

Meander Valley Council

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

ORDINARY AGENDA

COUNCIL MEETING

Tuesday 11 April 2017

COUNCIL MEETING VISITORS

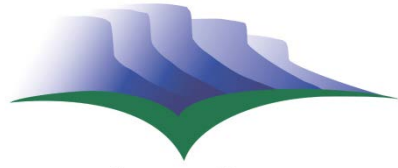
Visitors are most welcome to attend Council meetings.

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.



Meander Valley Council

WORKING TOGETHER

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 April 2017 at 1.30pm.**

Martin Gill
GENERAL MANAGER

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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 right;
- 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 April 2017 at 1.30pm.

PRESENT:**APOLOGIES:****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 March, 2017, be received and confirmed.”***

COUNCIL WORKSHOPS HELD SINCE THE LAST MEETING:

Date :	Items discussed:
21 March 2017	<ul style="list-style-type: none">• Strategic Planning Workshop
28 March 2017	<ul style="list-style-type: none">• Presentation by NTD• Deloraine Racecourse – Sweetwater Proposal• Prospect Vale, Blackstone & Hadspen Draft Play Space Strategy• Northern Tasmanian Waste Management – Draft Five Year Strategy: 2017-2022• Harrison Development – 361-377 Westbury Road, Prospect Vale
4 April 2017	<ul style="list-style-type: none">• Capital Works 2017-2018

ANNOUNCEMENTS BY THE MAYOR:

Sunday 19th March 2017

Officially open Tasmanian Garlic and Tomato Festival, Selbourne

Tuesday 21st March 2017

Council Strategic Planning Workshop

Tuesday 28th March 2017

Meeting with NTD; Council Workshop

Council Community Forum, Rosevale

Friday 31st March 2017

Regional Mayors & NTD Round table, support for Australian Maritime College

Monday 3rd April 2017

UTas medical students 'Rural Week' welcome, Westbury Community Health Centre

Tuesday 4th April 2017

Council Capital Works 2017-2018 Workshop

Wednesday 5th April 2017

Meeting with Senator Jonathan Duniam, Westbury

Thursday 6th April 2017

LGAT Mayors Professional Development Day

Friday 7th April 2017

LGAT General Meeting

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. PUBLIC QUESTIONS TAKEN ON NOTICE – MARCH 2017

Nil

2. PUBLIC QUESTIONS WITH NOTICE – APRIL 2017

Nil

3. QUESTIONS WITHOUT NOTICE – APRIL 2017

COUNCILLOR QUESTION TIME

1. COUNCILLOR QUESTIONS TAKEN ON NOTICE – MARCH 2017

Nil

2. COUNCILLOR QUESTIONS WITH NOTICE – APRIL 2017

2.1 Cr Bob Richardson

Regional Forestry Agreement Grant(s)

In the early 2000's, due to declining markets and falling prices for forestry products, the Regional Forest Agreement was reached and grants (largely from Commonwealth Government) were awarded to Councils. The purpose of the grants was to create sustainable (ie. Ongoing, without further subsidy) jobs.

Meander Valley Council received a grant of about \$1 million (\$1.65 million in 2017 dollars).

The grant was used to transfer Yarns from Alveston Drive (a perfectly adequate venue) and construct the Deloraine Visitor Centre next to Yarns in Deloraine.

Question:

How many F.T.E. (paid) jobs have been created? Are these jobs sustainable? If not, how much subsidy has been required from Council, including:

- depreciation
- maintenance
- alterations
- rates and land tax
- electricity
- water and sewerage charges
- labour and on-costs.

[It would be appreciated if that subsidy could be advised from the facility's inception to end financial 2015/16.]

Response by Jonathan Harmey, Director Corporate Services
A response will be provided at the May Council meeting to allow sufficient time to review all necessary details.

1.2 Cr Bob Richardson

Deloraine (Meander Valley) Enterprise Centre

Since 1993 when Council amalgamations occurred between Westbury and Deloraine councils until recently, the Enterprise Centre operated at Deloraine. The centre's own reports indicated that most (about 95%) of the centre's activity was confined to the 7304 postcode.

The centre was funded from Commonwealth/State sources and from Council funds.

Could we be advised of:

- i. Council's contribution to the Centre over its life?
- ii. Commonwealth/State contributions during the same period?

Response by Jonathan Harmey, Director Corporate Services

(i) A review of historical financial information found Council's operational support funding to the Centre since 1998 to be as follows:

<i>1998 Financial Year</i>	<i>\$20,000</i>
<i>1999 Financial Year</i>	<i>\$20,000</i>
<i>2000 Financial Year</i>	<i>\$20,000</i>
<i>2001 Financial Year</i>	<i>\$22,000</i>
<i>2002 Financial Year</i>	<i>\$25,000</i>
<i>2003 Financial Year</i>	<i>\$25,000</i>
<i>2004 Financial Year</i>	<i>\$25,000</i>
<i>2005 Financial Year</i>	<i>\$27,500</i>
<i>2006 Financial Year</i>	<i>\$28,750</i>
<i>2007 Financial Year</i>	<i>\$30,000</i>
<i>2008 Financial Year</i>	<i>\$30,000</i>
<i>2009 Financial Year</i>	<i>\$30,000</i>
<i>2010 Financial Year</i>	<i>\$30,585</i>
<i>2011 Financial Year</i>	<i>\$21,166</i>
<i>2012 Financial Year</i>	<i>\$21,780</i>
<i>2013 Financial Year</i>	<i>\$21,000</i>
<i>2014 Financial Year</i>	<i>\$30,000</i>
<i>2015 Financial Year</i>	<i>\$80,840*</i>
<i>2016 Financial Year</i>	<i>\$80,000*</i>

****Note: The 2015 and 2016 values both contain \$50,000 in funding received from the State Government for the Meander Valley Enterprise Centre.***

(ii) Council was not responsible for managing the Meander Valley Enterprise Centre accounts and as such is unable to provide details of the Commonwealth/State contributions they received in the same period. As noted in response (i) the Department of State Growth provided \$50,000 in grant funding to Council for the purpose of supporting the Meander Valley Enterprise Centre. These funds were forwarded to the Centre.

3. COUNCILLOR QUESTIONS WITHOUT NOTICE – APRIL 2017

DEPUTATIONS BY MEMBERS OF THE PUBLIC

NOTICE OF MOTIONS BY COUNCILLORS

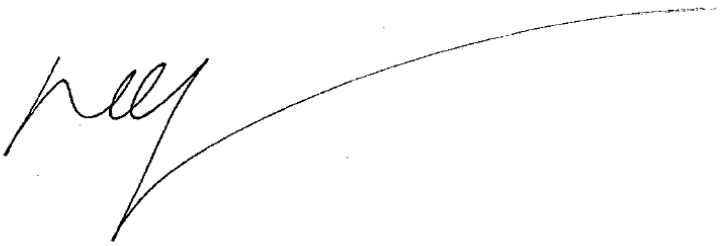
GOV 1 – Mobile Food Vendors: Meander Valley Council Streets, Parks,
Sporting venues and Reserves

GOV 2 – Camping in Council Reserves, Parks and Sporting Facilities

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."



Martin Gill
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 C&DS 1, C&DS 2 and C&DS 3 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

C&DS 1 50 EYNENS ROAD, WEETAH; LAND OFF FARRELLS ROAD, REEDY MARSH AND A ROAD RESERVE OFF FARRELLS ROAD, REEDY MARSH – SUBDIVISION (2 LOTS)

1) Introduction

This report considers a proposal for a Consent Agreement (in the Resource Management and Planning Appeal Tribunal) in regards to application PA\16\0141 for a Subdivision (2 lots) on land located at 50 Eynens Road, Weetah (CT 160576/1) and land off Farrells Road, Reedy Marsh (CT 171873/1).

2) Background

Applicant (appellant)

David Morris, Simmons Wolfhagen obo Fisher Survey & Design

Planning and Appeal Controls

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

The process of appeals is controlled by the *Land Use Planning and Approvals Act 1993* and the *Resource Management and Planning Appeal Tribunal Act 1993*.

Appeal Process

Council refused an application PA\16\0141 for a two lot subdivision with accesses to Eynens Road, Weetah and to Farrells Road, Reedy Marsh at the February 2017 Council meeting. Subsequently, the applicant appealed that decision through the Resource Management & Planning Appeal Tribunal.

Below is the appeal process undertaken to date:

Table 1: summary of appeal process to date

Stage	Date	Outcome
Preliminary	9 March 2017	Agreed to commence the mediation process and to

Conference		expand the Grounds of Refusal.
Mediation	21 March 2017	Agreed to consider a proposal for a Consent Agreement. Further particulars added to the Grounds of Refusal.
Council meeting	11 April 2017	Council to consider a proposal for a Consent Agreement.

Grounds of Refusal

In accordance with the directions from the Resource Management & Planning Appeal Tribunal, the Grounds of Refusal were expanded to read:

- *The proposed subdivision does not improve the productive capacity of the land for resource development and/or extractive industries.*
- *The application does not provide satisfactory evidence that the proposed subdivision will improve the productive capacity of the land,*
- *Reducing the land area of holdings diminishes the sustainability of holdings, and as such reduces the productive capacity of land. In this instance, there is no evidence of a result that secures an improvement to productive capacity.*
- *The new access to Farrells Road adversely impacts on residential amenity and is not a necessary component to provide road access to the proposed lots.*

Consent Agreement

A Consent Agreement is an agreement reached between the parties to resolve the appeal (see attached draft document).

At the direction of the Resource Management and Planning Appeal Tribunal, the applicant had to prepare a revised proposal (for a Consent Agreement) to be considered by Council at the April 2017 Council Meeting.

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications within statutory timeframes. The appeal process is part of the application process, and specific timeframes have been set by the Resource Management and Planning Appeal Tribunal.

4) Policy Implications

Not applicable

5) Statutory Requirements

Council must participate in the appeal process in accordance with the *Resource Management and Planning Appeal Tribunal Act 1993*.

6) Risk Management

The Resource Management and Planning Appeal Tribunal make directions for the timely and efficient resolution of appeals. These directions must be complied with or a costs order against the party may result.

7) Consultation with State Government and other Authorities

TasWater was notified on the 28 February 2017 that an appeal had been lodged.

8) Community Consultation

The appeal process does not include community consultation.

9) Financial Impact

Not applicable

10) Alternative Options

Council may agree or not agree to the proposal. If Council agrees to the proposal (and Consent Agreement), Council must also prepare a draft Planning Permit (with or without conditions) for the Tribunal's consideration and endorsement.

If Council does not agree to the proposal, then the appeal will be determined at a hearing scheduled for 29 June 2017.

11) Officers Comments

Fisher Survey & Design (with Simmons Wolfhagen) have forwarded a proposal to be considered by Council. This proposal would result in a reversal of Council's decision for a Refusal.

The original Plan of Subdivision (see Figure 1 below) shows a 2 lot subdivision, with each lot having vehicular access via:

1. Rights-of-way to Eynens Road; and
2. Right-of-way and direct frontage to an unmade road reserve to Farrells Road.

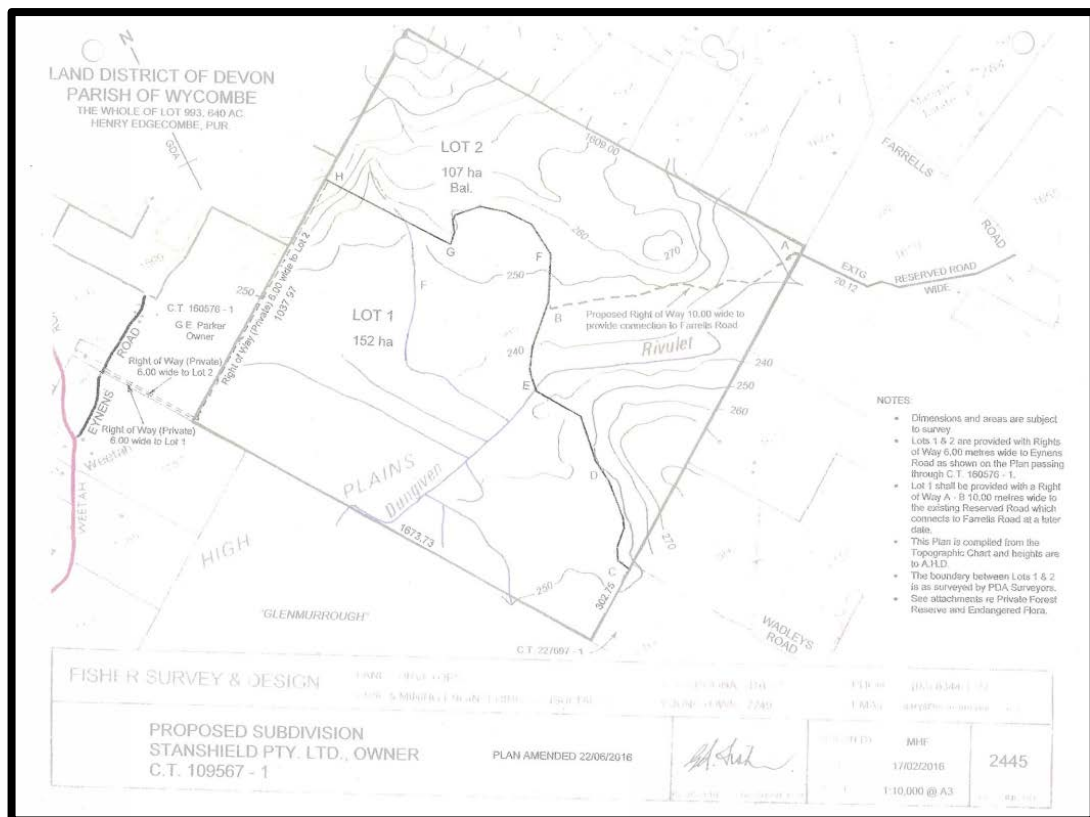


Figure 1: original Plan of Subdivision

The proposal presented for consideration shows the following features:

- Both lots have access to Eynens Road (via rights-of-way through 50 Eynens Road);
- All references to access to Farrells Road via a road reserve has been removed;
- A Water Supply Easement (3m wide) in favour of Lot 1, with an allocation of 70 megalitres of water from a storage dam on CT 109559/2.

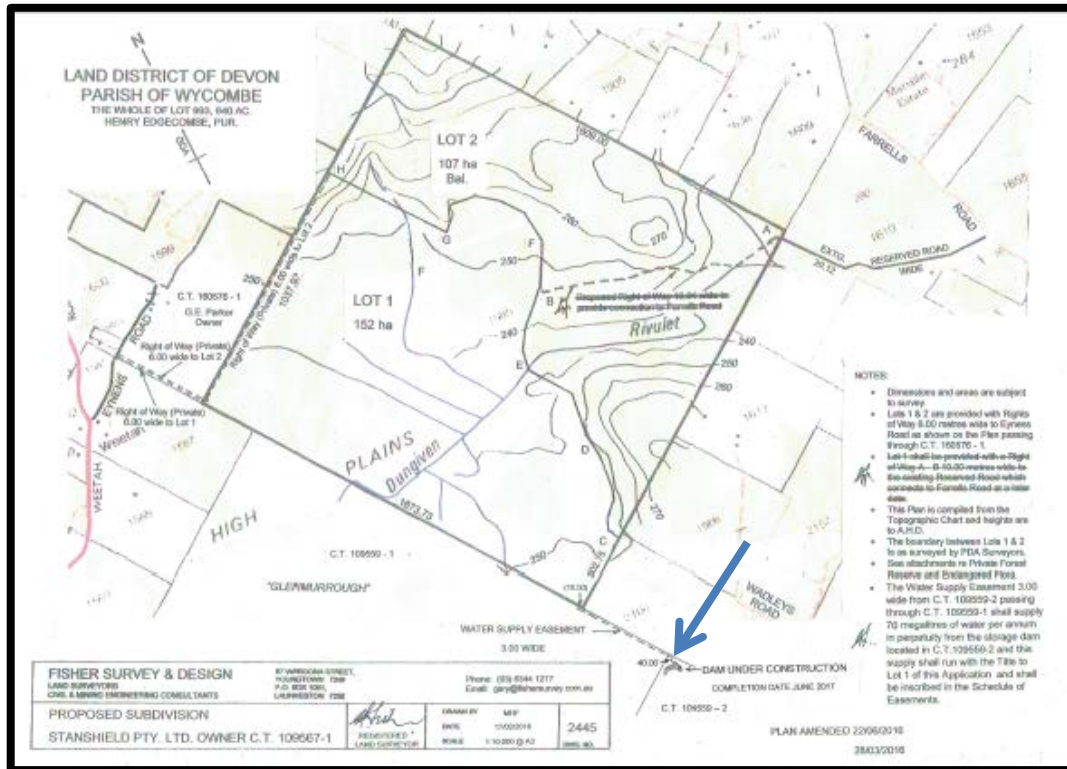


Figure 2: proposed subdivision plan for consideration. Arrow showing location of subject dam.

The submitted plan shows a 3m water supply easement. This easement links the subject land to a dam located on CT 109559/2 (see Figure 2). The water supply easement provides access to 70 megalitres of water per annum and in perpetuity from a storage dam. The easement and water entitlement are to be recorded on the Title documents (in the Schedule of Easements).

The storage dam has a holding capacity of 600 megalitres and used as part of the KW Huett Corporation P/L farming operations. The 70 mega litre allocation comprises approximately 12% of the dam’s capacity. Due to the location of the storage dam, the proposed easement will need to be modified to allow access to the dam.

Correspondence from Mr Fisher (Fisher Survey & Design) states that the water entitlement would allow for the application of 100mm of water per annum over an irrigated area of 70ha. Mr Fisher considered that this would be sufficient for that area to produce a vegetable crop of up to 7,000 tonnes per annum.

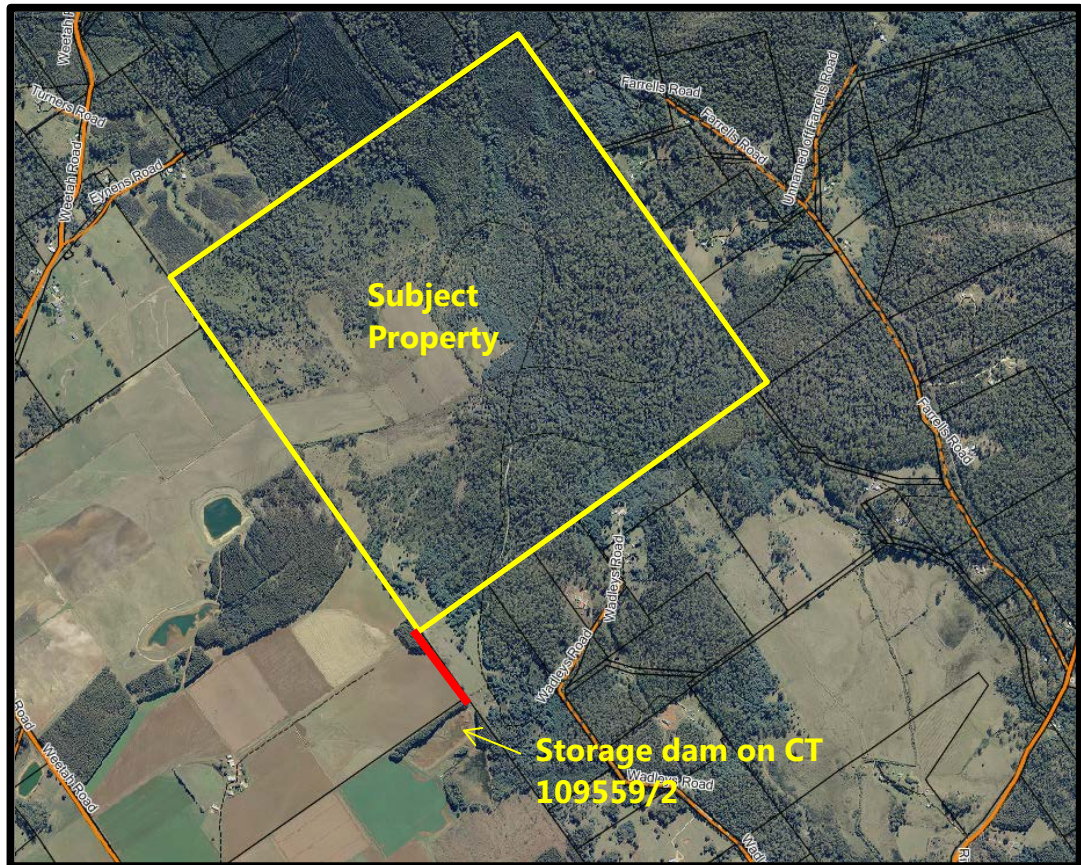


Photo 1: showing subject property and location of storage dam. Red line represents the proposed water supply easement.

Subdivision

The Performance Criteria for subdivision states that *the subdivision must demonstrate that the productive capacity of the land will be improved as a result of the subdivision*. The improvements to the productive capacity of the land must be dependent on the subdivision occurring. If the improvements can occur without the subdivision occurring, then the criteria has not been met. It is noted that a water supply easement could be created at any time, without the need for a subdivision.

To gain an understanding of the usability of 70 megalitres to a farming operation, Council sought advice from AK Consultants. Their response was that:

The application of 100mm of water over an area of 70ha equates to 1ML/ha. Different crops have different water requirements. The water requirements also depend on the climatic conditions. However, by way of example 2.4ML/ha is generally applied to poppies, 4ML/ha to potatoes, 5ML/ha to pasture in an average yr. There are no crops that I can think of that would thrive on 1ML/ha.

The Land Capability (Class 4, from memory) limits the number of rotations to 2 or so in 10 years. So effectively you could only crop 1/5 of 70 ha each year, or you risk degrading your soil. So this equates to 14ha annually. So you could effectively grow say 14ha of potatoes annually with this amount of land with Class 4 Land Capability and with this quantity of water. The balance of the land (56ha) could be dryland pasture

In terms of the tonnes produced per annum. We would need to know the crop to be able to ascertain whether 7000 tonnes per annum is reasonable. For example for potatoes you could expect 50 tonnes/ha. If growing 14ha then 700 tonnes in total per annum could be expected. For peas for processing you could expect 6 tonne/ha. So if growing 14ha then 84 tonnes in total for the year could be expected.

As to whether the surplus water from Dungiven Rivulet could be utilised to increase productivity of Lot 2; this would depend on;

- whether there is sufficient yield for a winter take allocation; and*
- whether there is a suitable dam site to store this water in; and*
- whether it is economically viable to invest in irrigation water for a lot of this size and Land Capability (mainly Class 5 and vegetated from memory)*

Without conducting further analysis, my initial thoughts are that it is unlikely to be feasible to achieve a return on investment for such a proposal.

The subject property currently does not have any secure water resources. It is acknowledged that the proposed water supply easement would provide a secure water entitlement. However, the proposal does not include an agricultural report to provide exact details of water entitlements and farming feasibility. As such, it is still unclear if the proposal provides sufficient long-term production benefits to warrant a subdivision. Furthermore, the water supply easement could be created at any time, without the need for a subdivision.

Farrells Road

The proposal has deleted all reference to accesses to Farrells Road, via the Road Reserve. The original application received 6 representations. The majority of these representations were concerned with potential impacts

from an access onto Farrells Road. Removing this access would address these concerns.

Appeal process

If Council agrees to the proposal, this will form the Consent Agreement, and result in the reversal of Council's previous decision. In addition, a draft Planning Permit (with or without conditions) would need to be forwarded to the Tribunal for consideration and endorsement.

If Council does not agree to the proposal, then the appeal will be determined at a Hearing scheduled for 29 June 2017.

Conclusion

In conclusion, the proposal (as part of a Consent Agreement) for a 2 lot subdivision with a water supply easement in favour of Lot 1 and accesses off Eynens Road only is not considered acceptable as:

- *The proposed subdivision does not improve the productive capacity of the land for resource development and/or extractive industries.*
- *The application does not provide satisfactory evidence that the proposed subdivision will improve the productive capacity of the land,*
- *Reducing the land area of holdings diminishes the sustainability of holdings, and as such reduces the productive capacity of land. In this instance, there is no evidence of a result that secures an improvement to productive capacity.*

AUTHOR: Leanne Rabjohns
TOWN PLANNER

12) Recommendation

It is recommended that Council resolves to advise the Resource Management and Planning Appeal Tribunal that the parties have not reached an agreement to resolve the appeal.

DECISION:

From: David Morris <David.Morris@simwolf.com.au>
Sent: Thursday, 30 March 2017 12:28 PM
To: Leanne Rabjohns
Cc: gary@fishersurvey.com.au
Subject: RE: Appeal 29/17S - PA\16\0141 - Revised proposal
Attachments: Huett subp plan.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Leanne,

I attach a revised subdivision plan.

This revised plan is submitted to the Council with changes designed to address the issues of concern to the Council and which resulted in the initial refusal of the proposal .

The revised proposal differs from the DA plan the Council considered as follows: -

- The reference to a right-of-way to the reserve Road which links to Farrells Road is deleted. That right-of-way is no longer a part of the proposal.
- The subdivision plan now provides for a water supply easement 3 m wide which benefits Lot 1 on the subdivision plan and burdens land owned by Mr Huett. The water supply easement shall be the vehicle for the supply of 10 megalitres of water per and in perpetuity from a storage dam located on Mr Huett's land. The proposal identifies that the provision of this supply of water shall be inscribed in the schedule of easements and so shall run with the titles no matter whether Lot 1 and the land owned by Mr Huett adjacent to it are in the same ownership. The Applicant submits that the subdivision proposal itself thus advantages the land by the guarantee of the supply of water and thus the evident increase in productive capacity.

I invite the Council to consider these amendments to the proposal plan.

Yours faithfully

David Morris
Partner | Local Government, Environment, Planning & Development Law

SIMMONS WOLFHAGEN




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From: Leanne Rabjohns [<mailto:Leanne.Rabjohns@mvc.tas.gov.au>]

Sent: Wednesday, 22 March 2017 11:43 AM

To: rmpat@justice.tas.gov.au

Cc: Jo Oliver <jo.oliver@mvc.tas.gov.au>; gary@fishersurvey.com.au; David Morris <David.Morris@simwolf.com.au>

Subject: Appeal 29/17S - PA\16\0141 - Statement of Facts and Contentions - Subdivision

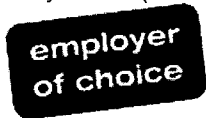
Good morning Sally

In accordance with the Record of Directions, Council must submit a Statement of Facts and Contentions by the end of today. In light of yesterday's mediation sessions and that outcome, I formally request a variation to that direction, to a date pending the outcome of the April Council meeting (11 April 2017), if required.

If you have any questions, please feel free to email me back. Cheers

Leanne Rabjohns | Town Planner
Meander Valley Council
working together

T: 03 6393 5326 | F: 03 6393 1474 | E: leanne.rabjohns@mvc.tas.gov.au | W: www.meander.tas.gov.au
26 Lyall Street (PO Box 102), Westbury, TAS 7303



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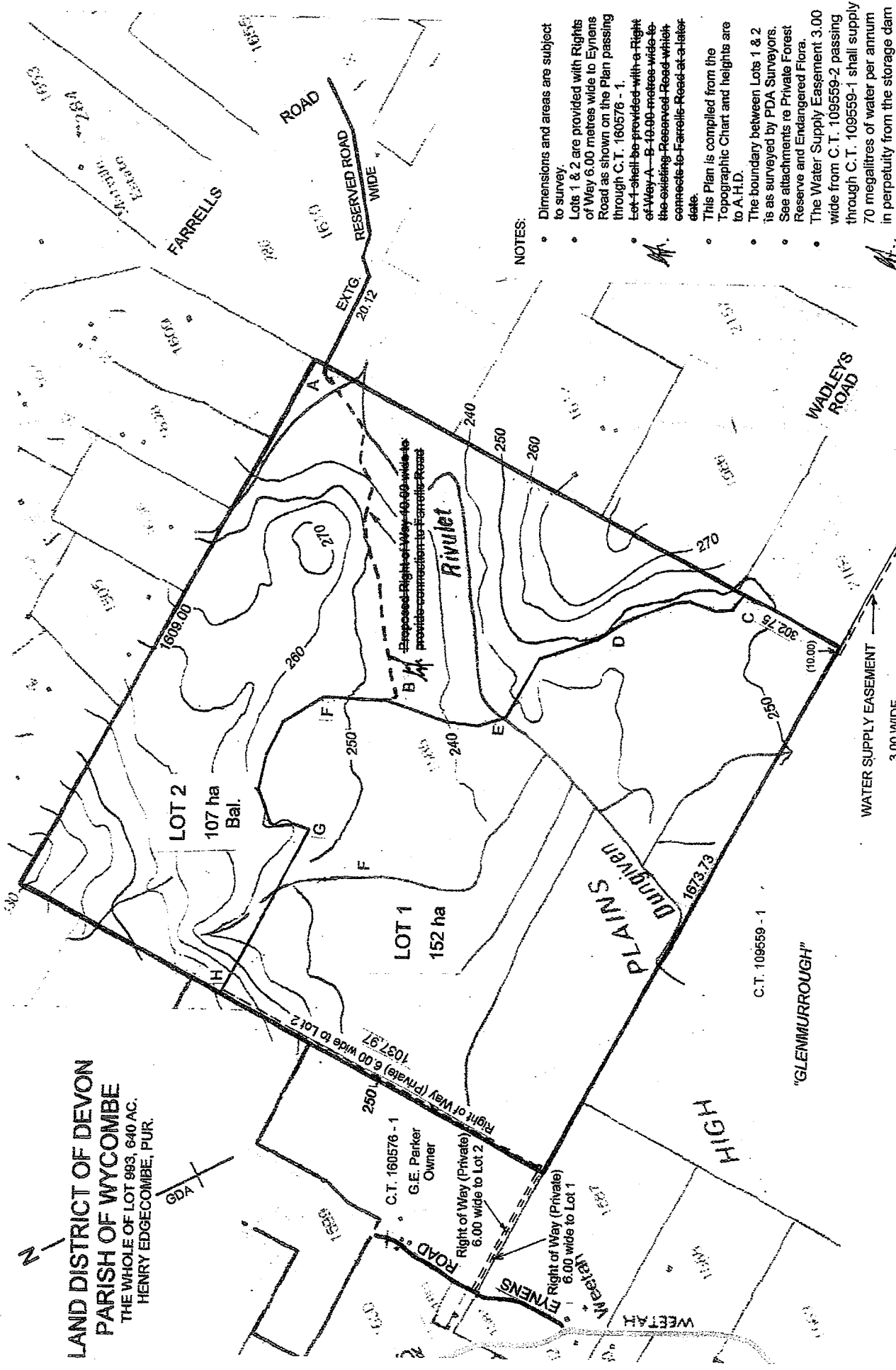
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LAND DISTRICT OF DEVON
PARISH OF WYCOMBE
THE WHOLE OF LOT 983, 640 AC.
HENRY EDGECOMBE, PUR.



NOTES:

- Dimensions and areas are subject to survey.
- Lots 1 & 2 are provided with Rights of Way 6.00 metres wide to Eyrens Road as shown on the Plan passing through C.T. 160576 - 1.
- Lot 4 shall be provided with a Right of Way A - B 40.00 metres wide to the existing Reserved Road which connects to Farrells Road at a later date.
- This Plan is compiled from the Topographic Chart and heights are to A.H.D.
- The boundary between Lots 1 & 2 is as surveyed by PDA Surveyors. See attachments re Private Forest Reserve and Endangered Flora.
- The Water Supply Easement 3.00 wide from C.T. 109559-2 passing through C.T. 109559-1 shall supply 70 megalitres of water per annum in perpetuity from the storage dam located in C.T. 109559-2 and this supply shall run with the Title to Lot 1 of this Application and shall be inscribed in the Schedule of Easements.

C.T. 109559 - 2

FISHER SURVEY & DESIGN LAND SURVEYORS CIVIL & MINING ENGINEERING CONSULTANTS 87 WARDONA STREET, YOUNGSTOWN 7249 P.O. BOX 1891, LAUNCESTON 7280		Phone: (03) 6344 1277 Email: gsy@fishersurvey.com.au	
DRAWN BY 	DATE 17/02/2016	REGISTERED LAND SURVEYOR	2445 EXPIRES: NO.
PROPOSED SUBDIVISION STANSHIELD PTY. LTD. OWNER C.T. 109567-1		SCALE 1:10,000 @ A3	EXPIRES: NO.

PLAN AMENDED 22/06/2016

28/03/2016

From: David Morris <David.Morris@simwolf.com.au>
Sent: Friday, 31 March 2017 3:01 PM
To: Leanne Rabjohns
Subject: FW: Appeal 29-17S
Attachments: CCE31032017_0001.pdf

Hi Leanne

I refer to my telephone discussion with you this afternoon.

I note and agree with the point you raised which was:-the water supply easement needs to extend (and be depicted on the plan as being extended) to the dam itself so that the benefit of the water supply easement is guaranteed by the provision of access to the dam. That is the advice of surveyors you have consulted and I am sure, for the avoidance of doubt, Mr Fisher can make some further changes to the proposal plan which will show that the water supply easement extends from the boundary with the Huett land to the actual dam itself.

You can also expect that a revised proposal plan dealing with that issue will also depict the location of the dam itself.

I will raise this issue at the earliest opportunity with Mr Fisher who I attempted to contact this afternoon. I expect that the revised plan will be on your desk at the earliest opportunity noting that you are not at work on Monday.

