP_Pultney BHMP_Pultney BHMP_Pultney

⁶ The certificate must indicate by placing a ✓ in the corresponding □ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

⁷ Identify the Bushfire Risk Assessment report or Bushfire Hazard Management Plan that is relied upon to satisfy the compliance test

		A2 Non- reticulated water supply	No specific water supply measure for fight fighting	<input checked="" type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>
<input checked="" type="checkbox"/>	E1.6.2 - Habitable Building on lot on a plan of subdivision approved in accordance with Code					
	<i>E1.6.2.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management areas in accordance with BAL 19 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.2 - Private Access</i>	A1	No specific private access for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not Applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<i>E1.6.2.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>
<input checked="" type="checkbox"/>	E1.6.3 - Habitable Building (pre-existing lot)					
	<i>E1.6.3.1 - Hazard Management Area</i>	A1	No specific measure for hazard management	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
					Provision for hazard management areas in accordance with BAL 29 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/>
	<i>E1.6.3.2 - Private Access</i>	A1	No specific private access measure for fire fighting	<input type="checkbox"/>	Private access is consistent with objective	<input type="checkbox"/>
		A2	Not applicable		Private access to static water supply is consistent with objective	<input type="checkbox"/>
	<i>E1.6.3.3 - Water Supply</i>	A1	No specific water supply measure for fight fighting	<input type="checkbox"/>	Water supply is consistent with objective	<input type="checkbox"/>

<input checked="" type="checkbox"/>	E1.6.4 - Extension to Habitable Building		A1	No specific hazard management measure	<input type="checkbox"/>	Provision for hazard management is consistent with objective; or	<input type="checkbox"/>
	<i>E1.6.4.1 - hazard management</i>					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	E1.6.5 - Habitable Building for Vulnerable Use		A1	No specific measure for hazard management	<input type="checkbox"/>	Bushfire hazard management consistent with objective; or	<input type="checkbox"/>
	<i>E1.6.5.1 - hazard management</i>					Provision for hazard management areas in accordance with BAL 12.5 Table 2.4.4 AS3959 and managed consistent with objective	

5. Bushfire Hazard Practitioner – Accredited Person

Name	Scott Livingston	Phone No:	03 6334 1033
Address	40 Tamar St. Launceston, 7250	Fax No:	03 6334 1117
		Email address:	scott@akconsultants.com.au
Fire Service Act 1979 Accreditation No:	BFP-105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I, Scott Livingston certify that in accordance with the authority given under the Part 4A of the Fire Service Act 1979 –

<i>The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4(a) because there is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order to be consistent with the objective for all of the applicable standards identified in Section 4 of this Certificate</i>	<input type="checkbox"/>
--	--------------------------

or

<i>There is an insufficient increase in risk to warrant specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.</i>	<input checked="" type="checkbox"/>
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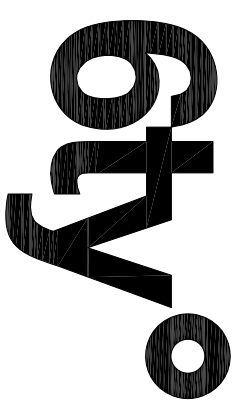
and/or

<i>The Bushfire Hazard Management Plan/s identified in Section 4 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate</i>	<input checked="" type="checkbox"/>
---	-------------------------------------

Signed



Date: 29/1/2015



Postal Address
 PO Box 63
 Tamworth 2340
 W.Gy.com.au
 E.admin@wgy.com.au

69 Pty Ltd
 ABN 27 014 609 900
 Architectural
 W.Gy.com.au
 Structural / Civil
 ABN No. 62 658 811

Tamworth State 103
 287 Charles Street
 Lambton, Tamworth
 P (03) 6332 3300

57 Best Street
 Prospect Heights
 P (01) 9424 7111



ISSUE	DATE	REVISION FOR	REV.
01	01/03/2014	CLIENT INFORMATION	-
02	20/01/2015	PLANNING APPROVAL	-

THIS PLAN WAS PREPARED AS A PROPOSAL PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION TO COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS AND AREAS SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

ALL MEASUREMENTS ARE SUBJECT TO SURVEY. BOUNDARY ADJUSTMENT TO BE IN ACCORDANCE WITH THE PROVISIONS OF THE MEMBERS VALLEY COUNCIL PLANNING SCHEME.

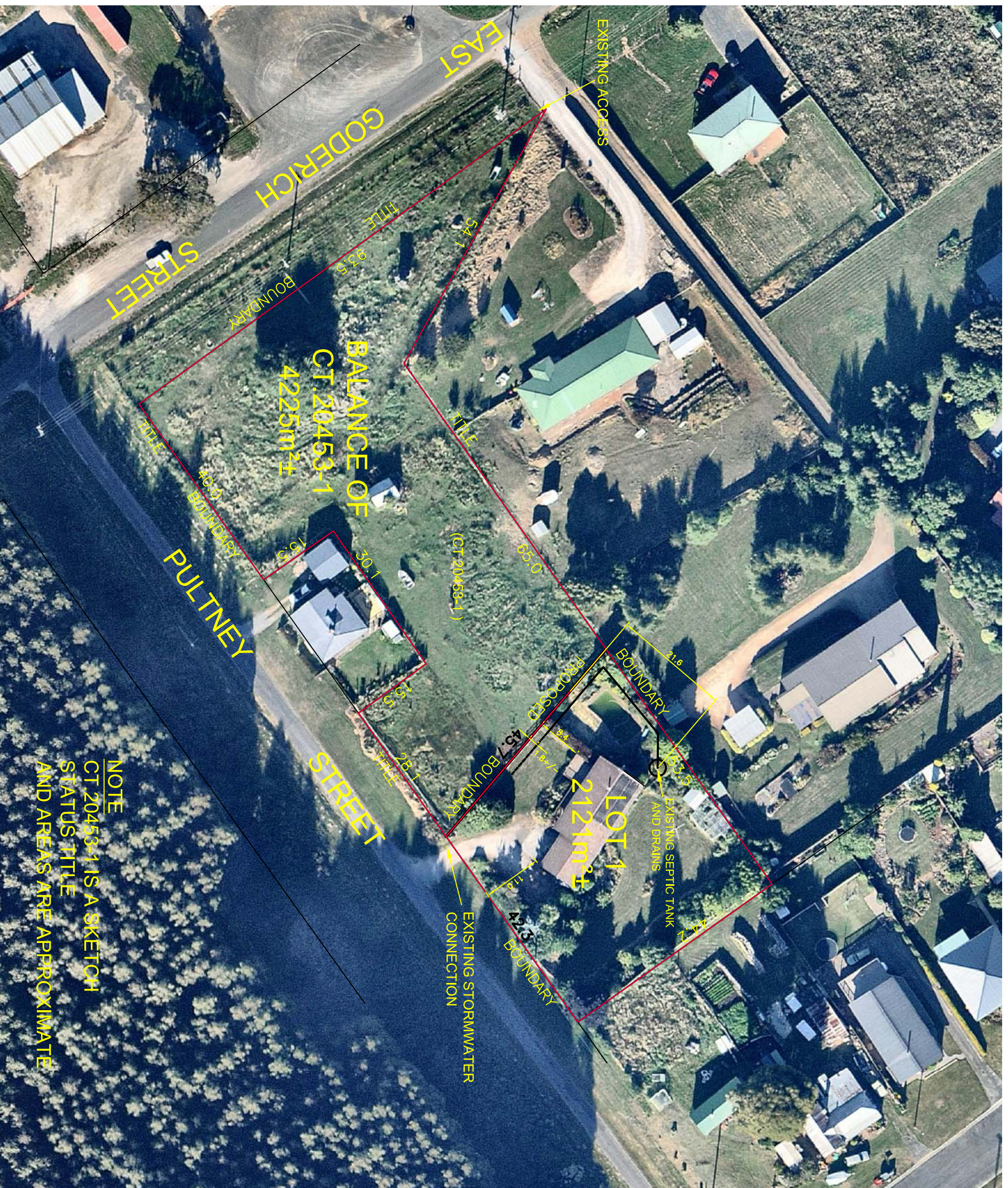


DIMENSIONS ARE IN METRES. DO NOT SCALE. CHECK AND VERIFY ALL DIMENSIONS ON SITE. REFER DISCREPANCIES TO THE AUTHOR. THIS PLAN IS A SKETCH AND SHOULD NOT BE RELIED UPON. INDEPENDENT VERIFICATION OF BOUNDARIES SHOULD BE UNDERTAKEN BY CIVIL SURVEY.

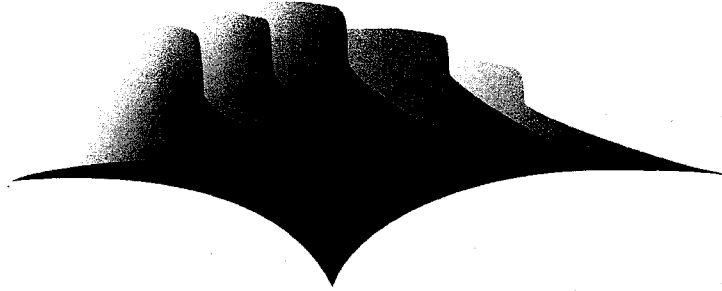
PROJECT: SUBDIVISION
 PROPOSAL PLAN
 AT: 41 PULTNEY STREET
 FOR: DELORAINÉ
 C & A ENRIGHT

DRAWING: SURVEYOR: H.M.G. DRAWN: G.L.M. CHECKED: H.M.G.
 SCALE: 1:750 @ A3

PROJECT NO. 14.230 DRAWING NO. REV.



NOTE
 CT 20453-1 IS A SKETCH
 STATUS TITLE
 AND AREAS ARE APPROXIMATE



Meander Valley Council

W O R K I N G T O G E T H E R

Public Open Space contribution

In accordance with Clause E10.0 of the Meander Valley Interim Planning Scheme 2013 the General Manager gives consent that no land is required for public open space but instead there is to be a cash payment in lieu for PA\15\00143 Subdivision (2 lots) at 41 Pultney Street, Deloraine (CT 20453/1).

Signed:

Greg Preece
GENERAL MANAGER

13 February 2015

Submission to Planning Authority Notice

Council Planning Permit No.	PA/15/0143	Council notice date	18/02/2015
-----------------------------	------------	---------------------	------------

TasWater details

TasWater Reference No.	TWDA 2015/00224-MVC	Date of response	20/02/2015
TasWater Contact	David Boyle	Phone No.	6345 6323

Response issued to

Council name	MEANDER VALLEY COUNCIL
Contact details	planning@mvc.tas.gov.au

Development details

Address	41 Pultney St, Deloraine	Property ID (PID)	6257982
Description of development	Two lot subdivision		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
6ty°	14.230	2	20/01/2015

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING

1. A suitably sized water supply with metered connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with, TasWater's metering policies any other conditions in this permit.
2. Any supply and installation of water meters and or installation of new property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction, a water meter must be installed, to the satisfaction of TasWater in accordance with condition 2 where relevant.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water infrastructure required to service the development, generally as shown on the concept servicing plan "6ty° 14.230", are to be at the expense of the developer and performed by Taswater to the satisfaction of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

5. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.

HEADWORKS CHARGES

ADVICE

If the final plan of survey is lodged with Council and practical completion for water and sewerage infrastructure has been met for the relevant stage(s) in the period 1 April 2014 to 31 March 2016 the headworks amount(s) will be waived in line with the prevailing State Government Policy. Please visit www.development.tas.gov.au for further information.

CONDITION

6. Prior to TasWater issuing a Consent to Register Legal Document, the applicant or landowner as the case may be, must pay a headworks charge of \$2,501.86 to TasWater for water infrastructure for 1.0 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment and Consent to register a Legal Document fee to TasWater for this proposal of:
1. \$284.80 for development assessment; and
 2. \$154.00 for Consent to register a Legal Document
- as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator until the date they are paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater which will be when the Consent to Register a Legal Document is issued is made.

Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

For detailed information on how headworks have been calculated for this development please contact the TasWater contact as listed above.

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

If you need any clarification in relation to this document, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: development@taswater.com.au

Authorised by



Jason Taylor

Development Assessment Manager

M. J. & R. L. Eastley
59 West Parade,
Deloraine Tas.

14 - 7 - 2015 .

General Manager ,
Meander Valley Council.

15739

Index No.			
Doc No.			
Batch No.			
RCVD	15 JUL 2015	MVC	
Action Officer	SS	Dept.	DJ
EO	OD	✓	BOX

Pahola43

Dear Sir,

In the matter of the proposed subdivision at 41 Pultney St. Deloraine we would like you to consider the following . Please note that this should not be considered a formal objection to the proposal , but it should be noted that the existing zoning of our property differs from the council maps which show it as light industrial.

Our property , through pre - existing use , is effectively zoned as general industrial and that has been recognised in previous correspondence from the council. To avoid future problems it is essential that prospective buyers be aware of that - we suggest that it should be noted on the new titles.

Regards,
M. J. Eastley.

Signed,

Owner.



Tenant.



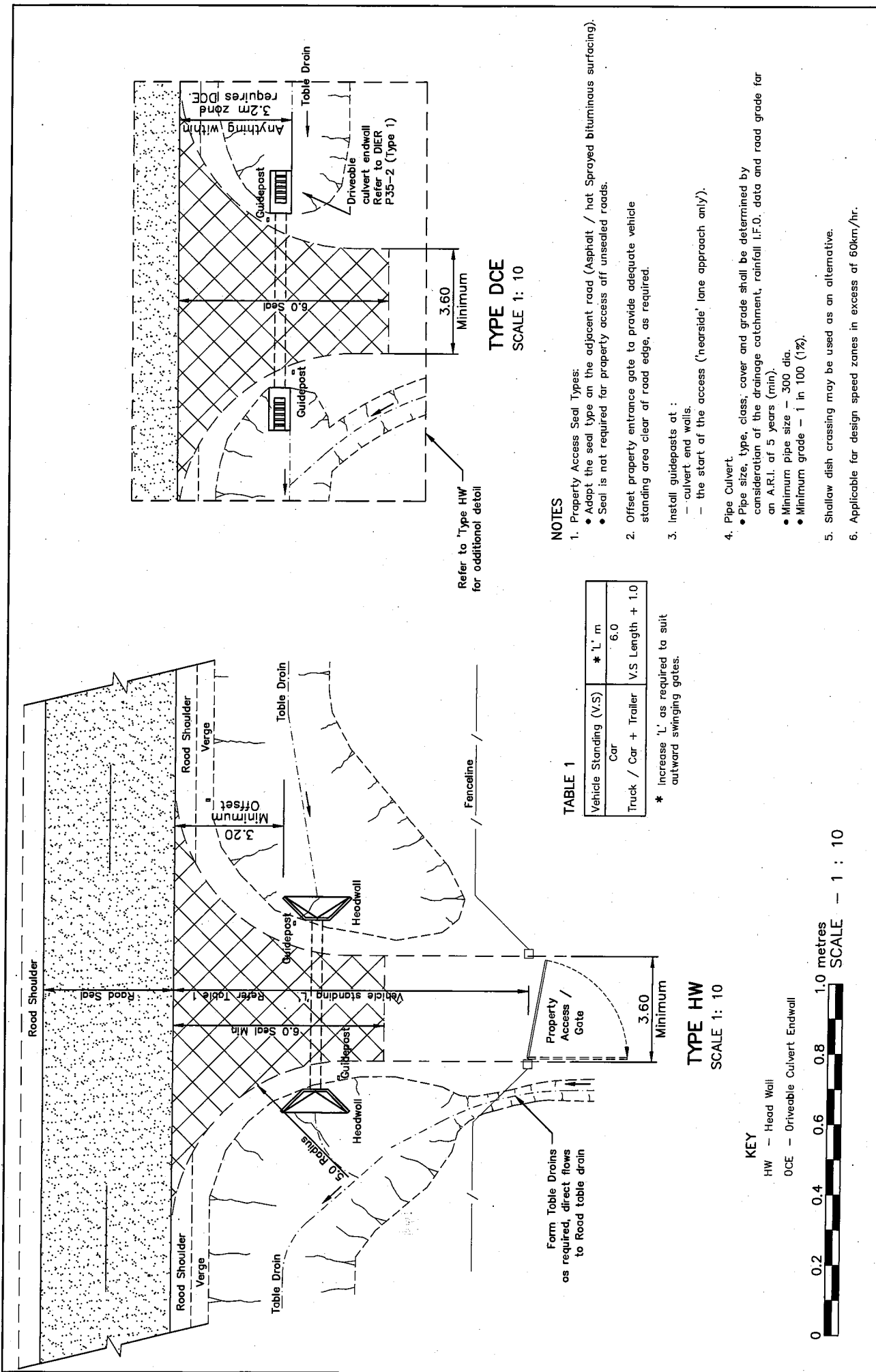


TABLE 1

Vehicle Standing (V.S)	* L' m
Car	6.0
Truck / Car + Trailer	V.S Length + 1.0

* Increase 'L' as required to suit outward swinging gates.

- NOTES**
- Property Access Seal Types:
 - Adapt the seal type on the adjacent road (Asphalt / hot Sprayed bituminous surfacing).
 - Seal is not required for property access off unsealed roads.
 - Offset property entrance gate to provide adequate vehicle standing area clear of road edge, as required.
 - Install guideposts at :
 - culvert end walls.
 - the start of the access ('hearside' lane approach only).
 - Pipe Culvert.
 - Pipe size, type, class, cover and grade shall be determined by consideration of the drainage catchment, rainfall I.F.O, data and road grade for an A.R.I. of 5 years (min).
 - Minimum pipe size — 300 dia.
 - Minimum grade — 1 in 100 (1%).
 - Shallow dish crossing may be used as an alternative.
 - Applicable for design speed zones in excess of 60km/hr.

IPWEA
TAS DIVISION
INSTITUTE OF PUBLIC WORKS
ENGINEERING AUSTRALIA

LGAT
Local Government Association Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL PROPERTY ACCESS

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It is the users responsibility to ensure this drawing is the current version. The current version can be downloaded from: www.lgat.tas.gov.au

REFERENCES
XRef File: TSD-R03-v1.dwg

SCALES: AS SHOWN
(All scales are correct at A3)

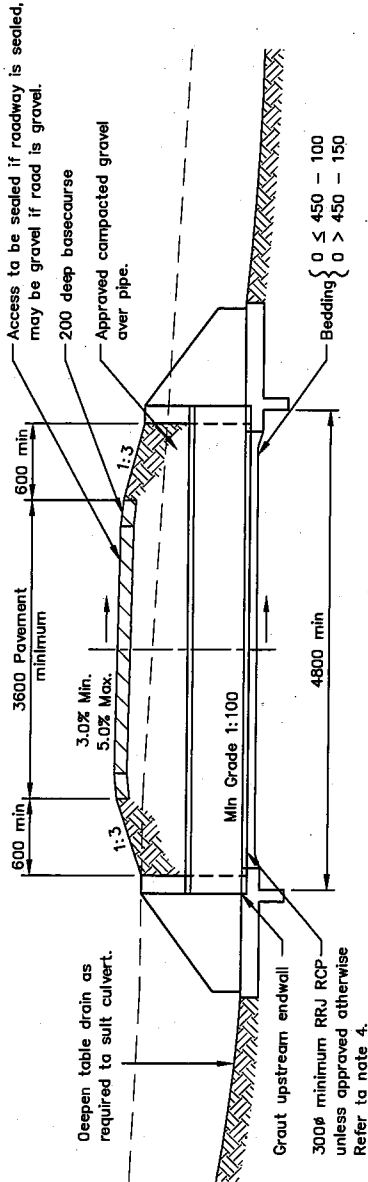
ISSUE DATE: 30-11-2013
T: 03 9331 5966 F: 03 9331 5966 Email: admin@lgat.tas.gov.au

TSD-R03-v1

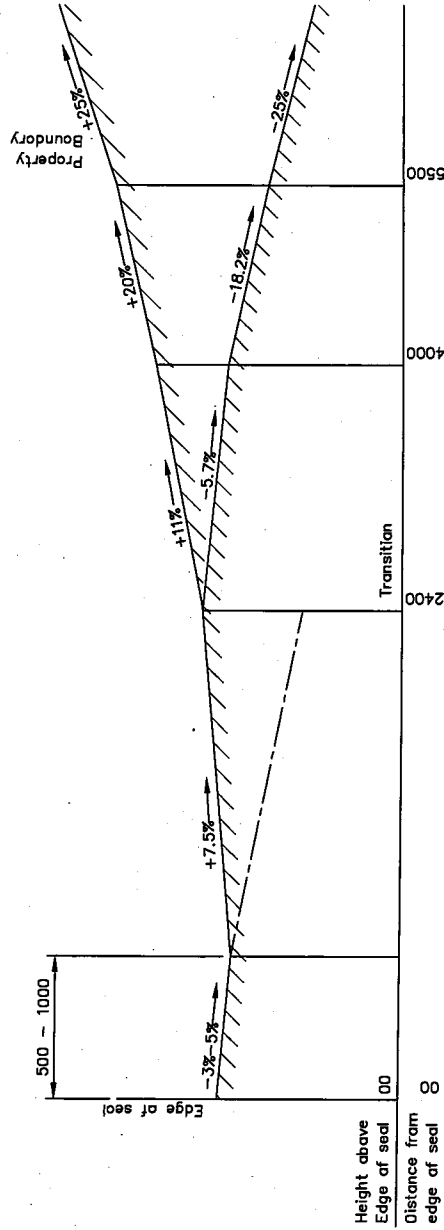
- NOTES**
- All dimensions in millimetres (mm) unless noted
 - Precast endwall to be winged type or other approved type.
 - Shallow dish crossing may be used as an alternative
 - Min clear cover over driveway culverts shall be:

Pipe Class:	Min Cover:
-Class 2 (Concrete)	600
-Class 3 (Concrete)	400
-Class 4 (Concrete)	300

 (All other pipes refer to manufacturers recommendations.)
 - Install guideposts of culvert ends.
 - Minimum driveway dimension for Class 4b to have a minimum pavement width of 4 metres.



CROSS SECTION



DRIVEWAY PROFILE

Culvert removed for clarity

SCALES: AS SHOWN
(All scales are correct at A3)

XRef File: TSD-R04-v1.dwg

REFERENCES

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TAS Division



Local Government Association Tasmania

STANDARD DRAWING
RURAL ROADS
TYPICAL DRIVEWAY PROFILE

ISSUE DATE: 30-11-2013

DWG NO: TSD-R04-V1

000 000

DEV 3 MOLE CREEK COMMUNITY FACILITIES

1) Introduction

The purpose of this report is for Council to confirm that it is committed to assisting the Mole Creek community in initiatives that improve access and use of community facilities.

2) Background

Council considered a planning permit application from the Department of Education to demolish a building in Mole Creek (PA\15\0188) at the August Council meeting.

The application was to demolish an old school building and associated structures (storage building and toilet block). The buildings are owned by the Department of Education and are located on land managed as part of the Mole Creek Primary School.

During the notification period Council received 13 representations from community members objecting to the demolition.

Each of these representations put an argument for retaining and providing an alternative community use for the building. A number of community members approached Council to discuss the possibility of Council taking over the management of the building.

Council Officers determined that an initial \$110,000 investment would be required to make the building habitable. Once the building was occupied, ongoing maintenance, operational and insurance costs would be between \$5,000 and \$10,000 annually.

Council discussed the matter at the June workshop. The discussion at the workshop focused on the role that Council could play in supporting the Mole Creek Community and utilising existing assets.

Following the workshop Council officers attended a Community meeting held at the Mole Creek Memorial Hall on 1 July 2015. At the meeting a number of different views emerged about the best use of community resources and the possibility of prioritising investment in existing facilities.

The community itself discussed facilities that might best serve the Mole Creek community.

3) Strategic/Annual Plan Conformance

Furtheres the objectives of the Community Strategic Plan 2014 to 2024 in particular:

- Future Direction 3: Vibrant and engaged communities

4) Policy Implications

Not Applicable

5) Statutory Requirements

Not Applicable

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Council officers have held discussions with the Department of Education regarding the old school building.

8) Community Consultation

Council Officers have attended Community meetings.

9) Financial Impact

Not Applicable

10) Alternative Options

Council can elect to amend the recommendation in the report

11) Officers Comments

Council has looked at what would be required to take over responsibility for the former school building. Council is not in a position to take on this additional financial commitment.

Council, however, would like to continue to support the local community and community groups such as the Mole Creek Progress Association and the Photography Club.

Council Officers see this happening in a number of ways:

- Administrative support and guidance for funding and grant bids for projects
- Working with the local community to understand local priorities
- Strongly encouraging the increased use of existing community assets like the Memorial Hall
- Where appropriate contributing to upgrades and improvements of existing community assets

Council would like to continue to participate in the current discussions with the local community and is encouraged by the initiative of the Mole Creek community to work together to make decisions about the best use of community resources.

AUTHOR: Martin Gill
DIRECTOR DEVELOPMENT SERVICES

12) Recommendation

It is recommended ***“that Council***

- 1. continues work with the Mole Creek community initiatives that identify community needs.***
- 2. supports community initiatives that identify opportunities for funding to develop existing community facilities.***

DECISION:

GOV 1 2015 COMMUNITY SATISFACTION SURVEY

1) Introduction

The purpose of this report is for Council to receive and note the results of the 2015 Community Satisfaction Survey carried out by Enterprise Marketing and Research Services (EMRS).

2) Background

Every two years the Local Government Association of Tasmania (LGAT) conducts a statewide Community Satisfaction Survey. In addition, Council conducted a further telephone survey of 300 Meander Valley local government area residents during June 2015.

In the survey the types of services and activities were divided into 9 specific areas and include some 35 individual elements.

Results for the Meander Valley local government area are presented in the attached report alongside the Statewide LGAT benchmark to allow comparisons to be made, while also identifying any significant demographic variances within the 2015 data.

3) Strategic/Annual Plan Conformance

Has a direct linkage to Council's Community Strategic Plan future direction (5) "Innovative leadership and community governance" and program 1.4.8 of the 2014-15 Annual Plan.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Not Applicable

6) Risk Management

Not Applicable

7) Consultation with State Government & other Authorities

Not Applicable

8) Community Consultation

Public consultation has been carried out as part of the survey process with 300 Meander Valley local government area residents.

9) Financial Impact

The cost of the additional Community Satisfaction Survey for Council was \$7,000 excluding GST.

10) Alternative Options

Not Applicable

11) Officers Comments

The average satisfaction score across all 9 areas of Meander Valley Council activities was 71%, 1 percentage point higher than the 70% score recorded for the statewide survey. This compares to an average satisfaction rate of 72% for Council and 69% statewide in the previous survey conducted by EMRS in 2013.

When Meander Valley residents were specifically asked to provide an overall satisfaction rating for their Council's performance, the average score was 74%, higher by 4 percentage points than the average across the State as a whole (70%).

It is recommended that Council receive and note the results of the survey and the document be made available for download from Council's website and an article be included in the Meander Valley Gazette.

AUTHOR: David Pyke
DIRECTOR GOVERNANCE & COMMUNITY SERVICES

12) Recommendation

It is recommended that Council receive and note the results of the 2015 Community Satisfaction Survey and that the survey results be communicated to the public.

DECISION:



Meander Valley Council
WORKING TOGETHER

Meander Valley Council

Community Satisfaction Survey

Research Report 2015

Prepared by





**This report has been prepared by
Enterprise Marketing and Research Services Pty. Ltd.
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Contents

Executive Summary	1
Section One - Introduction	6
1.1 Aims and Objectives	6
1.2 Methodology	6
1.3 Measuring Overall Satisfaction	7
1.4 The People Interviewed	8
Section Two - Satisfaction with Council Services	9
2.1 Satisfaction Summary	9
2.2 Community Involvement	12
2.3 Planning and Development	14
2.4 Roads, Footpaths and Traffic	16
2.5 Waste Management	18
2.6 Social and Community Services	20
2.7 Community Health and Safety	22
2.8 Recreation and Cultural Facilities and Business	24
Section Three – Customer Service	26
3.1 Direct Dealings with Council	26
3.2 Method of Contact	28
3.3 Reason for Contact	30
3.4 Satisfaction with Council Staff	31
3.5 Satisfaction with Other Council Services	33
Section Four – Overall Satisfaction	35
4.1 Overall Satisfaction	35
4.2 Ratepayers	37
4.3 Value for Money	39
4.4 Areas for Improvement	40
4.5 Best Aspects of Council	41

Section Five – Council Direction and Reform	42
5.1 Council Direction	42
5.2 Council Involvement in Reform	44
5.3 Rate Rise or Service Cut Preference	46
5.4 Consideration of Council Amalgamation	48
5.5 Consideration of Resource Sharing Agreement	50
Section Six – Additional Information	52
6.1 Length of Time in the Council Area	52
Appendix A - The Questionnaire	54

Executive Summary

1,240 residents were surveyed across all 29 Local Councils in 2015 as part of ongoing tracking research designed to measure the satisfaction residents have with local Councils across Tasmania, and to produce a Statewide benchmark against which Councils may wish to measure the satisfaction of their residents with respect to the services they each provide.

This report presents the results of the separate survey commissioned by Meander Valley Council using LGAT's survey instrument. In the Meander Valley municipality, 300 residents were surveyed to measure their satisfaction with Council.

Results for Meander Valley Council are presented in the report alongside the statewide LGAT benchmark to allow comparisons to be made, while also identifying any significant demographic variances within the 2015 data.

Satisfaction Summary

The average satisfaction score across all 35 services was 71%, a marginal increase of 1 percentage point from that recorded in the 2015 statewide research.

Those elements to receive the highest average satisfaction scores in Meander Valley were "staff being friendly and polite" (84%), along with "staff having a professional attitude and presentation" and "maintaining a clean and tidy town" (receiving 82% in each case).

Community Involvement

The average satisfaction score recorded by residents for community involvement was 60%, a decrease of 2 percentage points from the score recorded in the statewide results.

Residents in the Meander Valley round were most likely to be satisfied with "informing residents about Councils activities" (66%) and least satisfied with "council lobbying on behalf of the community" (56%).

Planning and Development

The average satisfaction score recorded by residents for the element of planning and development was 60%, an increase of 2 percentage points compared to the statewide research.

Two additional planning and development elements were asked of the 60 residents that had direct contact with their Council planning, development or building area in the past 12 months. Satisfaction scores of 62% and 56% respectively were recorded for the areas of "planning and development decisions as they apply to your development" and "the building approval process".

Roads, Footpaths and Traffic

The average satisfaction score recorded by Meander Valley residents for roads, footpaths and traffic was 68%, an increase of 6 percentage points compared to the statewide research. Residents in the current round were most likely to be satisfied with “an efficient local road network” (72%, compared to 64% statewide).

Waste Management

The average satisfaction score recorded by residents for waste management was 79%, an increase of 3 percentage points when compared to the statewide results. Residents were most likely to be satisfied with “maintaining a clean and tidy city/town” (82%) and “recycling services” (80%).

Social and Community Services

The average satisfaction score recorded by residents for social and community services was 68%, and was 4 points higher than the average satisfaction recorded across Tasmania in 2015.

Community Health and Safety

The average satisfaction score recorded by residents for community health and safety was 72%, down one percentage point from the statewide research.

Similar to the statewide results, residents were most likely to be satisfied with “hygiene standards of food outlets, restaurants and public facilities” (78%) and were similarly least satisfied with “stormwater and flood control” (68%).

Recreation and Cultural Facilities and Business

The average satisfaction score recorded by residents for recreation and cultural facilities and business was 75%, an increase of 3 percentage points compared to the statewide research with residents aged 75 years and over far more likely to be satisfied with the council’s performance on “parks and playgrounds” (86%).

Direct Dealings with Council

30% of all those surveyed in the Meander Valley had been in direct contact with their local council within the last 6 months, a decrease of 9 percentage points compared to the statewide research, while a further 13% had done so within the last 12 months.

Method of Contact

Meander Valley results saw a higher percentage of residents opting to make contact with their Council by telephone (58%, compared to 40% statewide) while 45% had opted to make contact “in person” compared to 57% of the statewide sample.

Reason for Contact

The predominant reasons for Meander Valley residents to make contact with their local council in the last 12 months were in relation to the “building/ planning permit and queries” (26%) or for a matter pertaining to “dog registration” (12%).

Other reasons mentioned by more than 5% of those to have made contact in this period included “rates/ taxes”, “rubbish/ recycling issues”, and “dog control issues”.

Satisfaction with Council Staff

The average satisfaction score recorded by residents for satisfaction with the council staff in dealing with recent enquiries was 81%, a small decrease of 1 percentage point compared to the statewide research.

Residents were most likely to be satisfied with “staff being friendly and polite” and “staff having a professional attitude and presentation” (84% and 82% respectively) and least satisfied with the “overall handling of and response to your enquiry” (76%).

Satisfaction with Other Council Services

The average satisfaction score recorded by residents for satisfaction with other council services was 77%, a slight decrease of 1 percentage point compared to the statewide research.

Residents were more likely to be satisfied with “being dealt with in a fair and impartial way” and “access to and availability of council staff” (78% in each case).

Overall Satisfaction

When specifically asked to provide a rating, the overall level of satisfaction among respondents was 74%, 4 percentage points higher when compared to the statewide overall satisfaction.

Ratepayers and Value for Money

83% of residents surveyed in Meander Valley were ratepayers of the local Council, an increase of one percentage point compared with the statewide survey.

The average score for value for money in the current round of research was 64%, an increase of two percentage points compared to the statewide result of 62% in 2015.

Areas for Improvement

Improving “roads, footpaths and traffic” was the primary area for improvement specified by Meander Valley Council residents. “Community involvement” is similarly seen as the one of the areas where improvement was most needed with 14% of residents nominating this while other areas mentioned frequently included “waste management” and “planning and development” (10% in each case).

“Other” areas mentioned by respondents included 4% of residents stating their desire for their council to “address outlying areas as well as main town”, along with mentions of “professional, efficient and forward thinking council”, “rates/ fees”, and “sewerage and water”.

Best Aspects of Council

The areas or services considered as the best aspects of their local Council were the “customer service” (20%), that their council was “performing well/ happy with progress” (11%), and “living in the area that the council covers/ good place to live” (9%).

Council Direction

83% of all residents surveyed in Meander Valley believe their Council is currently heading in the right direction; 39% stating “definitely” and 44% “probably” the right direction. This compares favourably to the 77% of all those surveyed statewide that believe their Council is heading in the right direction.

Only 7% in total believed their Council was heading in the wrong direction while the remaining 10% were unable to give a definitive response.

Council Involvement in Reform

The average importance score when residents were asked how important it is that their Council is involved in reform discussions was 88%; this is the same as the score recorded for the statewide survey in 2015.

53% of all those surveyed stated that it was “very important”, 26% gave a score of 4 out of 5 and only 5% believed it was not important giving a score of either 1 or 2 out of 5. Those who reported that involvement in reform discussions is important stated their main reason being that “council needs to stay updated, informed and involved in discussion regardless of outcome” (36%).

Rate Rise or Service Cut Preference

Meander Valley Council residents were somewhat more likely to prefer a rate rise (45%), with 32% preferring a cut in local services and the remaining 23% unable to give a definitive response.

Consideration of Council Amalgamation

Almost half (49%) of Meander Valley Council respondents disagreed that the council should consider amalgamating with a surrounding Council. 37% agreed that they should consider doing so, and the remaining 13% were unable to give a definitive response.

Those that disagreed to amalgamation stated that the “council is doing well as it is” (34%), “the area would be too large/ areas would get ignored” (21%), and that “services will suffer/ rates may rise” (16%).

Those who reported that they agree to council amalgamation stated their main reasons were “to reduce duplication and waste/ share resources” (31%), “there are too many councils” (29%), and that “rates/ services may improve” (11%).

Consideration of Resource Sharing Arrangement

Almost three quarters (74%) of respondents agree that the Meander Valley Council should consider a resource sharing agreement with neighbouring councils instead of amalgamating.

15% disagreed with this proposal while the remaining 11% were unable to give a definitive response based on the information available.

Section One – Introduction

The research in 2015 was commissioned to measure the satisfaction residents in the Meander Valley municipality currently have with their Council with respect to the services it provides. Results were to be presented alongside those gained in the 2015 research conducted across all 29 Councils in Tasmania, allowing Meander Valley Council to make comparisons with the statewide benchmark.

1.1 Aims and Objectives

Research Aim

The purpose of the research was to administer a structured questionnaire to a representative sample of the residents of the Meander Valley municipal council area and to measure the levels of satisfaction with Council in its performance of services.

Research Objectives

The key objectives of the research were to:

- Measure the level of satisfaction with various Council activities and services;
- Measure overall satisfaction with the Meander Valley Council;
- Gather data on the community's perceived level of importance of local government reform; and
- Understand areas for improvement and priority for the Meander Valley Council in the future.

1.2 Methodology

Research Methodology

EMRS used Computer Assisted Telephone Interviewing (CATI) to collect the data. The survey was administered to a sample of 300 Tasmanian adult residents in the Meander Valley municipal council area. The data was collected from our Moonah call centre where interviewers are trained to national specifications and operate within a quality-controlled interviewing environment. The data was collected in June of 2015.

As in the past, the major part of the survey has been to find out how satisfied Meander Valley residents are with the way in which their local Council provides the range of services, and to provide a comparison with the overall scores recorded for the Councils statewide.

The types of services have been divided into 9 areas spanning the broad divisions of property services, community services and interaction with the Council. In all, some 35 elements were included in these 9 areas ranging from "Household Garbage Collection" to "Access to and availability of Council staff".

The questionnaire in its CATI form is Appendix A of this Report.

Sampling Error

As with all quantitative research, it must be remembered that all sample surveys are subject to sampling variation. The sampling variation depends largely on the number of respondents interviewed and the way the sample is selected. In theory, with a sample size of 300 respondents, in this research we can say with 95% certainty that the results have a statistical accuracy of +/- 5.6 percentage points compared to the results that would have been obtained if the entire population had been surveyed.

The report contains tables showing the responses segmented by demographic groupings to ascertain whether there are any significant subgroup variations. Statistically significant variations emerge based on a sufficiently large subgroup sample size and the variation being significantly beyond the margin of error.

Results within the demographic subgroup that are significantly higher have been highlighted blue in the tables, while those that are significantly lower have been highlighted lilac.

Sample Weighting and Quotas

To ensure accurate representation of age and gender, the data has been weighted to the 2011 ABS population statistics. This ensures a more accurate representation of the target population. Quotas were put into place for age and gender.

1.3 Measuring Overall Satisfaction

The Average Satisfaction score shown in Table 2 and Table 3 is a measure of how satisfied residents in the Meander Valley municipality are with the level of Council services provided in the 9 areas and the 35 elements in those 9 areas, taken as a whole.

In addition, a single question was asked to determine the overall satisfaction that Meander Valley residents had with the services provided by their local council.

1.4 The People Interviewed

The following table shows the percentage of each demographic group in the Meander Valley Council survey.

**Table 1 – The People Interviewed
(Percentage of those in each demographic group)*†**

Demographic Group	Meander Valley 2015
	Percentage (n=300)
Total	100
Age	
18 to 24 years	2
25 to 34 years	5
35 to 44 years	16
45 to 54 years	19
55 to 64 years	28
65 to 74 years	14
75 years or over	15
Gender	
Male	44
Female	56
Employment Status	
Employed full-time	40
Employed part-time	18
Unemployed	4
Student	4
Home duties	5
Retired/ pension	28
Household Income	
Under \$20,000	13
\$20,000 but under \$40,000	23
\$40,000 but under \$60,000	10
\$60,000 but under \$80,000	12
\$80,000 but under \$100,000	12
\$100,000 and over	16
Refused	14
Household Situation	
Single – living alone	18
Couple – living alone	42
Share house	1
Family – children under 18	23
Family – children over 18	13
Refused	1
Ownership Status	
Owner	89
Renter	10

*Percentages may not sum to 100 due to rounding.

†Percentages are unweighted.

Section Two – Satisfaction with Council Services

2.1 Satisfaction Summary

35 services and activities were measured to understand how satisfied the Meander Valley community was with the delivery of each of these by their Local Council. The activities and services have been ranked by the Meander Valley results, from the highest average satisfaction score to the lowest.

**Table 2 – Summary of Council Services Satisfaction
(Average satisfaction score)**

Council Services and Activities	LGAT 2015	Meander Valley
Staff being friendly and polite	84	84
Staff having a professional attitude and presentation	84	82
Maintaining a clean and tidy city/town	74	82
Recycling services (includes kerbside recycling and depots)	78	80
Sportsgrounds and recreational facilities in area	78	80
The appearance of public areas in general in Council	74	80
Household garbage collection	80	78
Being dealt with in a fair and impartial way	80	78
Hygiene standards of food outlets, restaurants and public facilities	76	78
Access to and availability of Council staff	78	78
Parks and playgrounds	76	78
Overall handling of, and response to your enquiry	78	76
Access to relevant Council information	76	76
Operation of local tip and transfer stations	72	74
Council immunisation programs	78	72
An efficient local road network (traffic flow)	64	72
Services and programs provided specifically for older people	64	72
Average Satisfaction	70	71
Community and cultural facilities like halls, museums and galleries	70	70
Tourism and visitor information services	66	70
Council support for other community groups and organisations	70	70
Dog control	70	70
Community and cultural activities like markets, music events, theatre events and sports events	70	70
Services & programs provided for particular sections of the community	64	68
Stormwater and flood control	68	68
Roadside slashing and weed control	62	68
Safe and well maintained local roads	60	66
Informing residents about Councils activities	68	66
Safe and well maintained pedestrian areas	62	66
Services and programs provided specifically for young people	58	62
Planning and development decisions as they apply to your development	54	62
Contact with Councillors/Aldermen to discuss a matter of concern to you	62	60
Council lobbying on behalf of the community	60	60
Planning and development decisions generally	58	60
Opportunities for involving residents in local decision making	58	58
The building approval process	52	56

Those elements to receive the highest average satisfaction scores in Meander Valley were “staff being friendly and polite” (84%), and “staff having a professional attitude and presentation” and “maintaining a clean and tidy town” (receiving 82% in each case). “Recycling services including kerbside and depots”, “sportsgrounds and recreational facilities in the area” and “the appearance of public areas in general” all received 80%.

The average satisfaction score across all 35 services was 71%, a small increase of 1 percentage point from that recorded in the statewide research.

The table below presents the average satisfaction scores for each of the 9 areas of Council services and activities ranked by the Meander Valley results, from the highest average satisfaction score to the lowest.

**Table 3 – Summary of Council Service Areas Satisfaction
(Average satisfaction score)**

Council Service Area	LGAT 2015	Meander Valley
Council Staff	82	81
Waste Management	76	79
Other Council Services	78	77
Recreation and Cultural Facilities and Business	72	75
Community Health and Safety	73	72
Average Satisfaction	70	71
Social and Community Services	64	68
Roads, Footpaths and Traffic	62	68
Community Involvement	62	60
Planning and Development	58	60

In the Meander Valley, average satisfaction was highest in the area of “Council Staff” (81%), followed by “Waste Management” and “Other Council Services” (79% and 77% respectively). Five of the areas recorded average satisfaction scores of more than 71% and were thus ranked above the average score recorded across all nine areas.