Kind regards

David Morris
Partner | Local Government, Environment, Planning & Development Law

SIMMONSWOLFHAGEN



david.morris@simwolf.com.au
www.simwolf.com.au

168 Collins Street, Hobart, Tasmania 7000

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From: David Morris
Sent: Friday, 31 March 2017 1:58 PM
To: 'Leanne Rabjohns' <Leanne.Rabjohns@mvc.tas.gov.au>
Cc: 'gary@fishersurvey.com.au' <gary@fishersurvey.com.au>
Subject: FW: Appeal 29-17S

Hi Leanne ,

I refer to my telephone discussion with you today. I took instructions this morning to seek further clarification. As a consequence, there is a further amendment to the subdivision proposal. I attach the further amended plan and a letter supporting the amendment from Mr Fisher.

As you can see from the letter, the dam which is the source of but though the supply of water has a capacity to hold 600 megalitres. The proposal plan has now been further amendment amended to demonstrate a in perpetuity allocation of 70 megalitres per annum.

The allocation guaranteed by the easement (a component of the subdivision proposal) will allow the application of the a sufficient quantity of water over an irrigated area of 70 hectares which would produce a vegetable crop of up to 7000 tonnes per annum.

The information contained in Mr Fisher's letter should be read in conjunction with the information previously provided in support of the application.

It is contended that this information is sufficient to demonstrate the subdivision is the vehicle by which the increased productive capacity of the land can be achieved.

Regards

David Morris
Partner | Local Government, Environment, Planning & Development Law

SIMMONS WOLF HAGEN



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From: gary@fishersurvey.com.au [<mailto:gary@fishersurvey.com.au>]
Sent: Friday, 31 March 2017 11:51 AM
To: David Morris <David.Morris@simwolf.com.au>
Subject: Appeal 29-17S

Dear David,

Herewith our amended Plan and supporting letter for transmission to Meander Valley Council.

If you need any amendments, this can be attended to after 2.00 p.m.

Regards

Gary Fisher
Ph. 6344 1277

This email has been scanned by the Symantec Email Security.cloud service.
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FISHER SURVEY & DESIGN

ABN 71 705 979 198

LAND SURVEYORS

CIVIL & MINING ENGINEERING CONSULTANTS

31st March, 2017

Mr. David Morris,
Simmons Wolfhagen,
Solicitors,
168 Collins Street,
HOBART 7000

87 Waroona Street,
Youngtown 7249
All correspondence to:
P.O. Box 1091,
Launceston 7250
Phone: (03) 6344 1277
Email:
gary@fishersurvey.com.au

Dear David,

RE: APPEAL 29 -17S

Further to the Mediation Conference held last Thursday, 23/3/2017, I wish to advise that the dam being constructed by The Huett Corporation Pty. Ltd. In C.T. 109559 – 2 will hold 600 megalitres of water and they are prepared to allocate 70 megalitres of water per annum to Lot 1 of the proposed subdivision by Stansfield Pty. Ltd. which is the subject of this Application. This will allow the application of 100mm of water per annum over an irrigated area of 70 hectares, which should be sufficient for that area to produce a vegetable crop of up to 7,000 tonnes per annum.

This information is provided further to the Agricultural Study prepared by me and the Agronomy Study by Seona Findlay, and after discussion with Kevin Huett. It will most certainly improve the productivity of Lot 1 of this subdivision. Any surplus water from the Dungiven Rivulet will then become available to increase the productivity of Lot 2.

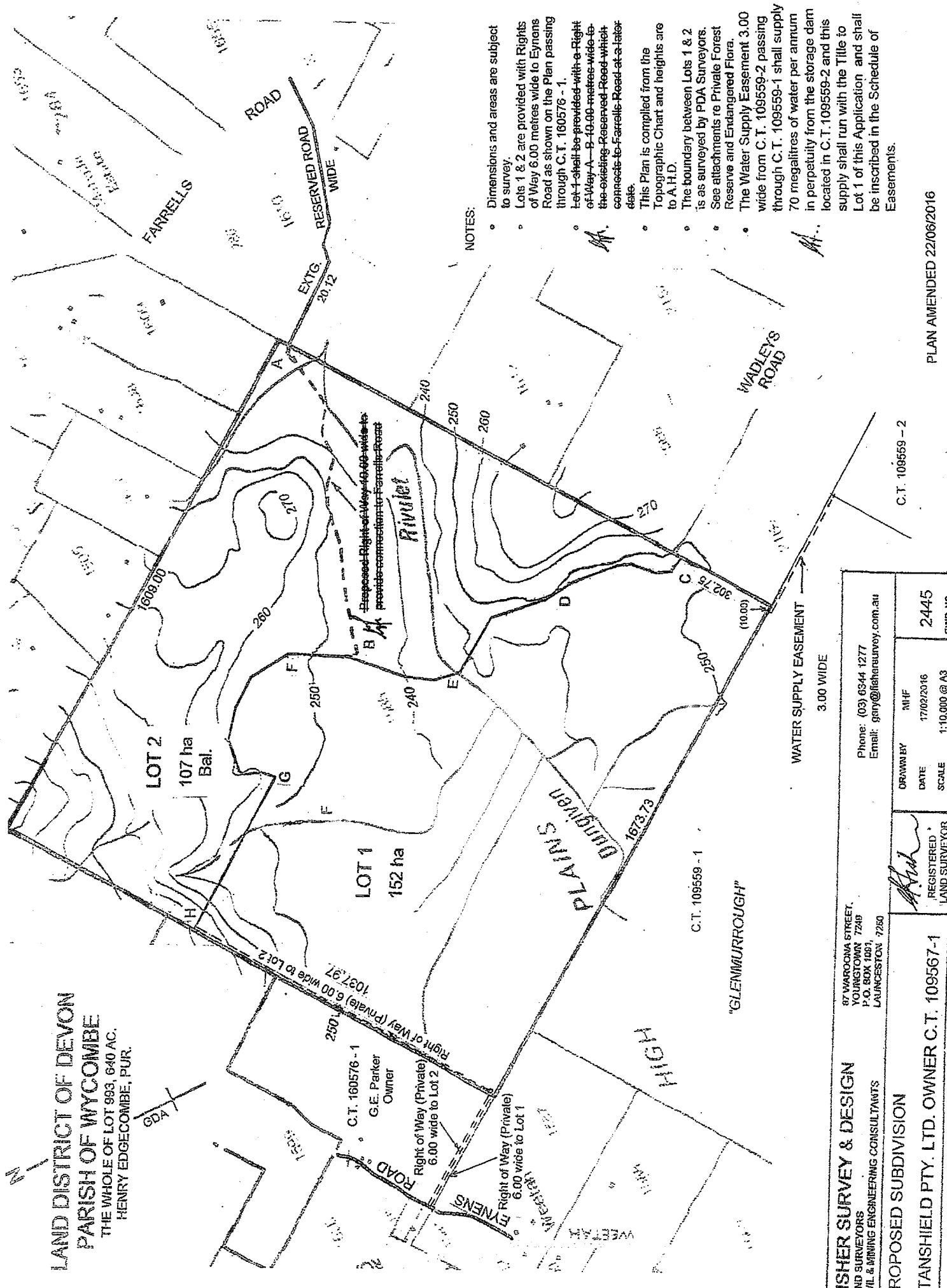
Our amended Proposal Plan is herewith.

Regards,



GARY I. FISHER
Registered Land Surveyor

LAND DISTRICT OF DEVON
PARISH OF WYCOMBE
THE WHOLE OF LOT 993, 640 AC.
HENRY EDGEcombe, PUR.



NOTES:

- Dimensions and areas are subject to survey.
- Lots 1 & 2 are provided with Rights of Way 6.00 metres wide to Eynons Road as shown on the Plan passing through C.T. 160576 - 1.
- Lot 1 shall be provided with a Right of Way A - B 10.00 metres wide to the existing Reserved Road which connects to Farrells Road at a later date.
- This Plan is compiled from the Topographic Chart and heights are to A.H.D.
- The boundary between Lots 1 & 2 is as surveyed by PDA Surveyors. See attachments re Private Forest Reserve and Endangered Flora.
- The Water Supply Easement 3.00 wide from C.T. 109559-2 passing through C.T. 109559-1 shall supply 70 megalitres of water per annum in perpetuity from the storage dam located in C.T. 109559-2 and this supply shall run with the Title to Lot 1 of this Application and shall be inscribed in the Schedule of Easements.

C.T. 109559 - 2

D FISHER SURVEY & DESIGN LAND SURVEYORS CIVIL & MINING ENGINEERING CONSULTANTS 87 WARROONA STREET, YOUNGSTOWN 7249 P.O. BOX 1087, LAUNCESTON 7280	Phone: (03) 6344 1277 Email: gary@fishersurvey.com.au	DRAWN BY: M/HF	DATE: 17/02/2016	SCALE: 1:10,000 @ A3	2445	DWG. NO.
		REGISTERED LAND SURVEYOR			STANSHIELD PTY. LTD. OWNER C.T. 109567-1	

PROPOSED SUBDIVISION

STANSHIELD PTY. LTD. OWNER C.T. 109567-1

PLAN AMENDED 22/06/2016

28/03/2016

Leanne Rabjohns

From: David Morris <David.Morris@simwolf.com.au>
Sent: Monday, 3 April 2017 12:43 PM
To: Leanne Rabjohns
Cc: gary@fishersurvey.com.au
Subject: FW: Appeal 29-17 S, Stanshield & Huett
Attachments: CCE03042017.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Leanne,

I refer to our telephone discussion on Friday.

Please find **attached** a further revised proposed subdivision plan. You will see that this plan now identifies the water supply easement as extending 40 metres in from the boundary of CT 109559-2 to the wall of the dam under construction.

It is submitted that the depiction of the easement to this detail provides confirmation that the benefit of the water supply easement will allow the recipient of that water supply access to the dam for the purposes of maintaining that supply, and for the purposes of maintaining infrastructure associated with the supply of water across the easement.

I trust this now responds to the clarification that was requested.

I look forward to the matter being considered by the Council.

Yours faithfully,

David Morris
Partner | Local Government, Environment, Planning & Development Law

SIMMONSWOLFHAGEN



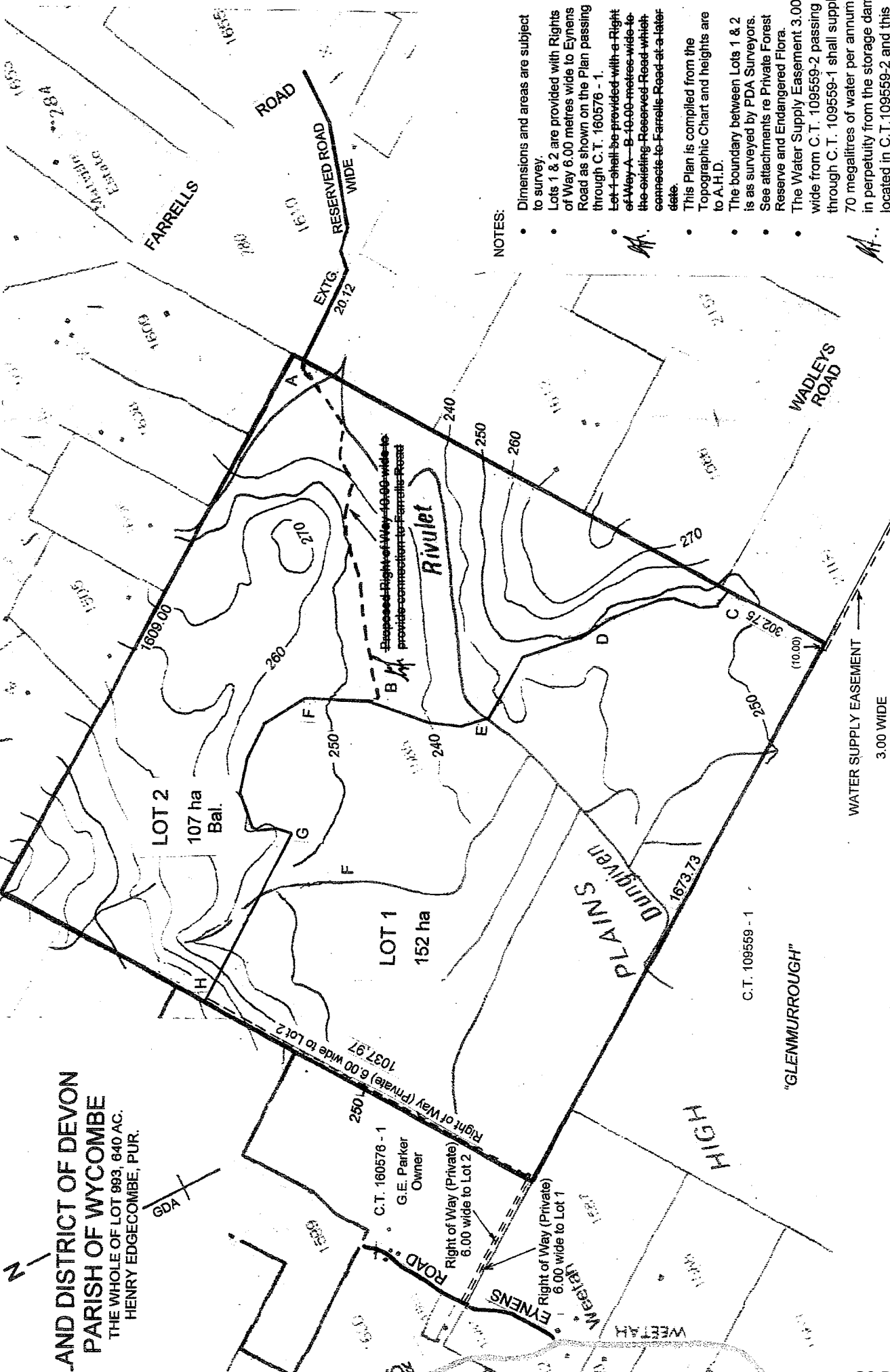
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LAND DISTRICT OF DEVON
 PARISH OF WYCOMBE
 THE WHOLE OF LOT 993, 840 AC.
 HENRY EDGEcombe, PUR.

NOTES:

- Dimensions and areas are subject to survey.
- Lots 1 & 2 are provided with Rights of Way 6.00 metres wide to Eynens Road as shown on the Plan passing through C.T. 160576 - 1.
- Lot 1 shall be provided with a Right of Way A - B 10.00 metres wide to the existing Reserved Road which connects to Farrells Road at a later date.
- This Plan is compiled from the Topographic Chart and heights are to A.H.D.
- The boundary between Lots 1 & 2 is as surveyed by PDA Surveyors. See attachments re Private Forest Reserve and Endangered Flora.
- The Water Supply Easement 3.00 wide from C.T. 109559-1 shall supply 70 megalitres of water per annum in perpetuity from the storage dam located in C.T. 109559-2 and this supply shall run with the Title to Lot 1 of this Application and shall be inscribed in the Schedule of Easements.

DAM UNDER CONSTRUCTION
 COMPLETION DATE JUNE 2017

C.T. 109559 - 2

PLAN AMENDED 22/06/2016
 28/03/2016

FISHER SURVEY & DESIGN LAND SURVEYORS CIVIL & MINING ENGINEERING CONSULTANTS 87 WAROONA STREET, YOUNGSTOWN 7249 P.O. BOX 1001, LAUNCESTON 7280	DRAWN BY: MHF DATE: 17/02/2016 SCALE: 1:10,000 @ A3	REGISTERED LAND SURVEYOR 	2445 DWG. NO.
	PROPOSED SUBDIVISION STANSHIELD PTY. LTD. OWNER C.T. 109567-1		

C&D

C&DS 2 803 WHITEMORE ROAD, WHITEMORE – SINGLE DWELLING, OUTBUILDING AND DEMOLITION OF OUTBUILDING

1) Introduction

This report considers application PA\17\0126 for a Single Dwelling, Outbuilding & Demolition of Outbuilding on land located at 803 Whitemore Road, Whitemore (CT: 13878/9).

2) Background

Applicant

Trident Building Surveying

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 demolish an existing outbuilding and construct a single dwelling and outbuilding. The proposed dwelling will contain two bedrooms with a study, open plan kitchen and living with a separate toilet, bathroom and laundry. The dwelling will have a verandah on the southern side. The proposed outbuilding has a floor area of 81m² and a maximum height of 3.84 metres.

Site & Surrounds

The property is located on the edge of the Whitemore township. Whitemore is a rural township with a mix of commercial, community purpose, agricultural and residential uses fronting Whitemore Road. Residential properties generally comprise single dwellings and associated outbuildings.

The subject lot is 1012m² in area and currently contains three outbuildings and an established garden. The land to the north -east has a residential use, while the land to the south is agricultural (predominately grazing and hay cutting). Whitemore Road is to the north-west.

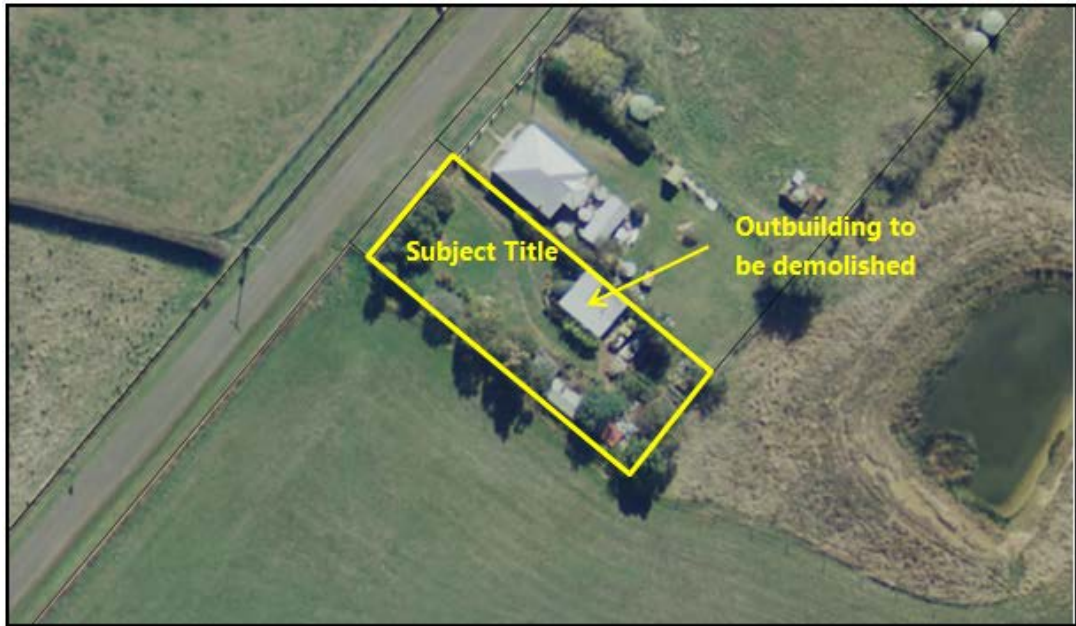


Photo 1: Aerial Photo of subject Title.



Photo 2: Subject title viewed from Whitemore Road, showing existing vegetation.



Photo 3: Outbuilding to be demolished (circled in red) and location of proposed outbuilding.



Photo 4: Subject property viewed from the access, showing established vegetation.

Statutory Timeframes

Date Received:	1 March 2017
Request for further information:	Not applicable.
Information received:	Not applicable.
Advertised:	11 March 2017
Closing date for representations:	28 March 2017
Extension of time granted:	Not applicable.
Extension of time expires:	Not applicable.
Decision due:	11 April 2017

3) Strategic/Annual Plan Conformance

Council has a target under the Annual Plan to assess applications 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

Management of risk is inherent in the conditioning of the permit.

7) Consultation with State Government and other Authorities

Not applicable.

8) Community Consultation

The application was advertised for the statutory 14-day period.

One representation was received. The representation is discussed below.

9) Financial Impact

Not applicable

10) Alternative Options

Council can approve the development with amended conditions or refuse the application.

11) Officers Comments

Zone

The subject property is located in the Village Zone. The land surrounding the site is located in the Village Zone and Rural Resource Zone.

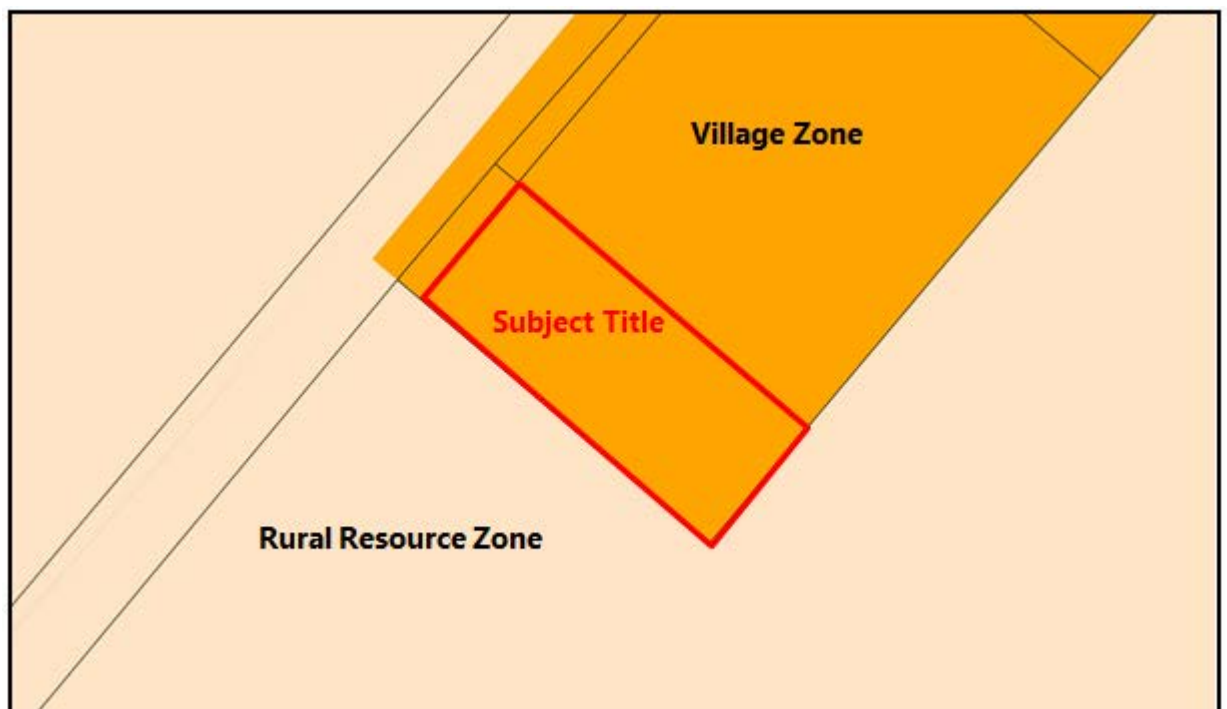


Figure 1: Zoning map of subject and adjoining land

Use Class

Table 8.2 of the Scheme, categorises the proposed use class as:

- Residential - Single Dwelling

Residential is specified in section 16.2 - Use Table as being Permitted. The Permitted status is dependent on the use and development meeting all of the applicable Acceptable Solutions in the scheme. In this instance the development relies on Performance Criteria and as such, 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 use or development relies on performance criteria, discretion is applied for that particular standard only. To determine whether discretion should be used 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 Village 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 table is an assessment against the applicable standards of the Meander Valley Interim Planning Scheme 2013.

Village Zone			
Scheme Standard		Comment	Assessment
16.3.1 Amenity			
A1	If for permitted or no permit required uses.	A Residential use is a Permitted use in the Village Zone.	Complies
A2	Commercial vehicles must only operate between 7.00am and 7.00pm Monday to Friday and 8.00am to 6.00pm Saturday and Sunday.	Not applicable	
A3	Commercial vehicles are parked within the boundary of the property.	Not applicable	

16.4.1 Building Design and Siting

A1	Site coverage must not exceed 50%.	The total land area is 1012m ² . The dwelling is 112.8m ² . The proposed outbuilding is 81m ² . The existing outbuildings are 21m ² & 12m ² in area. Site Coverage = 226.8m ² or 22.4%.	Complies
A2	Building height must: a) not exceed 6 metres; or b) be between the maximum heights of the two adjoining buildings, shown as the shaded area in Figure 16.4.1A below.	The overall height of the dwelling is 4.4 metres. The overall height of the outbuilding is 3.84 metres.	Complies
A3	Primary frontage setbacks must be: a) a minimum distance of 6m; or b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 16.4.1B below; and c) for corner lots, side walls must be set back a minimum of 3m from the secondary frontage.	The dwelling is setback 7.7 metres from the frontage. There is an existing dwelling to the north of the property which is setback approximately 5.8 metres from the frontage, however the southern side is vacant. The outbuilding is to the rear of the dwelling.	Complies

A4	<p>A4.1 Buildings must be set back from the side and rear boundaries a minimum distance of 3m; or</p> <p>A4.2 Where a sensitive use is proposed on a lot that adjoins the Rural Resource Zone, the setback is a minimum distance of 50 metres.</p>	<p>The dwelling is located 4.72 metres from the northern side boundary and complies with the Acceptable Solution in regard to this boundary.</p> <p>The dwelling is six metres from the south-west boundary. This is less than the 50 metre setback required for a sensitive use from the Rural Resource Zone. As such the development relies on the Performance Criteria in respect to the south-west side boundary and the rear boundary.</p> <p>The outbuilding is located 0.5 metres from the north-east side boundary and 13.5 metres from the rear boundary. As such the outbuilding also relies on Performance Criteria.</p>	Relies on Performance Criteria
----	--	---	--------------------------------

Car Parking and Sustainable Transport Code			
Scheme Standard		Comment	Assessment
6.6.1 Car Parking Numbers			
A1	The number of car parking spaces must not be less than the requirements of: a) Table E6.1; or b) a parking precinct plan.	Two car parking spaces will be provided in the proposed outbuilding.	Complies
E6.7.1 Construction of Car Parking Spaces and Access Strips			
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	Car parking will be located in the proposed garage. Although largely grassed over, there is an existing gravel driveway. The driveway crossover is to be upgraded in accordance with Council's standard drawings in order to better meet the objectives.	Complies

Performance Criteria

Village Zone
16.4.1 Building Design and Siting
<p>Objective</p> <p>a) <i>To protect the residential amenity of adjoining lots by ensuring that the height, setbacks, siting and design of buildings provides adequate privacy, separation, open space and sunlight for residents; and</i></p> <p>b) <i>To ensure that the siting and design of development furthers the local area objectives and desired future character statements for the area, if any.</i></p>

Performance Criteria P1

Buildings are sited so that side and rear setbacks:

- a) protect the residential amenity of adjoining dwellings from the impacts of overshadowing and overlooking having regard to:
 - (i) the surrounding pattern of development; and*
 - (ii) the existing degree of overlooking and overshadowing; and*
 - (iii) the reduction of sunlight to habitable rooms and private open space to no less than 3 hours between 9.00 am and 5.00 pm on June 21 or no increase to existing overshadowing where greater than above; and*
 - (iv) maintaining reasonable privacy to private open space and windows; and*
 - (v) existing screening or the ability to implement screening to enhance privacy; and**
- b) further the objectives relating to the visual character of the village.*

Comment:

The proposed dwelling complies with the setbacks of the Village Zone, except in respect to the interface with the Rural Resource Zone.

However, it is noted that there are no corresponding Performance Criteria or Objectives relating to impacts on the Resource Development actives or the Rural Resource Zone.

The proposed setback is considered to be acceptable. The land to the south-east and south-west of the title is approximately eight Ha in area and incorporates workshops and contractor's yards owned and operated by Shaw Contracting Pty Ltd. This use is concentrated approximately 175 metres to the north, while the land immediately adjacent to the subject property is vacant and is used predominately for minor grazing and hay cutting. Shaw's land runs parallel to the residential lots fronting Whitemore Road. Combined with the small lot size, narrow dimensions and irregular shape, the proximity to the dwellings significantly fetters agricultural activities on Shaw's land. The title, however, does create an effective buffer between the residential properties and larger working farms to the east. The establishment of an additional dwelling on Whitemore Road will not reduce the productivity of any adjoining land.

To the south-east and south-west, there are no dwellings within 100m of the proposed dwelling. As such a reduced setback in this direction will not impact residential amenity of any neighbouring properties in regard to

overshadowing or privacy.

The proposed outbuilding has a setback of 500mm from the property boundary shared with 801 Whitemore Road. This outbuilding will occupy a similar position as an existing building. As the outbuilding is to the south of the shared boundary, it will not result in any overshadowing of the neighbouring dwelling or its associated private open space.

The outbuilding does not include any windows and does not include an elevated floor level. As such the building will not result in overlooking or compromise the privacy of the adjoining dwelling. The development is consistent with the surrounding pattern of development in Whitemore, which largely comprises dwellings and outbuildings on residential sized lots.

The Desired Future Character Statement for Whitemore states:

- The Village Zone at Whitemore reflects the historical pattern of settlement as a small rural service centre with a unique mix of residential and business use.

The proposed development is for a residence on an existing lot and is in keeping with the existing linear pattern of development along Whitemore Road.

The Local Area Objective for Whitemore States:

- Support infill development and maintain the mixed use pattern of development.
- New development is to be designed and sited in consideration of adjoining residential uses and subject to on-site servicing constraints.

No servicing constraints have been identified and the use does not compromise the mixed use character of the township.

The proposal is consistent with the Objective and does not compromise the amenity of neighbouring residential uses.

Representations

One (1) representation was received (see attached documents). A summary of the representation is as follows:

- No consideration of views.
- Front setback.

Comment:

The representation raises a concern that the proposed dwelling will block a view from the existing dwelling located at 801 Whitemore Road, due to its proximity to the front boundary and its alignment with the neighbouring dwelling. The Acceptable Solution for front boundary setbacks in the Village Zone is 6m. The application proposes an 8.5m setback. As the dwelling complies with the Acceptable Solutions for the front boundary setbacks and is deemed to comply with the applicable Objectives. Council does not have discretion in regard to these aspects of the development. The visual impacts are consistent with the intention of the Acceptable Solutions and are characteristic of residential developments in the Village Zone.



Photo 5: Window of 801 Whitemore Road, facing 803 Whitemore Road.



Photo 6: Approximate view from 801 Whitemore Road.

It is also noted that Council does not regulate the planting of domestic vegetation and a privacy fence up to 2.1m in height may be erected in front of the window without needing a permit. Relocation of the dwelling does not guarantee a view.

Conclusion

In conclusion, it is considered that the application for Use and Development for a single dwelling and residential outbuilding is an appropriate development for the Village Zone and subject lot and should be approved.

AUTHOR: Justin Simons
TOWN PLANNER

12) Recommendation

That the application for Use and Development for Single Dwelling, Outbuilding & Demolition of Outbuilding on land located at 803 Whitemore Road, Whitemore (CT: 13878/9) by Trident Building Surveying, requiring the following discretions:

- 16.4.1 – Setback from Rural Resource Zone

be APPROVED, generally in accordance with the endorsed plans:

- a) **Urban Design Solutions, Drawing Number: 6308, Sheets: A.03, A.04, A.05 & A.06**
- b) **Sheds n Homes Launceston, Drawing Number: rebtl1609025**

and subject to the following conditions:

- 1. Prior to the commencement of use the driveway crossover is to be upgraded in accordance with LGAT Standard Drawing TSD-R03-V1 and TSD-R04-v1 (attached) and to the satisfaction of Council's Director Infrastructure Services.**

Note:

- 1. Prior to the construction/upgrade of the vehicle access (e.g. a driveway crossover) separate consent is required by the Road Authority (Council). A Driveway Crossover Application Form is enclosed. All enquiries should be directed to Council's Technical Officer on 6393 5312.**
- 2. A design report from an accredited on-site wastewater designer is required to accompany an Application for a Plumbing Permit.**
- 3. This planning 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 approvals**
 - b) **Plumbing approvals**

All enquiries should be directed to Council's Permit Authority on 6393 5322 or Council's Plumbing Surveyor on 0419 510 770.

- 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. 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 an applicant is the only person with a right of appeal pursuant to section 61 of the Land Use Planning and Approvals Act 1993 and wishes to commence the use or development for which the permit has been granted within that 14 day period, the Council must be so notified in writing. A copy of Council's Notice to Waive Right of Appeal is attached.
7. 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.
8. In accordance with the legislation, all permits issued by the permit authority are public documents. Members of the public will be able to view this permit (which includes the endorsed documents) on request, at the Council Office.
9. 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:



TRIDENT
BUILDING SURVEYING

Planning Submission

803 Whitemore Road, Whitemore

Single Dwelling with Garage



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5. Planning Scheme.....	4
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1. Introduction

This submission is prepared in support of a development application for a single dwelling at 803 Whitmore Road, Whitmore.

2. Site Description

803 Whitmore Road is contained in one parcel of land in Certificate of Title 13878/9. The lot has an area of 1012m², with the dimensions of 50.29m in length and 20.12m in width. The site is the last Village Zoned lot on the southern side of Whitmore Road.



Figure 1: Aerial Photo of Whitmore

3. Proposal

It is proposed to construct a single dwelling with an associated garage.

4. Background

The site contained a single dwelling that was demolished after sustaining significant damage by a fire.

At a Glance

Site: 803 Whitmore Road, Whitmore

Proposal: Single Dwelling

Zone: Village

Provision: The proposal relies upon P4 of 16.4.1 Building Design and Siting

Relevant Code:

E4 Road and Railway Assets Code - Meets relevant Acceptable Solution.

Notes :

The property contained a dwelling that was demolished after being damaged by fire.



5. Planning Scheme

The application is made in accordance with the Meander Valley Interim Planning Scheme 2013.

The lot is within the Village Zone.

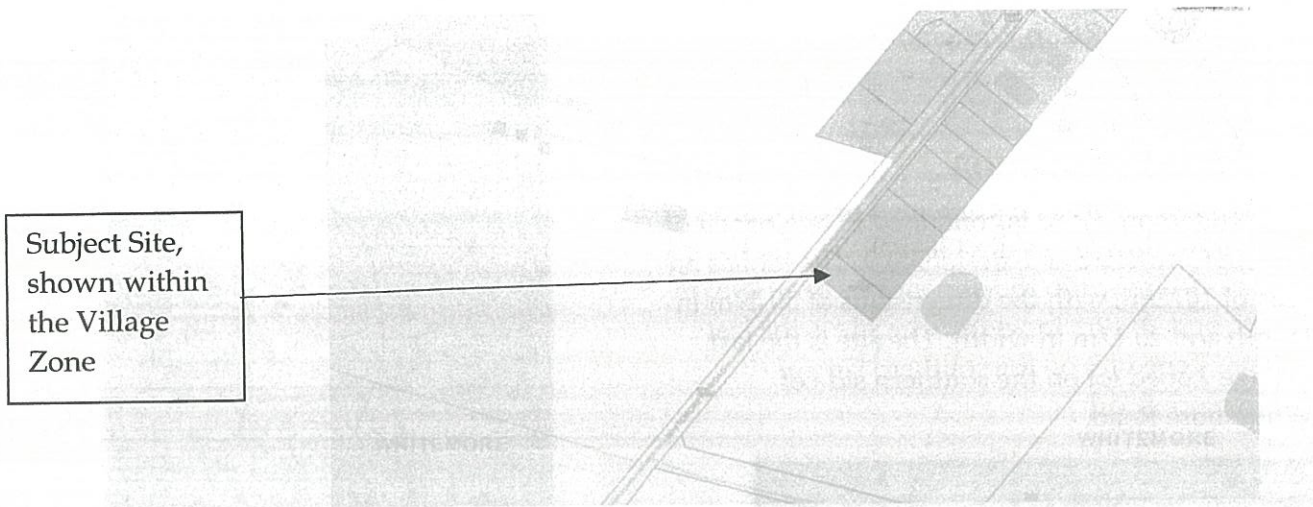


Figure 2: Zoning Map

16 Village Zone

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

Whitemore	
a) Support infill development and maintain the mixed use pattern of development.	a) New development is to be designed and sited in consideration of adjoining residential uses and subject to on-site servicing constraints.

16.1.3 Desired Future Character Statements

Whitemore

a) The Village Zone at Whitemore reflects the historical pattern of settlement as a small rural service centre with a unique mix of residential and business use.



16.2 Use Table

Residential is Permitted, if for a single dwelling.

16.3 Use Standards

16.3.1 Amenity

Objective: To ensure that all non-residential uses do not adversely impact upon the occupiers of adjoining and nearby residential uses.		
Acceptable Solution	Performance Criteria	Assessment
A1 If for permitted or no permit required uses.	Not Required.	The proposed use of Residential - Single Dwelling is a permitted used.

16.3.2 Village Character - A single dwelling is permitted.

16.4 Development Standards

16.4.1 Building Design and Siting

Objective a) To protect the residential amenity of adjoining lots by ensuring that the height, setbacks, siting and design of buildings provides adequate privacy, separation, open space and sunlight for residents; and b) To ensure that the siting and design of development furthers the local area objectives and desired future character statements for the area, if any.		
Acceptable Solutions	Performance Criteria	Assessment
A1 Site coverage must not exceed 50%	P1 The proportion of the site covered by buildings must have regard to the: a) existing site coverage and any constraints imposed by existing development or the features of the site; and b) site coverage of adjacent properties; and c) effect of the visual bulk of the building and whether it respects the village character; and d) capacity of the site to absorb runoff; and e) landscape character of the area	The house has an area of approximately 108m ² . The garage has an area of 63m ² . The lot has an area of 1012m ² . Site coverage is therefore approximately 17%. The proposal meets A1.



<p>A2 Building Height must: a) not exceed 6 metres; or b) be between the maximum heights of the two adjoining buildings, shown as the shaded area in Figure 16.4.1A below.</p>	<p>P2 Building height must: a) be consistent with the local area objectives, if any; and b) protect the residential amenity of adjoining dwellings from the impacts of overshadowing and overlooking having regard to: i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) the impact on the adjoining property of a reduction in sunlight to habitable rooms and private open space to less than 3 hours between 9.00 am and 5.00 pm on June 21 or no increase to existing overshadowing where greater than above; and iv) maintaining reasonable privacy to private open space and windows; and v) existing screening or the ability to implement screening to enhance privacy.</p>	<p>The maximum height of the proposed dwelling is 4.4m.</p>
<p>A3 Primary frontage setbacks must be: a) a minimum distance of 6m; or b) for infill lots, within the range of the frontage setbacks of buildings on adjoining lots, indicated by the hatched section in Figure 16.4.1B below; and</p>	<p>P3 Buildings must be set back from the frontage an appropriate distance having regard to: a) the efficient use of the site; and b) the safety of road users; and c) the prevailing setbacks of existing buildings on near by lots; and</p>	<p>The proposed front setback is 8.5m.</p>



	<p>d) the visual impact of the building when viewed from the road; and</p> <p>e) retention of vegetation within the front setback.</p>	
<p>A4.1 Buildings must be set back from the side and rear boundaries a minimum distance of 3m; or</p> <p>A4.2 Where a sensitive use is proposed on a lot that adjoins the Rural Resource Zone, the setback is a minimum distance of 50 metres.</p>	<p>P4 Buildings are sited so that side and rear setbacks:</p> <p>a) protect the residential amenity of adjoining dwellings from the impacts of overshadowing and overlooking having regard to:</p> <ul style="list-style-type: none"> i) the surrounding pattern of development; and ii) the existing degree of overlooking and overshadowing; and iii) the reduction of sunlight to habitable rooms and private open space to no less than 3 hours between 9.00 am and 5.00 pm on June 21 or no increase to existing overshadowing where greater than above; and iv) maintaining reasonable privacy to private open space and windows; and v) existing screening or the ability to implement screening to enhance privacy; and b) further 	<p>The proposed dwelling is setback 4.72m from the northern side boundary, 6m from the southern side boundary and 29.79m from the rear boundary.</p> <p>The proposed garage is to build close to the footprint of the existing dilapidated shed. The setback are .5m from the northern side boundary, 12.62m from the southern side boundary and 12.79m from the rear boundary.</p> <p>P4 The site is surrounded by the Rural Resource Zone at the rear and side. Due to the size of the lot it is not possible to meet the 50m setback required by A4.2.</p> <p>The performance criteria requires the consideration of adjoining dwellings only and not any impact rural uses may have o the amenity of dwelling or constraints the dwelling may impose on the rural land.</p> <p>It is noted that the adjoining agricultural land is mapped as having a Land Capability Classification of 4. The surrounding land is not within an irrigation district.</p>



	the objectives relating to the visual character of the village.	Established trees are located on the boundaries of the property.
--	---	--

Clauses 16.4.2.1 - 16.4.2.10 only apply to development within the Residential Use Class which is not a single dwelling

Codes

E1 BUSHFIRE HAZARD CODE - Not Applicable

E2 POTENTIALLY CONTAMINATED LAND CODE - Not Applicable

E3 LANDSLIP CODE - Not Applicable

E4 ROAD AND RAILWAY ASSETS CODE

This Code is applicable. The site has an existing formed crossover within a 60km/hr speed zone. The proposed dwelling will result in an intensification of that crossover to normal residential use.

E4.6 Use Standards

E4.6.1 Use and road or rail infrastructure

Objective To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions		
Acceptable Solution	Performance Criteria	Assessment
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.	Not Required.	The use of a single residential dwelling is widely accepted as resulting in 9 vehicle movements per day.

E5 FLOOD PRONE AREAS CODE - Not Applicable

E6 CAR PARKING AND SUSTAINABLE TRANSPORT CODE

This Code is relevant. Table E6.1 requires that 1 carparking space is provided. This can be provided.

E7 SCENIC MANAGEMENT CODE - Not Applicable

E8 BIODIVERSITY CODE - Not Applicable

E9 WATER QUALITY CODE - Not Applicable



E10 OPEN SPACE & RECREATION CODE - Not Applicable

E11 ENVIRONMENTAL IMPACTS AND ATTENUATION CODE -Not Applicable

E12 AIRPORTS IMPACT MANAGEMENT CODE - Not Applicable

E13 HERITAGE CODE - Not Applicable

E14 SIGNAGE CODE - Not Applicable

E15 KARST MANAGEMENT CODE - Not Applicable

E16 URBAN SALINITY CODE - Not Applicable

6. Conclusion

The proposed single dwelling meets all relevant requirements of the planning scheme. The site adjoins the Rural Resource Zone on the Southern side boundary and rear boundary. Due to the size of the lot the proposed dwelling cannot be setback 50m from the boundaries adjoining the Rural Resource Zone. The proposal meets the requirements of the performance criteria as drafted. P4 is concerned with the protection of residential amenity of adjoining dwellings

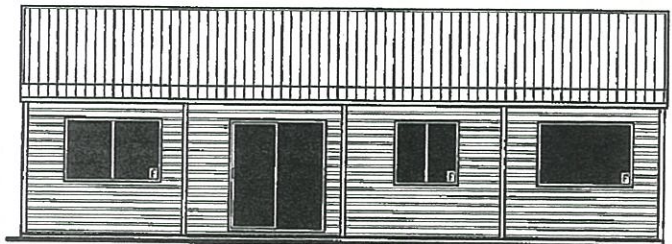
Prepared By	Approved Issue	Version
Claire Gregg	Adam Jones	3



Appendix A: Certificate of Titles



Appendix B: Site Plan



PROPOSED DWELLING
 FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE

DRAWING SHEETS ATTACHED	
SHEET A.01	COVER SHEET
SHEET A.02	SURVEY EXTRACT
SHEET A.03	SITE / PLUMBING PLAN
SHEET A.04	FLOOR PLAN
SHEET A.05	ELEVATIONS
SHEET A.06	ELEVATIONS
SHEET A.07	SECTION A - A
SHEET A.08	SETOUT PLAN
SHEET A.09	WINDOW SCHEDULE
SHEET A.10	ENERGY EFF / INSULATION PLAN
SHEET A.11	LIGHTING PLAN
SHEET A.12	ROOF PLAN
SHEET A.13	GENERAL NOTES
SHEET A.14	WET AREA NOTES - A
SHEET A.15	WET AREA NOTES - B
SHEET A.16	BAL NOTES

JOB No. 6308	
ATTACHMENTS	
SOIL TEST REPORT BY tba - CLASS 'tba'	
- DESIGN WIND SPEED - 'tba'	
ENGINEERING DESIGN - BY tba	
CERTIFICATE OF TITLE - 13878 / 9	
PROPERTY ID - 7009032	
ZONE - VILLAGE	
SHED DESIGN BY - 'OTHERS'	
CERTIFICATE 35A & 35B	
ENERGY EFFICIENCY CALCULATIONS - TORPLE	
BAL ASSESSMENT 'BAL 19' - URBAN D/S	
GENERAL	
CLIMATE ZONE 7 - TO BCA	
CORROSION ENVIRONMENT - MODERATE TO BCA	
AREA DETAILS	
AREA OF DWELLING	84.00 sqm
DECK	28.80 sqm
TOTAL AREA OF DWELLING	112.80 sqm (12.14sq)
LAND SIZE	1012 sqm (APPROX)
SITE COVER	11.15 % (APPROX)
ACCREDITATION - JASON VAN ZETTEN - CC-1952X	

09 FEB 2017



HIA member

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NOTES
 ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS OTHERWISE NOTED
 CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS
 ALL SITE PREPARATION IS TO COMPLY WITH THE BCA

ENSURE FINISHED FLOOR LEVEL IS MIN 150mm ABOVE FINISHED GROUND LEVEL
 ENSURE FINISHED FLOOR LEVEL OF A CONCRETE SLAB IS POSITIONED SO THAT THE ORG IS 150mm BELOW THE LOWEST PLUMBING FIXTURE AND ABOVE THE GROUND

THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

NOTE: ALL NEIGHBORING BUILDING LOCATIONS ARE APPROX ONLY; IF FURTHER INFORMATION IS REQUIRED CONSULT A LAND SURVEYOR

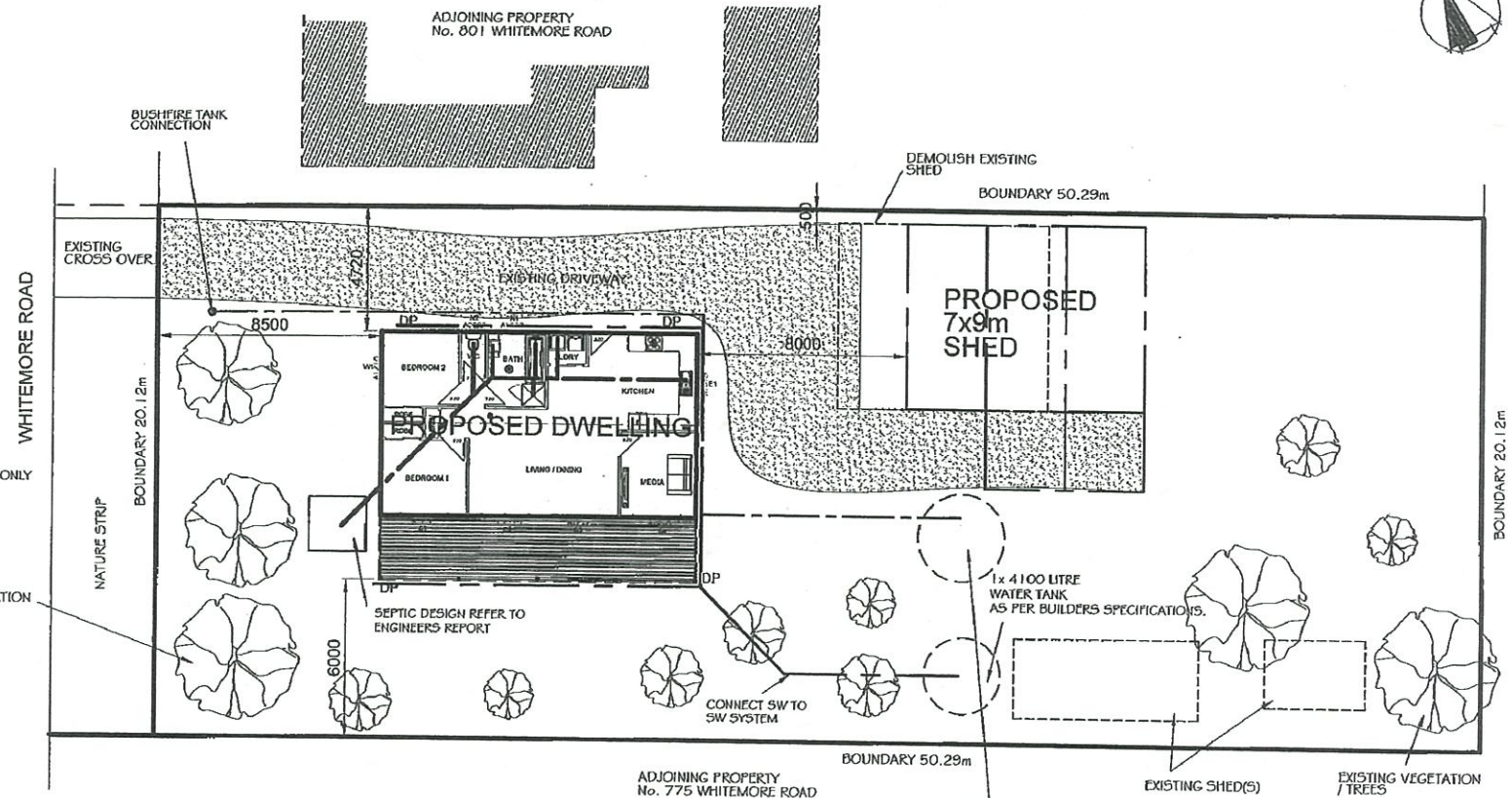
THE LEVEL INFORMATION PROVIDED ON THESE PLANS IS LIMITED ONLY AND ONLY TO BE USED FOR THE PURPOSE INTENDED IF FURTHER INFORMATION IS REQUIRED CONSULT SURVEYOR

OUTDOOR CLOTHES DRYING AREA TO BE LOCATED ADJACENT AND ACCESSIBLE FROM LAUNDRY

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING
 ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT SWAY AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 100mm

DO NOT SCALE: IF IN DOUBT ASK



BUILDER RESPONSIBLE FOR LOCATION OF EXISTING IN GROUND SERVICES ON SITE. COMPLETE A DIAL BEFORE YOU DIG PRIOR TO COMMENCING ON SITE.

CONTOURS ARE INDICATIVE ONLY, GENERATED FROM LEVELS SPECIFICALLY TAKEN FOR THE PROPOSED BUILDING IN ITS PROPOSED LOCATION. THE CONTOURS DO NOT ALLOW FOR LOCAL UNDULATIONS. IF FOR ANY REASON THE DWELLING DOES NOT SUIT THE LEVEL INFORMATION SHOWN, THE PROJECT MANAGER IS TO NOTIFY THE DESIGNER AND BUILDING SURVEYOR AT THE TIME THIS IS DETERMINED.

UNPROTECTED EMBANKMENTS TO COMPLY WITH PART 3.1 OF BCA VOL. 2
 BATTER BACK
 LESS THAN 45 deg
 DIRECT ALL STORMWATER RUN-OFF AWAY FROM FOOTINGS

20,000 LITER FIRE STORAGE
 THE WATER TANK IS TO BE FITTED WITH A COMPLIANT STORZ 65mm ADAPTOR TO SUIT T&S FIRE CONNECTIONS. IN A LOCATION ACCESSIBLE WITHIN 3m OF THE ACCESS ROAD (DRIVEWAY)

ENSURE AREA OF EXCAVATION IS PROPERLY DRAINED, FROM THE TIME OF EXCAVATION TO ENSURE NO PONDING OF WATER
 INSTALL DRAINS IF REQUIRED

SEDIMENT CONTROL BARRIER, SEDIMENT BUILT UP TO BE REMOVED FROM LOCATION PRIOR TO FINAL LANDSCAPING
 EROSION AND SEDIMENT CONTROL TO BE IN LINE WITH GENERAL REQUIREMENTS OF GUIDELINES FOR SOIL AND WATER MANagements 1999

THE LOCATIONS OF SERVICES INDICATED ON THIS DRAWING ARE INDICATIVE ONLY AND ALL SERVICE LOCATIONS SHOULD BE CONFIRMED PRIOR TO STARTING ON SITE.

SITE / PLUMBING PLAN
 SCALE: 1:200

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 JASON VAN ZELTEN

PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WHITEMORE

sheet: A.03 OF 16
 date: JANUARY 2017
 scale: 1:200 @ A3
 bal: BAL '19
 design: JVZ | drawn: JVZ

ISSUE
BUILDING
 PRINT DATE
9 FEB 2017

drawing no: 6308
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NOTES

ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS NOTED

DO NOT SCALE; IF IN DOUBT ASK

ENSURE FINISHED FLOOR LEVEL IS MINIMUM 150mm ABOVE FINISHED GROUND LEVEL

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET FAN WITHIN THE SANITARY COMPARTMENT AND NEAREST PART OF THE DOORWAY

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

LEGEND

⊗ EXHAUST FAN OR SIMILAR. EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE / SELF CLOSING DAMPER. (TO B.C.A 3.12.3,4)
 DUCT EXHAUST FAN TO EXTERIOR OF BUILDING
 HARD WIRE TO LIGHT SWITCH TO NON VENTILATED ROOMS

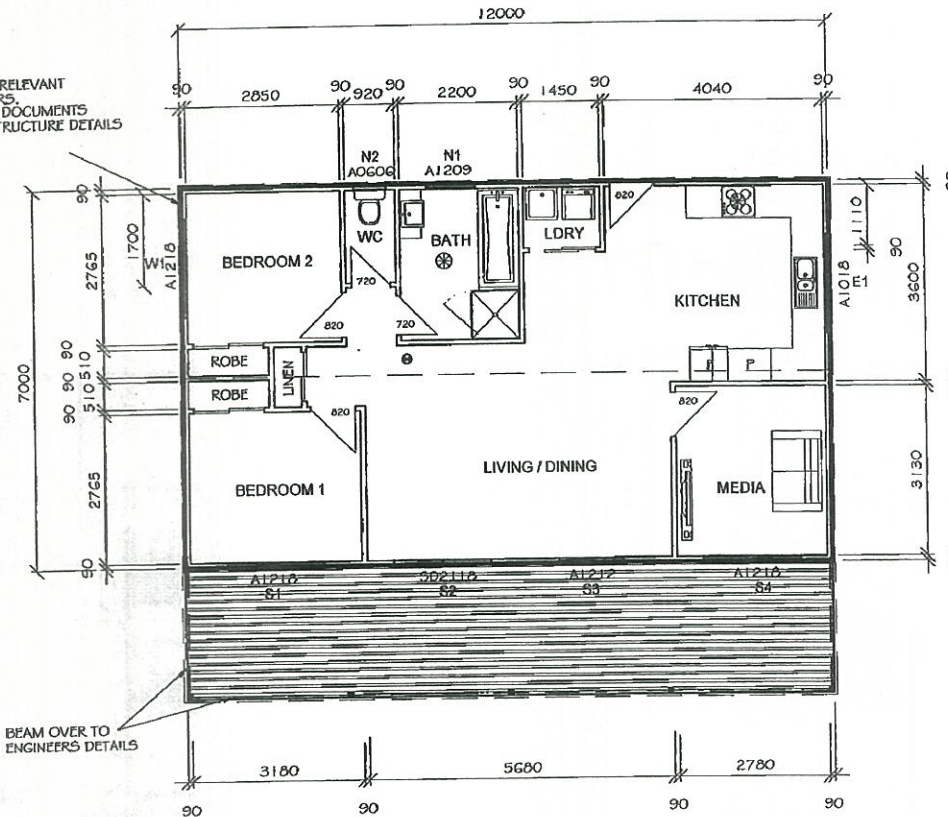
⊗ LOCATION OF HARD-WIRED SMOKE ALARMS. SUPPLY AND FIT WHERE INDICATED ON PLAN. TO BCA 3.7.2 REQUIREMENTS. SMOKE ALARMS MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.

☐ CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT SW AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 180mm

☐ STEEL COLUMN - 89x89x5 DURAGAL COLUMN

FLOOR COVERINGS AS PER CONTRACT SPECIFICATION BETWEEN OWNER AND BUILDER.

SUPER STRUCTURE OF DWELLING & RELEVANT CERTIFICATION PROVIDED BY OTHERS. REFER TO CERTIFICATION & DESIGN DOCUMENTS BY SHEDS N HOMES FOR SUPER STRUCTURE DETAILS



FLOOR PLAN
SCALE: 1:100

Document Ref: 17/03/2017
 Version: 17/03/2017

PROPOSED DWELLING FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE

sheet: A.04 OF 16
 date: JANUARY 2017
 scale: 1:100 @ A3
 bal: BAL '19
 design: J.VZ drawn: J.VZ

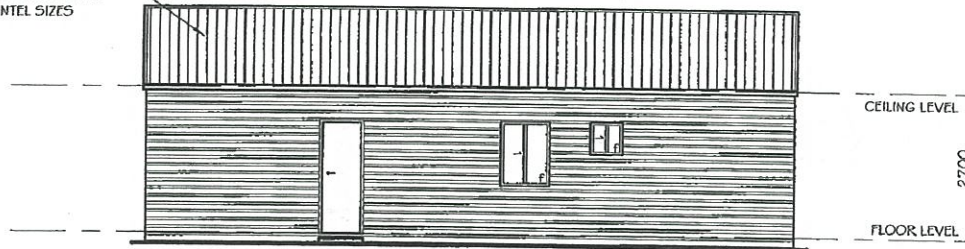
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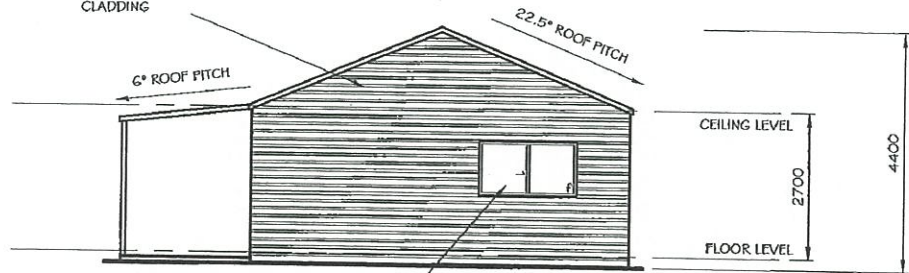
ROOF FRAMING (GREATER THAN 5 DEGREES)
 ZINCALUME ROOF SHEETING
 ROOF SHEETING COLOUR TO BE SELECTED,
 BATTENS (TO AS 1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
 WITH MANUFACTURERS RECOMMENDATIONS.
 ALL FIXING DETAILS TO BE ADHERED TO.
 SILICATE ROOF PRIOR TO SHEETING
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO
 PERIMETER WALLS ONLY - UNLESS OTHERWISE SPECIFIED
 REFER TO ENGINEERS DETAILS FOR ALL LINTEL SIZES



NORTH ELEVATION

SCALE: 1:100

WALL CLADDING
 SELECTED HORIZONTAL
 CLADDING



EAST ELEVATION

SCALE: 1:100

WINDOWS & DOORS
 SELECTED PVC FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
 SELECTED REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & AS2047. GLAZING TO BCA PART 3.6 & AS 1288.
 VENTILATION TO BCA 3.8.5

NGL ——— NATURAL GROUND LEVEL
 FGL ——— FINISHED GROUND LEVEL

ELEVATIONS

SCALE: 1:100

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 FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE

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 date: JANUARY 2017
 scale: 1:100 @ A3
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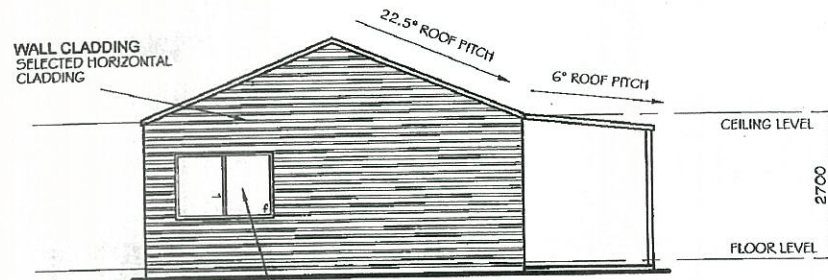
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 ZINCALUME ROOF SHEETING
 ROOF SHEETING COLOUR TO BE SELECTED,
 BATTENS (TO AS 1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
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 ALL FIXING DETAILS TO BE ADHERED TO.
 SISI-LATE ROOF PRIOR TO SHEETING
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO
 PERIMETER WALLS ONLY - UNLESS OTHERWISE SPECIFIED
 REFER TO ENGINEERS DETAILS FOR ALL UNTEL SIZES



SOUTH ELEVATION
 SCALE: 1:100



WINDOWS & DOORS
 SELECTED PVC FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
 SELECTED REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & AS2047. GLAZING TO BCA PART 3.6 & AS1288.
 VENTILATION TO BCA 3.8.5

WEST ELEVATION
 SCALE: 1:100

NGL ——— NATURAL GROUND LEVEL
 FGL ——— FINISHED GROUND LEVEL

ELEVATIONS
 SCALE: 1:100

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LOT: 9, NO: 803.
WHITEMORE ROAD
LAUNCESTON

sheet: A.06 OF 16
 date: JANUARY 2017
 scale: 1:100 @ A3
 bal: BAL '19
 design: JVZ | drawn: JVZ

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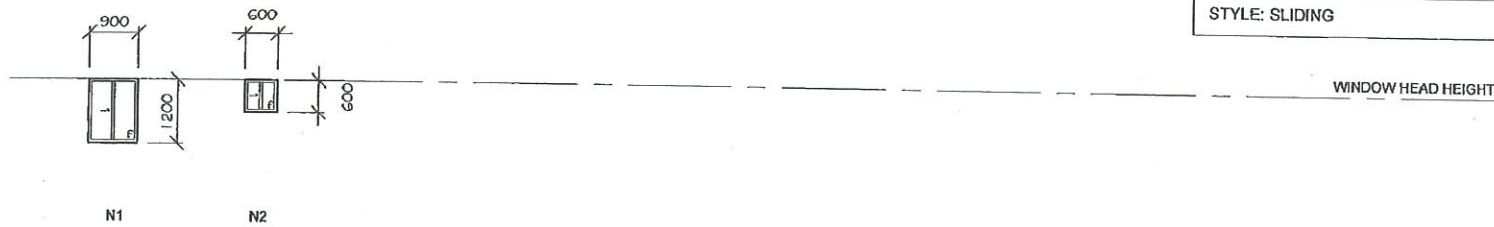
GLASS SUPPLIES WINDOWS & DOORS
 SELECTED PVC FRAMED WINDOWS & DOORS
 SELECTED REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & AS2047. GLAZING TO BCA PART 3.6 & AS1288.
 VENTILATION TO BCA 3.8.5

WINDOWS TO BE CONSTRUCTED TO SHGC & U VALUES
 AS SHOWN ON THE ENERGY RATING REPORT.

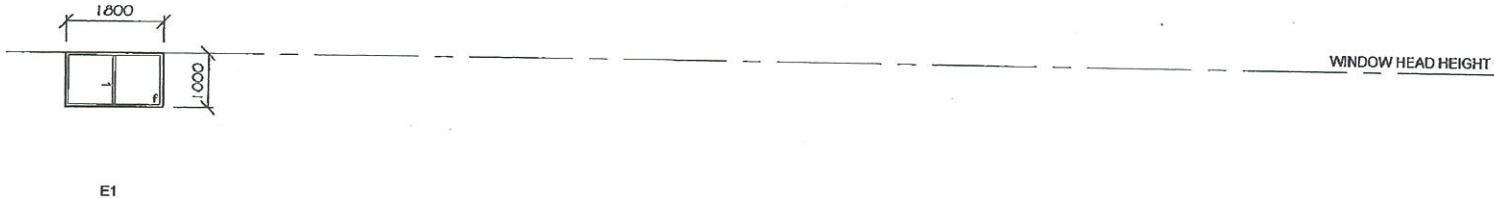
THE BUILDER TO PROVIDE / CONFIRM A SPECIFIC
 WINDOW SCHEDULE WITH THE GLAZIER PRIOR TO MAKE

ENSURE GLAZIER IS SUPPLIED WITH FULL SET OF DRAWINGS,
 ENERGY RATING AND WIND CLASSIFICATION

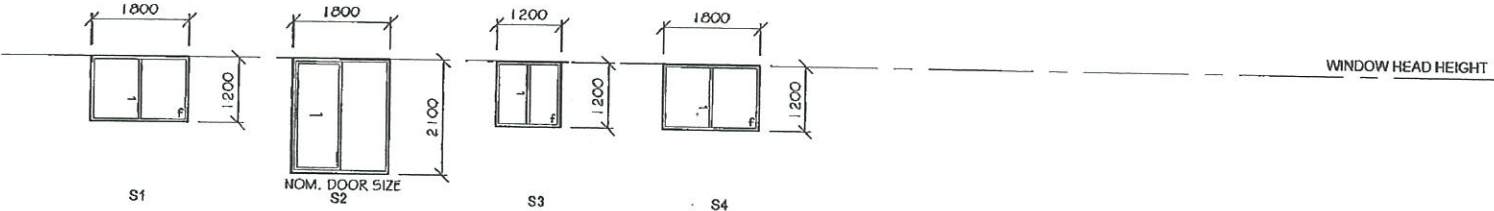
GLAZING: PVC - DOUBLE GLAZED
 STYLE: SLIDING



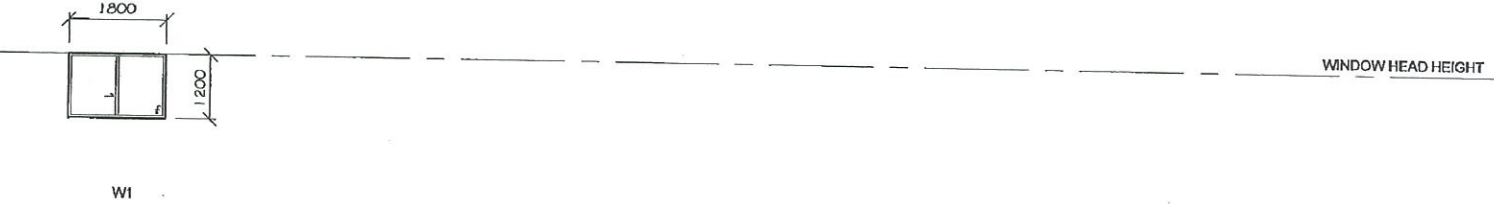
NORTH ELEVATION
 SCALE: 1:100



EAST ELEVATION
 SCALE: 1:100



SOUTH ELEVATION
 SCALE: 1:100



WEST ELEVATION
 SCALE: 1:100

GLAZING, WINDOWS AND DOORS - BAL 19

ALL OPENING WINDOWS MUST BE SCREENED EITHER INTERNALLY OR EXTERNALLY,
 WITH METAL SCREENS, WITH A MAXIMUM APERTURE OF 2mm (BRONZE, STEEL
 OR ALUMINIUM).

EXPOSED EXTERNAL HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTION OF
 OPENING AND CLOSING MUST BE MADE OF METAL.

ALL GLASS WITHIN 400mm OF THE GROUND OR OTHER STRUCTURES (WITHIN
 1.8deg OFF HORIZONTAL) MUST BE GLAZED IN TOUGHENED SAFETY GLASS,
 MINIMUM 4mm THICKNESS.