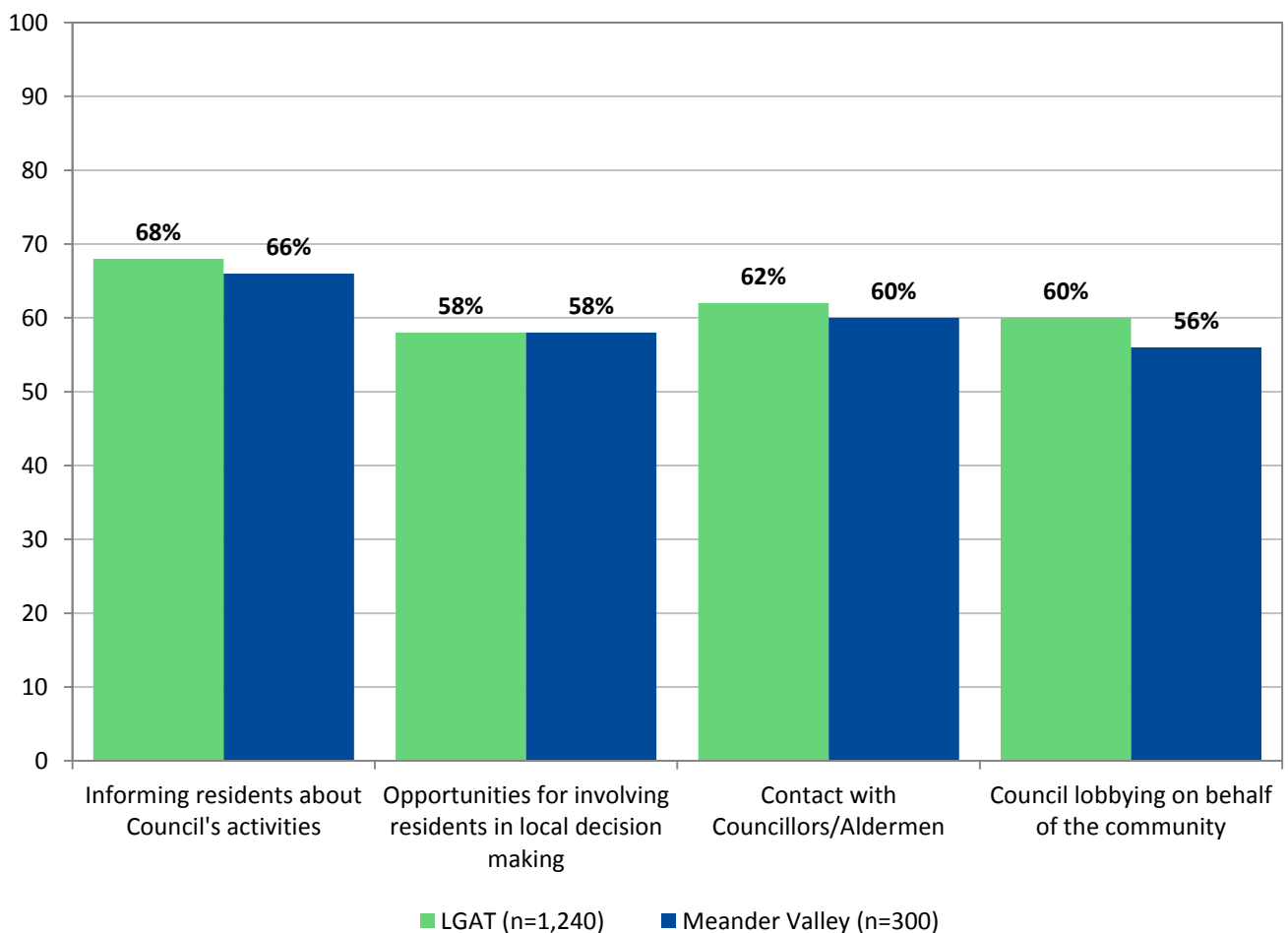
“Planning and Development” received the lowest satisfaction score (60%), as was also the case in the statewide research.

2.2 Community Involvement

All respondents were asked to give a satisfaction score on four elements relating to community involvement, being:

- Informing residents about Council's activities via websites, newsletters, brochures and publications,
- Opportunities for involving residents in local decision making including community consultation and engagement
- Contact with Councillors/Aldermen to discuss a matter of concern to you, and
- Council lobbying on behalf of the community.

**Chart 1 – Satisfaction with Community Involvement
(Average satisfaction score)**



The average satisfaction score recorded by residents for community involvement was 60%, a decrease of 2 percentage points from the score recorded in the statewide results.

Residents in the Meander Valley round were most likely to be satisfied with “informing residents about Councils activities” (66%) and least satisfied with “council lobbying on behalf of the community” (56%).

Table 4 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 4 – Satisfaction with Community Involvement
(Average satisfaction score in each demographic group)**

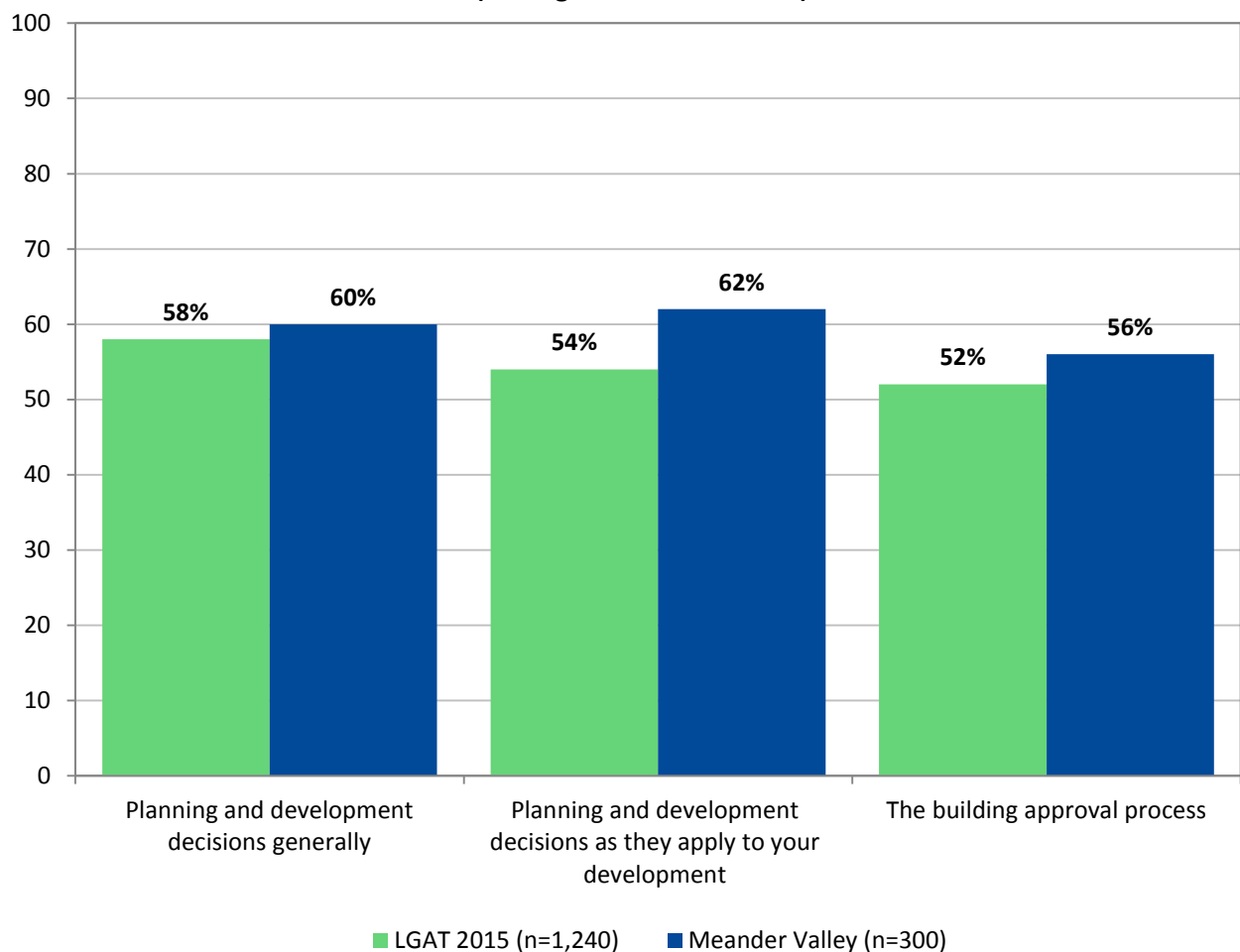
Demographic Group	Informing residents about Councils activities	Opportunities for involving residents in local decision making	Contact with Councillors/ Aldermen	Council lobbying on behalf of the community
Total	66	58	60	60
Gender				
Male	68	58	58	58
Female	64	60	64	62
Age Group				
18-24	60	48	52	60
25-34	70	60	64	66
35-44	62	62	62	58
45-54	62	56	56	62
55-64	66	60	62	60
65-74	66	54	58	50
75+	76	66	72	68
Ratepayer				
Yes	66	58	60	60
No	68	58	62	66

2.3 Planning and Development

All respondents were asked to give a satisfaction score on one general element relating to planning and development while those who have had direct contact with council in the past twelve months were asked to score a further two elements, being:

- Planning and development decisions generally,
- Planning and development decisions as they apply to your development, and
- The building approval process.

**Chart 2 – Satisfaction with Planning and Development
(Average satisfaction score)**



The average satisfaction score recorded by residents for the element of planning and development was 60%, an increase of 2 percentage points compared to the statewide research.

Two additional planning and development elements were asked of the 60 residents that had direct contact with their Council planning, development or building area in the past 12 months.

Satisfaction scores of 62% and 56% respectively were recorded for the areas of “planning and development decisions as they apply to your development” and “the building approval process”.

Table 5 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 5 – Satisfaction with Planning and Development
(Average satisfaction score in each demographic group)**

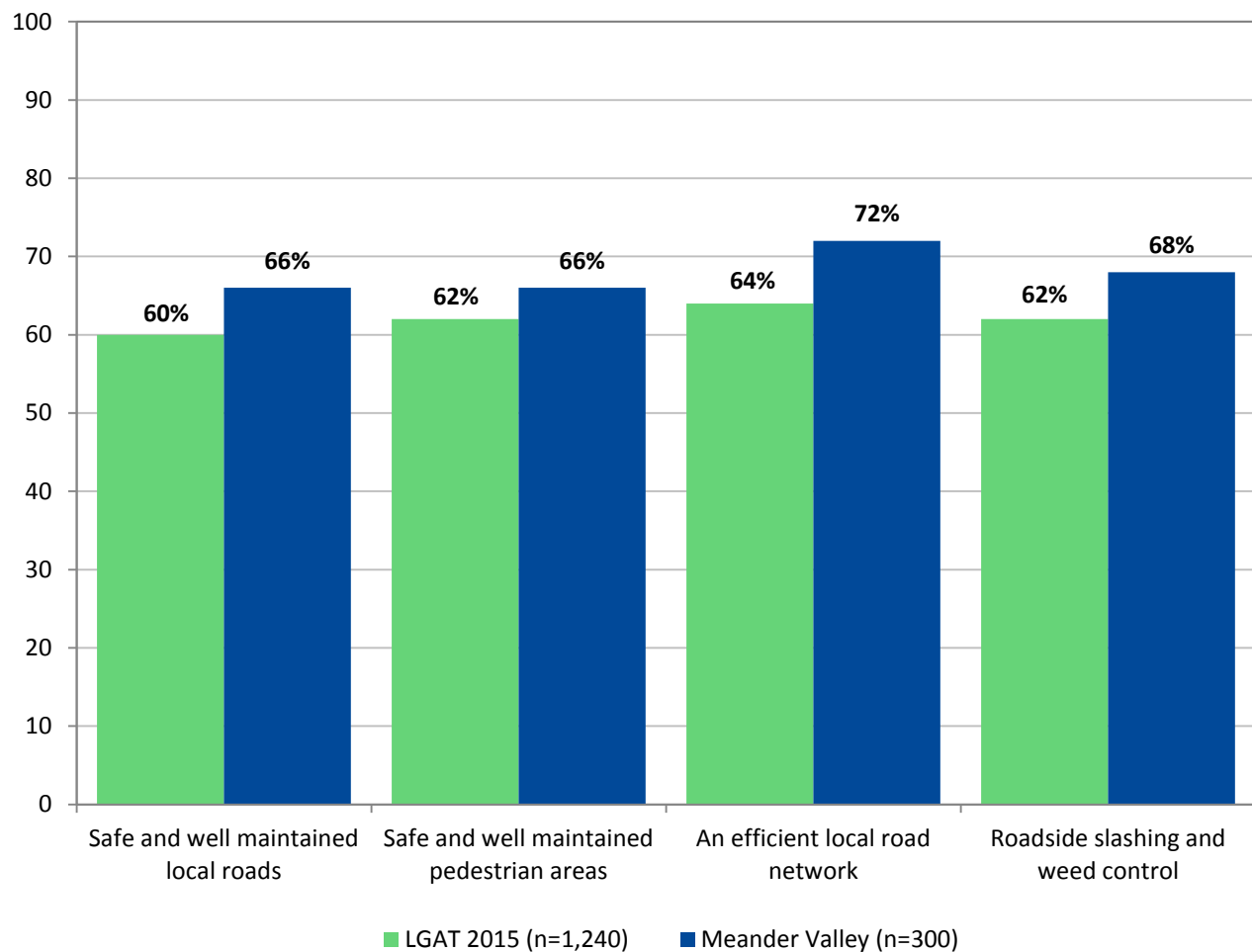
Demographic Group	Planning and development decisions generally	Planning and development decisions as they apply to your development	The building approval process
Total	60	62	56
Gender			
Male	58	62	54
Female	62	60	60
Age Group			
18-24	58	-	-
25-34	68	82	74
35-44	52	42	46
45-54	62	62	50
55-64	60	64	62
65-74	58	62	60
75+	68	-	-
Ratepayer			
Yes	58	60	56
No	70	74	72

2.4 Roads, Footpaths and Traffic

All respondents were asked to give a satisfaction score on four elements relating to roads, footpaths and traffic, being:

- Safe and well maintained local roads,
- Safe and well maintained pedestrian areas such as footpaths and walkways,
- An efficient local road network including traffic management and flow , and
- Roadside slashing and weed control.

**Chart 3 – Satisfaction with Roads, Footpaths and Traffic
(Average satisfaction score)**



The average satisfaction score recorded by Meander Valley residents for roads, footpaths and traffic was 68%, an increase of 6 percentage points compared to the statewide research.

Residents in the current round were most likely to be satisfied with “an efficient local road network” (72%, compared to 64% statewide).

Table 6 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 6 – Satisfaction with Roads, Footpaths and Traffic
(Average satisfaction score in each demographic group)**

Demographic Group	Safe and well maintained local roads	Safe and well maintained pedestrian areas	An efficient local road network (traffic flow)	Roadside slashing and weed control
Total	66	66	72	68
Gender				
Male	62	66	70	66
Female	70	68	76	70
Age Group				
18-24	68	70	72	62
25-34	66	72	80	78
35-44	62	66	74	62
45-54	62	60	68	66
55-64	68	68	74	66
65-74	72	66	72	68
75+	78	72	74	80
Ratepayer				
Yes	66	66	72	68
No	74	72	76	68

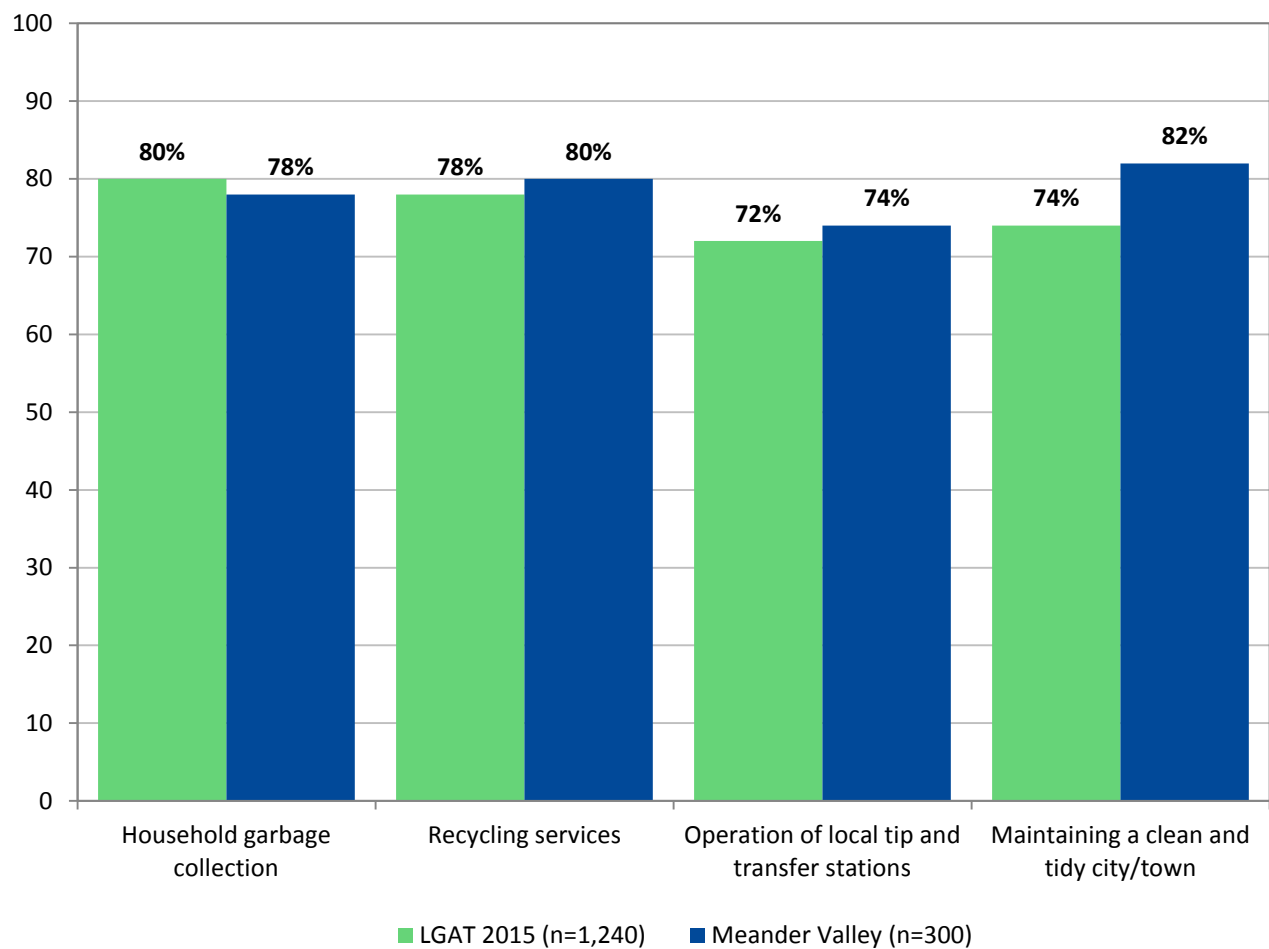
Meander Valley residents aged 75 years and over were far more likely to be satisfied with their council's performance on "safe and well maintained local roads" and "roadside slashing and weed control" (78% and 80% respectively).

2.5 Waste Management

All respondents were asked to give a satisfaction score on four elements relating to waste management, being:

- Household garbage collection,
- Recycling services including kerbside recycling and depots,
- Operation of local tip and transfer stations, and
- Maintaining a clean and tidy city/town.

**Chart 4 – Satisfaction with Waste Management
(Average satisfaction score)**



The average satisfaction score recorded by residents for waste management was 79%, an increase of 3 percentage points when compared to the statewide results.

Residents were most likely to be satisfied with “maintaining a clean and tidy city/town” (82%) and “recycling services” (80%).

Table 7 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 7 – Satisfaction with Waste Management
(Average satisfaction score in each demographic group)**

Demographic Group	Household garbage collection	Recycling services (includes kerbside recycling and depots)	Operation of local tip and transfer stations	Maintaining a clean and tidy city/town
Total	78	80	74	82
Gender				
Male	74	76	72	82
Female	84	82	78	82
Age Group				
18-24	58	62	72	84
25-34	80	84	76	84
35-44	70	70	72	82
45-54	76	84	74	78
55-64	84	80	76	80
65-74	90	84	80	86
75+	92	90	84	84
Ratepayer				
Yes	78	78	74	80
No	80	82	78	86

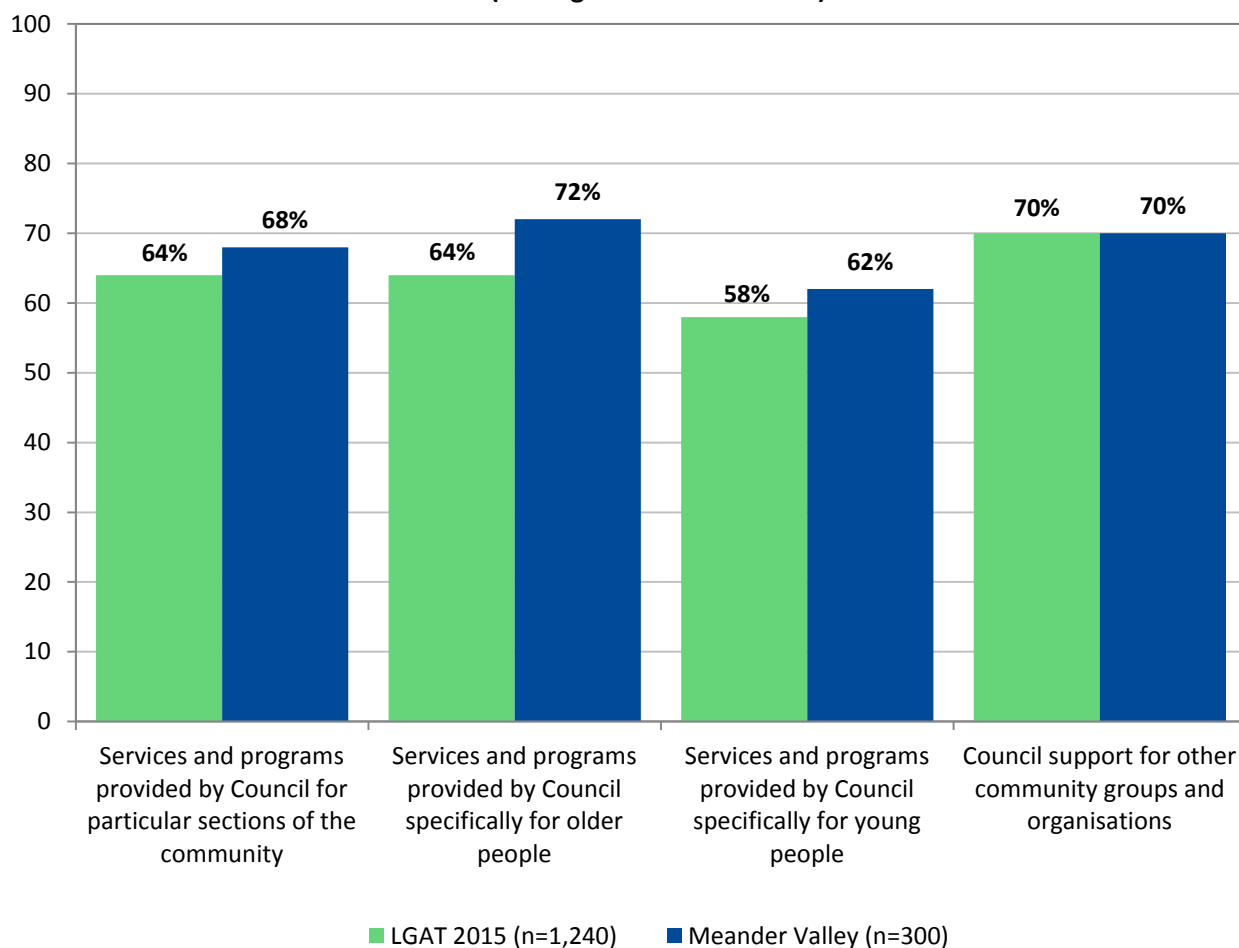
Meander Valley residents aged 75 years and over were far more likely to be satisfied with their council's performance with "household garbage collection" (92%) particularly when compared to all other age groups.

2.6 Social and Community Services

All respondents were asked to give a satisfaction score on four elements relating to social and community services, being:

- Disadvantaged support services generally including for older people, people with a disability, indigenous and ethnic multicultural groups,
- Services and programs provided specifically for older people aged 65 years and over,
- Services and programs provided specifically for young people aged 12 to 24 years, and
- Council support for other community groups and organisations, such as sporting clubs, volunteer groups, and arts and culture.

**Chart 5 – Satisfaction with Social and Community Services
(Average satisfaction score)**



The average satisfaction score recorded by residents for social and community services was 68%, an increase of 4 percentage points from the statewide research.

Table 8 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 8 – Satisfaction with Social and Community Services
(Average satisfaction score in each demographic group)**

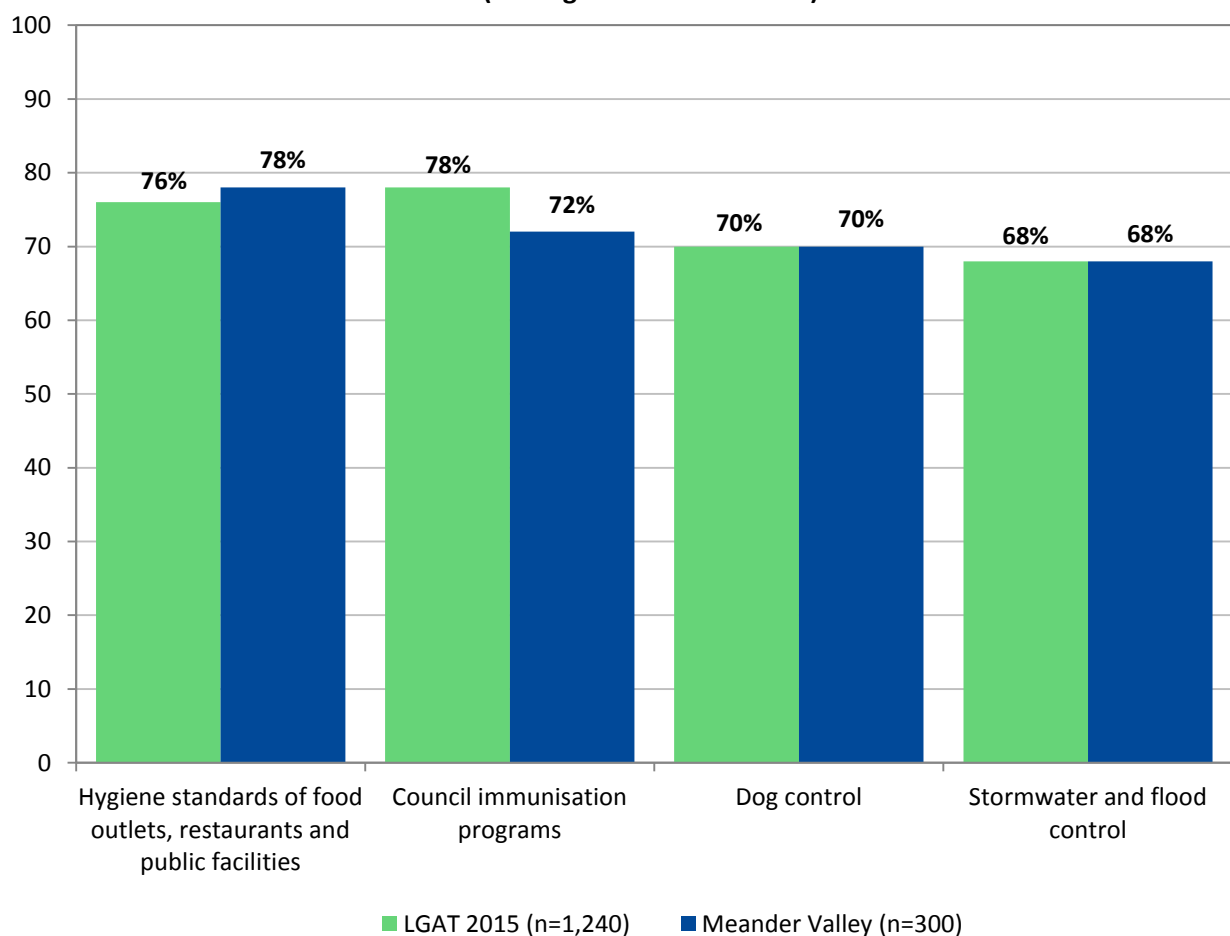
Demographic Group	Services and programs provided for particular sections of the community	Services and programs provided specifically for older people	Services and programs provided specifically for young people	Council support for other community groups and organisations
Total	68	72	62	70
Gender				
Male	66	74	62	68
Female	68	70	62	70
Age Group				
18-24	78	80	64	56
25-34	72	82	66	74
35-44	70	76	58	68
45-54	58	66	64	66
55-64	68	70	58	72
65-74	66	68	60	70
75+	72	68	64	76
Ratepayer				
Yes	66	70	60	70
No	74	76	70	68

2.7 Community Health and Safety

All respondents were asked to give a satisfaction score on four elements relating to community health and safety, these being:

- Hygiene standards of food outlets, restaurants and public facilities,
- Council immunisation programs,
- Dog control, and
- Stormwater and flood control.

**Chart 6 – Satisfaction with Community Health and Safety
(Average satisfaction score)**



The average satisfaction score recorded by residents for community health and safety was 72%, down one percentage point from the statewide research.

Similar to the statewide research, residents were most likely to be satisfied with “hygiene standards of food outlets, restaurants and public facilities” (78%) and were similarly least satisfied with “stormwater and flood control” (68%).

Table 9 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 9 – Satisfaction with Community Health and Safety
(Average satisfaction score in each demographic group)**

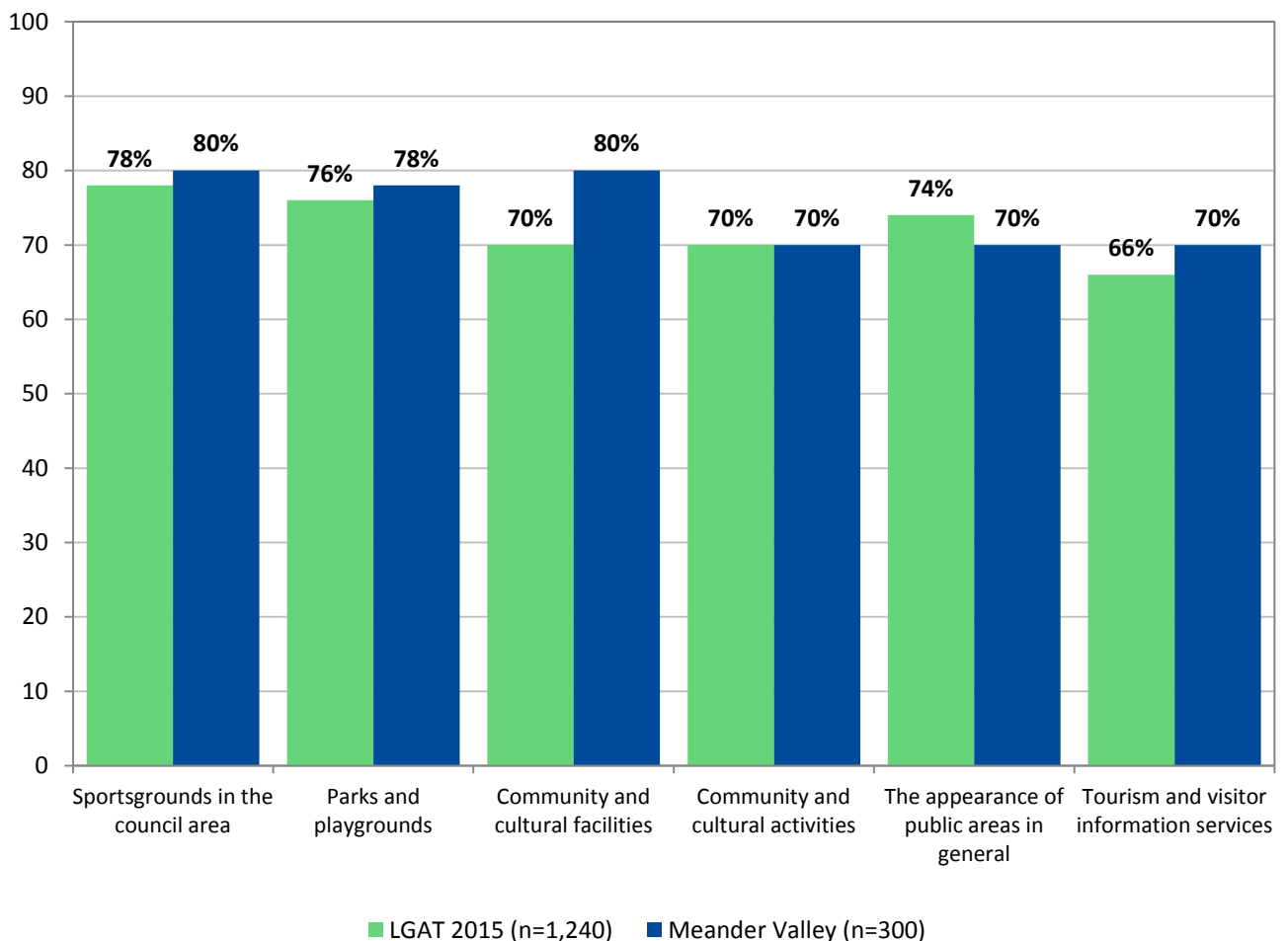
Demographic Group	Hygiene standards of food outlets, restaurants and public facilities	Council immunisation programs	Dog control	Stormwater and flood control
Total	78	72	70	68
Gender				
Male	76	68	68	68
Female	80	76	74	70
Age Group				
18-24	80	54	60	64
25-34	84	82	78	70
35-44	78	74	70	64
45-54	76	68	70	64
55-64	78	72	72	68
65-74	78	78	68	74
75+	84	86	70	80
Ratepayer				
Yes	78	72	70	70
No	82	72	74	64

2.8 Recreation and Cultural Facilities and Business

All respondents were asked to give a satisfaction score on six elements relating to recreation and cultural facilities and business, these being:

- Sportsgrounds in the council area,
- Parks and playgrounds,
- The appearance of public areas in general,
- Community and cultural facilities like halls, museums and galleries,
- Community and cultural activities like markets, music events, theatre events and sports events, and
- Tourism and visitor information services.

**Chart 7 – Satisfaction with Recreation and Cultural Facilities and Business
(Average satisfaction score)**



The average satisfaction score recorded by residents for recreation and cultural facilities and business was 75%, an increase of 3 percentage points compared to the statewide research.

Table 10 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 10 – Satisfaction with Recreation and Cultural Facilities and Business
(Average satisfaction score in each demographic group)**

Demographic Group	Sportsgrounds in the council area	Parks and playgrounds	Appearance of public areas in general	Community and cultural facilities	Community and cultural activities	Tourism and visitor information services
Total	80	78	80	70	70	70
Gender						
Male	78	76	80	68	70	68
Female	80	78	82	72	70	72
Age Group						
18-24	88	62	76	60	72	68
25-34	84	84	84	78	76	78
35-44	72	74	80	68	66	70
45-54	78	80	78	68	68	64
55-64	78	80	80	72	72	70
65-74	76	76	80	72	66	70
75+	88	86	84	76	70	76
Ratepayer						
Yes	78	78	80	70	68	70
No	86	76	84	72	78	72

Meander Valley residents aged 75 years and over were far more likely to be satisfied with their council's performance on "parks and playgrounds" (86%).

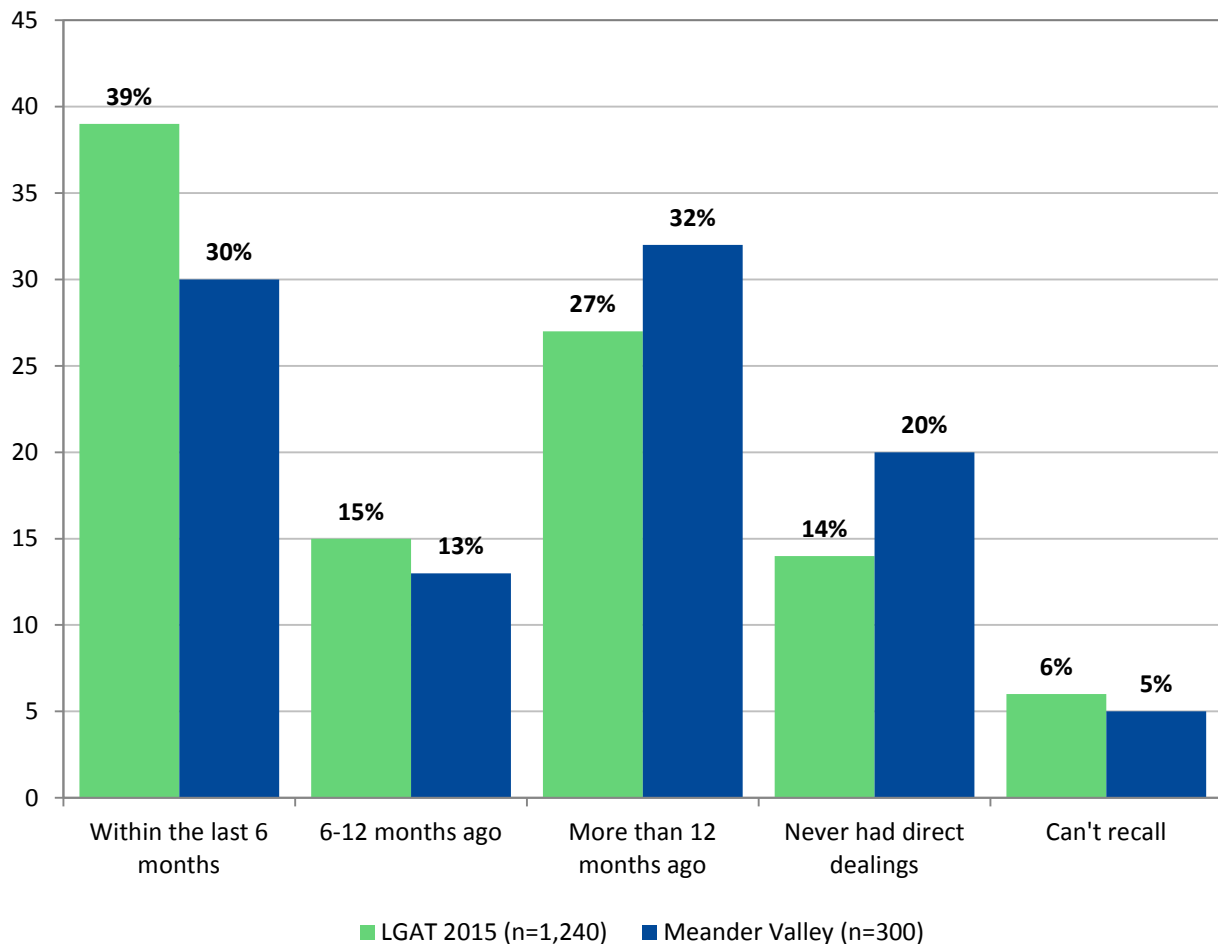
Section Three – Customer Service

3.1 Direct Dealings with Council

All respondents were then asked:

When did you last have direct dealings with your Local Council?

**Chart 8 – Last Direct Dealing with Local Council
(Percentage of respondents)***



*Percentages may not sum to 100 due to rounding.

30% of all those surveyed in the Meander Valley had been in direct contact with their local council within the last 6 months, a decrease of 9 percentage points compared to the statewide research, while a further 13% had done so within the last 12 months.

Table 11 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 11 – Last Direct Dealing with Local Council
(Percentage of respondents in each demographic group)***

Demographic Group	Within the last 6 months	6-12 months ago	More than 12 months ago	Never had direct dealings	Can't recall
Total	30	13	32	20	5
Gender					
Male	28	14	38	15	5
Female	32	12	26	25	5
Age Group					
18-24	-	-	18	82	-
25-34	37	13	26	12	13
35-44	22	22	38	16	2
45-54	42	19	24	12	4
55-64	39	12	34	9	6
65-74	28	9	39	16	8
75+	24	7	44	21	4
Ratepayer					
Yes	33	16	33	13	5
No	16	1	24	52	6

*Percentages may not sum to 100 due to rounding.

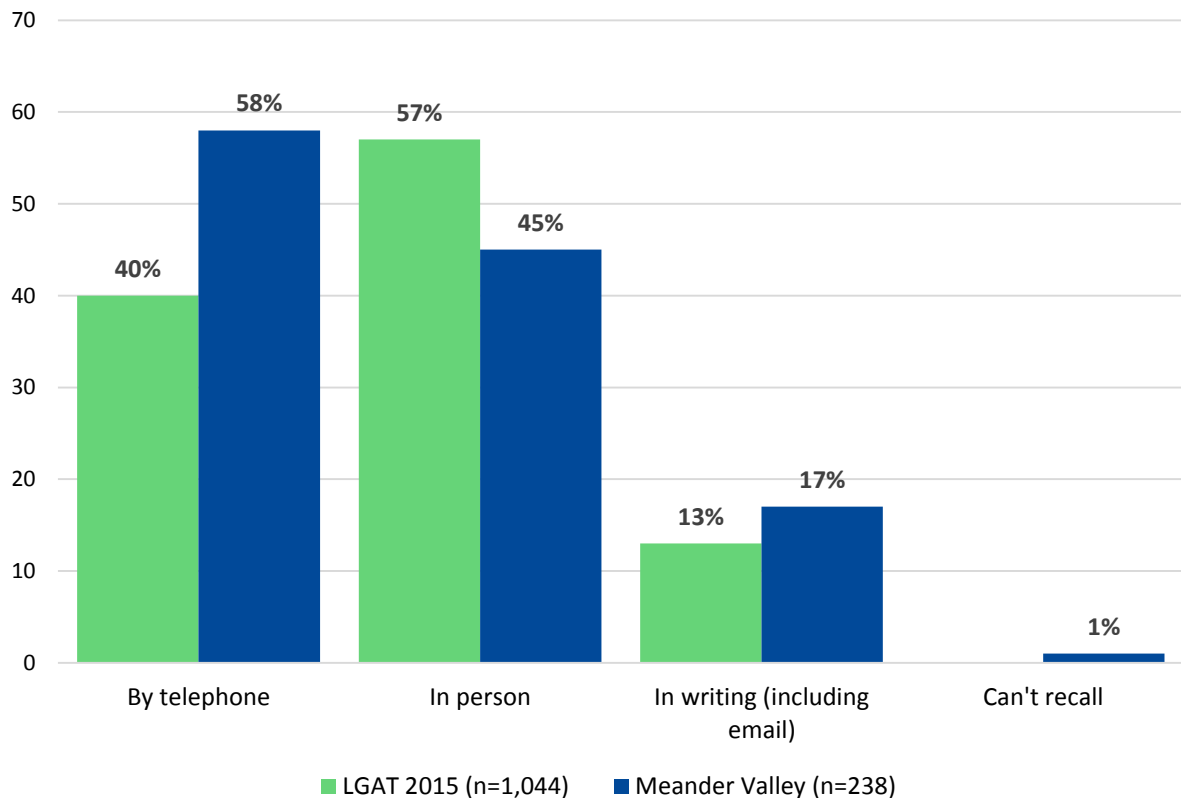
Current ratepayers in Meander Valley were far less likely than those who are not ratepayers to have “never had direct dealings” with their local council (13% and 52% respectively).