IF WINDOWS ARE WITHIN 400mm OF THE GROUND OR OTHER STRUCTURES
 (e: DECKS) THEY MUST BE MANUFACTURED IN EITHER BUSHFIRE RESISTANT
 TIMBER, METAL (INCLUDING ALUMINIUM) OR uPVC WITH METAL REINFORCING.
 FOR SIDE HUNG EXTERNAL DOORS, INCLUDING FRENCH AND BIFOLD DOORS,
 DOORS MUST BE CONSTRUCTED OF NON-COMBUSTIBLE OR 35mm THICK SOLID
 TIMBER FOR THE 400mm ABOVE THE THRESHOLD, OR HAVE A
 NON-COMBUSTIBLE KICK PLATE TO 400mm ON THE OUTSIDE.

A FULLY FRAMED GLASS DOOR MUST BE CONSTRUCTED BY METAL, ALUMINIUM,
 OR A TIMBER SPECIES WITH A DENSITY GREATER THAN 680kg/m2 (REFER TO
 AS3959 FOR SPECIFIC SPECIES).

ALL GLAZING MUST COMPLY WITH THE REQUIREMENTS OF AS2047 & AS1288 &
 BCA PART 3.6 & BCA PART 3.8.5 (VENTILATION)

ALL DOORS AND WINDOWS MUST BE TIGHT FITTING WITH WEATHER STRIPS AND
 DRAUGHT SEALS INSTALLED AT THE BASE OF ALL SIDE HUNG EXTERNAL DOORS
 ALL EXTERNAL SLIDING DOORS MUST BE GLAZED IN GRADE A SAFETY GLASS TO
 AS1288, AND IF SCREENED MUST BE STEEL, BRONZE OR ALUMINIUM. THE
 CONSTRUCTION OF A SLIDING DOOR SHOULD PREVENT EMBERS WHEN CLOSED.

OR

BUSHFIRE SHUTTERS

WHERE THE GLAZING REQUIREMENTS ABOVE CANNOT BE MET,
 BUSHFIRE SHUTTERS MUST BE FIXED TO THE BUILDING
 AND BE NON-REMOVABLE, AND WHEN IN A CLOSED POSITION HAVE A MAXIMUM
 GAP OF 3mm ALL ROUND, AND BE OPERATABLE FROM EITHER INSIDE OR OUT.
 SHUTTERS MUST PROTECT THE ENTIRE WINDOW OR DOOR ASSEMBLY.
 SHUTTERS ARE TO BE CONSTRUCTED OF A NON-COMBUSTIBLE MATERIAL.

OBSCURE GLASS REQUIREMENTS TO BE DETERMINED BY BUILDER / OWNER

WINDOW SCHEDULE
 SCALE: 1:100

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PROPOSED DWELLING
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 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE

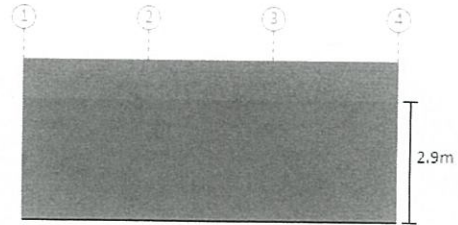
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 design: JVZ drawn: JVZ

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BUILDING
 PRINT DATE
09 FEB 2017

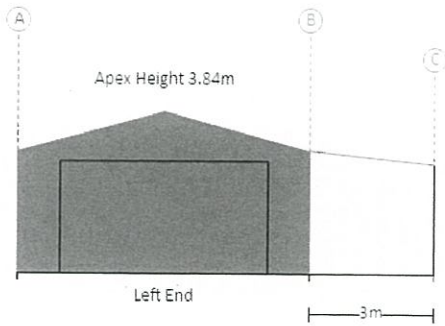
drawing no: 6308
AMENDMENT No.
1.
2.
3.

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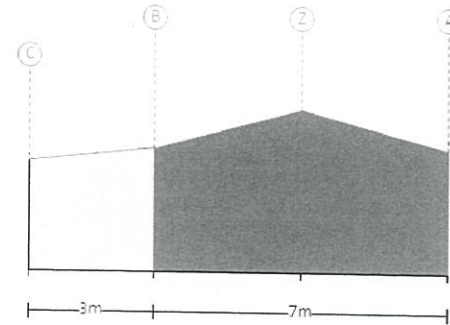
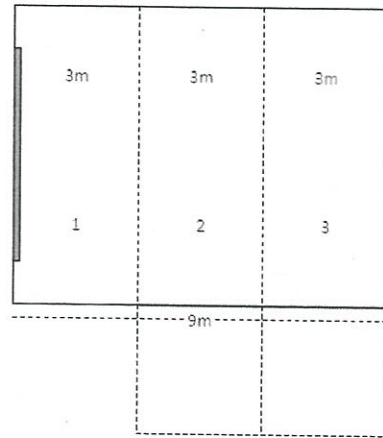




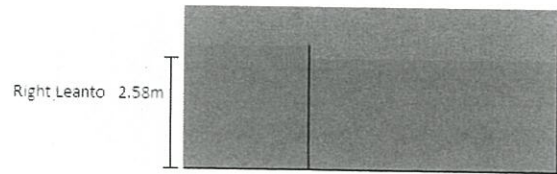
Left Side



Left End



Right End

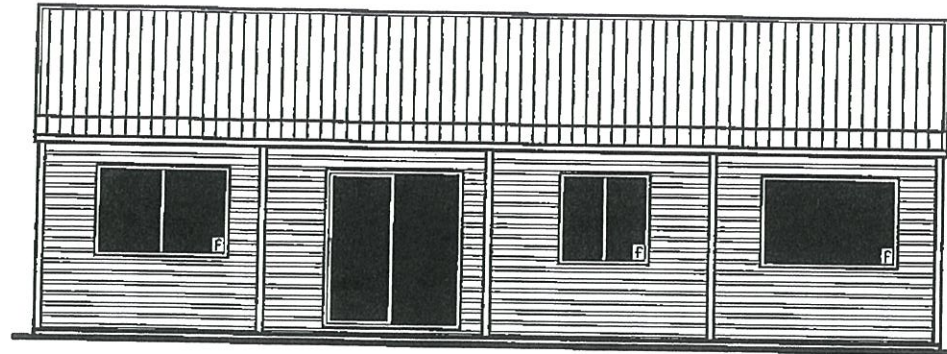


Right Side

Purchaser Name: Luke Thomson		Layout NOT FOR CONSTRUCTION	Seller: Sheds n Homes Launceston Name: Rebecca Thomson Phone: 0437120410 Fax: Email: rebecca.thomson@shedsnhomes.com.au
Site Address: 42-44 Weld St BEACONSFIELD TAS Australia 7270			
Drawing # rebl1609025	Print Date: 15/02/17		

Outbuilding To Be Demolished





**PROPOSED DWELLING
FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WHITEMORE**

DRAWING SHEETS ATTACHED		
SHEET	A.01	COVER SHEET
SHEET	A.02	SURVEY EXTRACT
SHEET	A.03	SITE / PLUMBING PLAN
SHEET	A.04	FLOOR PLAN
SHEET	A.05	ELEVATIONS
SHEET	A.06	ELEVATIONS
SHEET	A.07	SECTION A - A
SHEET	A.08	SETOUT PLAN
SHEET	A.09	WINDOW SCHEDULE
SHEET	A.10	ENERGY EFF / INSULATION PLAN
SHEET	A.11	LIGHTING PLAN
SHEET	A.12	ROOF PLAN
SHEET	A.13	GENERAL NOTES
SHEET	A.14	WET AREA NOTES - A
SHEET	A.15	WET AREA NOTES - B
SHEET	A.16	BAL NOTES

JOB No. 6308

ATTACHMENTS	
SOILTEST REPORT BY tba - CLASS 'tba'	
- DESIGN WIND SPEED - 'tba'	
ENGINEERING DESIGN - BY tba	
CERTIFICATE OF TITLE -	13878 / 9
PROPERTY ID -	7009032
ZONE -	VILLAGE
SHED DESIGN BY - 'OTHERS'	
CERTIFICATE 35A & 35B	
ENERGY EFFICIENCY CALCULATIONS - TORPLE	
BAL ASSESSMENT 'BAL 19 ' - URBAN D/S	
GENERAL	
CLIMATE ZONE 7 - TO BCA	
CORROSION ENVIRONMENT - MODERATE TO BCA	
AREA DETAILS	
AREA OF DWELLING	84.00 sqm
DECK	28.80 sqm
TOTAL AREA OF DWELLING	112.80 sqm (12.14sq)
LAND SIZE	1012 sqm (APPROX)
SITE COVER	11.15 % (APPROX)
ACCREDITATION - JASON VAN ZETTEN - CC1952X	



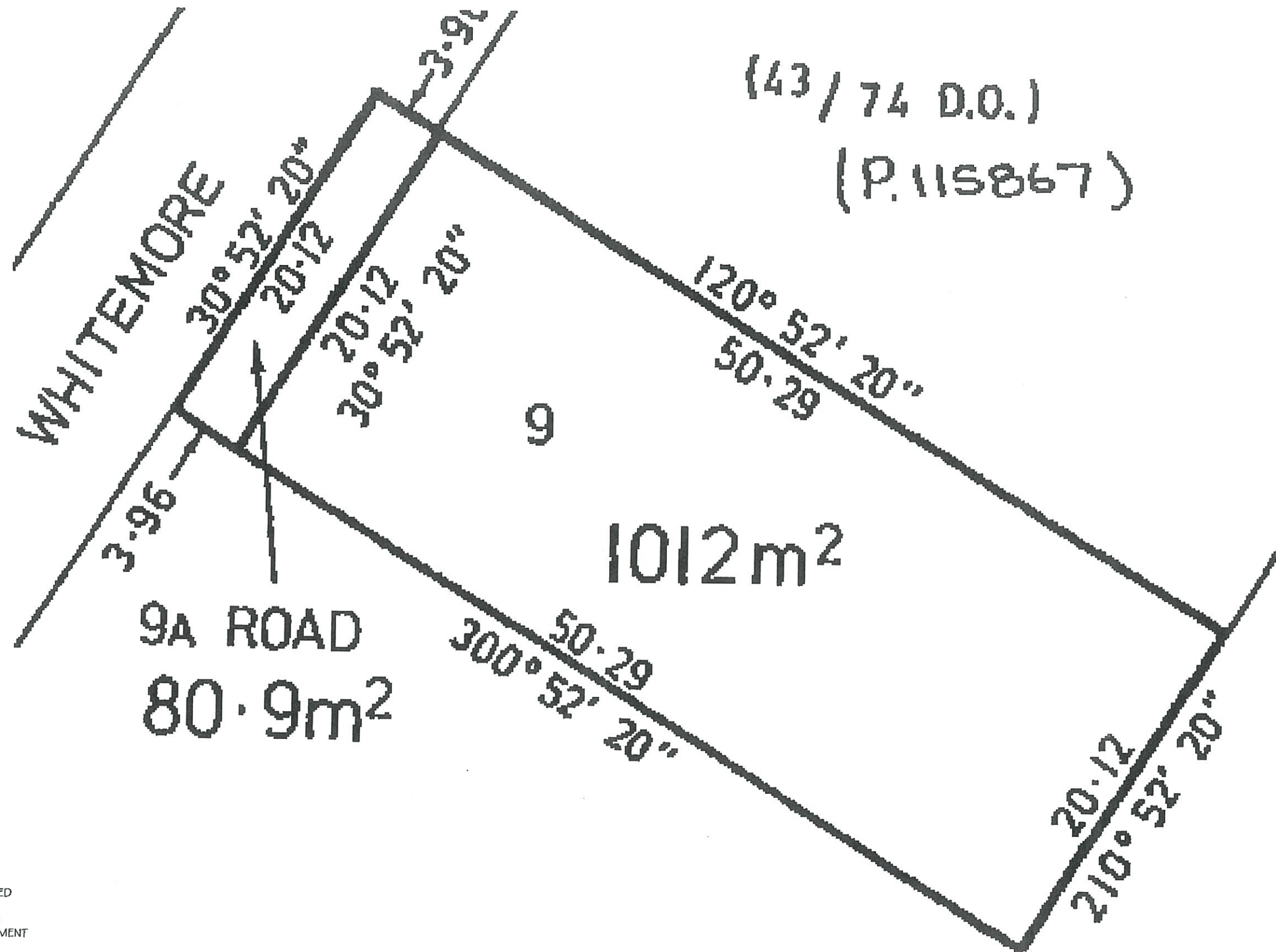
HIA member

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C&DS 2



SURVEY EXTRACT
 THE SURVEY EXTRACT ON THIS SHEET IS AS RECEIVED AT THE TIME OF THESE PLANS.
 IT IS THE RESPONSIBILITY OF THE OWNER & BUILDER TO CLARIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS ON SITE.
 IF ANY DOUBT - CONTACT A SUITABLY QUALIFIED LAND SURVEYOR.
 ALL SETOUT DIMENSIONS ARE TO BOUNDARIES ONLY.
 DO NOT SETOUT FROM FENCES, DRIVEWAYS, ROADWAYS ETC.

SURVEY EXTRACT

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**PROPOSED DWELLING FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WESTBURY**

sheet: A.02 OF 16
 date: JANUARY 2017
 scale: NTS @ A3
 bal: BAL '19 '
 design: JVZ | drawn: JVZ

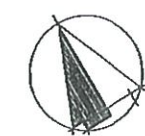
ISSUE
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C&DS 2



NOTES
ALL SITE DIMENSIONS ARE TO OUTSIDE CLADDING UNLESS OTHERWISE NOTED

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS

ALL SITE PREPARATION IS TO COMPLY WITH THE BCA

ENSURE FINISHED FLOOR LEVEL IS MIN 150mm ABOVE FINISHED GROUND LEVEL
ENSURE FINISHED FLOOR LEVEL OF A CONCRETE SLAB IS POSITIONED SO THAT THE ORG IS 150mm BELOW THE LOWEST PLUMBING FIXTURE AND ABOVE THE GROUND

THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

NOTE: ALL NEIGHBORING BUILDING LOCATIONS ARE APPROX ONLY; IF FURTHER INFORMATION IS REQUIRED CONSULT A LAND SURVEYOR

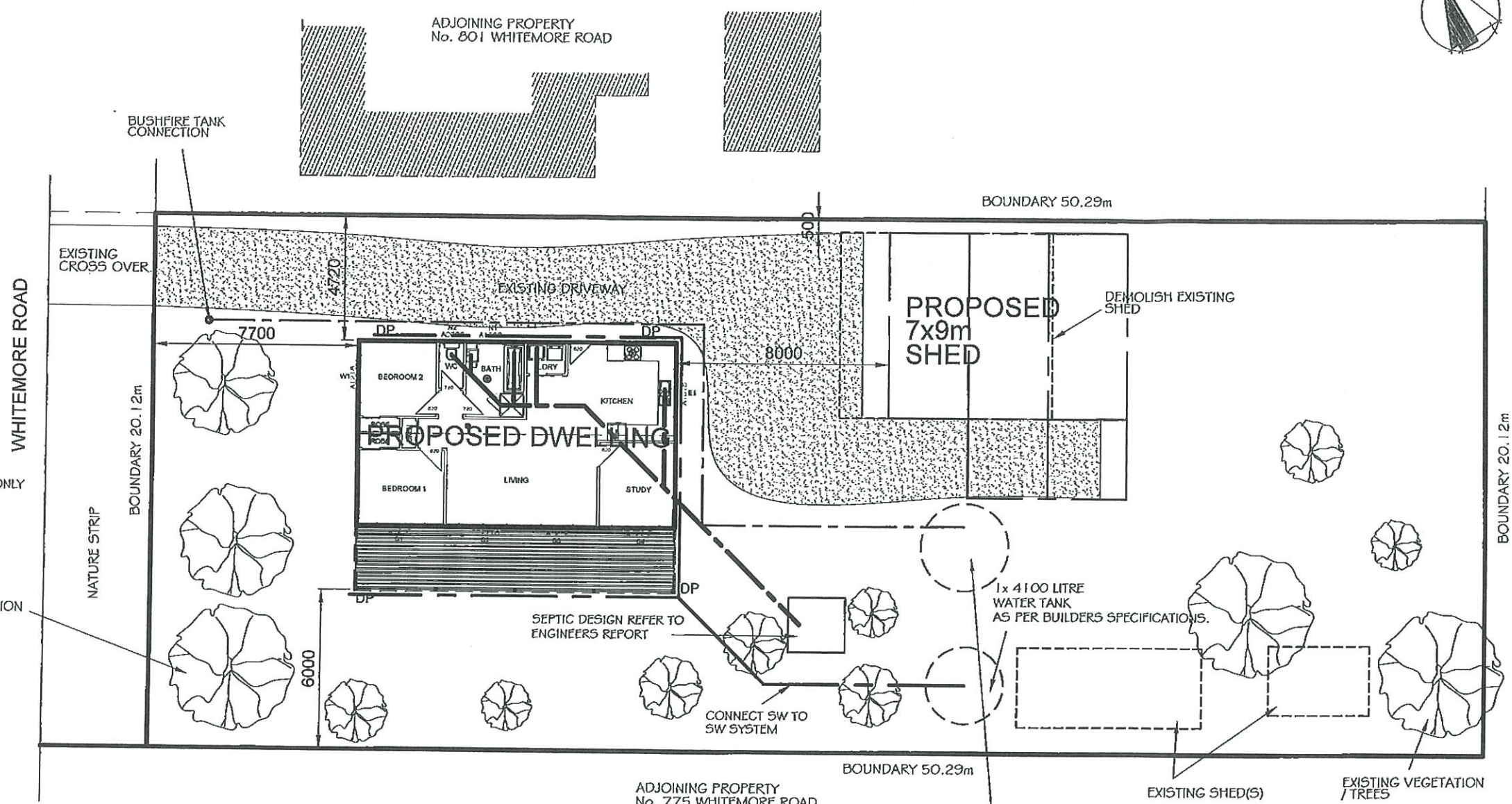
THE LEVEL INFORMATION PROVIDED ON THESE PLANS IS LIMITED ONLY AND ONLY TO BE USED FOR THE PURPOSE INTENDED IF FURTHER INFORMATION IS REQUIRED CONSULT SURVEYOR

OUTDOOR CLOTHES DRYING AREA TO BE LOCATED ADJACENT AND ACCESSIBLE FROM LAUNDRY

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING
ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT SW AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 180mm

DO NOT SCALE: IF IN DOUBT ASK



UNPROTECTED EMBANKMENTS TO COMPLY WITH PART 3.1 OF BCA VOL. 2
BATTER BACK LESS THAN 45 deg
DIRECT ALL STORMWATER RUN-OFF AWAY FROM FOOTINGS

ENSURE AREA OF EXCAVATION IS PROPERLY DRAINED, FROM THE TIME OF EXCAVATION TO ENSURE NO PONDING OF WATER
INSTALL DRAINS IF REQUIRED

SEDIMENT CONTROL BARRIER, SEDIMENT BUILT UP TO BE REMOVED FROM LOCATION PRIOR TO FINAL LANDSCAPING
EROSION AND SEDIMENT CONTROL TO BE IN LINE WITH GENERAL REQUIREMENTS OF 'GUIDELINES FOR SOIL AND WATER MANAGEMENTS 1999

20,000 LITER FIRE STORAGE
THE WATER TANK IS TO BE FITTED WITH A COMPLIANT STORZ 65mm ADAPTOR TO SUIT TAS FIRE CONNECTIONS, IN A LOCATION ACCESSIBLE WITHIN 3m OF THE ACCESS ROAD (DRIVEWAY)

BUILDER RESPONSIBLE FOR LOCATION OF EXISTING IN GROUND SERVICES ON SITE. COMPLETE A DIAL BEFORE YOU DIG PRIOR TO COMMENCING ON SITE.

CONTOURS ARE INDICATIVE ONLY, GENERATED FROM LEVELS SPECIFICALLY TAKEN FOR THE PROPOSED BUILDING IN ITS PROPOSED LOCATION. THE CONTOURS DO NOT ALLOW FOR LOCAL UNDULATIONS. IF FOR ANY REASON THE DWELLING DOES NOT SUIT THE LEVEL INFORMATION SHOWN, THE PROJECT MANAGER IS TO NOTIFY THE DESIGNER AND BUILDING SURVEYOR AT THE TIME THIS IS DETERMINED.

THE LOCATIONS OF SERVICES INDICATED ON THIS DRAWING ARE INDICATIVE ONLY AND ALL SERVICE LOCATIONS SHOULD BE CONFIRMED PRIOR TO STARTING ON SITE.

SITE / PLUMBING PLAN

SCALE: 1:200

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Version: 1.0, Date: 17/03/2017

PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WHITEMORE

sheet: A.03 OF 16
date: JANUARY 2017
scale: 1:200 @ A3
bal: BAL '19 '
desian: JVZ | drawn: JVZ

ISSUE
BUILDING
PRINT DATE

drawing no: 6308
AMENDMENT No.
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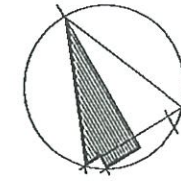
ENSURE FINISHED FLOOR LEVEL IS MINIMUM 150mm ABOVE FINISHED GROUND LEVEL

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

SANITARY COMPARTMENT MUST OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND NEAREST PART OF THE DOORWAY

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

SUPER STRUCTURE OF DWELLING & RELEVANT CERTIFICATION PROVIDED BY OTHERS. REFER TO CERTIFICATION & DESIGN DOCUMENTS BY SHEDS N HOMES FOR SUPER STRUCTURE DETAILS



LEGEND

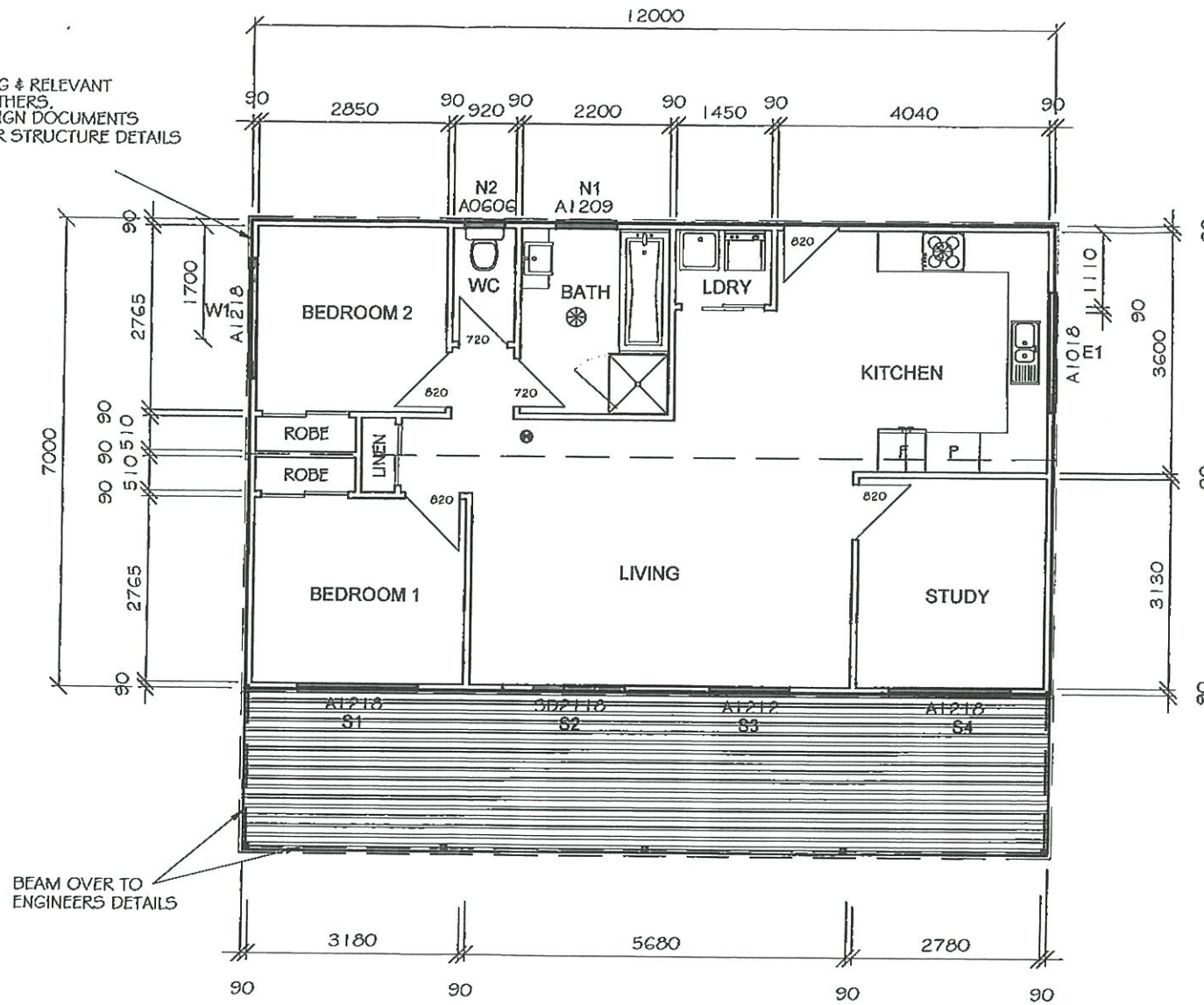
EXHAUST FAN OR SIMILAR. EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE / SELF CLOSING DAMPER. (TO B.C.A 3.12.3.4) DUCT EXHAUST FAN TO EXTERIOR OF BUILDING HARD WIRE TO LIGHT SWITCH TO NON VENTILATED ROOMS

LOCATION OF HARD-WIRED SMOKE ALARMS. SUPPLY AND FIT WHERE INDICATED ON PLAN, TO BCA 3.7.2 REQUIREMENTS. SMOKE ALARMS MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM.

CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT SWAY AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 180mm

STEEL COLUMN - 89x89x5 DURAGAL COLUMN

FLOOR COVERINGS AS PER CONTRACT SPECIFICATION BETWEEN OWNER AND BUILDER.



FLOOR PLAN
SCALE: 1:100

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Date: 17/03/2017

PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WHITEMORE

sheet: A.04 OF 16
date: JANUARY 2017
scale: 1:100 @ A3
bal: BAL '19

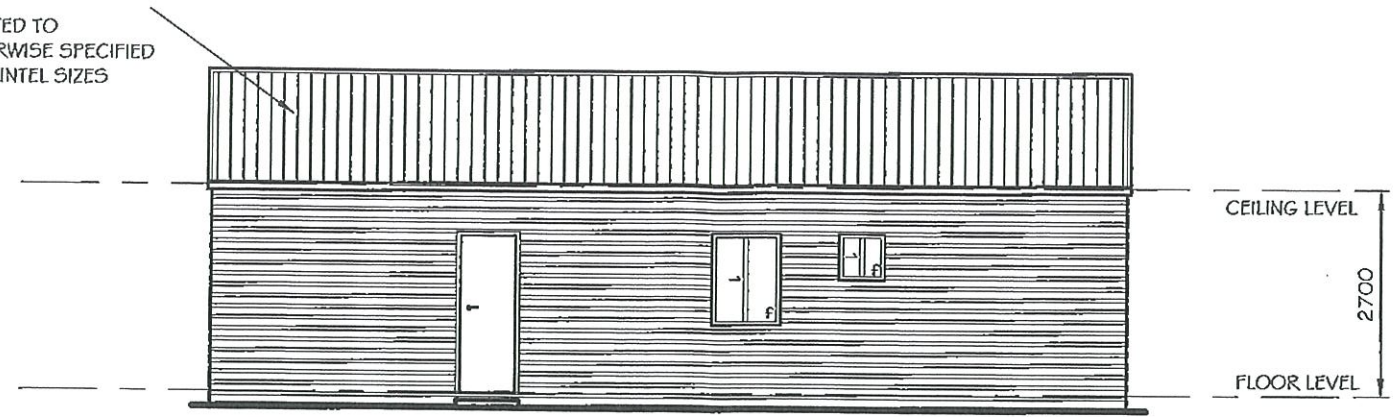
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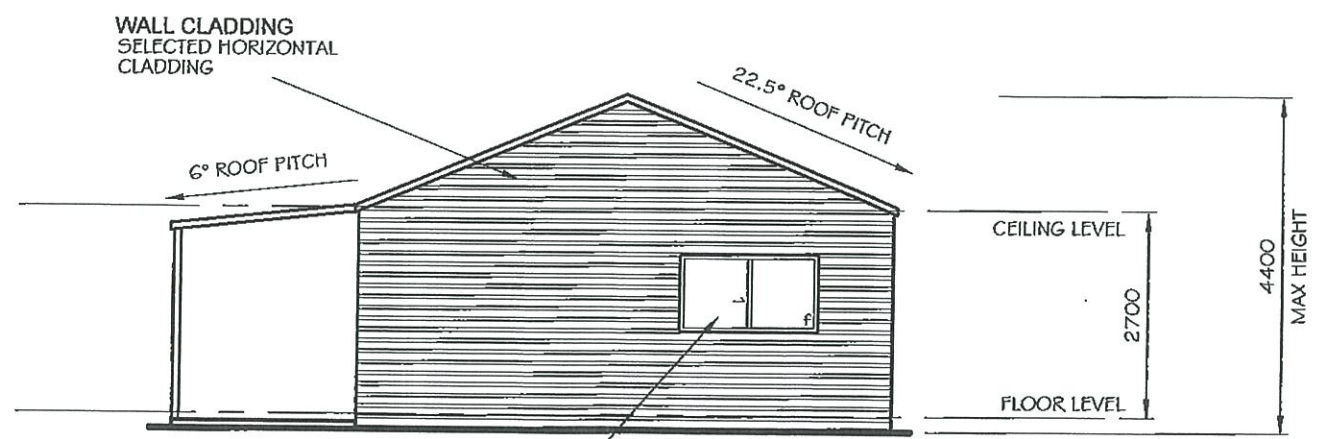
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Email admin@urbantas.com.au
www.urbantas.com.au



ROOF FRAMING (GREATER THAN 5 DEGREES)
 ZINCALUME ROOF SHEETING
 ROOF SHEETING COLOUR TO BE SELECTED,
 BATTENS (TO AS1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
 WITH MANUFACTURERS RECOMMENDATIONS.
 ALL FIXING DETAILS TO BE ADHERED TO.
 SILILATE ROOF PRIOR TO SHEETING
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO
 PERIMETER WALLS ONLY - UNLESS OTHERWISE SPECIFIED
 REFER TO ENGINEERS DETAILS FOR ALL LINTEL SIZES



NORTH ELEVATION
 SCALE: 1:100



WALL CLADDING
 SELECTED HORIZONTAL
 CLADDING

6° ROOF PITCH

22.5° ROOF PITCH

CEILING LEVEL
 2700
 FLOOR LEVEL
 4400
 MAX HEIGHT

WINDOWS & DOORS
 SELECTED PVC FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
 SELECTED REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & AS2047. GLAZING TO BCA PART 3.6 & AS1288.
 VENTILATION TO BCA 3.8.5

EAST ELEVATION
 SCALE: 1:100

NGL ——— NATURAL GROUND LEVEL
 FGL ——— FINISHED GROUND LEVEL

ELEVATIONS
 SCALE: 1:100

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**PROPOSED DWELLING
 FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE**

sheet: A.05 OF 16
date: JANUARY 2017
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bal: BAL '19

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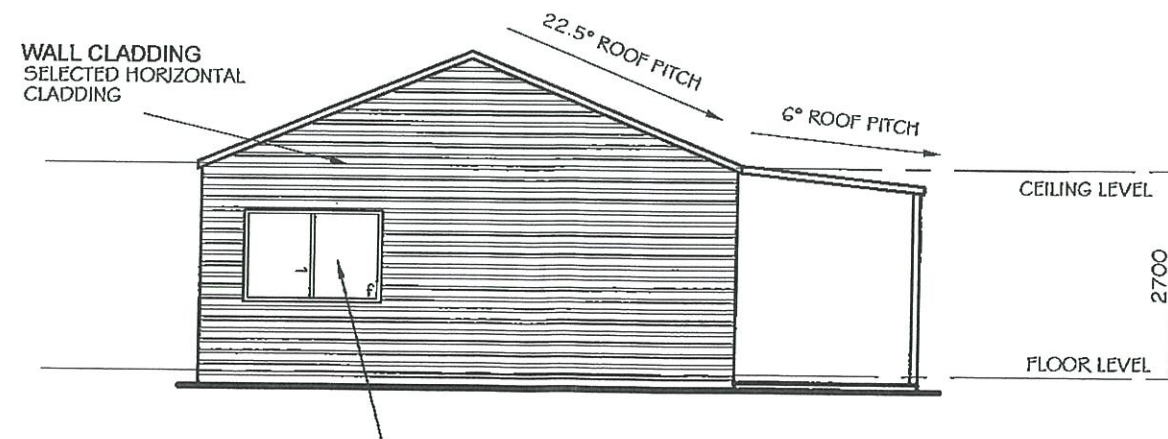
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ROOF FRAMING (GREATER THAN 5 DEGREES)
 ZINCALUME ROOF SHEETING
 ROOF SHEETING COLOUR TO BE SELECTED,
 BATTENS (TO AS 1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
 WITH MANUFACTURERS RECOMMENDATIONS.
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 SISILATE ROOF PRIOR TO SHEETING
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 PERIMETER WALLS ONLY - UNLESS OTHERWISE SPECIFIED
 REFER TO ENGINEERS DETAILS FOR ALL LINTEL SIZES



SOUTH ELEVATION
 SCALE: 1:100



WINDOWS & DOORS
 SELECTED PVC FRAMED WINDOWS & DOORS
 SLIDING OR AWNING STYLE (CONFIRM WITH OWNER)
 SELECTED REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & AS2047. GLAZING TO BCA PART 3.6 & AS 1288.
 VENTILATION TO BCA 3.8.5