3.2 Method of Contact

All respondents who had contact with their Local Council were then asked:

What was the method of contact you had for the most recent contact you had with Council?

**Chart 9 – Method of Contact for Last Dealing with Local Council
(Percentage of respondents who contacted Council)***



*Percentages do not sum to 100 due to multiple responses given.

Meander Valley results saw a higher percentage of residents opting to make contact with their Council by telephone (58%, compared to 40% statewide) while 45% had opted to make contact “in person” compared to 57% of the statewide sample.

Table 12 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 12 – Method of Contact for Last Dealing with Local Council
(Percentage of respondents who contacted council in each demographic group)***

Demographic Group	In person	By telephone	Email	Letter
Total	45	58	13	4
Gender				
Male	42	56	12	5
Female	58	59	14	3
Age Group				
18-24	-	100	-	-
25-34	57	66	17	9
35-44	36	54	20	-
45-54	44	63	12	4
55-64	45	55	13	3
65-74	56	46	9	6
75+	43	53	3	5
Ratepayer				
Yes	43	60	13	4
No	67	40	10	-

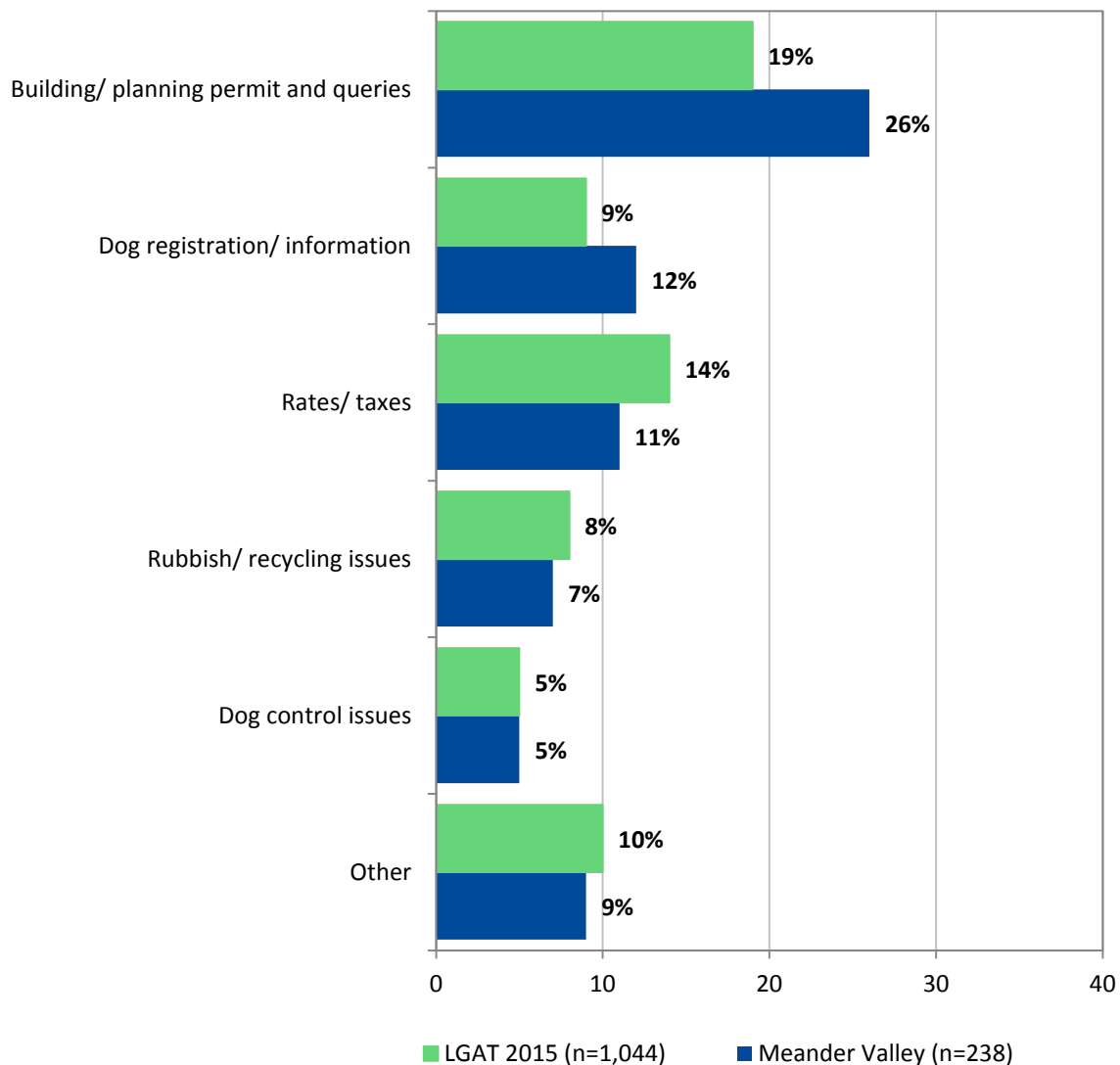
*Percentages do not sum to 100 due to multiple responses given.

3.3 Reason for Contact

All respondents who have had contact with their Local Council were then asked:

What was the contact about?

**Chart 10 – Reason for Contacting Local Council
(Percentage of respondents who contacted Council)***



*Reasons mentioned by less than 5% of Meander Valley respondents have not been included in the chart and therefore the percentages do not sum to 100.

The predominant reasons for Meander Valley residents to make contact with their local council in the last 12 months were in relation to the “building/ planning permit and queries” (26%) or for a matter pertaining to “dog registration” (12%).

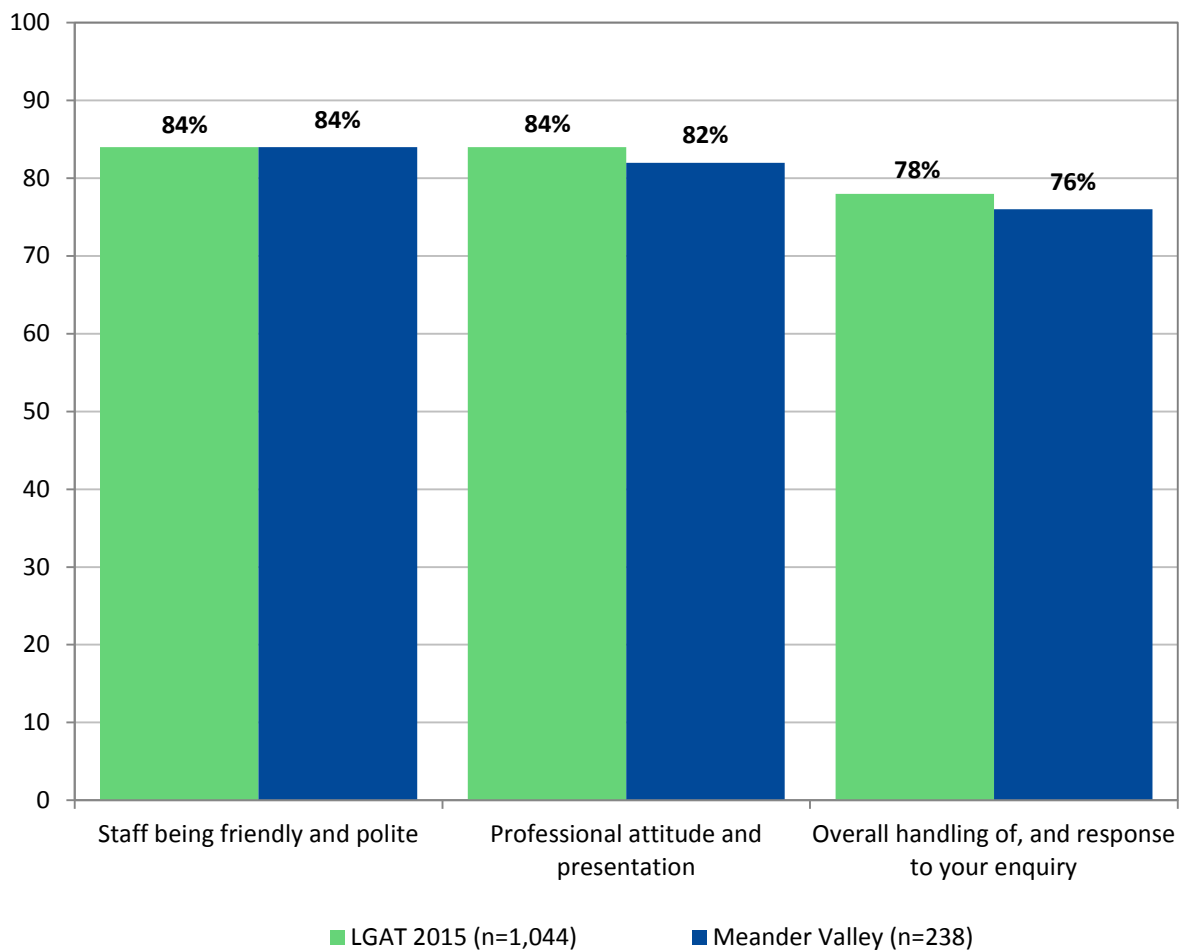
Other reasons mentioned by more than 5% of those to have made contact in this period included “rates/ taxes”, “rubbish/ recycling issues”, and “dog control issues”.

3.4 Satisfaction with Council Staff

All respondents to have contacted their Local Council were asked to give a satisfaction score on three elements relating to their satisfaction with Council staff from their last direct dealing, namely:

- Staff being friendly and polite,
- Staff having a professional attitude and presentation, and
- Overall handling of, and response to your enquiry.

**Chart 11 – Satisfaction with Council Staff
(Average satisfaction score)**



The average satisfaction score recorded by residents for satisfaction with the council staff in dealing with recent enquiries was 81%, a small decrease of 1 percentage point compared to the statewide research.

Residents were most likely to be satisfied with “staff being friendly and polite” and “staff having a professional attitude and presentation” (84% and 82% respectively) and least satisfied with the “overall handling of and response to your enquiry” (76%).

Table 13 is segmented by gender, age group, ratepayer status and method of contacting council to ascertain whether there are any significant subgroup variations in the Meander Valley.

Table 13 – Satisfaction with Council Staff
(Average satisfaction score in each demographic group)

Demographic Group	Staff being friendly and polite	Staff having a professional attitude and presentation	Overall handling of, and response to your enquiry
Total	84	82	76
Gender			
Male	80	80	72
Female	88	86	82
Age Group			
18-24	80	80	80
25-34	78	78	72
35-44	82	78	70
45-54	82	82	78
55-64	88	88	84
65-74	88	86	76
75+	88	88	80
Ratepayer			
Yes	84	82	76
No	90	84	88
Method of Contacting Council			
In person	84	82	76
By telephone	82	82	74
Email	84	82	74
Letter	54	56	48

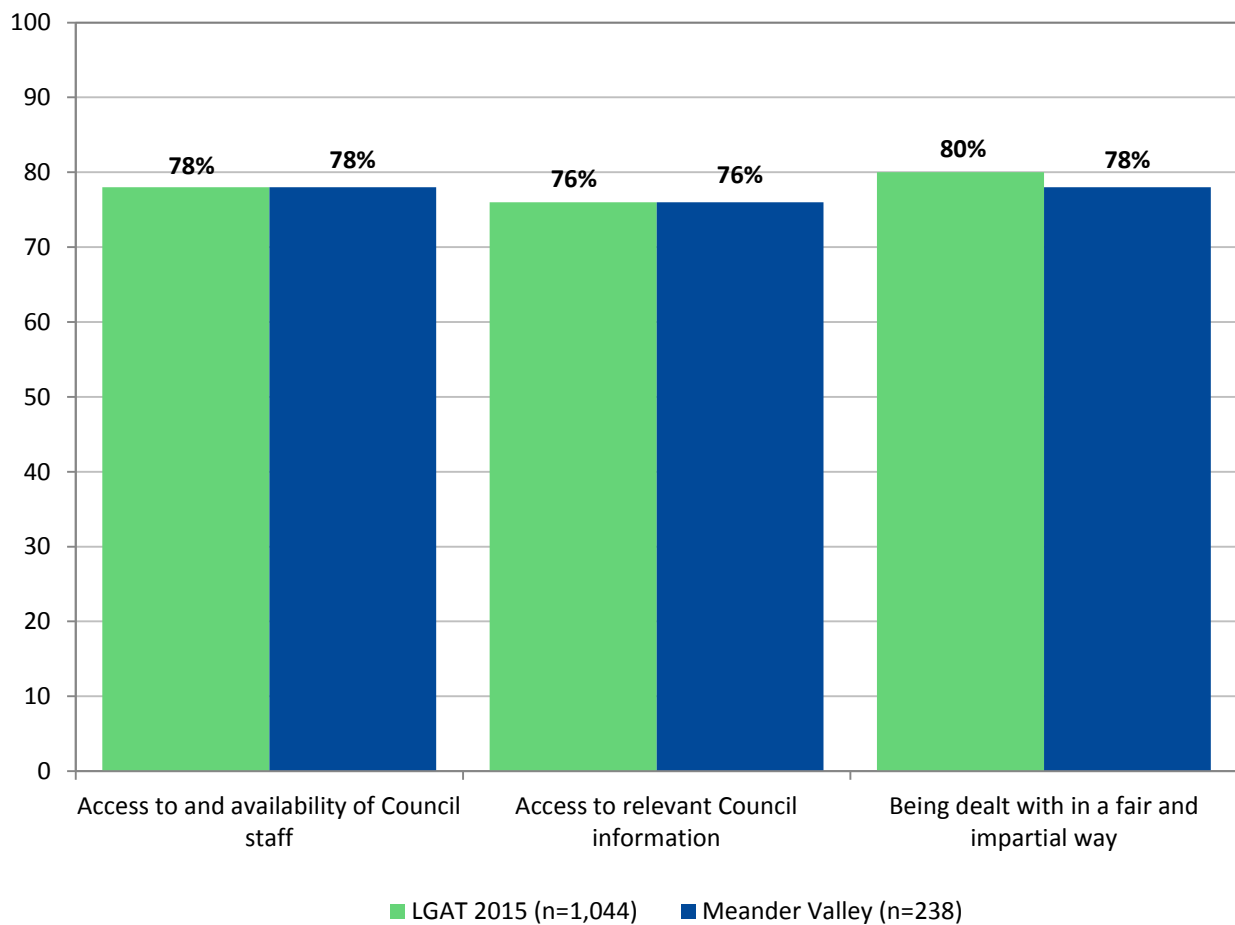
Females in Meander Valley were more likely than their male counterparts to be satisfied with “overall handling of, and response to your enquiry” by their local council (82% compared to 72% of males).

3.5 Satisfaction with Other Council Services

All respondents to have had dealings with Council were then asked to give a satisfaction score on three elements relating to their satisfaction with other Council services, these being:

- Access to availability of Council staff,
- Access to relevant Council information, and
- Being dealt with in a fair and impartial way.

**Chart 12 – Satisfaction with Other Council Services
(Average satisfaction score)**



The average satisfaction score recorded by residents for satisfaction with other council services was 77%, a slight decrease of 1 percentage point compared to the statewide research.

Residents were more likely to be satisfied with “being dealt with in a fair and impartial way” and “access to and availability of council staff” (78% in each case).

Table 14 is segmented by gender, age group, ratepayer status and method of contacting council to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 14 – Satisfaction with Other Council Services
(Average satisfaction score in each demographic group)**

Demographic Group	Access to and availability of Council staff	Access to relevant Council information	Being dealt with in a fair and impartial way
Total	78	76	78
Gender			
Male	74	70	74
Female	84	80	84
Age Group			
18-24	80	80	80
25-34	82	70	70
35-44	72	70	78
45-54	76	78	78
55-64	82	80	86
65-74	84	78	80
75+	82	78	80
Ratepayer			
Yes	78	76	78
No	80	84	86
Method of Contacting Council			
In person	78	74	78
By telephone	78	76	78
Email	80	74	80
Letter	66	62	42

Section Four – Overall Satisfaction

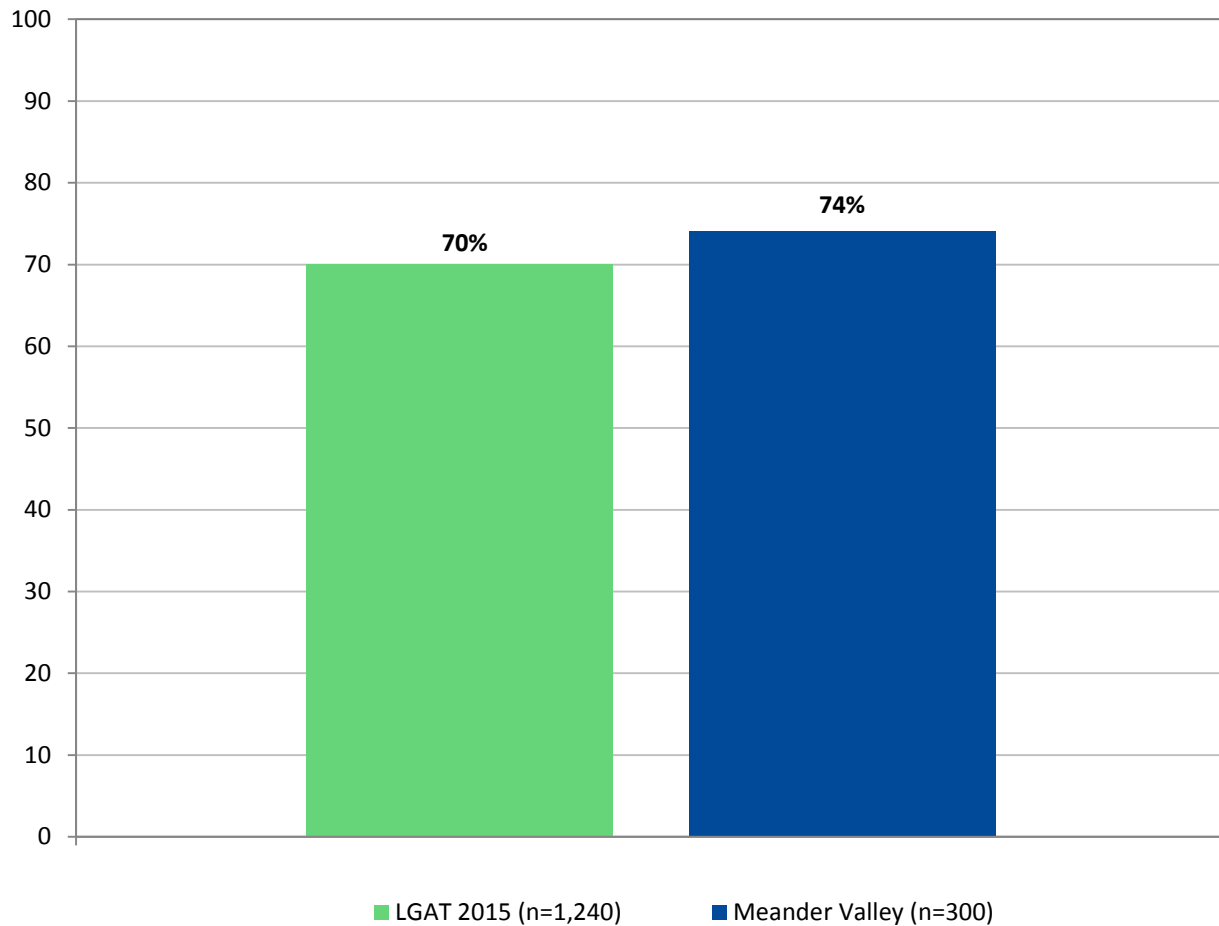
4.1 Overall Satisfaction

All respondents were then asked:

On balance, for the last 12 months, how satisfied are you with the performance of your Council?

Not just on one or two issues, but overall across all responsibility areas.

**Chart 13 – Overall Satisfaction with Local Council
(Average satisfaction score)**



When specifically asked to provide a rating, the overall level of satisfaction among respondents was 74%, 4 percentage points higher when compared to the statewide overall satisfaction.