WEST ELEVATION
 SCALE: 1:100

NGL ——— NATURAL GROUND LEVEL
 FGL ——— FINISHED GROUND LEVEL

ELEVATIONS
 SCALE: 1:100

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**PROPOSED DWELLING
 FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE**

sheet: A.06 OF 16
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 bal: BAL '19

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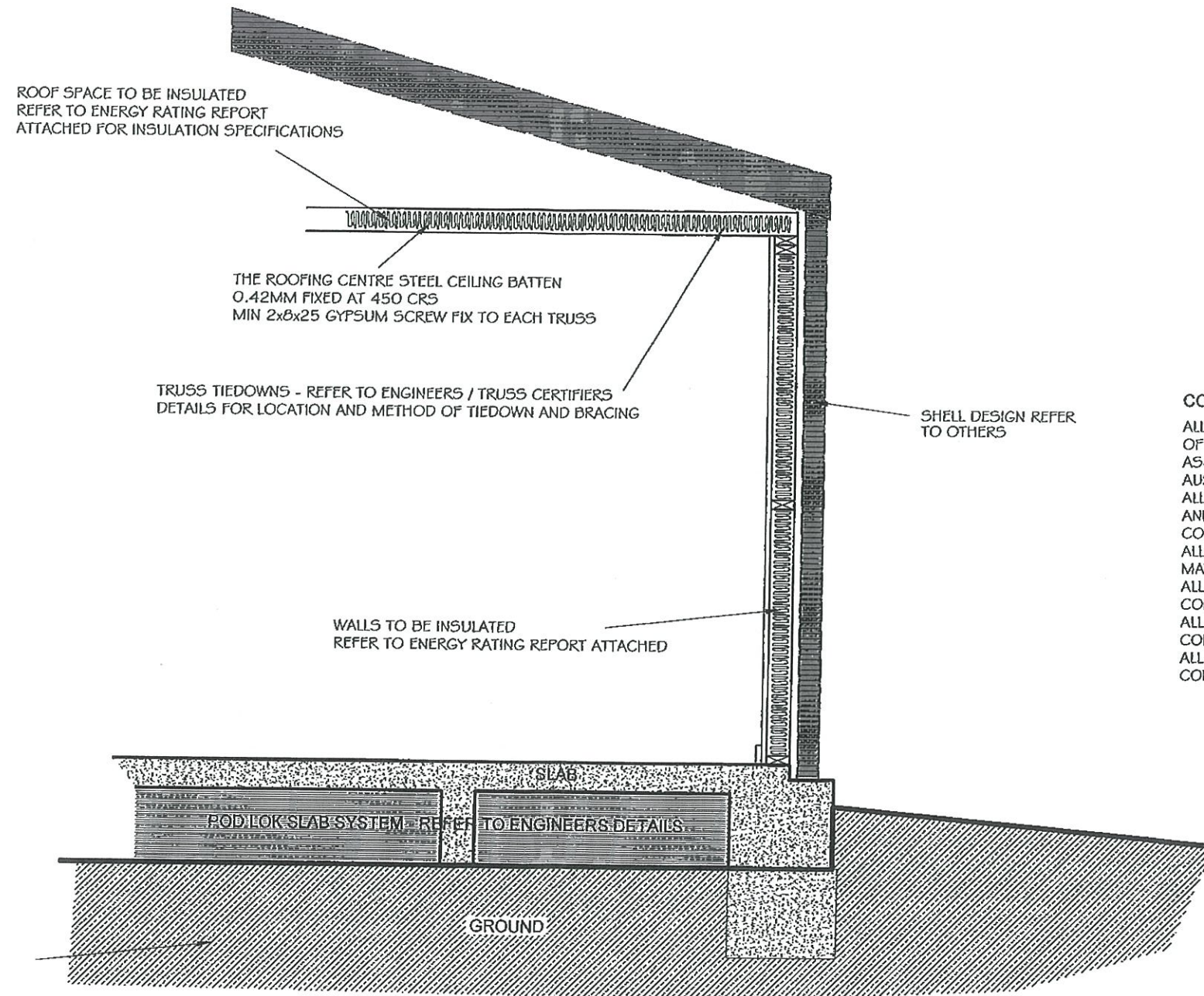
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PLASTER

LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SCOTIA CORNICE MOULD TO CEILING JUNCTION WITH WALL.
 PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING ALL UNDER ROOFS - ENTRY ROOFS ETC TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING UNLESS OTHERWISE NOTED



CORROSION RESISTANCE

ALL EXTERNAL MATERIALS USED FOR THE CONSTRUCTION OF THIS DWELLING MUST MEET THE REQUIREMENTS OF AS4312 FOR ATMOSPHERIC CORROSION ZONES IN AUSTRALIA
 ALL MATERIALS USED ON THE EXTERIOR, BOTH STRUCTURAL AND NON STRUCTURAL MUST BE SUITABLE TO RESIST CORROSION FROM THE SURROUNDING ENVIRONMENT ALL MATERIALS MUST BE SUITABLY COMPATIBLE TO MATERIALS THEY ADJOIN.
 ALL METAL ROOF SHEETING CORROSION PROTECTION MUST COMPLY WITH B.C.A 3.5.1.3
 ALL METAL FRAMING CORROSION PROTECTION MUST COMPLY WITH B.C.A 3.4.2.2
 ALL STEEL WORK CORROSION PROTECTION MUST COMPLY WITH B.C.A 3.4.4.4

WALL FRAMING

ALL TIMBER FRAMING GENERALLY COMPLY WITH BCA 3.4.3 # AS1684
 WALL FRAMING TO BE MGP12 PINE.
 STUDS - 90x35 @ 450 CRS.
 NOGGINGS - 90x35
 OPEN STUDS - 90x35
 ALL LINTELS TO BE DESIGNED BY TRUSS MANUFACTURER, TAKING INTO ACCOUNT WHERE GIRDER TRUSSES, ETC, ARE LOCATED
 TOP & BOTTOM PLATES - 90x35 BRACING TO ENGINEERS DETAILS
 ALL TIMBER FRAMEWORK IS TO BE CONSTRUCTED IN ACCORDANCE WITH AS1684

FOUNDATIONS / FOOTINGS

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH DETAILED ENGINEERS DRAWINGS (ATTACHED)
 ALL FOOTINGS, PIERS, CONCRETE SLABS, LINTELS, BEAMS, ARTICULATION JOINT LOCATIONS, WIND BRACING AND TIE DOWN DETAILS ARE TO BE PROVIDED BY THE ENGINEER. THE ENGINEER AND/OR BUILDING SURVEYOR IS TO APPROVE PRIOR TO THE POUR OF ANY FOOTINGS (REFER TO BUILDING PERMIT FOR INSPECTION REQUIREMENTS)

TYPICAL SECTION - ENLARGEMENT

SCALE: 1:20

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 URBAN DESIGN SOLUTIONS
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WHITEMORE ROAD
WESTBURY

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DO NOT SCALE; IF IN DOUBT ASK

ENSURE FINISHED FLOOR LEVEL IS MINIMUM 150mm ABOVE FINISHED GROUND LEVEL

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE BUILDER IS TO PROVIDE PROTECTION TO ADJOINING PROPERTIES AND BUILDINGS IN ACCORDANCE WITH THE BUILDING REGULATIONS

ALL SITE PREPARATION IS TO COMPLY WITH THE BCA
ENSURE FINISHED FLOOR LEVEL OF A CONCRETE SLAB IS POSITIONED SO THAT THE ORG IS 150mm BELOW THE LOWEST PLUMBING FIXTURE AND ABOVE THE GROUND

THE BUILDING MATERIALS SELECTED FOR USE IN THIS PROJECT NEED TO MEET THE RELEVANT CORROSION RESISTANT REQUIREMENTS FOR THE SURROUNDING ENVIRONMENT AND COMPATIBILITY OF MATERIALS

ALL OTHER MATTERS NOT SPECIFICALLY MENTIONED ARE TO COMPLY WITH THE BCA - IF IN DOUBT ASK

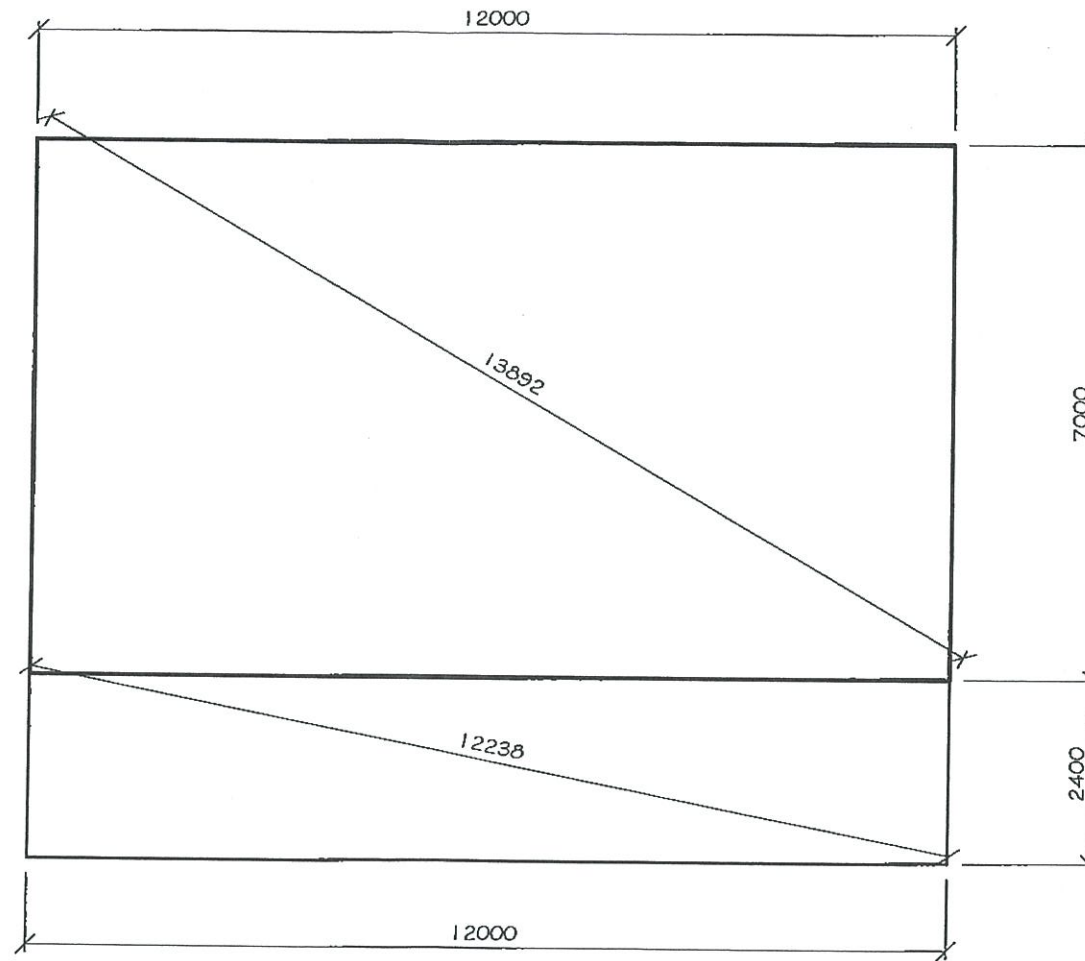
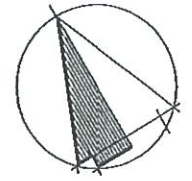
LEGEND

☒ STEEL COLUMN - 89x89x5 DURAGAL COLUMN

▨ CONCRETE OR PAVED PATH / DRIVEWAY TO ALL ACCESS DOORS TO DWELLING
ALL DRIVEWAYS, PATIOS & PATHS ARE TO BE CONSTRUCTED TO DIRECT S/W AWAY FROM DWELLING @ 1:50 MINIMUM GRADE AND HAVE A MAX STEP HEIGHT OF 180mm

FOUNDATIONS / FOOTINGS

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ROOF FRAME - LOADS TO EXTERNAL WALLS
ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
ALL FIXING DETAILS TO BE ADHERED TO.
ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO PERIMETER WALLS ONLY.
REFER TO ENGINEERS DETAILS FOR ALL LINTEL SIZES
ROOF TRUSS CERTIFICATE TO BE SUBMITTED WITH PLANS TO BUILDING SURVEYOR AT TIME OF APPLICATION FOR CERTIFICATE OF LIKELY COMPLIANCE

SET OUT PLAN
SCALE: 1:100

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PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WESTBURY

sheet: A.08 OF 16
date: JANUARY 2017
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GLASS SUPPLIES WINDOWS & DOORS
 SELECTED PVC FRAMED WINDOWS & DOORS
 SELECTED REVEALS & TRIMS
 INSTALL TO MANUFACTURERS SPECIFICATIONS
 & A52047. GLAZING TO BCA PART 3.6 & A51288.
 VENTILATION TO BCA 3.8.5

WINDOWS TO BE CONSTRUCTED TO SHGC & U VALUES
 AS SHOWN ON THE ENERGY RATING REPORT.

THE BUILDER TO PROVIDE / CONFIRM A SPECIFIC
 WINDOW SCHEDULE WITH THE GLAZIER PRIOR TO MAKE

ENSURE GLAZIER IS SUPPLIED WITH FULL SET OF DRAWINGS,
 ENERGY RATING AND WIND CLASSIFICATION

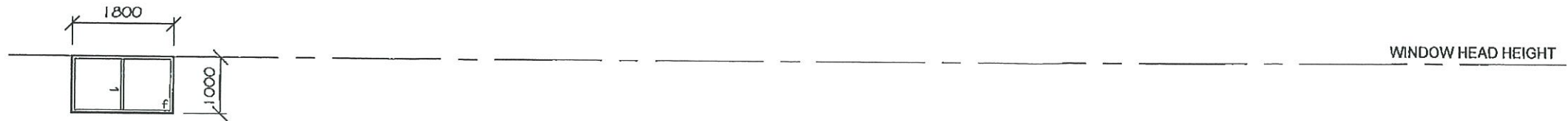
GLAZING: PVC - DOUBLE GLAZED.

STYLE: SLIDING



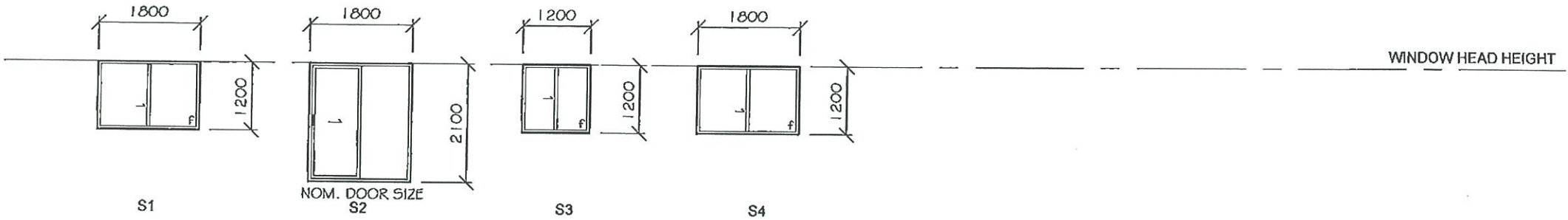
NORTH ELEVATION

SCALE: 1:100



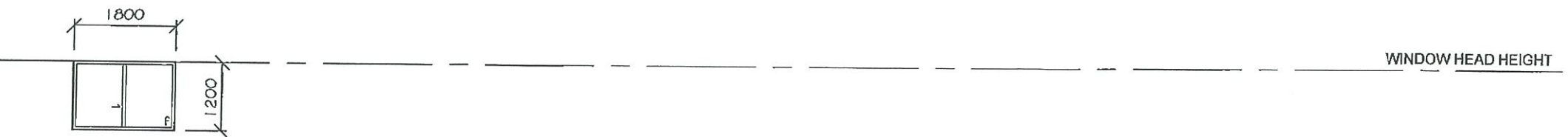
EAST ELEVATION

SCALE: 1:100



SOUTH ELEVATION

SCALE: 1:100



WEST ELEVATION

SCALE: 1:100

GLAZING, WINDOWS AND DOORS - BAL 19

ALL OPENING WINDOWS MUST BE SCREENED EITHER INTERNALLY OR EXTERNALLY,
 WITH METAL SCREENS, WITH A MAXIMUM APERTURE OF 2mm (BRONZE, STEEL
 OR ALUMINUM).

EXPOSED EXTERNAL HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTION OF
 OPENING AND CLOSING MUST BE MADE OF METAL.

ALL GLASS WITHIN 400mm OF THE GROUND OR OTHER STRUCTURES (WITHIN
 18deg OFF HORIZONTAL) MUST BE GLAZED IN TOUGHENED SAFETY GLASS,
 MINIMUM 4mm THICKNESS.

IF WINDOWS ARE WITHIN 400mm OF THE GROUND OR OTHER STRUCTURES
 (ie: DECKS) THEY MUST BE MANUFACTURED IN EITHER BUSHFIRE RESISTANT
 TIMBER, METAL (INCLUDING ALUMINUM) OR uPVC WITH METAL REINFORCING.
 FOR SIDE HUNG EXTERNAL DOORS, INCLUDING FRENCH AND BIFOLD DOORS,
 DOORS MUST BE CONSTRUCTED OF NON-COMBUSTIBLE OR 35mm THICK SOLID
 TIMBER FOR THE 400mm ABOVE THE THRESHOLD, OR HAVE A
 NON-COMBUSTIBLE KICK PLATE TO 400mm ON THE OUTSIDE.

A FULLY FRAMED GLASS DOOR MUST BE CONSTRUCTED BY METAL, ALUMINUM,
 OR A TIMBER SPECIES WITH A DENSITY GREATER THAN 680kg/m² (REFER TO
 A53959 FOR SPECIFIC SPECIES).

ALL GLAZING MUST COMPLY WITH THE REQUIREMENTS OF A52047 & A51288 &
 BCA PART 3.6 & BCA PART 3.8.5 (VENTILATION)

ALL DOORS AND WINDOWS MUST BE TIGHT FITTING WITH WEATHER STRIPS AND
 DRAUGHT SEALS INSTALLED AT THE BASE OF ALL SIDE HUNG EXTERNAL DOORS
 ALL EXTERNAL SLIDING DOORS MUST BE GLAZED IN GRADE A SAFETY GLASS TO
 A51288, AND IF SCREENED MUST BE STEEL, BRONZE OR ALUMINUM. THE
 CONSTRUCTION OF A SLIDING DOOR SHOULD PREVENT EMBERS WHEN CLOSED.

OR

BUSHFIRE SHUTTERS

WHERE THE GLAZING REQUIREMENTS ABOVE CANNOT BE MET,
 BUSHFIRE SHUTTERS MUST BE FIXED TO THE BUILDING
 AND BE NON-REMOVEABLE, AND WHEN IN A CLOSED POSITION HAVE A MAXIMUM
 GAP OF 3mm ALL ROUND, AND BE OPERATABLE FROM EITHER INSIDE OR OUT.
 SHUTTERS MUST PROTECT THE ENTIRE WINDOW OR DOOR ASSEMBLY.
 SHUTTERS ARE TO BE CONSTRUCTED OF A NON-COMBUSTIBLE MATERIAL.

OBSCURE GLASS REQUIREMENTS TO BE DETERMINED BY BUILDER / OWNER

WINDOW SCHEDULE

SCALE: 1:100

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**PROPOSED DWELLING
 FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE**

sheet: A.09 OF 16
 date: JANUARY 2017
 scale: 1:100 @ A3
 bal: BAL '19

ISSUE
BUILDING
 PRINT DATE

drawing no: 6308
 AMENDMENT No.
 1.
 2.

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**BUILDING SEALING - BCA PART 3.12.3
GENERAL NOTES**

ENSURE ALL ROOF LIGHTS, WINDOWS & DOORS SERVICING HABITABLE ROOMS ARE WEATHER STRIPPED AND SEALED TO BCA REQUIREMENTS
MECHANICAL VENTILATION IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE BCA AND MUST BE EXHAUSTED BY WAY OF DUCTS TO THE EXTERIOR OF THE BUILDING IF IT IS THE ONLY SOURCE OF VENTILATION PROVIDED

CHIMNEYS AND FLUES MUST HAVE A DAMPER OR FLUE THAT CAN BE CLOSED TO SEAL THE CHIMNEY OR FLUE

ALL EXTERNAL WINDOWS AND DOORS ARE TO BE FITTED WITH A SEAL TO EACH EDGE WHEN SERVING A CONDITIONED SPACE

WHERE ALTERNATE CLADDINGS (THAT MEET THE PERFORMANCE PROVISIONS OF THE BCA) ARE SPECIFIED, REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION

ROOFS, EXTERNAL WALLS & FLOORS, WINDOW FRAMES AND LIKE MUST BE CONSTRUCTED TO MINIMISE AIR LEAKAGE
INTERNAL LINING SYSTEMS MUST BE CLOSE FITTING AT ALL JUNCTIONS OR SEALED BY CAULKING, SKIRTINGS, ARCHES, CORNICES OR THE LIKE - REFER TO BCA 3.12.3.5

**BUILDING FABRIC - BCA PART 3.12.1
GENERAL NOTES**

WHERE REQUIRED, INSULATION MUST COMPLY WITH THE REQUIREMENTS OF AS/NZS4859.1

INSULATION MUST ABUT OR OVERLAP ADJOINING INSULATION OR COLUMNS, STUDS, NOGGINS (ETC) TO FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS OR THE LIKE THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER
INSULATION MUST RETAIN ITS POSITION AND THICKNESS WHERE IT CROSSES ROOF BATTENS, WATER PIPES, CABLING ETC.

INSULATION MUST NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF A DOMESTIC SERVICE FITTING


REFLECTIVE INSULATION MUST BE FIXED TO ALL WALLS AND ROOFS
REFLECTIVE INSULATION MUST BE INSTALLED CLOSELY FITTED AGAINST ANY PENETRATION, DOOR, WINDOW OR OPENING.
REFLECTIVE INSULATION MUST ALSO BE LAPPED NOT LESS THAN 150mm OR TAPED TOGETHER AT LAPS

CONSIDERATION MUST BE GIVEN TO THE TYPE OF INSULATION INSTALLED IN EACH LOCATION. FACTORS SUCH AS ADJOINING BUILDING MATERIALS, SOUTH FACING ROOFS / WALLS, LIMITED ROOF / WALL SPACE AND CONDENSATION MUST BE CONSIDERED

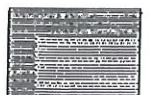
WHERE ALTERNATE CLADDINGS (THAT MEET THE PERFORMANCE PROVISIONS OF THE BCA) ARE SPECIFIED, REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION


LEGEND


 BATTEN FIX LIGHTING / EXTERNAL FIX LIGHTING

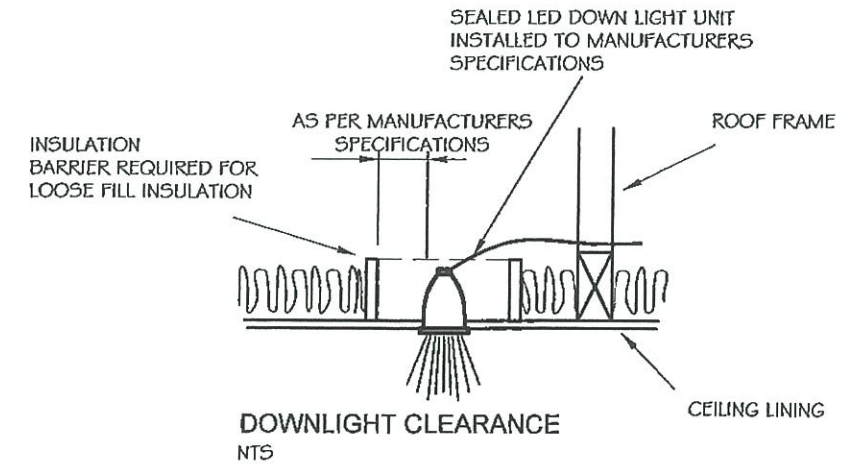
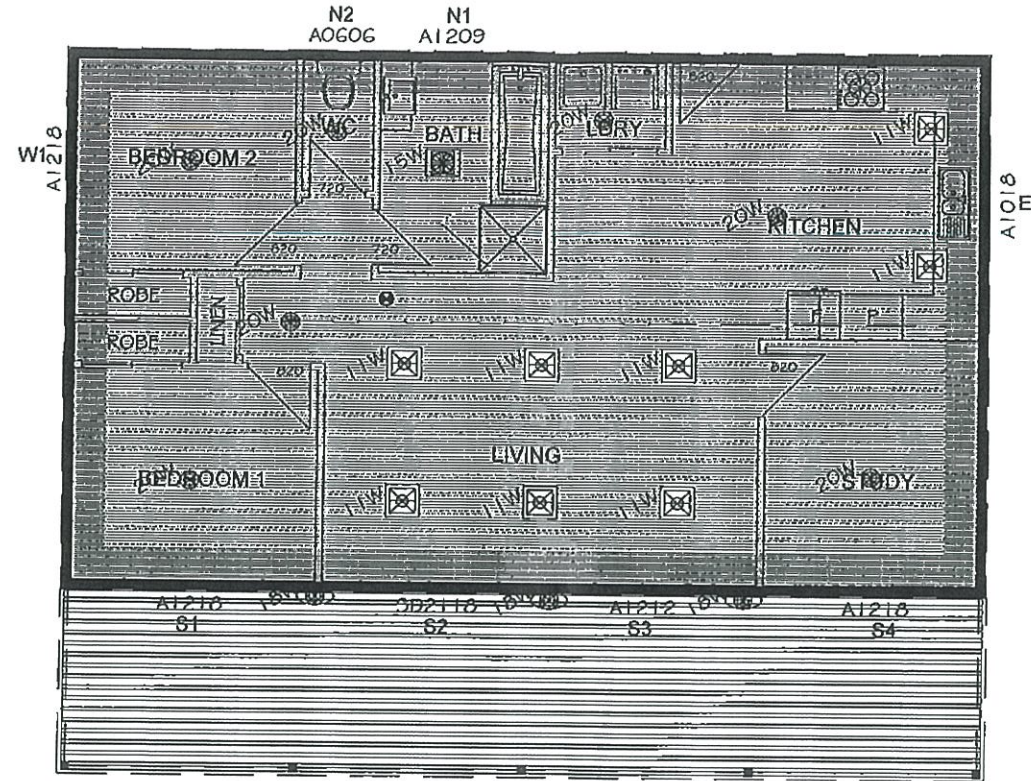
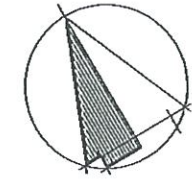
 DOWN LIGHT - NO INSULATION OVER

 WALLS TO BE INSULATED WITH R2
REFER TO REPORT BY OTHERS

 AREA OF ROOF SPACE TO BE INSULATED WITH R4.
R2 INSULATION TO THE PERIMETER 450MM.
REFER TO ENERGY RATING REPORT BY OTHERS FOR INSULATION SPECIFICATIONS

 EXHAUST FAN OR SIMILAR.
EXHAUST FANS MUST BE FITTED WITH A SEALING DEVICE / SELF CLOSING DAMPER.
DUCT EXHAUST FAN TO EXTERIOR OF BUILDING (TO B.C.A 3.12.3.4)

 LOCATION OF HARD-WIRED SMOKE DETECTORS - LOCATED NEAR ALL SLEEPING AREAS AND ON EACH STOREY



ALL DOWN LIGHTS ARE TO BE SEALED UNITS WITH APPROVED INSULATION BARRIERS. (SEALED TO PREVENT AIR LEAKAGE FROM LIVING ZONES INTO ROOF SPACE).
IF VENTED DOWN LIGHTS ARE USED THE ENERGY REPORT WILL REQUIRE AMENDMENT.
ALL LIGHTING IS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH AS3000 AND THE MANUFACTURERS REQUIREMENTS.

ENERGY EFF. / INSULATION PLAN

SCALE: 1:100

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Date: 17/03/2017

**PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WHITEMORE**









sheet: A.10 OF 16
date: JANUARY 2017
scale: 1:100 @ A3
bal: BAL '19 '

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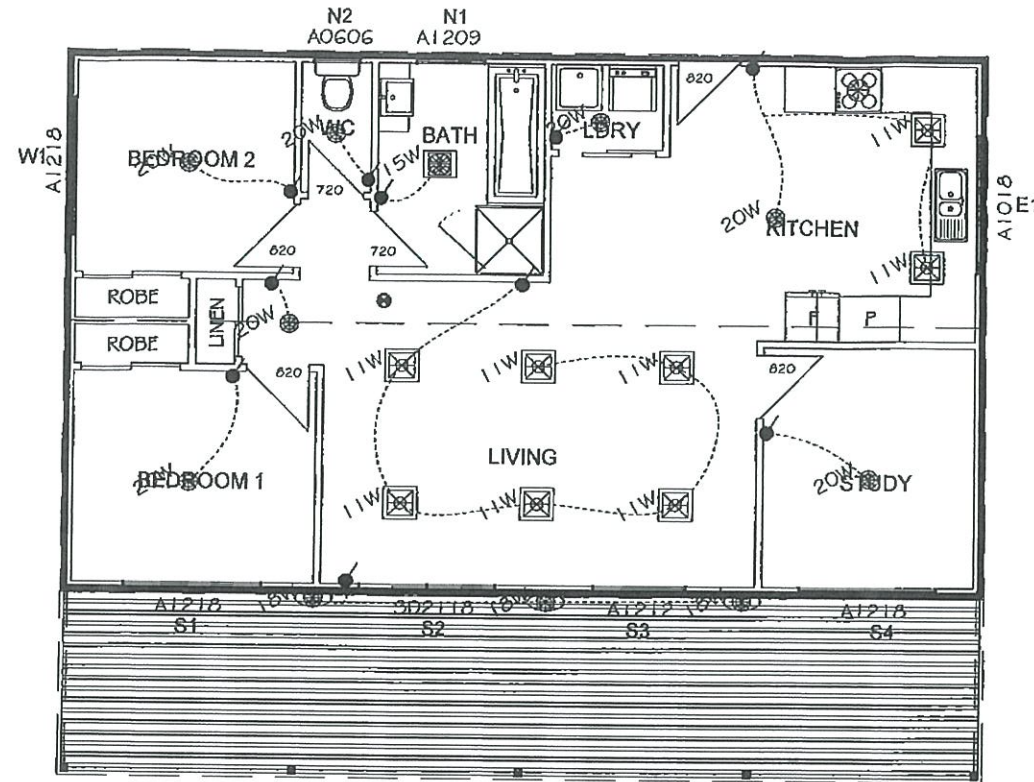
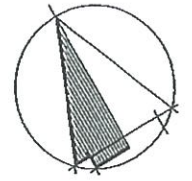
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













- 15W  COMBINATION BATHROOM UNIT. 2No. HEAT LAMP, EXTRACTION FAN & LIGHT. 2 X 275W HEAT LAMP + 1 X 15W CFL GLOBE
- 15W  COMBINATION BATHROOM UNIT. 4No. HEAT LAMP, EXTRACTION FAN & LIGHT. 4 X 275W HEAT LAMP + 1 X 15W CFL GLOBE
- 11W  LED DOWN LIGHT - NO INSULATION OVER 11W PER UNIT.
- 20W  BATTEN OR SURFACE MOUNT FIXED LIGHT. 20W CFL GLOBE PER UNIT.
- 15W  EXTERNAL BATTEN OR SURFACE MOUNT FIXED LIGHT FITTING WITH 15W CFL GLOBE PER UNIT. GLOBE TO PROVIDE NOT LESS THAN 40 LUMENS / W
- 36W  SINGLE TUBE FLURO FITTING
-  LIGHT SWITCH
-  LIGHT SWITCH WITH DIMMER







LIGHTING / ELECTRICAL

ACTUAL LOCATIONS OF LIGHT FITTINGS, PENETRATIONS etc, MAY VARY PENDING FRAME LOCATIONS etc. IF THE MAXIMUM WATTAGE OF FITTINGS SHOWN ON THIS PLAN INCREASES, CONTACT DESIGNER & BUILDING SURVEYOR. THE ELECTRICAL CONTRACTOR MUST INSTALL ALL CIRCUITS AND WIRING TO AS/NZS 3000, AS/NZS 3008.1.1, AS/NZS 3017, AND ELECTRICAL STANDARDS / REGULATIONS. ALL POWER OUTLETS, AND LOCATIONS ARE TO BE AGREE PRIOR TO COMMENCEMENT OF WORKS WHERE ELECTRICAL WORKS REQUIRES PENETRATIONS TO EXTERIOR OF BUILDING, CONFIRM WITH BUILDER WHAT (IF ANY) BUSHFIRE PROTECTION MEASURES ARE REQUIRED.