Table 15 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 15 – Overall Satisfaction with Local Council
(Average satisfaction score in each demographic group)**

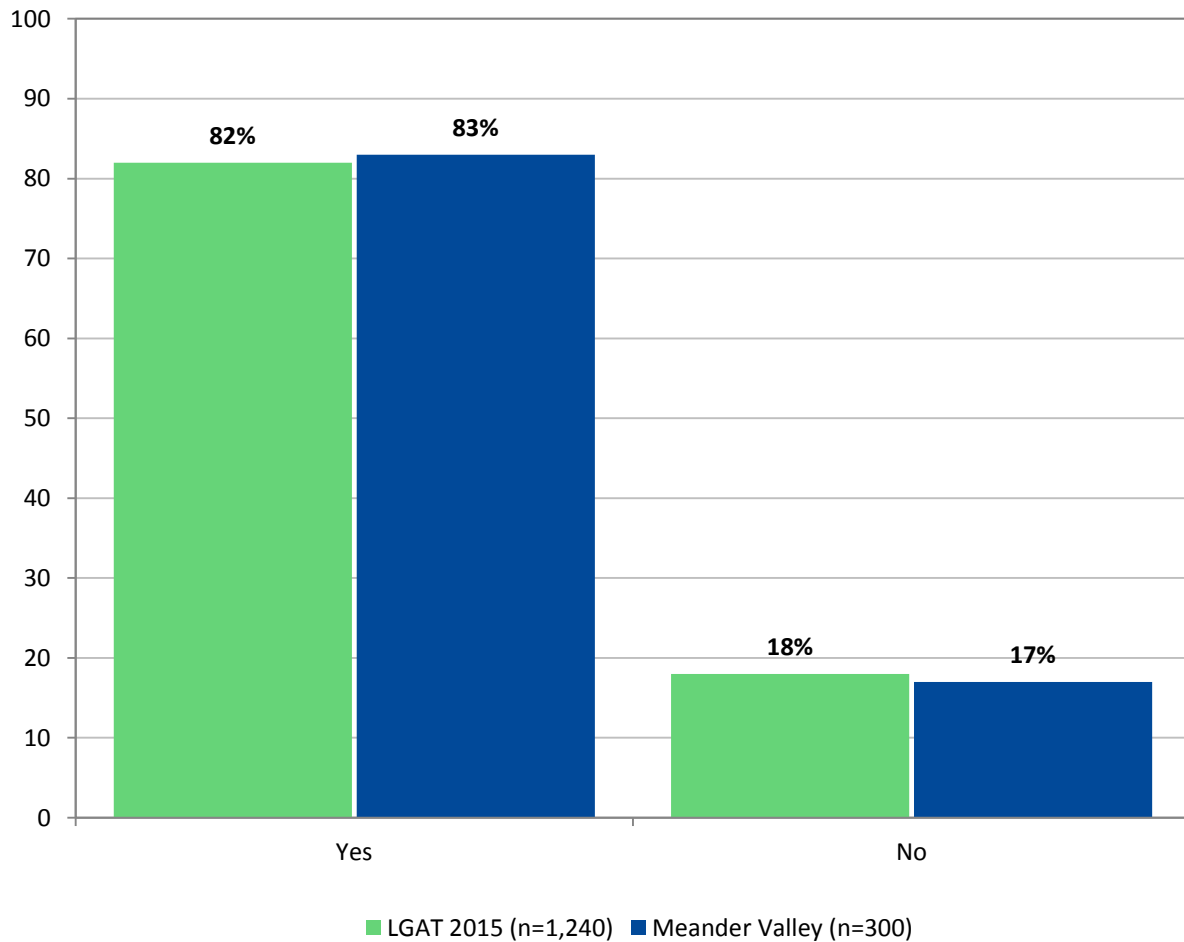
Demographic Group	Overall Satisfaction
Total	74
Gender	
Male	62
Female	76
Age Group	
18-24	72
25-34	78
35-44	68
45-54	72
55-64	76
65-74	76
75+	78
Ratepayer	
Yes	72
No	80

4.2 Ratepayers

All respondents were then asked:

Are you a ratepayer of your Local Council?

**Chart 14 – Ratepayer of Local Council
(Percentage of respondents)**



83% of residents surveyed in Meander Valley were ratepayers of the local Council, an increase of one percentage point compared with the statewide survey.

Table 16 is segmented by gender and age group to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 16 – Ratepayer of Local Council
(Percentage of respondents in each demographic group)**

Demographic Group	Ratepayer	Not a ratepayer
Total	83	17
Gender		
Male	88	12
Female	78	22
Age Group		
18-24	36	64
25-34	70	30
35-44	92	8
45-54	95	5
55-64	90	10
65-74	86	14
75+	85	15

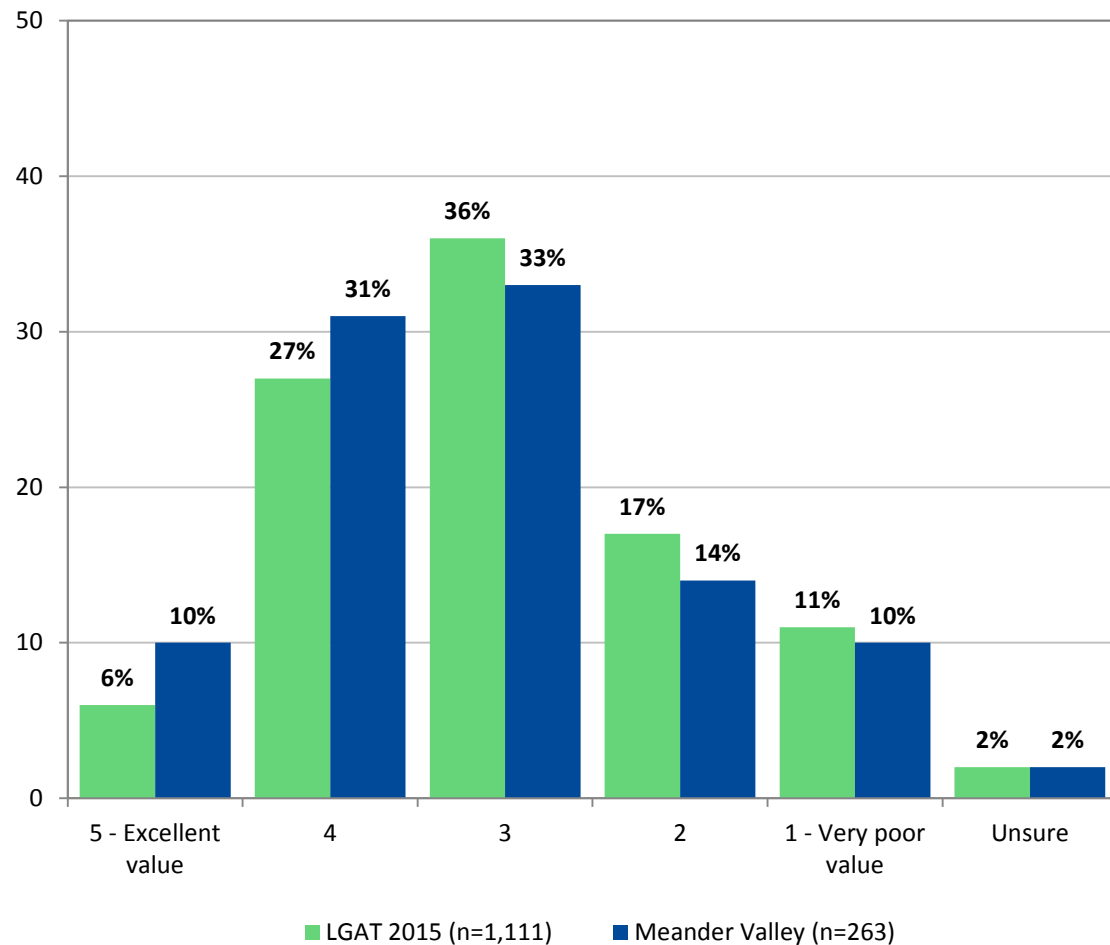
*Percentages may not sum to 100 due to rounding

4.3 Value for Money

All respondents classified as ratepayers were then asked:

Thinking about what your household pays in rates and other Council charges, how would you rate the services provided by your local Council in terms of value for money on a scale of 1 to 5, where 5 is “excellent value” and 1 is “very poor value”?

**Chart 15 – Value for Money Provided by Local Council
(Percentage of respondents who are ratepayers)***



*Percentages may not sum to 100 due to rounding.

The average score for value for money in the current round of research was 64%, an increase of two percentage points compared to the statewide result of 62% in 2015.

4.4 Areas for Improvement

All respondents were asked:

In your own words please tell me, what does your Council most need to do to improve its performance? It could be about any issues or services we have covered in the survey or it could be about something else altogether.

**Table 18 – Main Areas for Improvement
(Percentage of respondents)***

Area for Improvement	LGAT 2015	Meander Valley
Roads, footpaths and traffic	18	17
Community involvement	14	14
Waste management	11	10
Planning and development	5	10
Recreational and cultural facilities & business	5	5
Customer service	2	4
Community health and safety	3	2
Social and community services	2	1
Other	24	20
None	16	18

*Percentages may not sum to 100 due to rounding.

Improving “roads, footpaths and traffic” was the primary area for improvement specified by Meander Valley Council residents. “Community involvement” is similarly seen as the one of the areas where improvement was most needed with 14% of residents nominating this while other areas mentioned frequently included “waste management” and “planning and development” (10% in each case).

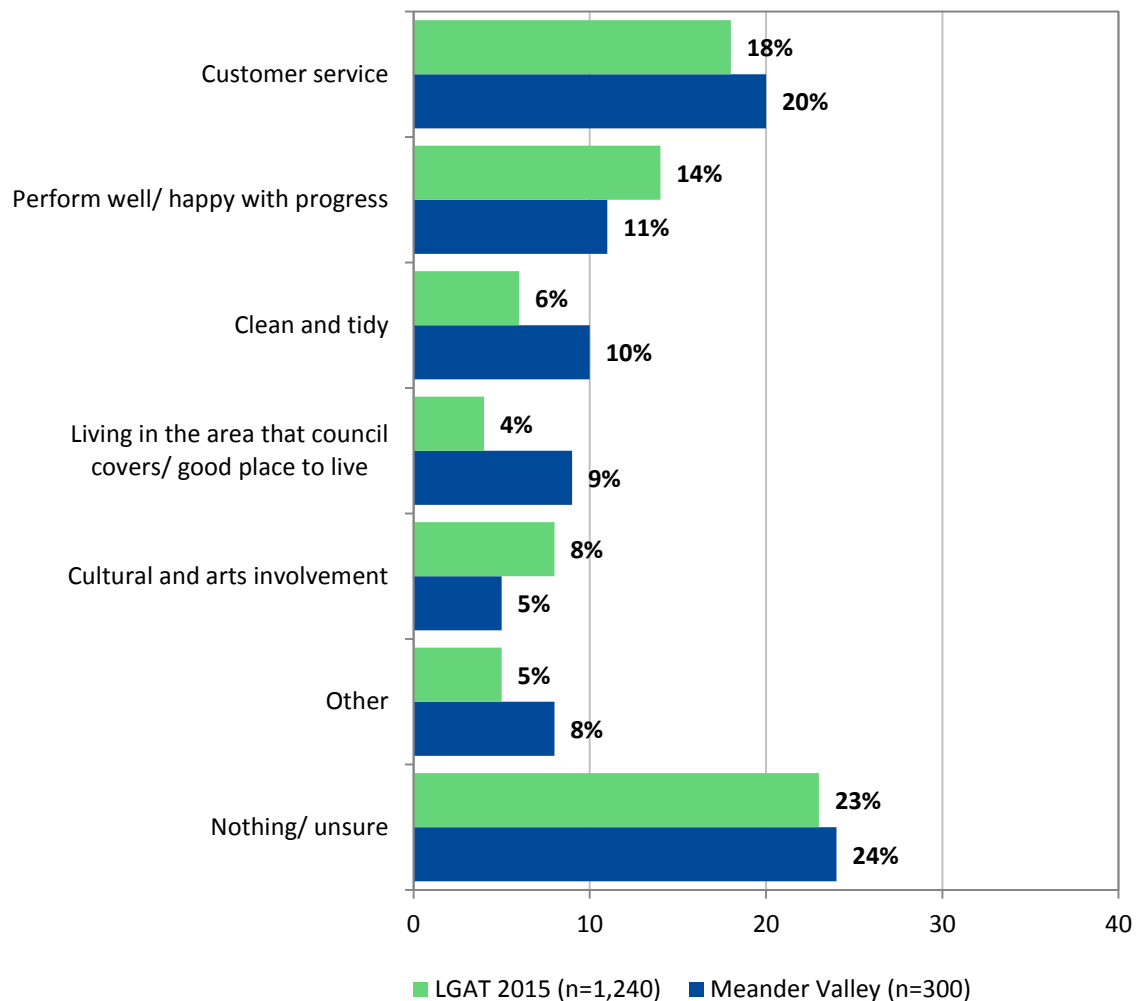
“Other” areas mentioned by respondents included 4% of residents stating their desire for their council to “address outlying areas as well as main town”, along with mentions of “professional, efficient and forward thinking council”, “rates/ fees”, and “sewerage and water”.

4.5 Best Aspects of Council

All respondents were asked:

What is the best thing about your Council? Once again it could be about any of the issues or services we have covered in this survey or it could be about something else altogether.

**Chart 16 – Best Aspects of Local Council
(Percentage of respondents)***



*Reasons mentioned by less than 5% of Meander Valley respondents have not been included in the chart and therefore the percentages do not sum to 100.

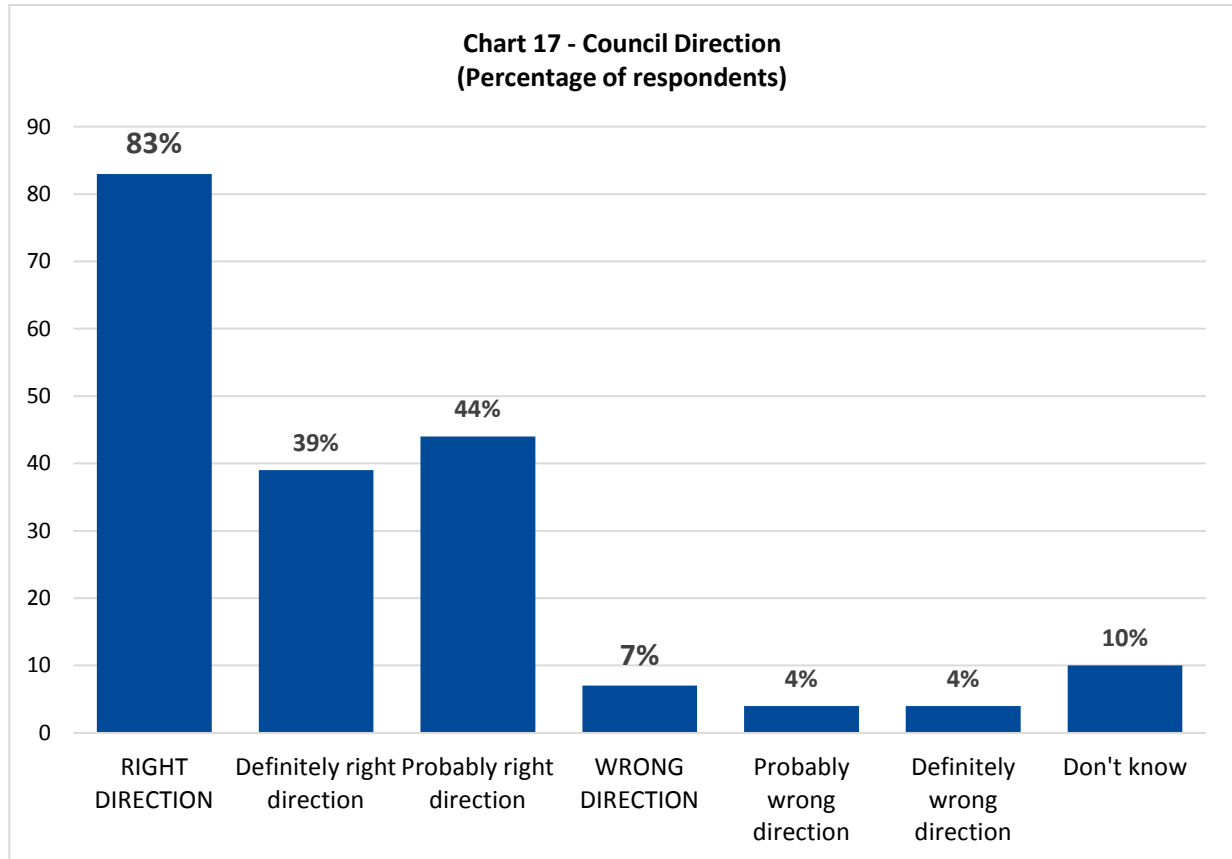
The areas or services considered as the best aspects of their local Council were the “customer service” (20%), that their council was “performing well/ happy with progress” (11%), and “living in the area that the council covers/ good place to live” (9%).

Section Five – Council Direction and Reform

5.1 Council Direction

All respondents were then asked:

So, would you say your Council is generally heading in the right direction or wrong direction?



83% of all residents surveyed in Meander Valley believe their Council is currently heading in the right direction; 39% stating “definitely” and 44% “probably” the right direction. This compares favourably to the 77% of all those surveyed statewide that believe their Council is heading in the right direction.

Only 7% in total believed their Council was heading in the wrong direction while the remaining 10% were unable to give a definitive response.

Table 19 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 19 – Council Direction
(Percentage of respondents in each demographic group)**

Demographic Group	TOTAL Right direction	TOTAL Wrong Direction	Don't know
Total	83	7	10
Gender			
Male	84	8	8
Female	82	7	11
Age Group			
18-24	85	-	15
25-34	80	13	7
35-44	83	5	13
45-54	83	7	10
55-64	83	9	7
65-74	81	12	7
75+	87	4	9
Ratepayer			
Yes	83	9	9
No	86	-	14

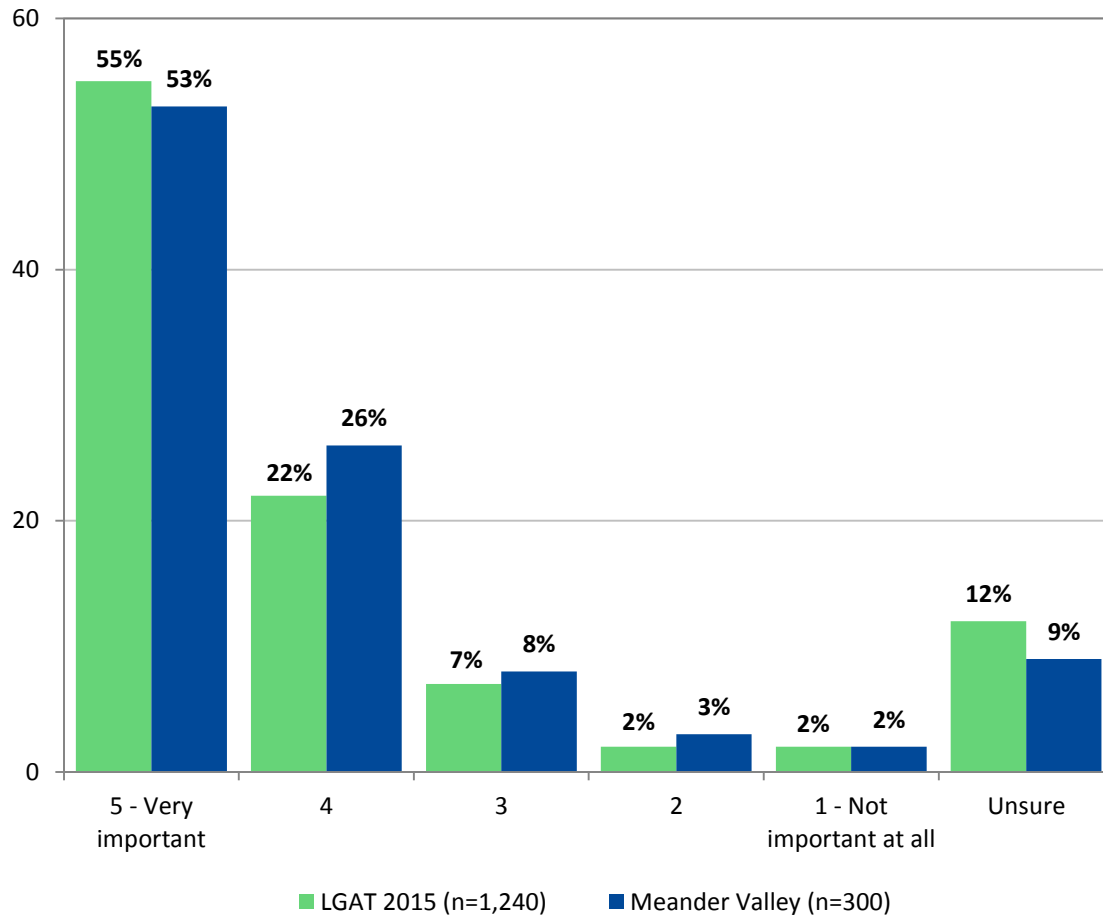
*Percentages may not sum to 100 due to rounding.

5.2 Council Involvement in Reform

All respondents were then asked:

You may be aware that local government reform is currently being spoken about. On a scale of 1 to 5, where 5 is "very important" and 1 is "not important at all", how important do you think it is that your Council is involved in discussions about reform of your local council area?

**Chart 17 – Importance of Involvement in Reform Discussions
(Percentage of respondents)**



The average importance score when residents were asked how important it is that their Council is involved in reform discussions was 88%; this is the same as the score recorded for the statewide survey in 2015.

53% of all those surveyed stated that it was “very important”, 26% gave a score of 4 out of 5 and only 5% believed it was not important giving a score of either 1 or 2 out of 5.

Those who reported that involvement in reform discussions is important stated their main reason being that “council needs to stay updated, informed and involved in discussion regardless of outcome” (36%).