ARTIFICIAL LIGHTING TO BCA 3.12.5.5						
3.12.5.5 (a) (i) - HABITABLE AREA OF DWELLING (class 1 building)						
NUMBER OF LIGHT FITTINGS TO HABITABLE ROOMS						
						16 No.
8	0	7	1	0	0	
TOTAL No. OF WATTS OF LIGHT FITTINGS TO HABITABLE ROOMS						243 WATTS
SQUARE METRES OF FLOOR SPACE OF HABITABLE ROOMS						84.00 m2
CALCULATION OF WATTS PER SQUARE METRE TOTAL (5W/m2 max)						2.89 W / m2
MAXIMUM TOTAL ALLOWABLE NUMBER OF WATTS TO HABITABLE ROOMS						420 WATTS
PERCENTAGE OF ALLOWABLE WATTS ALLOCATED FOR HABITABLE AREAS						58 %

3.12.5.5 (a) (ii) - VERANDA / BALCONY etc. (attached to class 1 building)						
NUMBER OF LIGHT FITTINGS TO VERANDA / BALCONY etc						
						3 No.
0	3	0	0	0	0	
TOTAL No. OF WATTS OF LIGHT FITTINGS TO VERANDA / BALCONY etc						54 WATTS
SQUARE METRES OF FLOOR SPACE OF VERANDA / BALCONY etc						28.80 m2
CALCULATION OF WATTS PER SQUARE METRE TOTAL (4W/m2 max)						1.88 W / m2
MAXIMUM TOTAL ALLOWABLE NUMBER OF WATTS TO VERANDA / BALCONY etc						115 WATTS
PERCENTAGE OF ALLOWABLE WATTS ALLOCATED FOR VERANDA / BALCONY etc						47 %

3.12.5.5 (a) (iii) - GARAGE (attached to class 1 building)						
NUMBER OF LIGHT FITTINGS TO GARAGE						
						NA No.
0	0	0	0	0	0	
TOTAL No. OF WATTS OF LIGHT FITTINGS TO GARAGE						NA WATTS
SQUARE METRES OF FLOOR SPACE OF GARAGE						NA m2
CALCULATION OF WATTS PER SQUARE METRE TOTAL (3W/m2 max)						NA W / m2
MAXIMUM TOTAL ALLOWABLE NUMBER OF WATTS TO GARAGE						NA WATTS
PERCENTAGE OF ALLOWABLE WATTS ALLOCATED FOR GARAGE						NA %

GENERALLY ALL ELECTRICAL INSTALLATION WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICAL CONTRACTOR. THIS WORK AND ALL MATERIALS TO BE USED IN CONNECTION WITH THE WORK SHALL STRICTLY COMPLY WITH THE RELEVANT REGULATIONS, BYLAWS OR CODES ADMINISTERED OR REQUIRED BY THE ELECTRICITY SUPPLY AUTHORITY. THE ELECTRICAL CONTRACTOR MUST BE REQUIRED TO GIVE ALL NOTICES IN RESPECT OF THE WORK AND OBTAIN ALL NECESSARY APPROVALS AND CONSENTS. THE ELECTRICAL CONTRACTOR MUST BE REQUIRED TO STRICTLY COMPLY WITH ALL SAFETY STANDARDS, REGULATIONS AND REQUIREMENTS AND TO MAKE GOOD ANY DAMAGE TO MAINS AND EQUIPMENT UNDER THE CONTROL OF THE ELECTRICITY SUPPLY AUTHORITY. THE ELECTRICAL CONTRACTOR MUST GIVE ALL NOTICES REQUIRED IN CONNECTION WITH THE WORK AND TO ARRANGE FOR THE INSPECTION AND APPROVAL OF THE WORK AS REQUIRED BY THE ELECTRICITY SUPPLY AUTHORITY. THE BUILDER WILL ADVISE THE OWNER WHEN THE OWNER'S APPLICATION AS THE RELEVANT CONSUMER MAY BE FORWARDED TO THE ELECTRICITY SUPPLY AUTHORITY. THE OWNER WILL BE RESPONSIBLE FOR SENDING A CONSUMER APPLICATION FORM TO THE ELECTRICITY SUPPLY AUTHORITY.

REFLECTED CEILING PLAN

SCALE: 1:100

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LOT: 9, NO: 803.
WHITEMORE ROAD
WHITEMORE

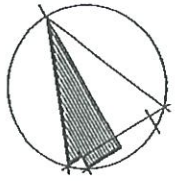
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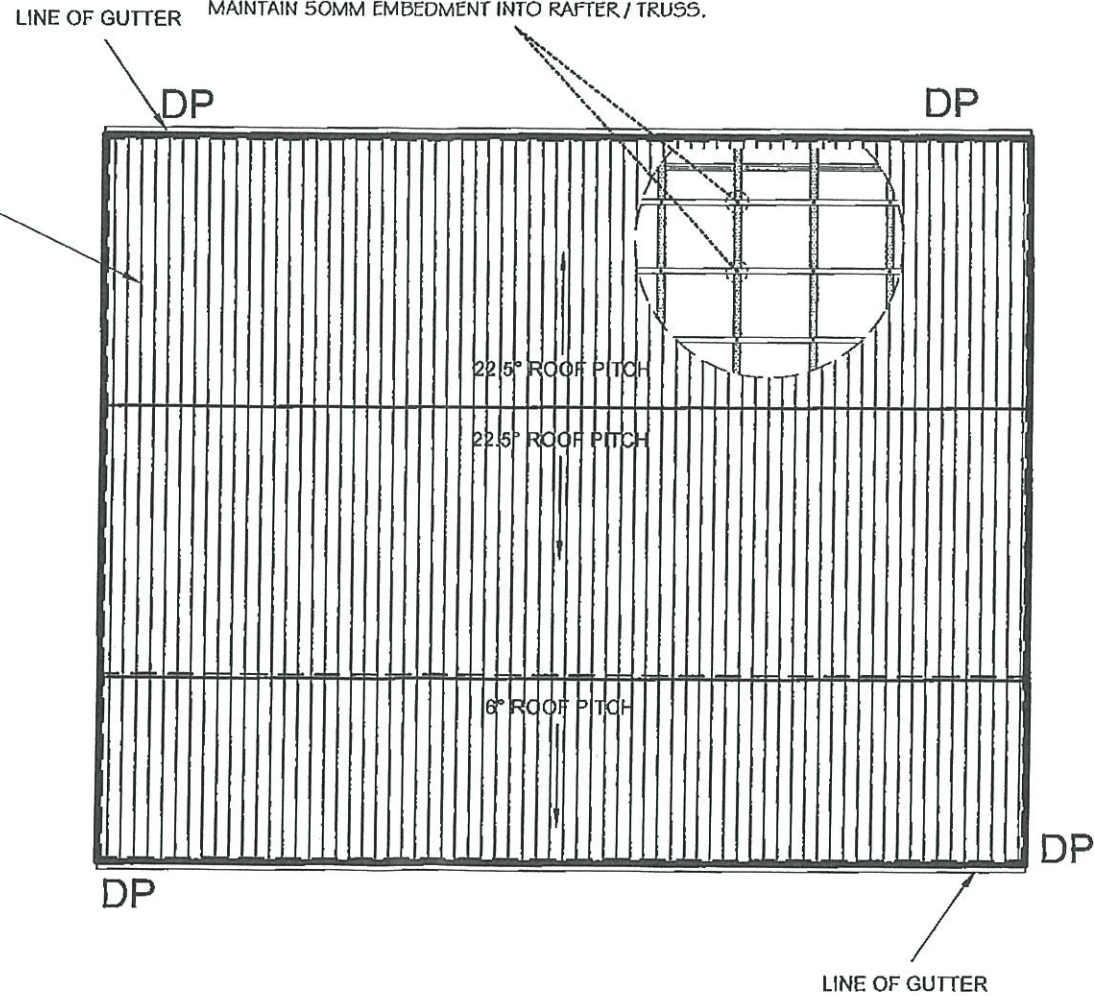
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ROOF BATTEN TO TRUSS / RAFTER FIXINGS
 WITHIN 1200mm OF ALL EDGES - 75mm LONG, No.14, TYPE 17 BATTEN SCREW
 GENERAL AREAS - 75mm LONG, No.14, TYPE 17 BATTEN SCREW
 THE BATTEN SCREW LENGTH MAY VARY DEPENDING ON TIMBER SIZE.
 MAINTAIN 50MM EMBEDMENT INTO RAFTER / TRUSS.

ROOF FRAMING (GREATER THAN 5 DEGREES)
 CUSTOM ORB OR SIMILAR APPROVED SHEET ROOFING
 COLORBOND COLOUR TO SELECTION, OVER ROOF
 BATTENS (TO AS 1684.2) AND APPROVED
 ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE
 WITH MANUFACTURERS RECOMMENDATIONS.
 ALL FIXING DETAILS TO BE ADHERED TO.
 SISILATE ROOF PRIOR TO SHEETING
 ALL TRUSS LOADS ARE TO BE DISTRIBUTED TO
 PERIMETER WALLS ONLY.
 REFER TO ENGINEERS DETAILS FOR ALL LINTEL SIZES



THE OWNER IS TO NOTIFY THE ROOF TRUSS MANUFACTURER OF INTENTION TO INSTALL SOLAR PANELS, HOT WATER OR OTHER LOADS INTENDED FOR THE ROOF SYSTEM THAT ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF WORKS

ROOF PLAN
 SCALE: 1:100

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PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WESTBURY

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PRELIMINARY SITE WORKS

SITE PREPARATION

- CLEAR THE AREA TO BE OCCUPIED BY THE BUILDING;
- PROVIDE SUFFICIENT CLEARANCE FOR CONSTRUCTION OF THAT BUILDING; AND
- REMOVE VEGETABLE MATTER FROM THE GROUND WHERE ANY STRUCTURAL COMPONENTS ARE TO BE CONSTRUCTED.

CONCRETE WORKS

READY MIX CONCRETE

READY MIX CONCRETE SHALL, UNLESS OTHERWISE SPECIFIED, BE GRADE 20 (20mpa) AND HAVE A NOMINAL SLUMP ON 80mm. REFER TO ENGINEERS DETAILS WHERE APPLICABLE

CONCRETE DIMENSIONS

THE BUILDER SHALL ENSURE THE EXCAVATED TRENCHES, BOXING AND FRAMEWORK IS OF SUFFICIENT STRENGTH AND CORRECTLY PROPORTIONED TO ENSURE THAT ALL FINISHED CONCRETE IS IN ACCORDANCE WITH THE REQUIREMENTS OF THESE AND ENGINEERS APPROVED BY THE BUILDING SURVEYOR

FOOTINGS / SLABS

STRIP AND PAD FOOTINGS

- THE GROUND IS TO BE EXCAVATED TO ACCOMMODATE STRIP AND PAD FOOTINGS TO A DEPTH OR SIZES SHOWN ON THESE OR ENGINEERS DRAWINGS APPROVED BY THE RELEVANT BUILDING SURVEYOR; AND
- EXCAVATIONS ARE CLEANED OUT AND EXCESS WATER IS REMOVED PRIOR TO THE PLACING OF REINFORCING STEEL.

CONCRETE STUMPS

CONCRETE STUMPS ARE TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (B.C.A.).

CONCRETE SLAB ON GROUND

UNLESS OTHERWISE SPECIFIED, CONCRETE SLABS ON GROUND AND RAFT SLABS SHALL BE PREPARED, REINFORCED AND CONSTRUCTED IN ACCORDANCE WITH THE MANDATORY REQUIREMENTS OF THE B.C.A. OR ENGINEERS DETAILS WHERE APPLICABLE

CONCRETE LANDINGS, RAMPS AND STEPS

- NO PART OF CONCRETE LANDINGS, RAMPS AND STEPS SHALL BE LESS THAN 75mm THICK OR AS SPECIFIED BY AN ENGINEER.
- **CONCRETE LANDINGS** LANDINGS SHALL BE OF DIMENSIONS NOT LESS THAN REQUIRED IN THE B.C.A.
- **CONCRETE RAMPS** CONCRETE RAMPS SHALL BE CONSTRUCTED WITH A GRADIENT OF NOT LESS THAN THE PROPORTIONS OF 1 VERTICAL TO 8 HORIZONTAL (1:14 MINIMUM GRADIENT IF OTHERWISE SPECIFIED FOR DISABLED PERSONS).
- **CONCRETE STEPS** CONCRETE STEPS SHALL HAVE TREADS AND RISERS TO THE SIZES REQUIRED BY THE B.C.A. RISERS AND TREADS RESPECTIVELY SHALL BE OF UNIFORM SIZE.

CONCRETE PAVING

CONCRETE PAVING, UNLESS OTHERWISE SPECIFIED, SHALL BE GRADE 20 (20mpa) CONCRETE AND HAVE A THICKNESS OF NOT LESS THAN 90mm. PAVING ABUTTING THE BUILDING SHALL BE GRADED TO PROVIDE A FALL AWAY FROM THE BUILDING OF NOT LESS THAN 10mm OVER A DISTANCE OF 1m.

CONTROL JOINTS SHALL BE INSTALLED TO LIMIT THE UNJOINED LENGTH OF PAVING TO A MAXIMUM OF 1.5 TIMES THE WIDTH OR 4.5m WHICHEVER IS THE LESSER. CONTROL JOINTS ARE TO EXTEND AT LEAST 10mm INTO THE DEPTH OF THE PAVING.

WHERE CONCRETE PAVING ABUTS THE WALL OF A BUILDING A MINIMUM 10mm SPACE IS TO BE ALLOWED BETWEEN THE CONCRETE AND THE BUILDING AND FILLED WITH A WATER RESISTANT, COMPRESSIBLE MATERIAL.

ALL CONCRETE PAVING IS TO BE LOCATED AT LEAST 10mm BELOW VENTS OR WEEP HOLES INSTALLED IN WALLS.

WOOD HEATER, HARTH AND CHIMNEY

IF REQUIRED, THESE ARE TO BE INSTALLED IN ACCORDANCE WITH THE B.C.A.

FLOORING

REFER TO OWNERS REQUIREMENTS FOR TYPE OF FLOORING.

CARPENTRY AND JOINERY

GENERALLY

ALL FRAMING WORKS SHALL COMPLY THE REQUIREMENTS OF THE B.C.A.

JOINERY

ALL JOINERY IS TO BE AGREED UPON BETWEEN THE OWNER AND BUILDER PRIOR TO COMMENCEMENT OF ANY SITE. ALL JOINERY IS TO BE ADEQUATELY SEALED ALL ROUND

SERVICE PLATFORM IN ROOF SPACE

WHERE A GAS DUCTED HEATING UNIT OR SIMILAR IS TO BE INSTALLED WITHIN A ROOF SPACE, A PLATFORM SUPPORTED 25mm ABOVE THE TOP PLATE IS TO BE CONSTRUCTED. THE PLATFORM IS TO BE FULLY DECKED WITH TIMBER AND SHALL NOT BE SUPPORTED ON WALL FRAMEWORK OVER DOOR OR OTHER OPENINGS OR ON CEILING JOISTS OR ROOF TRUSSES UNLESS ADEQUATE PROVISION IS MADE TO TAKE THE ADDED LOAD. THE DECK IS TO BE OF A SUFFICIENT SIZE TO ALLOW FULL SUPPORT OF THE UNIT AND A DRIP TRAY IS TO BE PROVIDED UNDER THE DECK IF REQUIRED BY THE MANUFACTURER.

EXTERNAL CLADDING

REFER TO ELEVATION SHEETS / AND OR SECTION SHEETS FOR EXTERNAL WALL CLADDING DETAILS IN THE CASE WHERE A WALL CLADDING IS SUBSTITUTED WITH AN ALTERNATE PRODUCT, THE BUILDER IS TO NOTIFY (AT-LEAST) THE DESIGNER, ENERGY RATER, ENGINEER AND BUILDING SURVEYOR WITH DETAILS & SPECIFICATIONS OF THE SUBSTITUTED PRODUCTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THESE PRODUCTS ARE SUITABLE FOR THE SURROUNDING ENVIRONMENTAL CONDITIONS

TIMBER STEPS, RAMPS, LANDINGS, BALUSTRADES AND HANDRAILS

WHERE INDICATED ON THE RELEVANT DRAWINGS, TIMBER STEPS, STAIRS, RAMPS, LANDINGS, BALUSTRADES AND HANDRAILS ARE TO BE CONSTRUCTED AND INSTALLED AS INDICATED AND IN ACCORDANCE WITH THE B.C.A.

PLUMBING

GENERALLY PLUMBING WORKS SHALL BE CARRIED OUT BY PLUMBERS WHO HAVE THE NECESSARY LICENSES OR REGISTRATIONS REQUIRED BY THE GOVERNING STATE OR LOCAL AUTHORITY AND WHO ARE QUALIFIED TO PROVIDE THE REQUIRED CERTIFICATE OF COMPLIANCE.

TAPS AND FITTINGS REFER TO OWNERS REQUIREMENTS.

HOT WATER UNIT INSTALLATION SEE OWNERS REQUIREMENTS FOR TYPE, SIZE AND LOCATION OF HOT WATER UNIT.

FLUE INSTALLATION WHERE THE PROJECT REQUIREMENTS PROVIDE FOR THE INSTALLATION OF A HEATING APPLIANCE THAT REQUIRES A FLUE, THE FLUE MUST BE INSTALLED IN ACCORDANCE WITH THE B.C.A.

INSTALLATION OF DOOR AND WINDOW FRAMES

THE BUILDER SHALL INSTALL AND FIX IN POSITION ALL DOOR AND WINDOW FRAMES AS PER PLANS. ALUMINUM AND TIMBER WINDOW FRAMES SHALL BE INSTALLED INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE B.C.A.

JOINERY

- **GENERALLY** ALL JOINERY WORK SHALL BE IN ACCORDANCE WITH THE OWNERS REQUIREMENTS
- **WINDOWS** WINDOWS SHALL BE OF THE TYPE REFERRED TO BY OWNER AND MAY BE OF STOCK SIZE OR SPECIAL SIZE. IF A NOMINAL SIZE IS SHOWN ON THE RELEVANT PLAN THEN THE CLOSEST MANUFACTURED STOCK SIZE TO THAT NOMINAL SIZE MAY BE USED. IF THE SIZE, SHG_US OR THE U VALUES (OR BRAND IF APPLICABLE) VARY FROM THAT OF THE GLAZING CALCULATOR OR ENERGY RATING, AND AMENDED ENERGY RATING WILL BE REQUIRED
- **EXTERNAL DOOR FRAMES** EXTERNAL DOOR FRAMES SHALL BE OF THE TYPE REFERRED TO BY OWNER AND MAY BE OF STOCK SIZE OR SPECIAL SIZE. IF A NOMINAL SIZE IS SHOWN ON THE RELEVANT PLAN THE THE CLOSEST MANUFACTURED STOCK SIZE TO THAT NOMINAL SIZE CAN BE USED.
- **DOORS** EXTERNAL AND INTERNAL DOORS ARE TO BE AS SPECIFIED BY OWNER.
- **DOOR HARDWARE AND FURNITURE** ALL DOORS ARE TO BE FITTED WITH HINGES, SLIDING RACKS, LATCHES, LOCKS AND FURNITURE AS SPECIFIED BY OWNER. IF REQUIRED BY THE B.C.A. SANITARY COMPARTMENT DOORS ARE TO BE FITTED WITH LIFT OFF HINGES.
- **ARCHITRAVES AND SKIRTINGS** REFER TO OWNERS REQUIREMENTS FOR THE TYPE AND SIZE OF SKIRTINGS AND ARCHITRAVES.
- **ANGLE MOLDINGS** WHERE CONSIDERED NECESSARY, FIX QUADS OR OTHER SUITABLE MOLDINGS TO INTERNAL ANGLES.
- **KITCHEN CUPBOARDS** REFER TO OWNERS REQUIREMENTS.
- **LAUNDRY TROUGH AND BASE** REFER TO OWNERS REQUIREMENTS.
- **BATHROOM VANITY CUPBOARD** REFER TO OWNERS REQUIREMENTS.

ROOF ACCESS OPENING

WHERE REQUIRED FOR ACCESS INTO THE ROOF SPACE, A ROOF ACCESS OPENING HAVING CLEAR DIMENSIONS OF AT LEAST 400mm x 600mm IS TO BE PROVIDED BY TRIMMING BETWEEN CEILING JOISTS IN A CONVENIENT POSITION. THE ROOF ACCESS OPENING IS TO BE FITTED WITH A COVER OF MATERIAL SIMILAR TO THE CEILING LINING OR AS OTHERWISE SPECIFIED.

SUBFLOOR ACCESS OPENING

WHERE BUILDING HAS A RAISED SUBFLOOR THE BUILDER IS TO PROVIDE AN ACCESS OPENING FOR FUTURE MAINTENANCE PURPOSES AND SHOULD BE AT LEAST 600mm WIDE WITH A STEEL OR TREATED PINE DOOR INSTALLED

FRAMING FOR PARAPET, BOX AND CONCEALED GUTTERS

WHERE REQUIRED, FRAME UP IS TO ALLOW FOR THE PROPER INSTALLATION OF PARAPET, BOX AND CONCEALED GUTTERS. THE FRAMING SHALL BE SET UP TO GIVE A GUTTER SUFFICIENT AND A FALL TOWARDS A DOWNPIPE.

INSULATION

WALL INSULATION AND SKIRTING WALL INSULATION AND SARKING OR REFLECTIVE FOIL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT ENERGY REPORT BY AN ACCREDITED ENERGY RATER OR THE REQUIREMENTS OF THE B.C.A. SARKING OR REFLECTIVE FOIL INSULATION SHALL BE SECURELY FIXED TO THE OUTSIDE EDGE OF STUDS PRIOR TO THE FIXING OF EXTERNAL CLADDINGS. SARKING OR REFLECTIVE FOIL INSULATION SHALL HAVE THE TOP SHEET LAPPED EXTERNALLY OVER THE LOWER SHEET AND CARE SHALL BE TAKEN TO PREVENT TEARS OR HOLES FROM OCCURRING IN THE SHEETS. IF REQUIRED BY THE RELEVANT ENERGY REPORT OR THE B.C.A., ROCKWOOL, FIBREGLASS OR POLYSTYRENE FOAM INSULATION SHALL BE FIXED BETWEEN OR TO STUDS BEFORE THE INSTALLATION OF INTERNAL LININGS. WHERE INSULATION MATERIALS ARE FIXED BETWEEN STUDS IN CAVITY WALL CONSTRUCTION, THE BUILDER SHALL ENSURE THAT THE INSULATION SHALL NOT FALL OR PROJECT INTO THE CAVITY SPACE.

ELECTRICAL

THE OWNER IS TO PROVIDE AN ELECTRICAL PLAN SHOWING ALL FIXTURE LOCATIONS INCLUDING LIGHTING, POWER OUTLETS AND APPLIANCES THAT ARE TO BE INSTALLED, PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE.

GENERALLY ALL ELECTRICAL INSTALLATION WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICAL CONTRACTOR. THIS WORK AND ALL MATERIALS TO BE USED IN CONNECTION WITH THE WORK SHALL STRICTLY COMPLY WITH THE RELEVANT REGULATIONS, BYLAWS OR CODES ADMINISTERED OR REQUIRED BY THE ELECTRICITY SUPPLY AUTHORITY. THE ELECTRICAL CONTRACTOR MUST BE REQUIRED TO GIVE ALL NOTICES IN RESPECT OF THE WORK AND OBTAIN ALL NECESSARY APPROVALS AND CONSENTS. THE ELECTRICAL CONTRACTOR MUST BE REQUIRED TO STRICTLY COMPLY WITH ALL SAFETY STANDARDS, REGULATIONS AND REQUIREMENTS AND TO MAKE GOOD ANY DAMAGE TO MAINS AND EQUIPMENT UNDER THE CONTROL OF THE ELECTRICITY SUPPLY AUTHORITY. THE ELECTRICAL CONTRACTOR MUST GIVE ALL NOTICES REQUIRED IN CONNECTION WITH THE WORK AND TO ARRANGE FOR THE INSPECTION AND APPROVAL OF THE WORK AS REQUIRED BY THE ELECTRICITY SUPPLY AUTHORITY. THE BUILDER WILL ADVISE THE OWNER WHEN THE OWNER'S APPLICATION AS THE RELEVANT CONSUMER MAY BE FORWARDED TO THE ELECTRICITY SUPPLY AUTHORITY. THE OWNER WILL BE RESPONSIBLE FOR SENDING A CONSUMER APPLICATION FORM TO THE ELECTRICITY SUPPLY AUTHORITY.

ALL POWER, AV OR SIMILAR OUTLETS TO BE MOUNTED AT AN EVEN AESTHETIC HEIGHT (WHERE PRACTICALLY POSSIBLE)

ENVIRONMENT	LOCATION	MINIMUM PROTECTION COATING	
		ALL STEEL MEMBERS / CONSTRUCTION COMPONENTS	
MODERATE MORE THAN 1km FROM BREAKING SURF OR MORE THAN 100m FROM SALT WATER NOT SUBJECT TO BREAKING SURF OR NON-HEAVY INDUSTRIAL AREAS	EXTERNAL	OPTION 1. 2 COATS ALKYD PRIME; OR OPTION 2. 2 COATS ALKYD GLOSS OPTION 3. HOT DIPPED GALVANIZED 300g/m2 MIN. OPTION 4. HOT DIPPED GALVANIZED 100g/m2 MIN. PLUS- • 1 COAT SOLVENT BASED VINYL PRIMER; OR • 1 COAT SOLVENT GLOSS OR ALKYD.	
	INTERNAL	OPTION 1. 2 COATS ALKYD PRIME OPTION 2. 2 COATS ALKYD GLOSS	
SEVERE WITHIN 1km FROM BREAKING SURF OR WITHIN 100m OF SALT WATER NOT SUBJECT TO BREAKING SURF OR HEAVY INDUSTRIAL AREAS	EXTERNAL	OPTION 1. INORGANIC ZINC PRIMER PLUS 2 COATS VINYL GLOSS FINISHING COATS OPTION 2. HOT DIPPED GALVANIZED 300g/m2 MIN. OPTION 3. HOT DIPPED GALVANIZED 100g/m2 MIN. PLUS- • 2 COATS SOLVENT BASED PRIMER; OR • 2 COATS VINYL GLOSS OR ALKYD.	HOT DIPPED GALVANIZED 600g/m2
	INTERNAL		
IMPORTANT			
NOTE: MANY PERFORMANCE PROVISION BASED PRODUCTS ARE NOT SUITABLE FOR INSTALATION IN MOST COSTAL AREAS OF TASMANIA AND IT IS THE RESPONSIBILITY OF THE BUILDER TO OBTAIN FULL SPECIFICATIONS OF OF THE PARTICULAR PRODUCT PRIOR TO CONSTRUCTION; FULL DETAILS OF ALL PRODUCTS USED ARE TO BE PROVIDED TO BUILDING SURVEYOR, INITIALED AND DATED			

GENERAL NOTES

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PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WESTBURY

sheet: A.13 OF 16
 date: JANUARY 2017
 scale: 1:100 @ A3
 bal: BAL '19 '
 design: JVZ | drawn: JVZ

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WET AREAS - BCA PART 3.8.1

WATERPROOFING AND WATER RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS;				
VESSEL OR AREA WHERE THE FIXTURE IS INSTALLED	FLOORS AND HORIZONTAL SURFACES	WALLS	WALL JUNCTION AND JOINTS	PENETRATIONS
ENCLOSED SHOWER WITH HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCL HOB	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAX. RETAINED WATER LEVEL, WHICH EVER IS GREATER WITH THE REMAINDER BEING WATER RESISTANT TO MIN 1800mm ABOVE THE FFL;	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITHOUT HOB	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCL WATERSTOP	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE WITH THE REMAINDER BEING WATER RESISTANT TO MIN 1800mm ABOVE THE FFL;	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITH STEP DOWN	WATERPROOF ENTIRE ENCLOSED SHOWER AREA INCL THE STEPDOWN	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE OR NOT LESS THAN 25mm ABOVE THE MAX. RETAINED WATER LEVEL, WHICH EVER IS GREATER WITH THE REMAINDER BEING WATER RESISTANT TO MIN 1800mm ABOVE THE FFL;	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
ENCLOSED SHOWER WITH PRE-FORMED SHOWER BASE	N/A	WATER RESISTANT TO A HEIGHT NOT LESS THAN 1800mm ABOVE THE FFL;	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
UN-ENCLOSED SHOWERS	WATERPROOF ENTIRE UN-ENCLOSED SHOWER FLOOR	WATERPROOF TO NOT LESS THAN 150mm ABOVE THE SHOWER FLOOR SUBSTRATE NOT LESS THAN 25mm ABOVE THE MAX RETAINED WATER LEVEL THE REMAINDER BEING WATER RESISTANT TO MIN 1800mm ABOVE THE FFL;	WATERPROOF INTERNAL & EXTERNAL CORNERS & HORIZONTAL JOINTS WITHIN A HEIGHT OF 1800mm ABOVE FLOOR LEVEL AND NOT LESS THAN 40mm WIDTH EITHER SIDE OF THE JUNCTION	WATERPROOF ALL PENETRATIONS
AREAS OUTSIDE THE SHOWER AREA FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEETING	WATER RESISTANT TO ENTIRE FLOOR	N/A	WATERPROOF ALL WALL / FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40mm	N/A
AREAS OUTSIDE THE SHOWER AREA FOR TIMBER AND PARTICLE BOARD FLOORING	WATERPROOF TO ENTIRE FLOOR	N/A	WATERPROOF ALL WALL / FLOOR JUNCTIONS. WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST NOT BE LESS THAN 40mm	N/A
AREAS ADJACENT TO BATHS AND SPAS FOR CONCRETE AND COMPRESSED FIBRE CEMENT SHEETING	WATER RESISTANT TO ENTIRE FLOOR	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS AREA MUST BE WATERPROOF FOR SHOWERS OVER A BATH AND WATER RESISTANT FOR ALL OTHER CASES	WATERPROOF ALL TAP AND SPOUT PENETRATIONS ON HORIZONTAL SURFACES
AREAS ADJACENT TO BATHS AND SPAS FOR TIMBER AND PARTICLE BOARD FLOORING	WATERPROOF ENTIRE FLOOR	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL AND EXPOSED SURFACES BELOW THE VESSEL LIP TO FLOOR LEVEL	WATERPROOF EDGES OF THE VESSEL AND JUNCTION OF BATH ENCLOSURE WITH FLOOR. WHERE THE LIP OF THE BATH IS SUPPORTED BY A HORIZONTAL SURFACE, THIS AREA MUST BE WATERPROOF FOR SHOWERS OVER A BATH AND WATER RESISTANT FOR ALL OTHER CASES	WATERPROOF ALL TAP AND SPOUT PENETRATIONS ON HORIZONTAL SURFACES
INSERTED BATHS	N/A FOR FLOOR UNDER BATH; WATERPROOF ENTIRE SHELF AREA, INCORPORATING WATERSTOP UNDER THE BATH LIP AND PROJECT NOT LESS THAN 5mm ABOVE THE TILE SURFACE	N/A FOR WALL UNDER BATH. WATERPROOF TO NOT LESS THAN 150mm ABOVE THE LIP OF THE BATH	N/A FOR WALL UNDER BATH	WATERPROOF ALL TAP AND SPOUT PENETRATIONS ON HORIZONTAL SURFACES
WALLS ADJOINING OTHER VESSELS (SINKS, TUBS, BASINS)	N/A	WATER RESISTANT TO A HEIGHT OF NOT LESS THAN 150mm ABOVE THE VESSEL IF THE VESSEL IS WITHIN 75mm OF THE WALL	WHERE THE VESSEL IS FIXED TO A WALL, WATERPROOF EDGES FOR EXTENT OF THE VESSEL	WATERPROOF ALL TAP AND SPOUT PENETRATIONS ON HORIZONTAL SURFACES
LAUNDRIES & WCS	WATER RESISTANT TO ENTIRE FLOOR	WATERPROOF ALL WALL / FLOOR JUNCTIONS TO NOT LESS THAN 25mm ABOVE THE FINISHED FLOOR LEVEL, SEALED TO FLOOR.	WATERPROOF ALL WALL / FLOOR JUNCTIONS WHERE A FLASHING IS USED THE HORIZONTAL LEG MUST BE NOT LESS THAN 40mm	N/A

WET AREA GENERAL NOTES - SHEET A

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PROPOSED DWELLING FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WESTBURY

sheet: A. 14 OF 16
date: JANUARY 2017
scale: 1:100 @ A3
bal: BAL '19 '
designer: JVZ | drawn: JVZ

ISSUE
BUILDING
PRINT DATE

drawing no: 6308
AMENDMENT No.
1.
2.
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C&DS 2