Table 20 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 20 – Importance of Involvement in Reform Discussions
(Average importance score in each demographic group)**

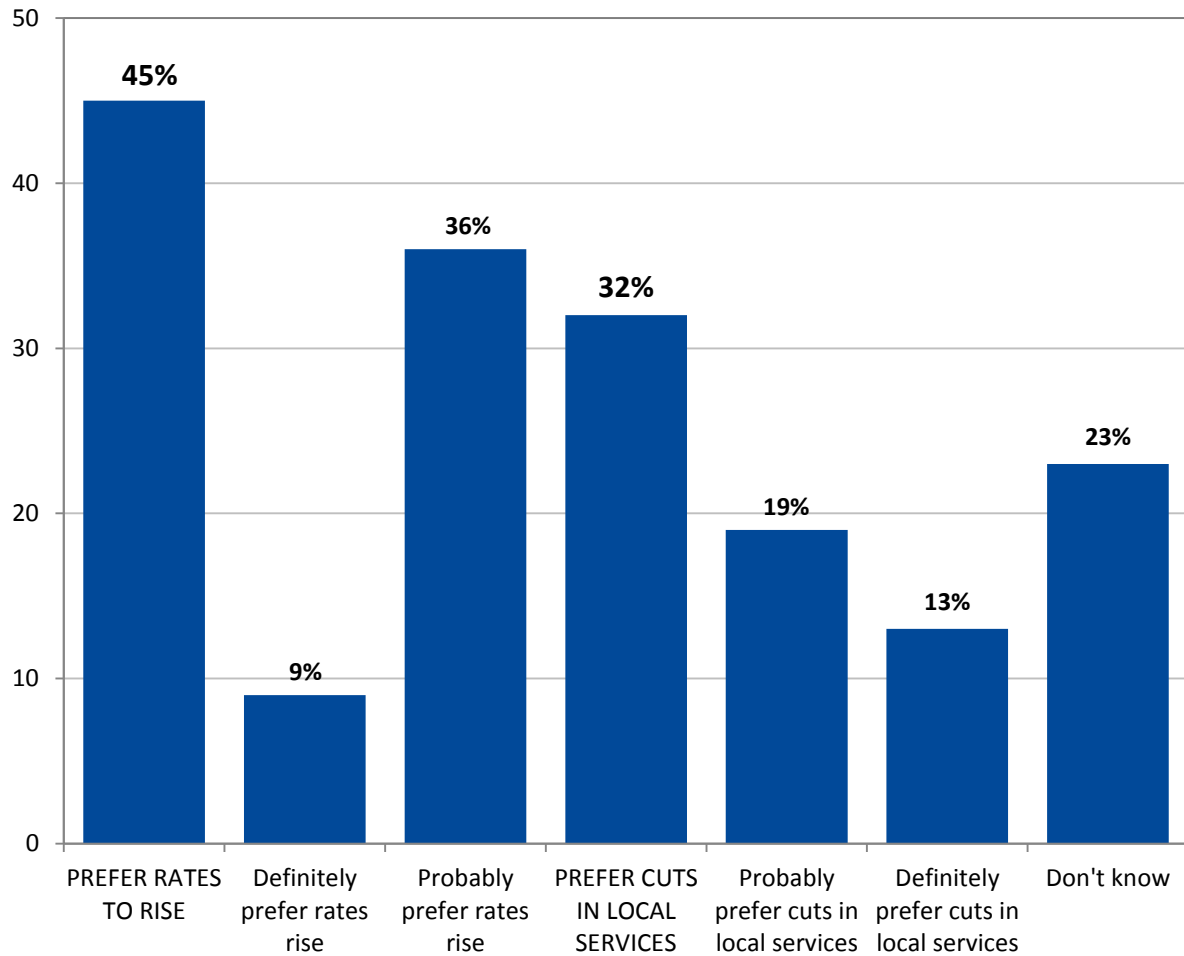
Demographic Group	Average Importance Score
Total	88
Gender	
Male	86
Female	88
Age Group	
18-24	86
25-34	80
35-44	88
45-54	90
55-64	90
65-74	86
75+	88
Ratepayer	
Yes	88
No	80

5.3 Rate Rise or Service Cut Preference

All respondents were then asked:

If you had to choose, would you prefer to see Council rate rises to improve local services or would you prefer to see cuts in Council services to keep rates at the same level as they are now?

**Chart 18 - Rate Rises or Service Cuts
(Percentage of respondents)**



Meander Valley Council residents were somewhat more likely to prefer a rate rise (45%), with 32% preferring a cut in local services and the remaining 23% unable to give a definitive response.

Table 21 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 21 – Rate Rises or Service Cuts
(Percentage of respondents in each demographic group)***

Demographic Group	Prefer Rates to Rise	Prefer Cuts in Local Services	Don't know
Total	45	32	23
Gender			
Male	42	38	20
Female	48	27	26
Age Group			
18-24	82	18	-
25-34	56	24	20
35-44	40	36	24
45-54	41	44	16
55-64	36	32	32
65-74	36	34	31
75+	44	22	34
Ratepayer			
Yes	40	36	23
No	66	13	20

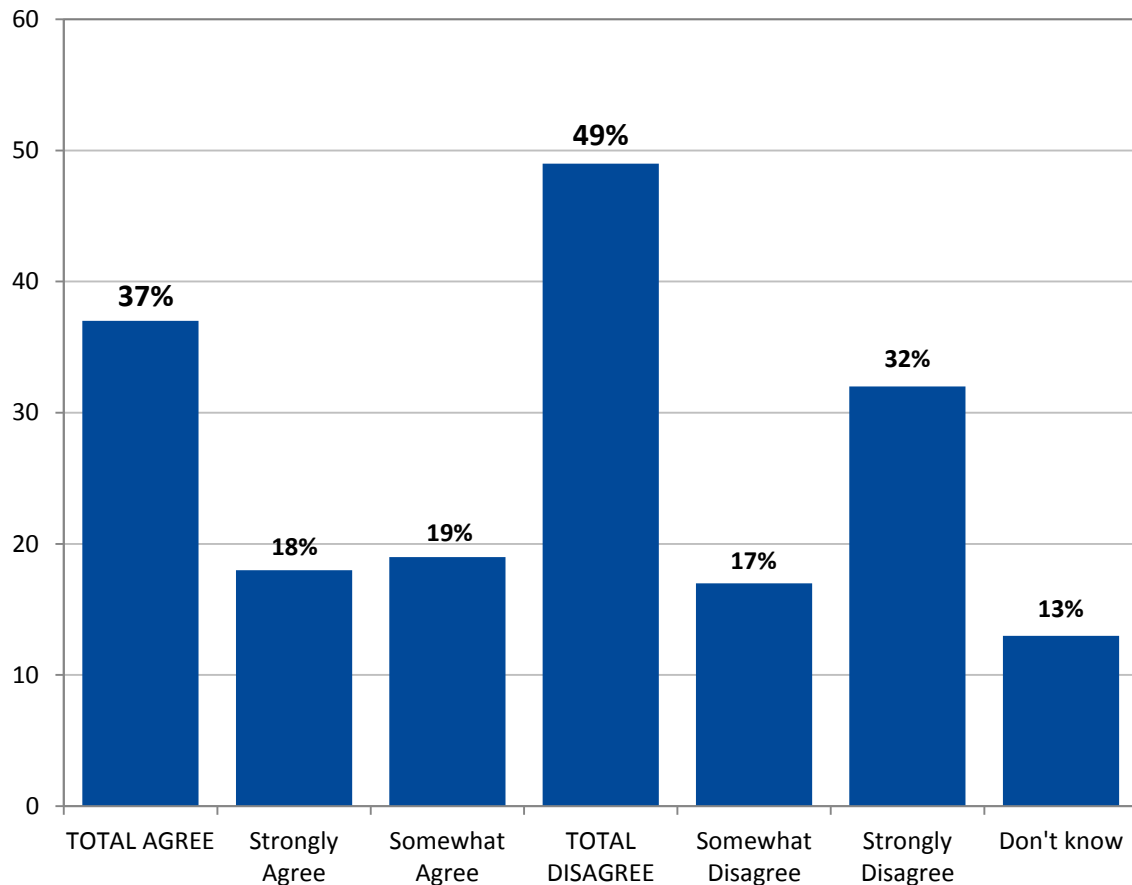
*Percentages may not sum to 100 due to rounding.

5.4 Consideration of Council Amalgamation

All respondents were then asked:

Do you agree or disagree that Meander Valley Council should consider amalgamating with a surrounding council?

**Chart 19 - Consideration of Council Amalgamation
(Percentage of respondents)***



*Percentages may not sum to 100 due to rounding.

Almost half (49%) of Meander Valley Council respondents disagreed that the council should consider amalgamating with a surrounding Council. 37% agreed that they should consider doing so, and the remaining 13% were unable to give a definitive response.

Those that disagreed to amalgamation stated that the “council is doing well as it is” (34%), “the area would be too large/ areas would get ignored” (21%), and that “services will suffer/ rates may rise” (16%).

Those who reported that they agree to council amalgamation stated their main reasons were “to reduce duplication and waste/ share resources” (31%), “there are too many councils” (29%), and that “rates/ services may improve” (11%).

Table 22 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 22 – Consideration of Council Amalgamation
(Percentage of respondents in each demographic group)***

Demographic Group	TOTAL Agree	TOTAL Disagree	Don't know
Total	37	49	13
Gender			
Male	41	47	13
Female	35	51	14
Age Group			
18-24	22	78	-
25-34	37	54	9
35-44	33	41	26
45-54	53	31	17
55-64	42	50	9
65-74	30	58	12
75+	27	57	16
Ratepayer			
Yes	41	45	14
No	17	73	11

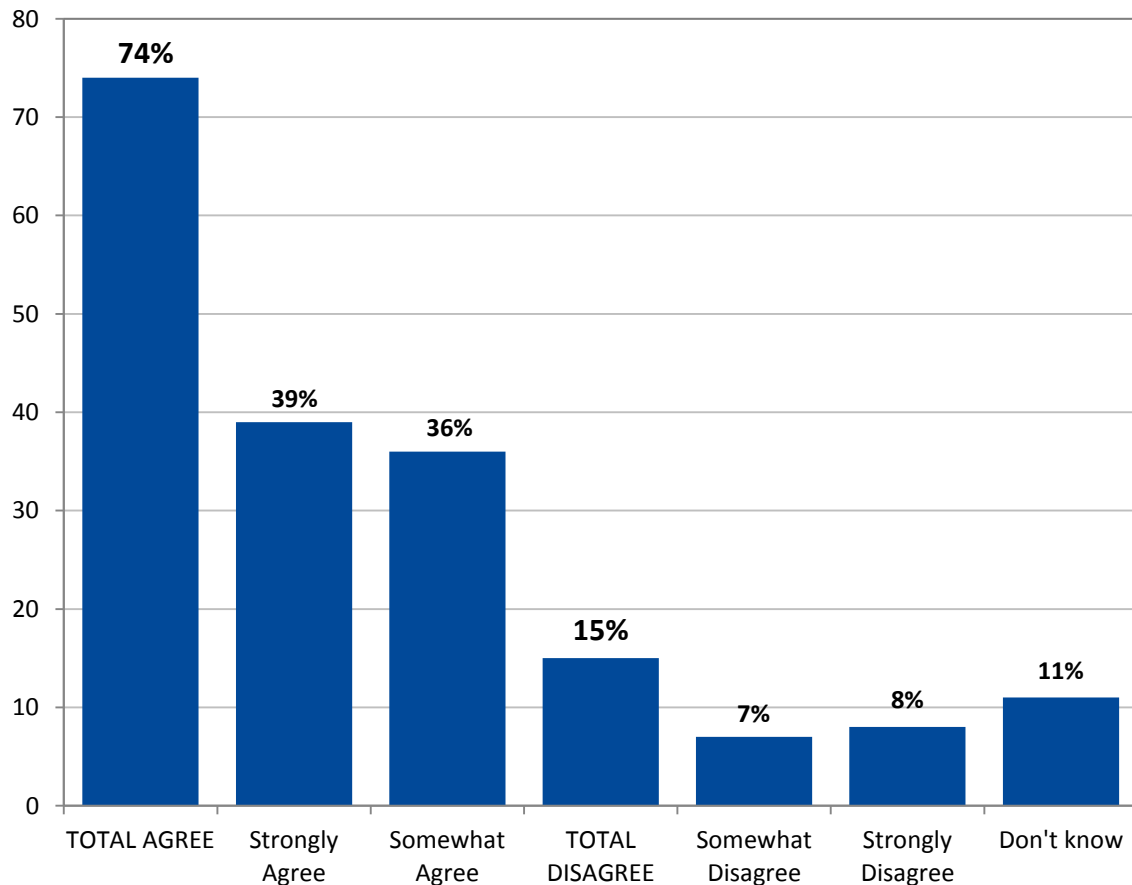
*Percentages may not sum to 100 due to rounding.

5.5 Consideration of Resource Sharing Arrangement

All respondents were then asked:

Do you agree or disagree that Meander Valley Council should consider a resource sharing arrangement with neighbouring councils instead of amalgamating?

**Chart 20 - Consideration of Resource Sharing Arrangement
(Percentage of respondents)**



Almost three quarters (74%) of respondents agree that the Meander Valley Council should consider a resource sharing agreement with neighbouring councils instead of amalgamating.

15% disagreed with this proposal while the remaining 11% were unable to give a definitive response based on the information available.

Table 23 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 23 – Consideration of Resource Sharing Agreement
(Percentage of respondents in each demographic group)***

Demographic Group	TOTAL Agree	TOTAL Disagree	Don't know
Total	74	15	11
Gender			
Male	74	19	7
Female	75	12	14
Age Group			
18-24	81	19	-
25-34	93	-	7
35-44	61	20	19
45-54	71	17	12
55-64	70	17	13
65-74	80	15	6
75+	78	14	8
Ratepayer			
Yes	75	14	11
No	71	21	8

*Percentages may not sum to 100 due to rounding.

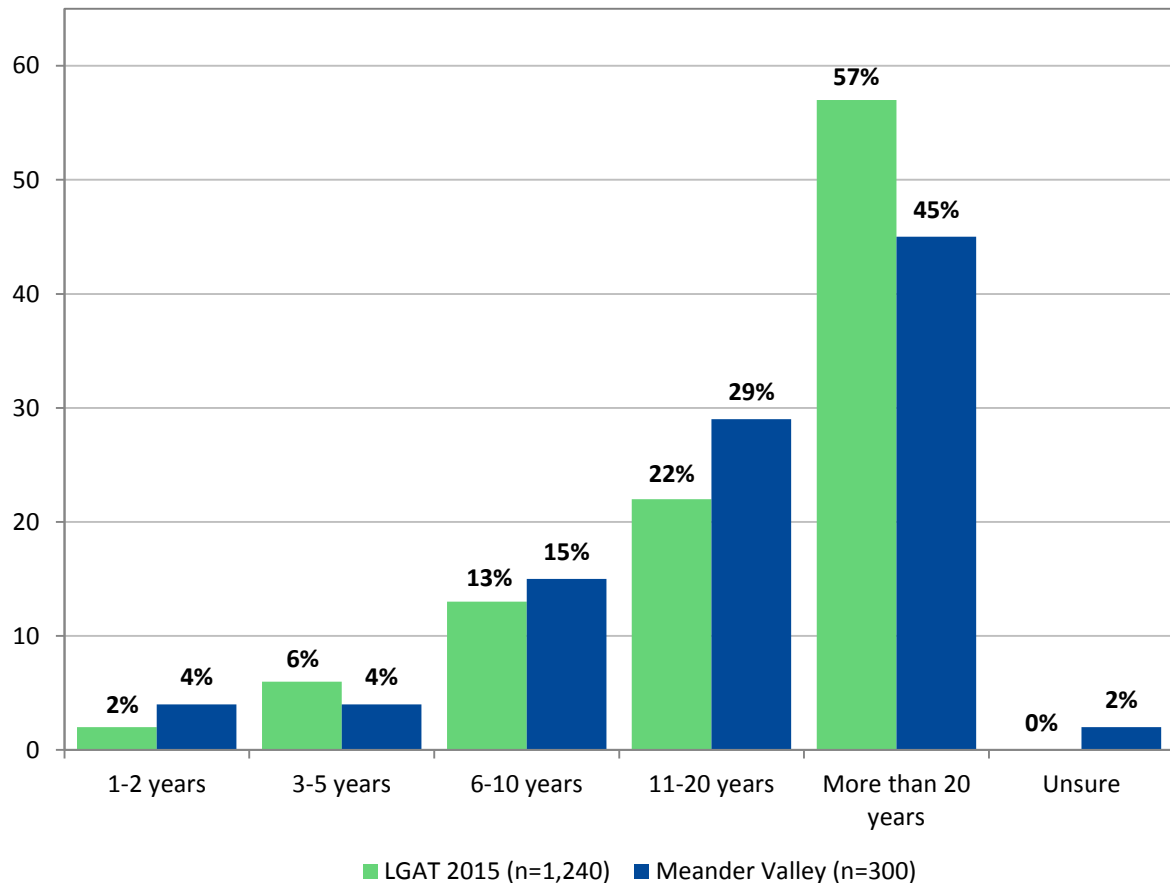
Section Six – Additional Information

6.1 Length of Time in the Council Area

Finally, all respondents were asked:

Approximately how long have you lived in your Council in total? Is it...

**Chart 21 – Length of Time in Council Area
(Percentage of respondents)***



*Percentages may not sum to 100 due to rounding.

Just under one-half of all Meander Valley residents surveyed have lived in their Council area for more than 20 years (45%), however this is 12 percentage points less than the result seen in the 2015 statewide research.

Table 24 is segmented by gender, age group and ratepayer status to ascertain whether there are any significant subgroup variations in the Meander Valley.

**Table 24 – Length of Time in Council Area
(Percentage of each demographic group)**

Demographic Group	1 to 2 years	3 to 5 years	6 to 10 years	11 to 20 years	More than 20 years	Unsure
Total	4	4	15	29	45	2
Gender						
Male	6	4	16	27	44	4
Female	2	5	15	31	47	1
Age Group						
18-24	18	-	-	49	15	18
25-34	6	-	13	38	43	-
35-44	-	6	23	30	38	2
45-54	-	9	25	22	44	-
55-64	5	3	13	24	55	-
65-74	5	2	12	24	57	-
75+	-	4	11	25	60	-
Ratepayer						
Yes	4	4	17	27	47	-
No	4	3	7	37	37	12

Appendix A – The Questionnaire

Community Survey

Good afternoon/evening. My name isfrom EMRS, an independent research company. We are conducting a survey about the services provided by **Meander Valley Council** for its residents.

I would like to speak to the youngest person living in your household aged 18 years or over?

The survey should take around 10 minutes. Would you be willing to answer a few questions?

Let me just check, do you live in the **Meander Valley Council** area?

<p>To make sure we get a good representation of the population, may I ask you a few questions about yourself?</p> <p>D1. Gender [RECORD WITHOUT ASKING]</p>	<p>1. Male</p> <p>2. Female</p>
<p>D2. Do you or members of your household own this property or is it a rental property?</p>	<p>1. Own – including purchasing/mortgaged</p> <p>2. Renting</p> <p>3. <i>Don't know/can't say [DON'T READ]</i></p>
<p>D3. And your age range – is it...</p>	<p>1. 18 – 24 years</p> <p>2. 25 – 34</p> <p>3. 35 – 44</p> <p>4. 45 – 54</p> <p>5. 55 – 64</p> <p>6. 65 – 74</p> <p>7. 75 years plus</p> <p>8. <i>Don't know/can't say [DON'T READ]</i></p>
<p>D4 Which of the following best describes your household?</p>	<p>1. Single living alone</p> <p>2. Couple living alone</p> <p>3. Single person with friend or housemate</p> <p>4. Family with children under 18 years still at home</p> <p>5. Family with children 18 years plus still at home</p> <p>6. Other</p> <p>7. <i>Don't know/can't say [DON'T READ]</i></p>

I am going to read out a list of Council activities, services and programs. I'd like you to think how satisfied you are with the level of service provided by your Council, and to rate each area on a scale of 1 to 5, where 5 is "very satisfied" and 1 is "very dissatisfied". There may be some areas that are not relevant to you for which we don't need a rating – let me know as we go through.

(NA = don't know, not sure, not applicable).