**WET AREAS - BCA PART 3.8.1
GENERAL NOTES**

WET AREAS MUST BE WATER PROOF OR WATER RESISTANT IN ACCORDANCE WITH BCA 3.8.1.1

WHERE A SHOWER IS TO BE INSTALLED OVER A BATH, REFER TO BCA 3.8.1

FOR DEFINITIONS OF WATERPROOF & WATER RESISTANT REFER TO BCA 3.8.3 & 3.8.4

PREFORMED SHOWER BASES MUST BE INSTALLED IN A MANNER TO AVOID DISTORTION OR CRACKING

PREFORMED BATHS & SPAS MUST BE INSTALLED IN A MANNER TO AVOID DISTORTION OR CRACKING

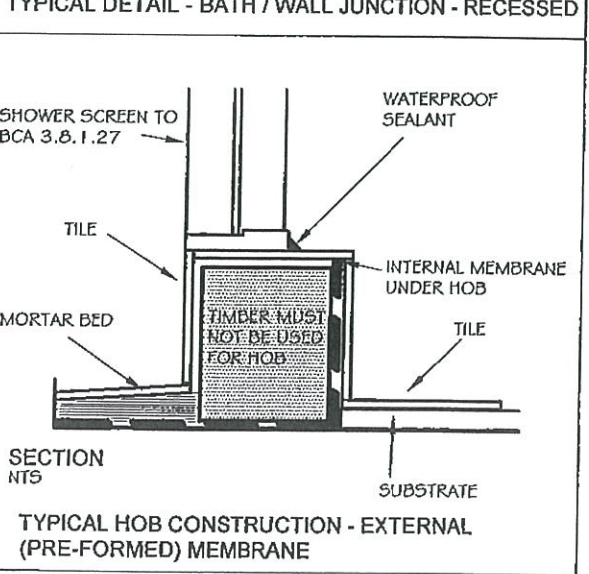
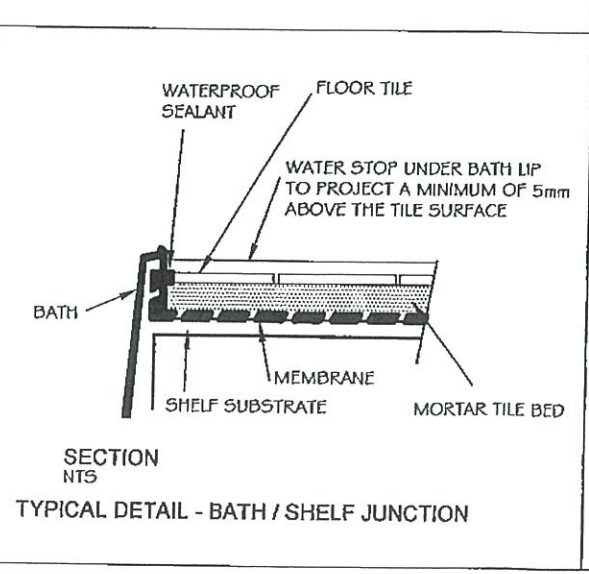
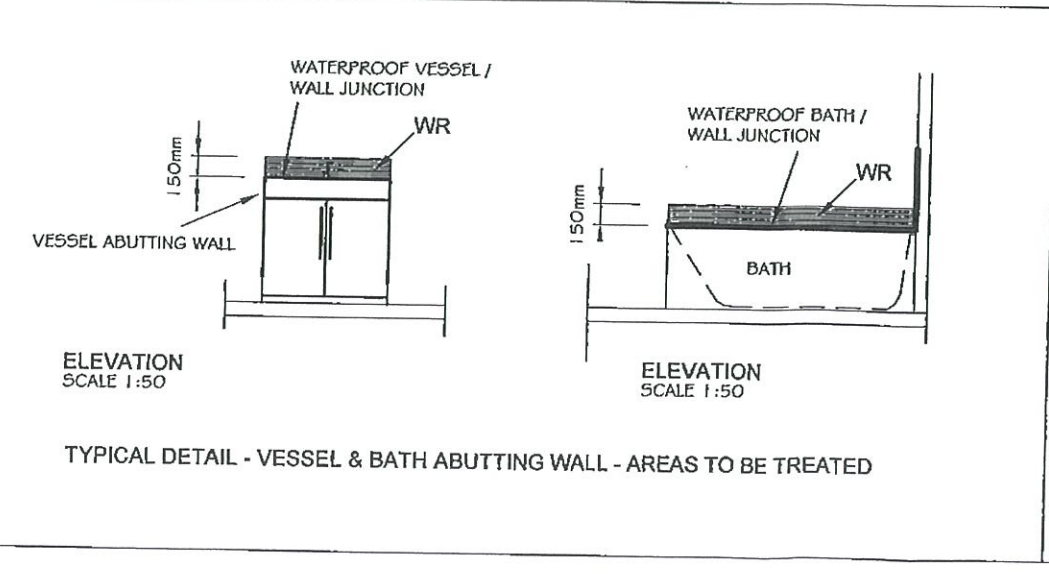
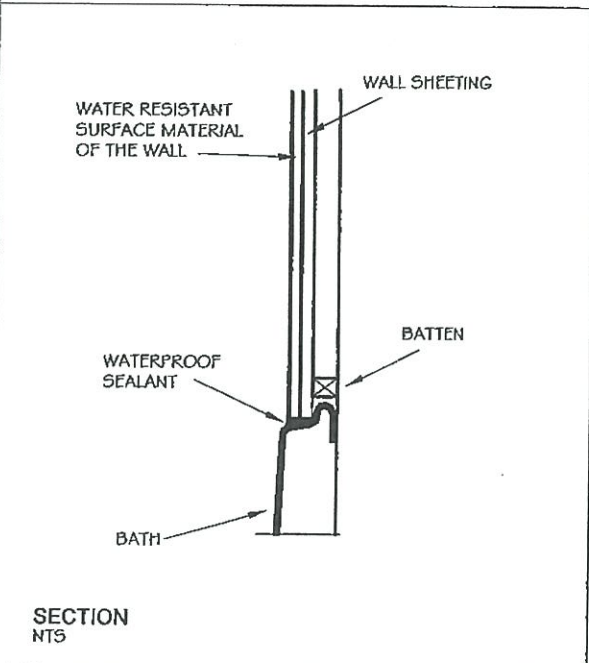
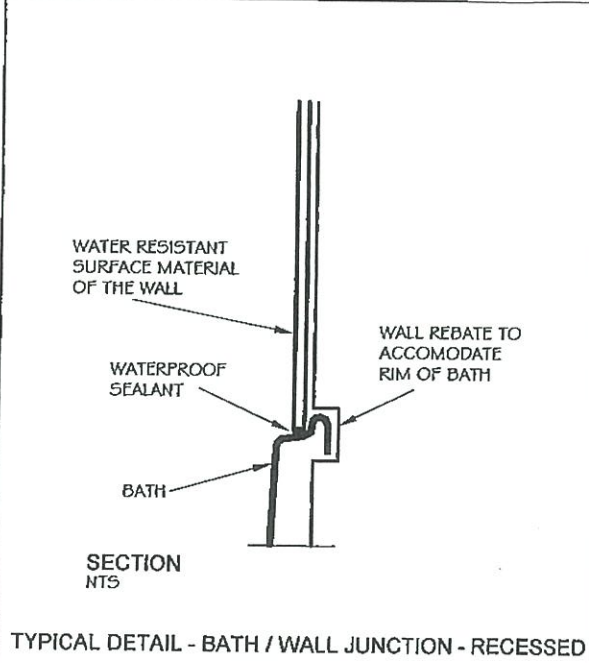
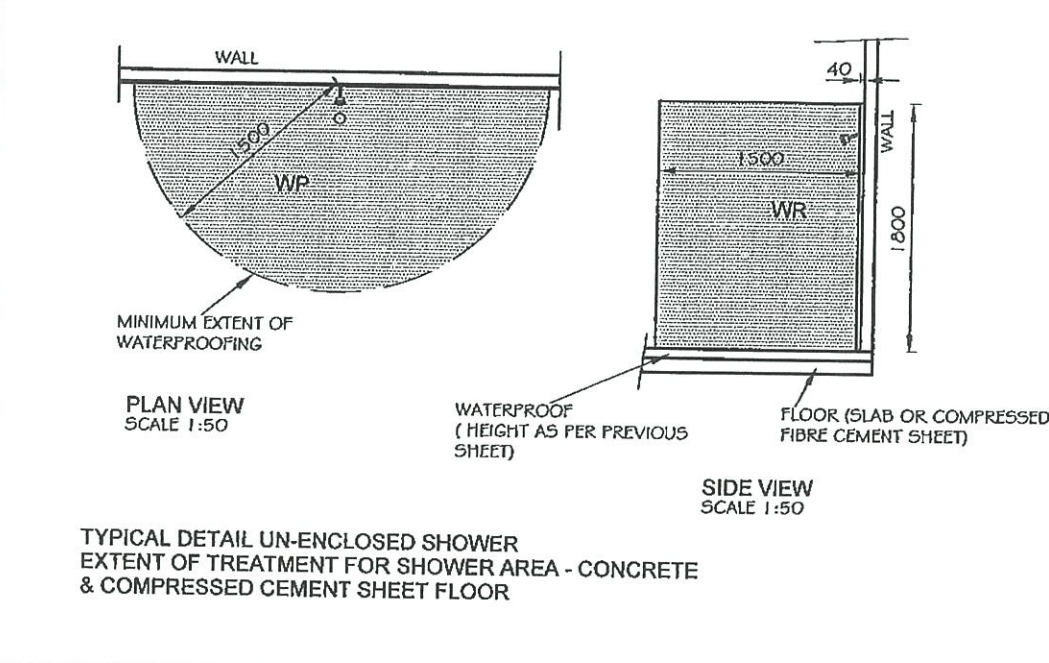
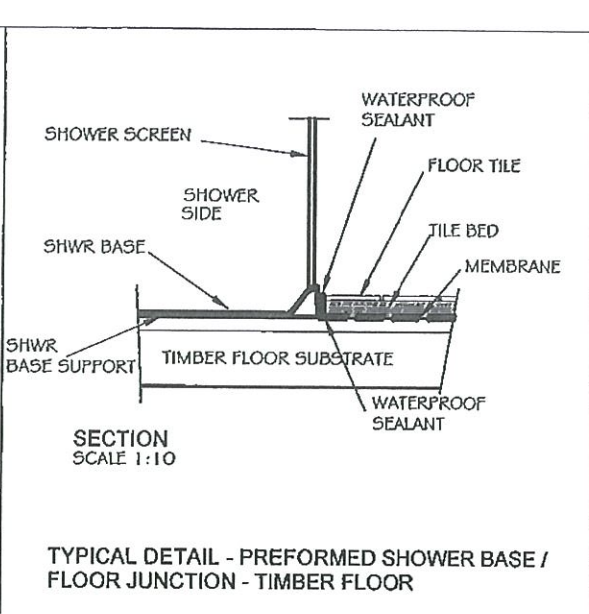
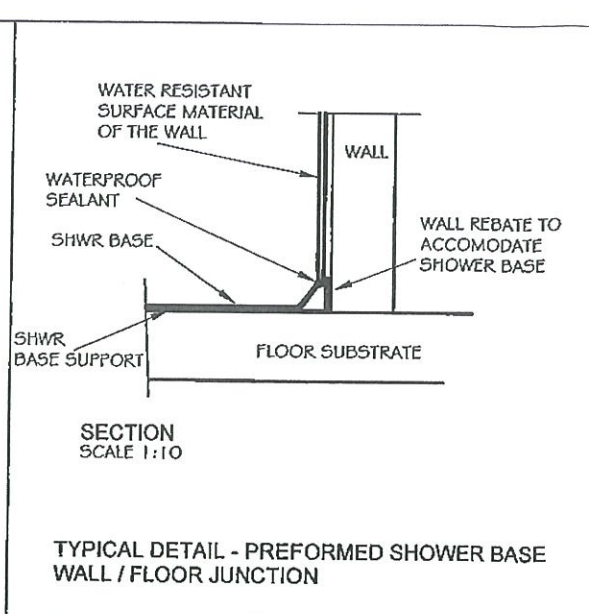
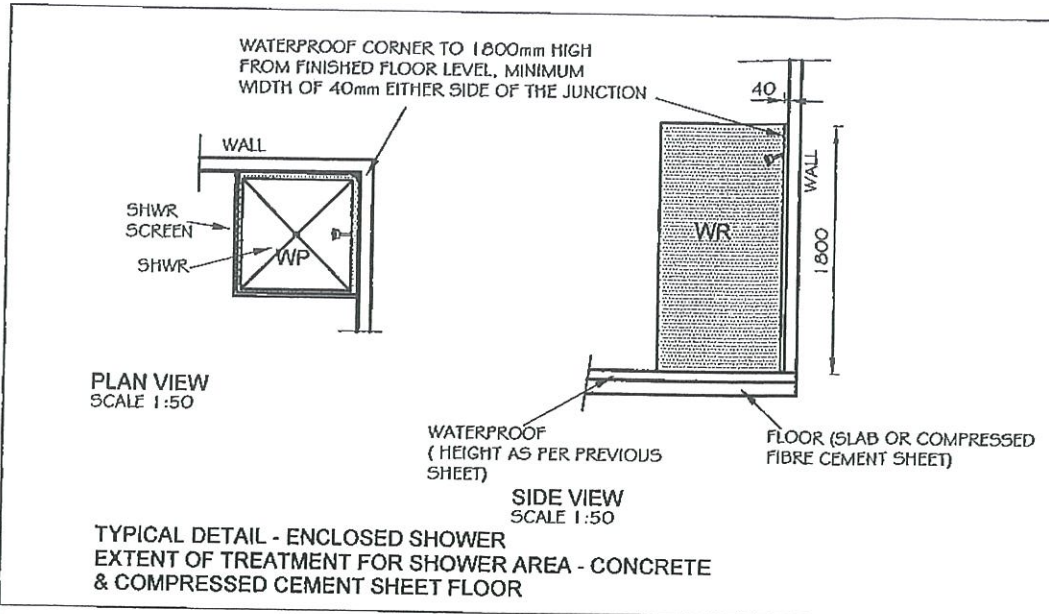
ALL FLASHINGS ARE TO BE INSTALLED BCA 3.8.1.1

ALL PENETRATIONS MUST COMPLY WITH BCA 3.8.1.9

WET AREA FLOORS MUST BE INSTALLED SO THAT WATER FLOWS TO THE WASTE WITHOUT PONDING REFER TO BCA 3.8.1.10

BOND BREAKERS MUST BE INSTALLED AT ALL WALL / FLOOR, HOB / WALL JUNCTIONS AND AT MOVEMENT JOINTS
BOND BREAKERS MUST BE OF THE TYPE COMPATIBLE WITH THE FLEXIBILITY CLASS OF THE MEMBRANE USED

**WET AREA GENERAL
NOTES / DETAILS
SHEET B**



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**PROPOSED DWELLING
FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WESTBURY**

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date: JANUARY 2017
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design: BVZ | draw: BVZ

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BAL 19 CONSTRUCTION REQUIREMENTS

REFER TO AS 3959 FOR ALL SPECIFIC DETAILS
THE CONSTRUCTION LEVELS ON THESE PLANS ARE A MINIMUM LEVEL ONLY
THE OWNER / BUILDER MAY USE HIGHER BAL RATING CONSTRUCTION
TECHNIQUES, TO AS 3959. IF THIS IS THE CASE, BOTH THE DESIGNER AND
THE BUILDING SURVEYOR ARE TO BE NOTIFIED.

ALL COMPONENTS USED MUST BE CORROSION RESISTANT TO THE
SURROUNDING ENVIRONMENT.

EXTERNAL WALLS

THE EXPOSED COMPONENTS OF ANY EXTERNAL WALL THAT ARE LESS THAN
400mm FROM THE GROUND, OR 400mm ABOVE DECKS, STRUCTURES,
CARPORT ROOFS, AWNINGS etc., THAT HAVE A SLOPE OF LESS THAN 1.8deg
FROM HORIZONTAL, AND EXTEND MORE THAN 100mm FROM THE WALL, MUST
BE CONSTRUCTED FROM A NON COMBUSTIBLE MATERIAL OR TIMBER WITH
A DENSITY OF NOT LESS THAN 680kg/m², AND MIN 90mm THICK.
EXTERNAL CLADDINGS MUST BE NON-COMBUSTIBLE, OR IF FIBRE CEMENT
SHEET, BE AT LEAST 6mm THICKNESS.

WHERE TIMBER IS TO BE USED FOR CLADDING, IT MUST BE BUSHFIRE
RESISTANT, AND HAVE A DENSITY OF AT LEAST 680kg/m², TO AS3959.
ALL JOINTS, OF THE EXTERNAL CLADDING MUST BE COVERED, SEALED OR
OVERLAPPED, TO ENSURE NO GAPS ARE GREATER THAN 3mm

EXTERNAL CLADDINGS

ALL PARTS OF WALLS THAT ARE 400mm OR LESS FROM THE GROUND ARE TO
BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL. IF CEMENT SHEET IS USED
IT MUST BE A MINIMUM OF 6mm THICKNESS. IF TIMBER IS USED IT MUST BE
A BUSH FIRE RESISTING SPECIES (REFER TO AS 3959)
ALL JOINTS, AND OPENINGS IN THE WALL CLADDING MUST BE SEALED, COVERED
OR OVERLAPPED TO ENSURE NO GAP IS GREATER THAN 3mm.
A BUSH FIRE RESISTING SPECIES (REFER TO AS 3959)

EXTERNAL MOULDINGS

FOR BAL 12.5, EXTERNAL MOULDINGS, JOINTING STRIPS, TRIMS AND SEALANTS
MAY BE COMBUSTIBLE, WHERE USED FOR DECORATIVE PURPOSES OR TO
COVER JOINTS BETWEEN SHEETING.

VENTS, WEEPHOLES AND GAPS.

ALL EXTERNAL VENTS, WEEP HOLES AND GABS MUST BE SUITABLY SCREENED
TO ENSURE A 3mm SPHERE (EMBER) CANNOT PASS THRU THE SCREEN
GAPS IN DOORS, JAMBS, SILLS & THRESHOLDS MUST ALSO BE A MAXIMUM
OF 3mm OR BE PROTECTED BY DRAFT EXCLUDERS

SARKING

ROOFS ARE TO BE FULLY SARKED. THE SARKING SHALL BE ON TOP OF THE
FRAME, (EXCEPT ROOF BATTENS) AND COVER THE ENTIRE ROOF AREA INCLUDING
RIDGES AND HIPS, AND EXTEND INTO VALLEYS AND GUTTERS.

GLAZING, WINDOWS AND DOORS

ALL OPENING WINDOWS MUST BE SCREENED EITHER INTERNALLY OR EXTERNALLY,
WITH METAL SCREENS, WITH A MAXIMUM APERTURE OF 2mm (BRONZE, STEEL
OR ALUMINUM).

EXPOSED EXTERNAL HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTION OF
OPENING AND CLOSING MUST BE MADE OF METAL.

ALL GLASS WITHIN 400mm OF THE GROUND OR OTHER STRUCTURES (WITHIN
1.8deg OFF HORIZONTAL) MUST BE GLAZED IN TOUGHENED SAFETY GLASS,
MINIMUM 4mm THICKNESS.

IF WINDOWS ARE WITHIN 400mm OF THE GROUND OR OTHER STRUCTURES
(ie: DECKS) THEY MUST BE MANUFACTURED IN EITHER BUSHFIRE RESISTANT
TIMBER, METAL (INCLUDING ALUMINUM) OR uPVC WITH METAL REINFORCING.
FOR SIDE HUNG EXTERNAL DOORS, INCLUDING FRENCH AND BIFOLD DOORS,
DOORS MUST BE CONSTRUCTED OF NON-COMBUSTIBLE OR 35mm THICK SOLID
TIMBER FOR THE 400mm ABOVE THE THRESHOLD, OR HAVE A
NON-COMBUSTIBLE KICK PLATE TO 400mm ON THE OUTSIDE.

A FULLY FRAMED GLASS DOOR MUST BE CONSTRUCTED BY METAL, ALUMINUM,
OR A TIMBER SPECIES WITH A DENSITY GREATER THAN 680kg/m² (REFER TO
AS3959 FOR SPECIFIC SPECIES).

ALL GLAZING MUST COMPLY WITH THE REQUIREMENTS OF AS2047 & AS1288 &
BCA PART 3.6 & BCA PART 3.8.5 (VENTILATION)

ALL DOORS AND WINDOWS MUST BE TIGHT FITTING WITH WEATHER STRIPS AND
DRAUGHT SEALS INSTALLED AT THE BASE OF ALL SIDE HUNG EXTERNAL DOORS
ALL EXTERNAL SLIDING DOORS MUST BE GLAZED IN GRADE A SAFETY GLASS TO
AS1288, AND IF SCREENED MUST BE STEEL, BRONZE OR ALUMINUM. THE
CONSTRUCTION OF A SLIDING DOOR SHOULD PREVENT EMBERS WHEN CLOSED.

BUSHFIRE SHUTTERS

WHERE THE GLAZING REQUIREMENTS PREVIOUSLY NOTED CANNOT BE MET,
BUSHFIRE SHUTTERS MUST BE FIXED TO THE BUILDING
AND BE NON-REMOVEABLE, AND WHEN IN A CLOSED POSITION HAVE A MAXIMUM
GAP OF 3mm ALL ROUND, AND BE OPERATABLE FROM EITHER INSIDE OR OUT.
SHUTTERS MUST PROTECT THE ENTIRE WINDOW OR DOOR ASSEMBLY.
SHUTTERS ARE TO BE CONSTRUCTED OF A NON-COMBUSTIBLE MATERIAL.

ROOFS, INCL; VERANDAHS, CARPORTS, GUTTERS & PENETRATIONS

ALL ROOFING AND ACCESSORIES ARE TO BE CONSTRUCTED FROM NON-
COMBUSTIBLE MATERIALS
THE ROOF/WALL JUNCTION IS TO BE SEALED, TO PREVENT OPENINGS GREATER
THAN 3mm. ALL ROOF VENTILATION UNITS ARE TO BE FITTED WITH EMBER
GUARDS, CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL OR MESH WITH
MAXIMUM GAPS OF 2mm.

ROOFS MUST BE SEALED (UNDER CORRIGATIONS , FLASHINGS etc;) BY WAY
'RIDGESEAL ROOF SEALS' OR CONSTRUCTED FROM EITHER,
MESH (2mm APERTURE) MADE OF CORROSION RESISTANT STEEL, BRONZE
OR ALUMINUM, OR MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL.
FOAM STRIPPING MUST NOT BE USED.

ROOF PENETRATIONS

ALL ROOF PENETRATIONS MUST HAVE GAPS LESS THAN 3mm OR BE SEALED
WITH NON COMBUSTIBLE FILLER (ie; SKYLIGHTS, ANTENNAS, AIR CONDITIONERS).
WHERE AN OPENING SKYLIGHT IS INSTILLED, AN EMBER GUARD MUST BE FITTED.
ALL OVER HEAD GLAZING MUST BE GRADE 'A' SAFETY GLASS COMPLYING
WITH AS1288

FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MUST BE CONSTRUCTED OF
FIRE RETARDANT MATERIAL

EAVES LININGS, FASCIAS AND GABLES

ALL EAVE PENETRATIONS ARE TO HAVE A MAXIMUM GAP SIZE OF 3mm
EAVE VENTILATION OPENINGS ARE TO BE FITTED WITH EMBER GUARDS WITH A
MAXIMUM APERTURE SIZE OF 2mm AND BE FIRE RESISTANT.
JOINTS IN EAVE LININGS MAY BE SEALED USING PLASTIC JOINING STRIPS.

GARAGE DOORS

THE LOWER PART OF THE GARAGE DOOR (BELOW 400mm) IS TO BE
CONSTRUCTED FROM NON COMBUSTIBLE MATERIAL (INCL BUSHFIRE
RESISTANT TIMBER).

PANEL LIFT, TILT OR SIDE HUNG DOORS SHALL BE FITTED WITH SUITABLE
WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS,
AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP OF LESS THAN
3mm. ROLLER DOORS SHALL HAVE A GUIDE TRACK WITH A MAXIMUM GAP
OF 3mm, AND BE FITTED WITH A NYLON BRUSH, THAT IS IN CONTACT WITH
THE DOOR, IN ACCORDANCE WITH AS3959.
VEHICLE ACCESS DOORS MUST NOT HAVE VENTILATION SLOTS.

VERANDAHS, DECKS, STEPS AND LANDINGS

THERE IS NO REQUIREMENT TO ENCLOSE SUBFLOOR SPACES OF DECKS, STEPS,
RAMPS OR LANDINGS.

ALL DECKS, STEPS AND LANDINGS WITHIN 300mm (MEASURED HORIZONTALLY)
FROM GLAZED ELEMENTS, AND 400mm (MEASURED VERTICALLY) FROM
THE GROUND MUST BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL
ALL DECKING IS TO BE MINIMUM 680kg/m² AND A BUSHFIRE RESISTANT
SPECIES. REFER TO AS3959 FOR SPECIES (ie: MERBAU).

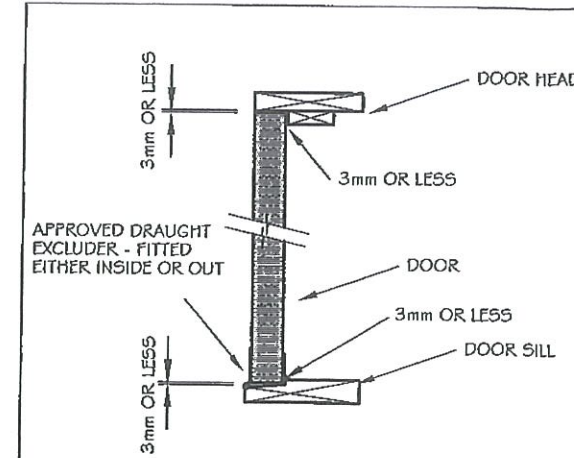
SPACE DECKING AT NOMINAL 3mm GAP.
THERE IS NO REQUIREMENT FOR THE FRAME MATERIAL, COLUMNS, HANDRAILS ETC
TO BE NON-COMBUSTIBLE TO AS3959.

GUTTERS & DOWNPIPES

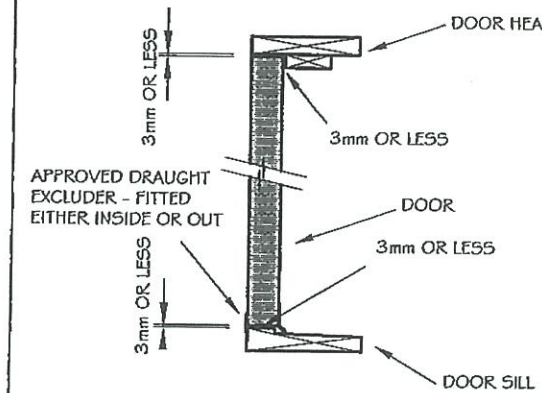
IF INSTALLED GUTTER AND VALLEY LEAF GUARDS MUST BE NON-COMBUSTIBLE.
WHERE BOX GUTTERS ARE INSTALLED, ALL COMPONENTS, MUST BE
NON-COMBUSTIBLE.

WATER AND GAS SUPPLY PIPES

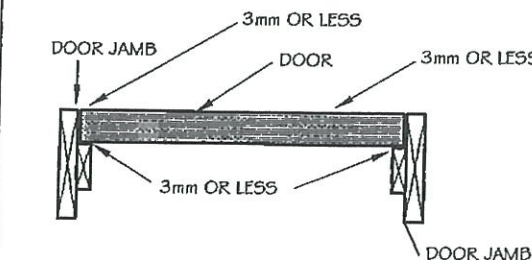
WHERE GAS OR WATER SUPPLY LINES ARE ABOVE GROUND GAS, THEY ARE TO
BE CONSTRUCTED OF METAL



TYPICAL SECTION - GAPS AT TOP AND BOTTOM
OF DOOR. (BAL 19)
DOOR OPENS OUT



TYPICAL SECTION - GAPS AT TOP AND BOTTOM
OF DOOR. (BAL 19)
DOOR OPENS IN



TYPICAL SECTION - LOOKING DOWN - GAPS AT
SIDES OF DOOR. (BAL 19)
EITHER OPENS IN OR OUT

BAL RATING GENERAL

THE BAL RATING SUPPLIED AND DETAILS ON THIS PLAN DO
NOT GUARANTEE THE BUILDINGS WILL SURVIVE A BUSH FIRE
IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN
THE BUILDING, AND SURROUNDING SITE AS PER THE
RECOMMENDATIONS, AS SET OUT IN THE TAS FIRE
'GUIDELINES FOR DEVELOPMENT IN BUSHFIRE PRONE AREAS
OF TASMANIA', AND HAVE A CURRENT BUSHFIRE PLAN IN
PLACE FROM THE TIME OF OCCUPANCY OF THE BUILDING.
CONTACT THE LOCAL COUNCIL PLANNING DEPARTMENT
PRIOR TO REMOVAL OF ANY TREES.
THE BAL RATING SUPPLIED IS THAT AT THE TIME OF THESE
PLANS ONLY, AND MAY NEED RE-ASSESSMENT IF PLANS
ARE NOT CERTIFIED BY THE BUILDING SURVEYOR
WITHIN 3 MONTHS OF THE PRINTED DATE
CONTACT THE DESIGNER, BUILDING SURVEYOR OR SUITABLY
QUALIFIED CONSULTANT IF THIS IS THE CASE.

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JASON VAN ZELLEN
Document No: 6308
Version: 1, Version Date: 17/03/2017

**PROPOSED DWELLING
FOR: L. & R. THOMSON
LOT: 9, NO: 803.
WHITEMORE ROAD
WESTBURY**

sheet: A.16 OF 16
date: JANUARY 2017
scale: 1:100 @ A3
bal: BAL '19
design: JZ

ISSUE
BUILDING
PRINT DATE

drawing no: 6308
AMENDMENT No.
1.
2.

Jason Van Zellen Acr.cc1952x
Launceston Office Phone (03) 63 344 089
PO BOX 7647 Launceston 7250
Email admin@urbantas.com.au
www.urbantas.com.au



HAZARD MANAGEMENT AREAS (VEGETATION MANAGEMENT)
 THE HAZARD MANAGEMENT AREA (DEFENDABLE SPACE) AS SHOWN ON SHEET 1,
 HAS BEEN DESIGNATED BETWEEN THE DWELLING AND THE BUSHFIRE RISK AND MUST
 BE MAINTAINED TO REDUCE THE SPREAD OF EMBERS AND FLAMES / FIRE.

THE OWNER MUST, IN THE BMPZ (HATCHED)
 MAINTAIN THIS AREA BY

- * CUT LAWNS TO A LENGTH OF LESS THAN 50mm AND MAINTAIN,
- * REMOVE FALLEN LIMBS, LEAF, BARK AND LITTER,
- * NOT USE FLAMMABLE GARDEN MULCH SUCH AS PINEBARK,
- * REGULARLY THIN OUT THE UNDER STOREY OF TREES & SHRUBS
- * PRUNE LOW HANGING TREES TO CREATE SEPARATION FROM GROUND LITTER,
- * PRUNE LARGER TREES TO MAINTAIN CANOPY SEPARATION,
- * MINIMIZE STORAGE OF FLAMMABLE FUELS,
- * REMOVE AND MAINTAIN FREE FROM DEBRIS GUTTERS AND THE BUILDING,
- * ESTABLISH NON COMBUSTIBLE PATHS AND DRIVEWAYS AROUND THE,
 DWELLING,

PLANTING ESTABLISHMENT, WHERE POSSIBLE IS TO BE PRIMARILY OF LOW FLAMMABILITY
 SHRUB SPECIES.

ACCESS ROAD (DRIVEWAY)

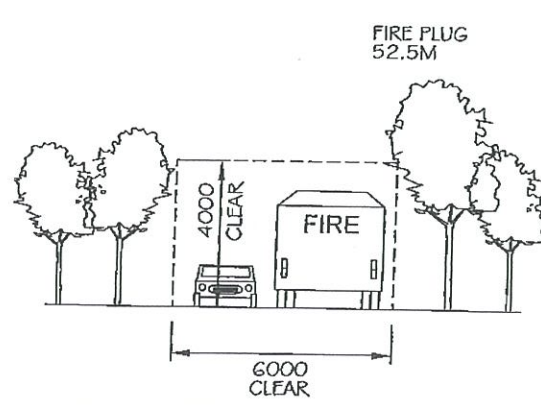
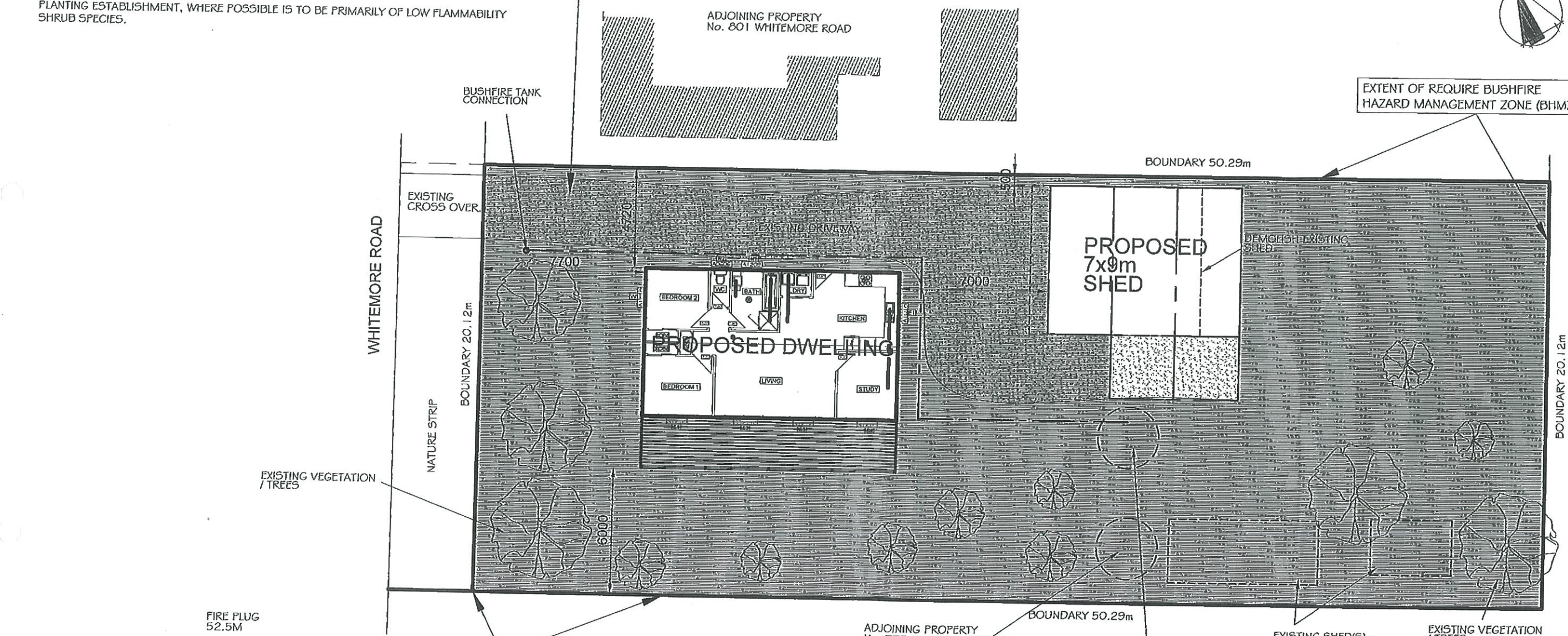
A PRIVATE ACCESS ROAD (DRIVEWAY) IS TO BE CONSTRUCTED FROM THE ENTRY
 TO THE PROPERTY (CROSSOVER) TO THE DWELLING
 BY WAY OF A '4C' ACCESS ROAD AS A MINIMUM.