RANDOMISE BLOCKS AND WITHIN EACH BLOCK

A1 – COMMUNITY INVOLVEMENT	
1.1. Informing residents about Councils activities via websites, newsletters, brochures and publications	
1.2. Opportunities for involving residents in local decision making including community consultation and engagement	
1.3. Contact with Councillors/Alderman to discuss a matter of concern to you	
1.4. Council lobbying on behalf of the community	
A2 – PLANNING, DEVELOPMENT & BUILDING [ALWAYS ASK 2.1 FIRST]	
2.1 Planning and development decisions generally	
Have you had direct contact with the Meander Valley Council planning, development or building area in the past 12 months? For example, have you put in a development application or had a building approved? [IF YES ASK 2.2 and 2.3}	
2.2 Planning and development decisions as they apply to your development	
2.3 The building approval process	
A3 – ROADS, FOOTPATHS & TRAFFIC (managed by Meander Valley Council)	
3.1. Safe and well maintained local roads	
3.2. Safe and well maintained pedestrian areas such as footpaths and walkways	
3.3. An efficient local road network including traffic management and flow	
3.4. Road side slashing and weed control	
A4 – WASTE MANAGEMENT	
4.1. Household garbage collection	
4.2. Recycling services including kerbside recycling and depots	
4.3. Operation of local tip and transfer stations	
4.4. Maintaining a clean and tidy city/town	

A5 – SOCIAL & COMMUNITY SERVICES	
5.1. Disadvantaged support services generally including for older people, people with a disability, indigenous and ethnic multicultural groups	
5.2. Services and programs provided by Meander Valley Council specifically for older people aged 65 years and over	
5.3. Services and programs provided by Meander Valley Council specifically for young people aged 12 to 24 years)	
5.4. Council support for other community groups and organisations such as sporting clubs, volunteer groups and arts and culture	
A6 – COMMUNITY HEALTH & SAFETY	
6.1. Hygiene standards of food outlets, restaurants and public facilities	
6.2. Council immunisation programs	
6.3. Dog control	
6.4. Stormwater and flood control	
A7 – RECREATION, CULTURAL FACILITIES & BUSINESS	
7.1. Sportsgrounds in Meander Valley Council area	
7.2. Parks and playgrounds	
7.3. The appearance of public areas in general in Meander Valley Council	
7.4. Community and cultural facilities like halls, museums and galleries	
7.5. Community and cultural activities like markets, music events, theatre events and sports events	
7.6. Tourism and visitor information services	
A8 – CUSTOMER SERVICE	
Now, some questions about customer service.	
8.1. When did you LAST have direct dealings with Meander Valley Council ?	<ol style="list-style-type: none"> 1. Within the last 6 months [GO TO Q8.2] 2. 6-12 months ago [GO TO Q8.2] 3. More than 12 months ago [GO TO Q8.2] 4. Never had direct dealings with Council [GO TO Q9] 5. Can't recall [GO TO Q9]

<p>8.2. What was the method of contact you had for the most recent contact you had with Meander Valley Council?</p>	<ol style="list-style-type: none"> 1. In person 2. By telephone 3. By letter 4. By email 5. By text message 6. Via Council website 7. By social media – Facebook or Twitter 8. Other (SPECIFY)
<p>8.3. What was the contact about?</p>	<p>PROBE FOR MORE THAN 1-2 WORD RESPONSE.</p> <p>RECORD RESPONSE</p>
<p>Thinking about the most recent contact, how would you rate your satisfaction with the following aspects of council customer service, using the same scale of 1 to 5 as before, where 5 is “very satisfied” and 1 is “very dissatisfied”? Please keep in mind we do NOT mean the actual result of your enquiry, but rather the customer service you received.</p>	
<p>8.4. Staff being friendly and polite</p>	
<p>8.5. Staff having a professional attitude and presentation</p>	
<p>8.6. The overall handling of, and response to your enquiry</p>	
<p>8.7. Access to and availability of Council staff</p>	
<p>8.8 Access to relevant Council information</p>	
<p>8.9 Being dealt with in a fair and impartial way</p>	

<p>A9 – OVERALL COUNCIL PERFORMANCE</p>	
<p>9.1. On balance, for the last 12 months, how satisfied are you with the performance of Meander Valley Council? Not just on one or two issues, but overall across all responsibility areas</p>	<p>1 2 3 4 5 N/A</p>
<p>9.2. Are you a ratepayer of the Meander Valley Council?</p>	<ol style="list-style-type: none"> 1. Yes 2. No – GO TO Q9.4
<p>9.3. Thinking about what your household pays in rates and other Council charges, how would you rate the services provided by your local Council in terms of value for money on a scale of 1 to 5, where 5 is “excellent value” and 1 is “very poor value”?</p>	<p>1 2 3 4 5 N/A</p>
<p>9.4. In your own words please tell me, what does Meander Valley Council most need to do to improve its performance?</p> <p>It could be about any issues or services we have covered in the survey or it could be about something else altogether.</p>	<p>PROBE FOR MORE THAN 1-2 WORD RESPONSE.</p> <p>RECORD RESPONSE</p>

<p>9.5. What is the best thing about Meander Valley Council?</p> <p>Once again it could be about any of the issues or services we have covered in this survey or it could be about something else altogether.</p>	<p>PROBE FOR MORE THAN 1-2 WORD RESPONSE. RECORD RESPONSE</p>
<p>9.6. So, would you say Meander Valley Council is generally heading in the right direction or wrong direction?</p> <p>IF RIGHT DIRECTION: Is that definitely or probably the right direction?</p> <p>IF WRONG DIRECTION: Is that definitely or probably the wrong direction?</p>	<p>1. Definitely right direction 2. Probably right direction 3. Probably wrong direction 4. Definitely wrong direction 5. Don't know/can't say <i>[DONT READ]</i></p>
<p>A10 – OTHER QUESTIONS</p>	
<p>10.1. You may be aware that local government reform is currently being spoken about. On a scale of 1 to 5, where 5 is very important and 1 is not important at all, how important do you think it is that Meander Valley Council is involved in discussions about reform of your local council area?</p> <p>Can you give me the main reason why you say that?</p>	<p>1 2 3 4 5 N/A</p> <p>PROBE FOR MORE THAN 1-2 WORD RESPONSE. RECORD RESPONSE</p>
<p>10.2. If you had to choose, would you prefer to see Council rate rises to improve local services or would you prefer to see cuts in Council services to keep rates at the same level as they are now?</p>	<p>IF THEY HAVE A PREFERENCE SAY: Is that definitely or probably prefer a RATE RISE/SERVICE CUT?</p> <p>1. Definitely prefer rates to rise 2. Probably prefer rates to rise 3. Probably prefer cuts in local services 4. Definitely prefer cuts in local services 5. Don't know/can't say <i>[DON'T READ]</i></p>
<p>10.3. Do you agree or disagree that Meander Valley Council should consider amalgamating with a surrounding Council?</p> <p>Is that strongly or somewhat agree/disagree?</p>	<p>1. Strongly agree 2. Somewhat agree 3. Somewhat disagree 4. Strongly disagree 5. Don't know/can't say <i>[DON'T READ]</i></p>
<p>10.4. And why do you say that?</p>	<p>PROBE FOR MORE THAN 1-2 WORD RESPONSE.</p>

<p>10.5. Do you agree or disagree that Meander Valley Council should consider a resource sharing arrangement with neighbouring Councils instead of amalgamating?</p> <p>Is that strongly or somewhat agree/disagree?</p>	<ol style="list-style-type: none"> 1. Strongly agree 2. Somewhat agree 3. Somewhat disagree 4. Strongly disagree 5. Don't know/can't say [DON'T READ]
<p>A11 – RESPONDENT DEMOGRAPHICS</p>	
<p>11.1. Which suburb do you live in?</p>	
<p>11.2. And your postcode?</p>	
<p>11.3. Approximately how long have you lived in [INSERT COUNCIL NAME] in total? Is it...</p>	<ol style="list-style-type: none"> 1. Less than 1 year 2. 1 – 2 years 3. 3 – 5 years 4. 6 – 10 years 5. 11 – 20 years 6. More than 20 years
<p>11.4. Are you...</p>	<ol style="list-style-type: none"> 1. Employed full time 2. Employed part time, casual 3. Unemployed 4. Student 5. Home duties 6. Retired/on a pension 7. Don't know/can't say [DON'T READ]
<p>11.5. In terms of the annual income for the whole household – would you say it was roughly</p>	<ol style="list-style-type: none"> 1. Under \$20,000 2. \$20,000 but under\$40,000 3. \$40,000 but under \$60,000 4. \$60,000 but under \$80,000 5. \$80,000 but under \$100,000 6. \$100,000 and over 7. Don't know/can't say [DON'T READ]
<p>We may be conducting further research with residents on some of the issues covered today. Would you be happy to be contacted again if necessary?</p>	<ol style="list-style-type: none"> 1. Yes 2. No
<p>That completes the survey. Finally may I have your first name for validation purposes only – you don't need to give me your surname?</p> <p>Thank you for your time and help today. Just to remind you my name is From EMRS, – we are an independent research company calling on behalf of the Meander Valley Council.</p> <p>If you have any questions about the survey you may contact my supervisor. Would you like the number? [If yes – (03) 6211 1222]</p>	

GOV 2 TRAP SPECIAL COMMITTEE MEMBERSHIP

1) Introduction

The purpose of this report is for Council to appoint two new community representatives to Council's Townscape, Reserves and Parks Special Committee (TRAP).

2) Background

Following the receipt of recent legal advice all future appointments to Council's TRAP Special Committee need to be made by Council.

Since the latest annual update of appointments to Special Committees made at the December 2014 Council Meeting there have been two vacancies on the TRAP Committee. The first vacancy was filled by Mrs Christine Chilcott of Meander and expressions of interest for the second vacancy closed on Friday 31 July 2015.

There was only one expression of interest received for this vacancy that being from Ms Lois Catchlove of Red Hills.

3) Strategic/Annual Plan Conformance

Has a direct linkage to Council's Community Strategic Plan future direction (5) "Innovative leadership and community governance" and program 1.4.5 of the Draft 2015-16 Annual Plan.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Section 24 (2) of the Local Government Act 1993 applies.

6) Risk Management

Not Applicable

7) Consultation with State Government & other Authorities

Not Applicable

8) Community Consultation

Expressions of interest for vacancies on the TRAP Committee were advertised in the Meander Valley Gazette as well as on Council's web site and social media.

9) Financial Impact

Not Applicable

10) Alternative Options

Council can elect to not appoint the nominated persons to the TRAP Committee.

11) Officers Comments

As Mrs Christine Chilcott was previously appointed incorrectly it is necessary for Council to confirm her appointment as well as to ratify the appointment of the latest nomination of Ms Lois Catchlove.

AUTHOR: David Pyke
DIRECTOR GOVERNANCE & COMMUNITY SERVICES

12) Recommendation

It is recommended that Mrs Christine Chilcott and Ms Lois Catchlove be appointed by Council under Section 24 (2) of the Local Government Act 1993 to the TRAP Special Committee.

DECISION:

GOV 3 2015-2016 COMMUNITY GRANTS APPLICATION ASSESSMENTS – ROUND 1 JULY 2015

1) Introduction

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

2) Background

This is the first assessment of the 2015-16 financial year. The total Grants allocation is \$80,000 of which 15% (\$12,000) is earmarked for Sponsorships and Establishment Grants.

Committee members: Councillor Tanya King, Councillor Ian Mackenzie, Vicki Jordan (Community Officer), Malcom Salter (Director Corporate Services) and support officers: Patrick Gambles (Community Development Manager) and Merrilyn Young (Grants Administrator) met on 21 July 2015 to consider the applications received.

3) Strategic/Annual Plan Conformance

The Community Grants program complies with the Draft 2015-16 Annual Plan target 1.5 and supports Council's Community Strategic Plan 2014-2024 through its vision of 'Working Together' and future direction, 'Vibrant and Engaged Communities'.

4) Policy Implications

The process was undertaken in accordance with the guidelines attached to the Community Grants Policy No 82.

5) Statutory Requirements

Section 77 of the Local Government Act 1993 – *'Details of any grant made are to be included in the Annual Report of the Council'*

6) Risk Management

Liability and public risk issues are considered in evaluating grant applications.

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Advice and assistance is provided to applicants on request. The Community Grants program is communicated through community networks and the media and an Information and Guidelines Kit is available from the Council website with hard copies on hand at Council reception. A Grants Information Forum is held annually in May.

9) Financial Impact

The awarding of grants is made within the limits of the annual budget allocation which is spread over four rounds throughout the year.

10) Alternative Options

Council can amend or elect not to approve the Committee's recommendations.

11) Officers Comments

Individual Sponsorship Requests

The following requests have been approved by the General Manager during the period April-June 2015:

Name	Resident in	Purpose	\$	
Jayde	Brazendale	Hadspen	Australian Junior Basketball Championships - TAS	125
Melissa	Chugg	Liffey	Pony Club Nationals – SA	125
Jed	Fleming	Blackstone	Aus Schools Orienteering Champs -VIC	125
Hannah	Goddard	Hadspen	Junior World Orienteering Champs- NORWAY	250
Julian	James	Prospect Vale	2015 Under 16 Tasmanian State AFL Academy	125
Tom	McShane	Hadspen	National Little Athletics Championships - WA	125
Ashley	Nankervis	Prospect Vale	Orienteering Australia Bushrangers Team - NZ	250
Brodie	Nankervis	Prospect Vale	Orienteering Australia Bushrangers Team - NZ	250
Courtney	Treloar	Hadspen	Schools Sports Aus Netball Champs -NSW	125
				<u>1500</u>

Grant Applications and Sponsorship Requests from Organisations

13 applications were received totalling requests of \$28,615. A range of factors were considered to achieve a fair distribution. The recommended outcomes are indicated in the final column of the table below:

Organisation	Project	Project Cost	Grant Requested	Grant Recommended
		\$	\$	\$
Rotary - Central Launceston	Special kids show	220	220	220
AIC Tennis Club	Upgrade hitting wall	1122	1000	500
Bracknell Dis. Boys & Girls Club	Soft floor	4883	3000	2250
Carrick Community Committee	War memorial	12,783	2813	defer
Deloraine Community Band	Bass cabinet	1774	1774	900
Deloraine Community Shed	Car park	3072	2974	2500
Deloraine Football Club	Additional seating	5830	3000	2000
Deloraine Indoor Bowls Club	Equipment upgrade	2490	2490	1550
MV Suns Football Club	Training devices	4500	3000	1500
MV Suns Netball Club	Uniforms & equip	4200	3000	1200
MV Women in Agriculture	Biographies book	4000	3000	defer
Prospect Park Sports Club	Café furniture	7973	1344	1344
Western Tiers Community Club	Bowls Carnival	1000	1000	835
TOTAL		53,847	28,615	14,799

11 grant allocations are recommended for approval by Council to the value of \$14,799. These have a total project cost of \$37,064 plus voluntary labour, where appropriate, in excess of \$10,000 (calculated @ \$20 per hour). Two applications are recommended for deferral as further information is required and their project timeframes appear flexible.

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation

It is recommended that Council:

- 1. notes the Individual Sponsorships approved by the General Manager during the period April-July 2015 and**
- 2. endorses the recommendations of the Community Grants Committee and approves the allocation of funds to the applicants as listed in the following table:**

Organisation	Project	Grant Recommended
		\$
Rotary - Central Launceston	Special kids show	220
AIC Tennis Club	Upgrade hitting wall	500
Bracknell District Boys & Girls Club	Soft floor	2250
Deloraine Community Band	Bass cabinet	900
Deloraine Community Shed	Car park	2500
Deloraine Football Club	Additional seating	2000
Deloraine Indoor Bowls Club	Equipment upgrade	1550
MV Suns Football Club	Training devices	1500
MV Suns Netball Club	Uniforms & equip	1200
Prospect Park Sports Club	Café furniture	1344
Western Tiers Community Club	Bowls carnival	835
TOTAL		14,799

DECISION:

GOV 4 STANDARDS PANEL REPORT

1) Introduction

The purpose of this report is to receive and note the Standards Panel Report into a Code of Conduct for Councillors complaint.

2) Background

On 21 February, 2015, a complaint was lodged with the Deputy Mayor, which alleged a number of breaches of the Meander Valley Council Code of conduct Policy. These breaches were said to have occurred since 23 November, 2014.

The Councillor named in the complaint elected to have the complaint heard by the Local Government Association of Tasmania (LGAT) Standards Panel.

The Standards Panel conducted a hearing on 7 May, 2015, and the determination of the Panel was to dismiss the complaint.

3) Strategic/Annual Plan Conformance

Not Applicable

4) Policy Implications

Not Applicable

5) Statutory Requirements

The Local Government Act 1993 and the Local Government (General) Regulations 2015 apply to the Code of Conduct operation and Code of Conduct complaint process.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

The fee for the complaint to be heard by the Standards Panel was paid by the Councillor.

The cost of the Standards Panel hearing was \$2,503 and was charged to the Councillors Expenses account.

10) Alternative Options

Not Applicable

11) Officers Comments

No comments.

AUTHOR: Greg Preece
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive and note the Standard Panels Report into a Code of Conduct for Councillors complaint, Hearing Number 096.

DECISION:



STANDARDS PANEL

MEANDER VALLEY COUNCIL CODE OF CONDUCT

REPORT FOR OPEN COUNCIL, June 2015

HEARING 096

Determination made May 7 2015

Local Government (General) Regulations 2005

REPORT FOR THE MAYOR FOR TABLING IN OPEN COUNCIL

Summary of Complaint and Appeal *Regulation 22 K (3) (b) (i)*

- 1.1 On February 21 2015 a complaint was lodged with the Deputy Mayor, Meander Valley Council.
- 1.2 The complaint alleged a number of breaches of the Meander Valley Council Code of Conduct Policy which were said to have occurred since November 23 2014.

Determination *Regulation 22 K (3) (b) (ii)*

The Standards Panel dismissed the complaint.

Lynn Mason

Christine Fraser

Ketrina Clarke

Panel Members

INFRA 1 WILLIAM STREET BUS SHELTER

1) Introduction

The purpose of this report is for Council to approve the installation of a bus shelter in William Street, Westbury, and consider taking ownership of this asset donated as an initiative from the Lions Club of Westbury.

2) Background

Council has received a request from the Lions Club of Westbury who are wanting to replace the old timber bus shelter that was located outside Number 66, William Street. This timber structure was demolished and removed in early 2014 after being damaged by a tree branch.

The original shelter was of all timber construction and was approximately 30 years of age. Photo 1 and 2 below shows images taken by the Works crews of the original shelter following damage caused by the fallen tree branch.



Photo 1 and 2 : Damage to existing timber bus shelter

The replacement structure will make use of the existing concrete pad that remains from the original shelter. Photos 3 and 4 show the location on William Street and the existing concrete pad at that location.



Photo 3: Aerial photo showing the location of the shelter in William Street



Photo 4: Existing concrete slab in William Street

Some additional works such as minor asphaltting is expected to be undertaken in William Street in front of the existing slab should Council approve installation of the shelter in this location. In this instance it is proposed that Council undertakes the asphaltting work.

The Lions Club of Westbury is proposing to construct the shelter using a design similar to the shelter which was constructed in 2012 on Albuera Street near the Mary Street intersection. The design will be modified to suit the dimensions of the existing concrete slab, however, will not be as large as the original shelter. Photo 5 shows the shelter constructed in 2012 on Albuera Street immediately to the east of the intersection with Mary Street.



Photo 5: Existing shelter in Albuera Street

Westbus currently collects a couple of children from the William Street location for Hagley and Prospect schools and the number of children does fluctuate from year to year. However, it could be reasonably expected that the number of children collected from this location could increase if a new shelter is constructed.

3) Strategic/Annual Plan Conformance

Future direction (6) – Planned infrastructure services

4) Policy Implications

Policy 75 – Community Organisations Regulatory Fees Refund Scheme will assist in the refund of fees to 'not for profit' community organisations.

Policy 78 – New and Gifted Assets helps guide Council in making an informed decision regarding the long term implications of ownership of assets including new and donated assets.

5) Statutory Requirements

Council approval is required for work undertaken in the road reserve and building approval is required for the construction of the shelter.

6) Risk Management

Risk management plays an important part in Council's Asset Management activities. Through the embedded risk management practices, Council can ensure that the inherent risks that are associated with asset ownership are minimised.

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

The Lions Club of Westbury has contacted Council and requested Council accept this donated asset. The Lions Club has been informed that Council will consider this request in line with our New and Gifted Asset Policy.

9) Financial Impact

The upfront capital costs which include an estimated \$1,500 in materials value from the Lions Club, the construction of an asphalt path from the existing slab to the edge of road, traffic management and building fees and charges (which may be refunded) would be approximately \$3,000 for this asset.

The estimated Whole of Life costs include an annual cost to Council of around \$341 per annum for operational and maintenance costs (including depreciation). It is anticipated that \$13,230 will be required over the expected 30 year life of the asset. A summary of costs is shown in the Table 1.

Cost Benefit Summary				
Project Title:	William Street Bus Shelter			
Executive Summary:				
Request from Lions Club of Westbury to replace a bus shelter located on William Street Westbury opposite the Uniting Church.				
Details				
<i>Upfront Capital Costs:</i>		\$3,000	Funding of Annual Council Operations	
Net Annual Council Cost:		\$341	Rates	100%
Total Whole of Life cost:		\$13,230	Users	
Average Yearly Use:		950 <i>Assume 5 children per day</i>	Other	
Usage Cost:		\$0.36 <i>Cost per person/day</i>	Details:	
			total	100%

Table 1 – Cost Benefit Summary

10) Alternative Options

Council can elect to not approve the recommendation.

11) Officers Comments

The construction of the shelter will be undertaken off site, but the installation including its cladding is planned to be undertaken on site by volunteers from Lions on a weekend. Council's Works Department will be required to provide some resources to assist with the installation, for example traffic management.

The proposed structure will be a simple design and will provide adequate amenity for children. However, Council may give consideration to the aesthetics of this proposal and whether this fits the William Street streetscape.

Attached to this report is a copy of the letter received from the Lions Club of Westbury.

AUTHOR: Rob Little
ASSET MANAGEMENT COORDINATOR

12) Recommendation

It is recommended that Council:

- 1) Approve the installation of the bus shelter on the existing concrete slab outside No.66 William Street, and***
- 2) Take ownership of the shelter donated by the Lions Club of Westbury***

DECISION:



Lions Club of Westbury (Incorporated)

ABN 82 742 959 852

PO Box 687

Hagley Tasmania Australia 7292

30th June 2015

Mr Greg Preece
General Manager
Meander Valley Council
PO Box 102
Westbury 7303

Index No. 528 02 003			
Doc No.			
Batch No.			
RCVD	13 JUL 2015	MVC	
Action Officer		Dept.	
EO	OD	BOX	

Dear Greg

The Lions Club of Westbury would like to replace the bus shelter that previously stood in William St, Westbury, opposite the Uniting Church. The previous shelter was damaged during a storm last year and was removed. The slab however is still in place and looks suitable to hold another shelter.

We have spoken to the bus companies that operate in Westbury to ascertain the need for a replacement shelter. Westbus currently collects a couple of children from this spot but this is expected to change if there was a shelter in place. Cresswell's from Deloraine do not pick up children from this side of the street. Jan Bingley from Westbus did mention that the number of children at each bus stop varies from year to year anyway. She also mentioned how valuable it would be to have another bus shelter available in the town. Currently many children catch the bus where there is no shelter or from outside a business where they can stand under a verandah or shop awning.

We have had a look at the bus shelter that is situated in Albuera St, Westbury and thought that another one like this would be suitable. It is robust and relatively maintenance free, being made from welded steel and corrugated iron. We have attached some photos to this letter which show the shelter in Albuera St and the slab in William St. The old slab is a

different size to the one in Albuera St and has a crack in it, but we think a shelter can be made to fit which would be suitable.

If permission is obtained to replace the shelter, we would purchase materials and construct the shelter off-site, then attach the frame to the slab and finish it off, during a weekend.

Can you or your staff contact us to let us know what permissions we would need to complete in order to get working on this project? We can be contacted by email at westbury@lionstasmania.org or by phone, 0408 612 811 (Mary).

Yours sincerely



MARY GILL

WESTBURY LIONS CLUB

Att.



ITEMS FOR CLOSED SESSION OF THE ORDINARY MEETING:

Cr xxx moved and Cr xxx seconded ***"that Council move into Closed Session to discuss the following items."***

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 14 July, 2015.

GOV 5 Leave of Absence
(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

The meeting moved into Closed Session at x.xx pm

Cr xxx moved and Cr xxx seconded ***"that Council moves out of Closed Session and endorse those decisions taken while in Closed Session."***

The meeting re-opened to the public at x.xx pm

Cr xxx moved and Cr xxx seconded ***"that the following decisions were taken by Council in Closed Session and are to be released for the public's information."***

Meeting closed.....

.....
CRAIG PERKINS (MAYOR)