VEGETATION MUST BE CLEARED AND MAINTAINED TO A HEIGHT OF 4m AND A WIDTH
 OF 2m EACH SIDE OF THE ACCESS ROAD (DRIVEWAY) FOR FIRE FIGHTING ACCESS
 OR AS BEST PRACTICALLY POSSIBLE TO NARROW PORTION OF DRIVEWAY

THE ACCESS ROAD MUST ENABLE DIRECT ACCESS TO ON SITE WATER STORAGE
 AND THE DWELLING FOR A FIRE FIGHTING VEHICLE

ACCESS ROAD (DRIVEWAY)
 PROVIDE ACCESS (DRIVEWAY) TO DWELLING VIA A '4C' ALL WEATHER ACCESS ROAD
 GIVING ACCESS TO THE WATER TANK FOR A 20L FIRE VEHICLE
 ACCESS TO BE COMPACTED GRAVEL AS A MINIMUM
 AND REMAIN IN 'GOOD WORKING CONDITION' AT ALL TIMES
 VEGETATION MUST BE CLEARED FOR A HEIGHT OF 4m AND 2m EACH SIDE
 OF THE ACCESS ROAD (DRIVEWAY)

EXTENT OF REQUIRE BUSHFIRE
 HAZARD MANAGEMENT ZONE (BHMZ)



EXTENT OF REQUIRE BUSHFIRE
 HAZARD MANAGEMENT ZONE (BHMZ)

ADJOINING PROPERTY
 No. 775 WHITEMORE ROAD

1x 4100 LITRE
 WATER TANK
 AS PER BUILDERS SPECIFICATIONS.

10,000 LITER FIRE STORAGE
 THE WATER TANK IS TO BE FITTED WITH A COMPLIANT STORZ 65mm
 ADAPTOR TO SUIT TAS FIRE CONNECTIONS, IN A LOCATION ACCESSABLE
 WITHIN 3m OF THE ACCESS ROAD (DRIVEWAY)

**BAL (BUSHFIRE
 ATTACK LEVEL) 12.5**

**BUSHFIRE HAZARD
 MANAGEMENT PLAN**

SCALE: 1:200

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 URBAN DESIGN SOLUTIONS
 Jason Van Zetten
 Version: 1, Version Date: 17/08/2017

**PROPOSED DWELLING
 FOR: L. & R. THOMSON
 LOT: 9, NO: 803.
 WHITEMORE ROAD
 WHITEMORE**

sheet: A.01 BF
 date: JANUARY 2017
 scale: 1:200 @ A3
 bal: BAL '19 '
 design: JVZ | drawn: /VZ

ISSUE
BFHMP
 PRINT DATE

drawing no: 6308 BFHMP
 AMENDMENT No.
 1.
 2.
 3.

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 www.urbantas.com.au



Index No. 19229			
Doc No.			
RCV'D	27 MAR 2017	MVC	
Action Officer	NW	Dept.	CDS
EO		OD	✓

26 March 2017

Planning Department
 Meander Valley Council
 Lyall Street
 WESTBURY TAS 7303

Dear Sir,

Re: PLANNING APPLICATION PA\17\0126 - 803 Whitemore Road, Whitemore (CT13878/9)

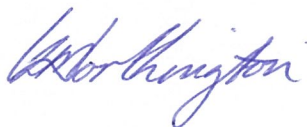
We wish to express our concerns in relation to the above Planning Application.

It is quite obvious that the dwelling is being built to get the best of the views, yet no consideration has been given to the fact that where the dwelling is planned to be built, we will completely lose the views we have from the study of our home. We bought the house some years ago, because of the rural and mountain views and it is obvious that with the unusual positioning of the proposed dwelling the applicant is building to capture these same views.

The front setback of 8.5 metres means that we will look straight out to the back of the proposed house to a cladded wall. We would be quite happy with the dwelling if the front setback was moved to approximately 12 metres so both home owners can still appreciate the same view.

With approximately 12 metres from the rear of the property to the garage we don't think our request is unreasonable.

Yours sincerely,



Scott & Lisa Worthington
 801 Whitemore Road
 WHITEMORE TAS 7303

C&DS 3 AMENDMENT 1/2017 – MEANDER VALLEY INTERIM PLANNING SCHEME 2013 – WESTBURY ROAD ACTIVITY CENTRE

1) Introduction

This purpose of this report is to amend the Meander Valley Interim Planning Scheme 2013 to rezone land from Light Industrial Zone to the General Business Zone at 361, 363, 367, 369, 375, 377 and 379-381 Westbury Road, Prospect Vale. The amendment includes a Specific Area Plan (SAP) to guide the arrangement of a future, mixed-use development on the land contained in 361, 369, 375 and 377 Westbury Road.

2) Background

Council completed and endorsed the Prospect Vale - Blackstone Heights Structure Plan (the Structure Plan) in January 2015, which identified a framework for urban growth and the development of an enhanced activity centre located on Westbury Road, between the Prospect Vale Market Place and the Meander Valley Road connector. The Structure Plan recognises that the area currently zoned Light Industrial Zone will transition to commercial use in stages, dependent upon a number of factors including landowner needs, market demand and developer interest. The land that is the subject of this draft amendment is identified as a potential first stage transition area to commercial use.

The purpose of this draft amendment is to facilitate a mixed-use commercial development that will support the objectives of the Structure Plan to deliver enhanced services to the urban, low density and rural residential populations in the locality and to create a 'community heart' .

Statutory Timeframes

Decision –	
Initiation/certification:	11 April 2017
Advertising:	Saturday 15 April & Saturday 22 April 2017
Closing date for representations:	Friday 19 May 2017

3) Strategic/Annual Plan Conformance

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

- Future Direction 1 - A sustainable natural and built environment
- Future Direction 2 - A thriving local economy
- Future Direction 3 - Vibrant and Engaged Communities

4) Policy Implications

Not applicable

5) Statutory Requirements

Amendments to the Land Use Planning and Approvals Act 1993 (LUPAA), to establish the Tasmanian Planning Scheme, were gazetted on 17 December 2015. The State Planning Provisions have been made by the Minister and came into effect on 2 March 2017. However, the provisions of the Tasmanian Planning Scheme do not come into operational effect until such time as Council completes its Local Provisions Schedule and the Minister makes the planning scheme.

In the interim, the process for the consideration of planning scheme amendments continues in accordance with LUPAA as it was written prior to the 17 December 2015. These provisions are defined as the 'former provisions' in Schedule 6 – Savings and Transitional Provisions in the amended LUPAA.

Under Sections 34(1)(b) and 35 of LUPAA, Council may, of its own motion, initiate and certify a draft amendment to the planning scheme.

In certifying a draft amendment to the planning scheme, Council must be satisfied that the amendment is in accordance with Sections 32 and 30(O) of the Act. To do this Council must:

- describe the site and the surrounding uses;
- provide a full description of the proposed rezoning of land and any provisions to be inserted into the Scheme;
- be satisfied that the amendment is supported by strategy;
- demonstrate that the amendment does not revoke or amend overriding local provisions or common provision of the Scheme;

- determine that the proposal is in accordance with the State Policies made under section 11 of the State Policies and Projects Act 1993;
- establish that the proposal is in accordance with the Regional Land Use Strategy of Northern Tasmania;
- demonstrate that the amendment furthers the objectives set out in Schedule 1 of the Act; and
- consider the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Upon initiation and certification of the draft amendment, Council is required to forward the amendment to the Tasmanian Planning Commission (the Commission), who will assess the proposal and determine whether to approve or reject the draft amendment. The Commission may also request additional information.

Public notification is a part of this process, whereby upon initiation and certification of a draft amendment, Council is required to advertise the draft amendment in two Saturday newspapers and provide for public comment for a period of 28 days, plus any days that the Council office is closed over the Easter period. Council must consider any public representations and provide a report to the Commission, who may hold hearings into representations received prior to making a decision on the draft amendment.

6) Risk Management

Risk is managed through the appropriate consideration of future use and development controls.

7) Consultation with State Government and Other Authorities

Upon initiation and certification, the draft amendment is referred to Taswater.

8) Community Consultation

Community consultation must be undertaken through formal notification if the draft amendment is initiated and certified by Council, in accordance with the LUPAA. At that time, the public will have an opportunity to comment on the proposal. Any comments received will be reported to Council at the conclusion of the exhibition period, where any potential modifications will be considered and forwarded to the Tasmanian Planning Commission.

9) Financial Impact

Not applicable

10) Alternative Options

Council can modify the amendment prior to initiation and certification or not initiate the amendment.

11) Officers Comments

DESCRIPTION OF DRAFT AMENDMENT

Figure 1 below shows outlined in blue, the area comprised within 361, 363, 367, 369, 375, 377 and 379-381 Westbury Road, Prospect Vale, proposed to be rezoned from Light Industrial Zone to the General Business Zone.

The titles contained within the proposed SAP are shown in green hatch.

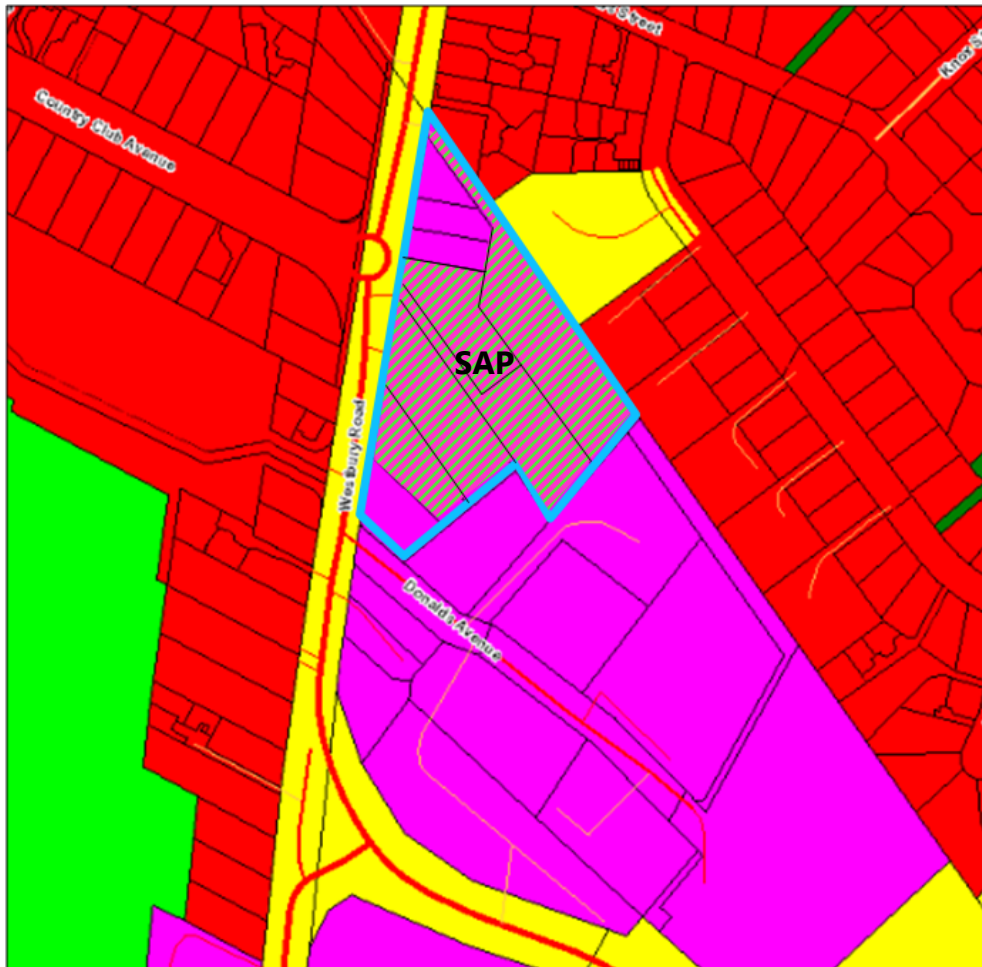


Figure 1 – Area of proposed rezoning showing current zoning of the site and adjoining land and the SAP area. (Source www.thelist.tas.gov.au)

Specific Area Plan

The draft amendment proposes to include a SAP relating to 361, 369, 375 and 377 Westbury Road to guide appropriate development outcomes in the layout of uses and public space and to provide for a range of uses consistent with the State Planning Provisions for the General Business Zone. By including a SAP with these components, Council and the community can be satisfied that future development provides an appropriate response to the site and surrounding land uses, furthering strategic objectives. The inclusion of the SAP also provides the developer with certainty to pursue investment and establish businesses in the knowledge that the strategic objectives for the site and its role in the locality are met.

The SAP will be included as **F5 – Westbury Road Activity Centre - Stage 1**.

The SAP will require future development to be generally in accordance with a conceptual site plan and provide for a specific range of uses, drawn from the General Business Zone Use Table in the State Planning Provisions. The development standards for buildings and works will default to the standards of the General Business Zone and applicable Codes.

The SAP will be inserted as follows:

F5 – Westbury Road Activity Centre - Stage 1

F5.1 Purpose of Specific Area Plan

F5.1.1 The purpose of this specific area plan is to:

- a) provide for the development of the area consistent with the Development Concept Plan; and
- b) provide for a mixed range of uses on the site to service the local population, in combination with services to visitors and tourists, in a manner that enhances the area as a communal activity place.

F5.2 Application of the Specific Area Plan

F5.2.1 The specific area plan applies to the area of land designated as SAP F5 on the planning scheme maps and in Figure F5.2.1 - SAP F5 - Development Concept Plan.

Figure 5.2.1 - SAP F5 - Development Concept Plan



F5.3 Use Table

No Permit Required	
Use Class	Qualification
Business and professional services	
Food services	
General retail and hire	
Natural and cultural values management	
Passive recreation	
Residential	If for a home based business
Utilities	If for minor utilities
Permitted	
Use Class	Qualification
Bulky goods sales	
Community meeting and entertainment	
Educational and occasional care	
Emergency services	
Hotel industry	
Research and development	
Residential	If: <ol style="list-style-type: none"> a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of premises; and b) not listed as no permit required
Visitor Accommodation	If: <ol style="list-style-type: none"> a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of premises; and b) not a camping and caravan park or overnight camping area.

Discretionary	
Use Class	Qualification
Equipment and machinery sales and hire	
Hospital Services	
Manufacturing and processing	
Residential	If not listed as No Permit Required or Permitted
Resource Processing	If for food and beverage production
Service industry	
Sport and recreation	
Storage	
Tourist operation	
Transport depot and distribution	If for: a) a public transport facility; or b) distribution of goods to or from land within the zone.
Utilities	
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	If not listed as No Permit Required
Prohibited	
All other uses	

F5.4 Use Standards

F5.4.1 Discretionary Uses

Objective: To ensure that the use of land supports the purpose of the Specific Area Plan.	
Acceptable Solutions	Performance Criteria
A1 If for No Permit Required or Permitted Uses.	P1 Discretionary uses do not compromise the purpose of the area as a community activity

	<p>place having regard to:</p> <ul style="list-style-type: none"> a) the type of use and whether it supports local service and local employment; b) the scale and intensity of the use; c) the type and number of vehicles that will attend or service the use; d) the location of the use and its relationship to the public open space and the street.
--	--

F5.5 Development Standards

F5.5.1 Development Concept Plan

<p>Objective:</p> <ul style="list-style-type: none"> a) To provide for the development of land in accordance with the Development Concept Plan. 	
Acceptable Solutions	Performance Criteria
<p>A1 The layout of development must be generally in accordance with Figure 5.2.1 - SAP F5 - Development Concept Plan.</p>	<p>P1 The layout of development is to support the purpose of the area as a community activity place through a combination of elements including public open space, pedestrian interaction and streetscape interface having regard to:</p> <ul style="list-style-type: none"> a) the floor area and outdoor spatial requirements of individual uses and tenancies; b) presentation of uses to Westbury Road; c) the safe interaction between pedestrians and vehicles and the need for parking; d) vehicular access requirements and the relationship to Westbury Road; e) access to public transport.

SITE AND SURROUNDS

Land Use

The land to be rezoned is comprised of nine titles over an area of 1.89 hectares. Multiple titles are in single ownership with four landowners subject to the draft amendment. The current land uses of the proposed rezoning area are:

363 Westbury Rd	House
367 Westbury Rd	Joinery workshop and showroom
361,369-377 Westbury Rd	Offices and partially demolished development/decommissioned land.
379-381 Westbury Rd	Irrigation sales and service

The land contained within 361, 369, 375 and 377 Westbury Road, comprising an area of 1.54 hectares, is owned by one developer, who has an intention to pursue a mixed use development on these titles. This land has received prior approval in 2014 for a full line supermarket with ancillary retail tenancies, however this project has been withdrawn and will not proceed.



Photo 1 - View to access strip to 361 Westbury Rd and House at 363 Westbury Rd.



Photo 2 - View of joinery workshop and showroom at 367 and offices at 369 Westbury Road.



Photo 3 - View of the rear of 369 Westbury Road showing offices and unused house at 361 Westbury Road (on right). The cluster of trees beyond to the north is the TasWater reservoir site.



Photo 4 – Partially demolished site – 375-377 Westbury Road



Photo 5 – Irrigation Tasmania 379-381 Westbury Road, corner Donald's Avenue.

The land surrounding the rezoning area is predominantly residential to the north and east and across Westbury Road to the west. A significant Taswater water supply reservoir is located on an adjoining title to the north-east. The principal access to the Italian Club and sports clubs for junior soccer and tennis is located opposite the subject land. These clubs are situated at the periphery of the Prospect Vale Park sports ground.



Photo 6 – View to houses opposite subject site.



Photo 7 – View to TasWater Reservoir to the northeast from 361 Westbury Road.



Photo 8 – Access to Italian Club and sports clubs

Land to the south and east is a mix of commercial and industrial uses that take access from Donald's Avenue. These comprise caravan sales, crane depot, panel beating, metal fabrication, concrete product manufacturing and industrial galvanisers.



Photo 9 – View along Donald’s Avenue from Westbury Road showing commercial and industrial land.

Figure 2 below shows an aerial photograph of the subject site and surrounding land uses.



Figure 2 – Aerial photo of the subject site and surrounding land showing existing uses.

Topography and Services

The site has a gentle slope with a gradient of approximately 1:22 and is fully serviced with reticulated water, sewer and stormwater systems. The reticulated natural gas line is located within the road reserve of Westbury Road, along the frontage of the proposed rezoning area. The area proposed for rezoning has been subject to prior commercial use and as such, 90% of the area is covered by impervious surfaces.

The area is not subject to any known hazards, however historical, ad-hoc development has resulted in some stormwater management deficiencies in higher rainfall events.

Road Network and Traffic

Westbury Road provides the principal frontage for the land, with the Irrigation Tasmania site also taking access from Donald's Avenue.

Westbury Road is categorised as an arterial road and carries just under 15,000 vehicles per day. A substantial roundabout to Country Club Avenue is located to the northern edge of the site. This roundabout plays a significant role in the distribution of local and through traffic that accesses Prospect Vale from the Bass Highway to the south, Westbury Road to the north, which crosses into the City of Launceston council area, and also traffic that feeds back onto the Bass Highway through the Meander Valley Road connector to the south. Approximately 7000 vehicles utilise Westbury Road to the south of the roundabout.

In 2011 Meander Valley Council commissioned Midson Traffic to undertake the Westbury Road Transport Study.¹ Several actions were identified in the study to improve traffic interaction on Westbury Road, most relevant in this vicinity being access to the Prospect Vale Market Place to the north of the subject area and a new roundabout where Westbury Road, exiting the Bass Highway, meets the Meander Valley Road connector. Preliminary design work has been undertaken for this proposed roundabout with work likely to be undertaken in the 2018-2019 financial year. To complement these works, Council has purchased the property at 432 Westbury Road to establish a new, principal entry point to Prospect Vale Park sports ground directly from the roundabout. This will signify a distinct presence of the sports complex in its relationship to Westbury Road. (Refer Figures 3 and 4 below)

¹ Westbury Road Prospect Vale Transport Study 2011 – (<http://www.meander.tas.gov.au/page.aspx?u=539>)

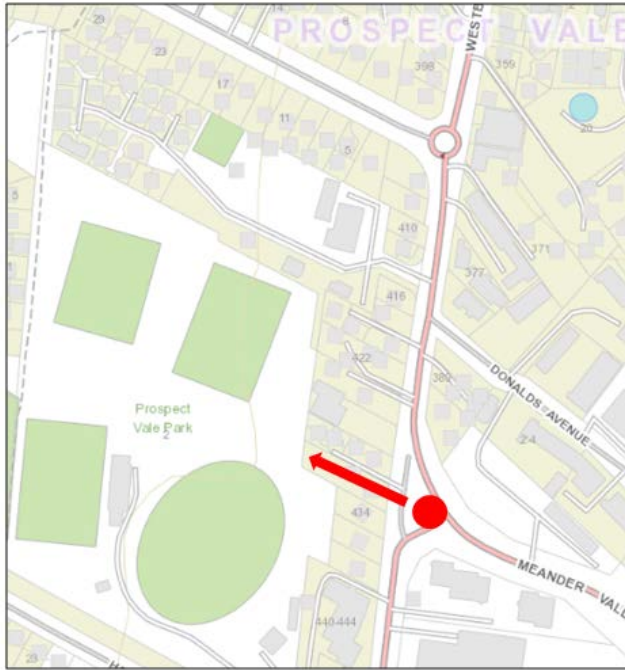


Figure 3 – Location of proposed roundabout and access to Prospect Vale Park sports ground.

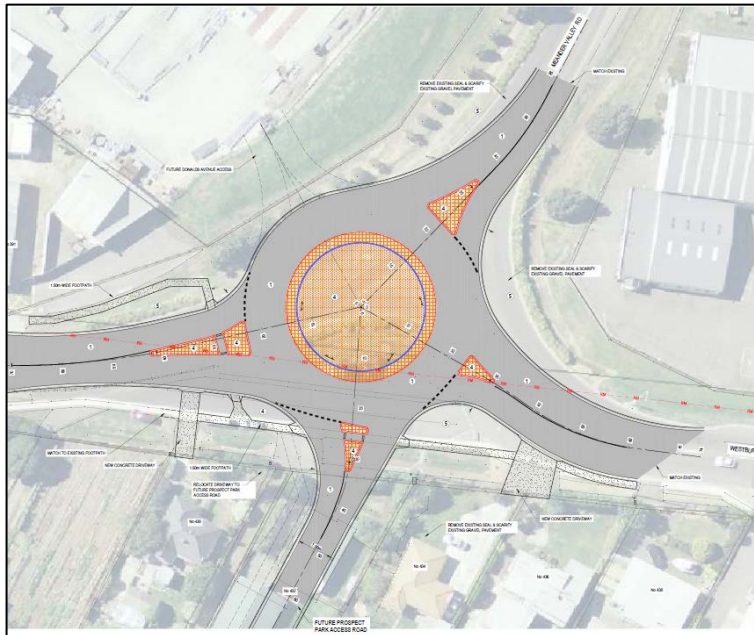


Figure 4 – Proposed roundabout concept design

Following from the Westbury Road Transport Study, Midson Traffic provided additional advice for the supermarket proposal, which looked at traffic function on the roundabout. This advice has been attached again to this report as the background analysis is still relevant as dispersal of traffic at this

junction has not altered since this report was undertaken (Refer Attachment B).

Further consultation has been undertaken with Midson Traffic in regard to the new mixed-use proposal and the effect of the installation of the new roundabout to the south. This is also in the context of Council's program for the second and third quarters of 2017 to undertake an urban design/streetscape project for the section of Westbury Road between the Country Club Avenue roundabout and the new southern roundabout. This project has been allocated to complement the proposed mixed-use development/rezoning and to further urban improvement objectives for enhanced pedestrian connectivity, public transport links and the improvement of the visual environment.

Midson Traffic has advised the following:

- that the access arrangements at the southern end of the site accord with the supermarket proposal and can be readily accommodated subject to detailed design;
- Access, offset approximately 20 metres to the south of the roundabout is feasible in a slower traffic environment, likely with a left turn exit only function;
- The installation of the southern roundabout will result in substantially slower traffic, however other treatments within the road reserve as part of the streetscape design project will serve to reduce speeds enough to enable appropriate interaction with pedestrian movements across the road carriageway.

STRATEGY

Regional Land Use Strategy of Northern Tasmania

The Regional Land Use Strategy of Northern Tasmania (RLUS) is the statutory regional plan for Northern Tasmania. Updated in January 2016 for the Hadspen Specific Area Plan, it applies to all land in the northern region of Tasmania and sets out the strategy and policy basis to facilitate and manage change, growth and development to 2032.

The strategic direction and goals for future development of the region are set out in Parts B and C of the RLUS document.

Part D of the RLUS sets out the desired regional outcomes for the region by articulating the:

- *Planning directions / principles necessary to achieve those outcomes;*

- *Specific policies to be applied to guide state and local government planning processes and decision making; and*
- *Specific regional planning projects and programs to be actioned and initiated further and implemented over the life of the plan (Page 37, RLUS).*

The Desired Regional Outcomes are described under the following headings:

- 1 Regional Settlement Network;
- 2 Regional Activity Centre Network;
- 3 Regional Infrastructure Network;
- 4 Regional Economic Development;
- 5 Social Infrastructure and Community; and
- 6 Regional Environment.

The desired outcomes outlined under the Regional Settlement Network and the Regional Activity Centre Network are most relevant to this amendment. The desired outcomes for the Regional Settlement Network are as follows:

“Reinforce Urban Growth Boundary Areas with an efficient urban settlement pattern strategy to ensure sustainable use of land across the region:

- *Consolidate the roles of the Greater Launceston Urban Area and the surrounding sub-regional urban centres; and*
- *Create well planned communities supported by an activity centre network that gives people good access to public transport and links residential areas to employment locations.”*

The primary role of the Urban Growth Boundary Areas is to guide urban development to 2032 and is pivotal in considering future growth and development within the Northern Region. The proposed rezoning of land is contained within the Urban Growth Boundary Area identified in the RLUS and is effectively a ‘brownfield’ site.

The desired outcome for the Regional Activity Centre Network is as follows:

“Develop and reinforce an attractive, sustainable and vibrant Regional Activity Centre network to support sustainable urban settlements and communities. Regional activity centres will be well designed urban places as specific locations for employment, infill housing, retail, commercial and community facilities with good access to high-frequency transit such as bus interchanges and bus route corridors.”

The RLUS further outlines the desirable attributes of activity centres:

The regional activity centres network encourages centres that:

- create economic growth by co-locating a mix of land uses;
- concentrate goods and services more efficiently;
- provide appropriate locations for government investment in public transport, health, education, cultural and entertainment facilities;
- provide a focus for community and social interaction;
- encourage multi-purpose trips and shorter travel distances to reduce demand for private travel;
- integrate land use and transport to support walking, cycling and public transport; and
- accommodate higher density residential development, employment and trip-generating activities.

Table 1 outlines the RLUS Policies and Actions that are relevant to this draft amendment:

Table 1:

Policy	Action
<i>Regional Settlement Network</i>	
<p>RSN – P1 <i>Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).</i></p>	<p>RSN – A1 <i>Ensure there is an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.</i></p>
	<p>RSN – A2 <i>Ensure that the zoning of land provides the flexibility to reflect appropriately the nature of settlements or precincts within a settlement and the ability to restructure under-utilised land.</i></p>
<i>Regional Activity Centres Network</i>	
<p>RAC-P1 <i>Maintain and consolidate the Regional Activity Centres Network to ensure future urban development consolidates and reinforces the spatial hierarchy of existing centres through</i></p>	<p>RAC-A1 <i>Integrate the Regional Activity Centres Network into government policy and strategies (i.e. strategic plans, corporate plans, planning schemes and capital works programs.</i></p>

<p><i>reuse and redeveloping existing buildings and land to integrate a mix of land uses including the coordinated provision of residential development, retail, commercial, business, administration, social and community facilities, public and active transport provision and associated infrastructure.</i></p>	<p>RAC-A2 <i>Ensure that zoning and land use provisions under Planning Schemes minimise the potential for decentralisation of functions outside of the Regional Activity Centres Network and reinforces the spatial hierarchy, role and function of centres.</i></p>
<p>RAC-P3 <i>Promote and support the role of Major and Suburban Activity Centres to ensure these centres broaden their district and regional attractions as places of future employment and residential development with substantially improved access, amenity, diversity, liveability outcomes.</i></p>	<p>RAC-A4 <i>Ensure the major activity centres are sustained by providing opportunities for residential development at higher densities with a greater variety of mix of land uses that create employment opportunities, integrated with improved public amenity and urban spaces, social infrastructure and public transport provision.</i></p>
<p>RAC-P8 <i>Ensure high quality urban design and pedestrian amenity within Regional Activity Centres by acknowledging the significance of place making, activity diversity and the improvement of amenity through coordinated urban design and planning as necessary elements in the development and management of attractive, sustainable and socially responsive regional activity centres.</i> <i>The desired urban design outcomes include:</i></p> <ul style="list-style-type: none"> ▪ <i>improvements in the presentation, safety and amenity of the public realm and built environment; and</i> ▪ <i>provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments.</i> 	<p>RAC-A10 <i>Ensure planning schemes have a consistent requirement for sustainable place making and urban design outcomes for new development in existing and designated future activity centres and precincts.</i></p>
<p>RAC-P10 <i>Provide for a range of land uses to be incorporated into activity centres</i></p>	<p>RAC-A13 <i>Focus higher density residential and mixed-use development in and around regional</i></p>

<p><i>appropriate to their role and function within the hierarchy of activity centres.</i></p>	<p><i>activity centres and public transport nodes and corridors.</i></p> <p>RAC-A14</p> <p><i>Planning scheme controls on uses, height and residential density should reflect the Regional Activity Centres Network.</i></p>
<p>RAC-P14</p> <p><i>Investigate capital improvements works to improve pedestrian safety and access to activity centres and precincts and progressively develop an implementation of capital works improvements to the region's activity centres.</i></p>	<p>RAC-A17</p> <p><i>Enhance activity centres by encouraging people to linger beyond that required for their retail needs through providing:</i></p> <ul style="list-style-type: none"> ▪ <i>a good quality public realm including provisions of a particular public open space focus (i.e. a town square) for community events and social networking; and</i> ▪ <i>entertainment, dining and indoor recreational opportunities.</i>

Comment:

The RLUS, through policies and actions for the Regional Settlement Network (Refer to Table 1), directs the preparation of structure plans that can support amendments to the Scheme. The RLUS, together with Council's Structure Plan, recognises future urban growth in the locality which encompasses not only Prospect Vale and Blackstone Heights, but extends to Hadspen. The Prospect Vale activity centre serves a broader district of settlement, including the lower density 'lifestyle' areas of Travellers Rest and Pateena Road in the Northern Midlands Council area.

The Structure Plan identifies that enhanced commercial and community services are required to service the locality, particularly given the identified future growth.

The RLUS provides further policies and actions for the Regional Activity Centre Network (refer to Table 1). Prospect Vale is identified as a Suburban Activity Centre, primarily serving the needs of local residents.

The draft amendment effectively instigates 'urban repair' and addresses shortfalls in community service identified in the Structure Plan. Despite the RLUS classification, the reality is that the Prospect Vale activity centre serves a broader residential catchment due to its proximity to residential population and ease of highway access. In addition, its location in proximity to important tourism assets and the role it may play in supplementing these

uses must also be taken into account. This directly supports RAC-P3 and RAC-A4.

The design and layout of the mixed-use development, together with the range of uses provided for, results in a proposal whereby individual tenancies are not so large as to attract uses that will distort the activity centre hierarchy. The aim of the arrangement is to provide for a range of uses that will attract and hold people in a pleasant urban environment, rather than provide for large scale, high turnover uses.

The draft amendment meets the policies and actions listed in Table 1 and provides site-specific direction that features the attributes listed above as:

- the proposal is to specifically facilitate a mix of land uses through redeveloping under-utilised land on a principal transport corridor, particularly in the *"provision of outdoor urban spaces and streetscape environments (shopfronts, etc.) that create a diversity of land use activities and maximise public and private investments"* (RAC-P8);
- uses, and therefore services, are clustered at this site;
- investment in improved public transport facilities is supported at a purpose built location;
- the combination of uses and the design of the mixed-use development incorporating a public open space, provides a focus for social interaction and social inclusion, particularly providing *"a good quality public realm including provisions of a particular public open space focus (i.e. a town square) for community events and social networking; and entertainment, dining and indoor recreational opportunities."*(RAC-A17);
- the aggregation of uses, particularly on public transport routes, provides opportunity for 'one stop shop' services in a pleasant environment;
- the site is optimally located to maximise connectivity between public transport, pedestrian and bicycle movements and the broader residential and recreational environment ;
- the development of a pleasant and functional activity centre on public transport routes typically attracts higher density residential development within the locality, particularly if pedestrian connectivity to that centre is well planned.

The draft amendment is consistent with and furthers the objectives, policies and actions of the RLUS.

Prospect Vale – Blackstone Heights Structure Plan 2015

The Structure Plan constitutes Council's most current position on the strategic future development of the Prospect Vale/Blackstone Heights area. The Structure Plan directly furthers the actions outlined in the RLUS and is the response to the historic rate of growth and the popular demand for settlement in the area. The Structure Plan *"provides a blueprint for this development in Prospect Vale and Blackstone Heights for the next twenty years. It identifies where new housing should be located, the future character of the area, and the facilities needed to service our growing community."* (p3)

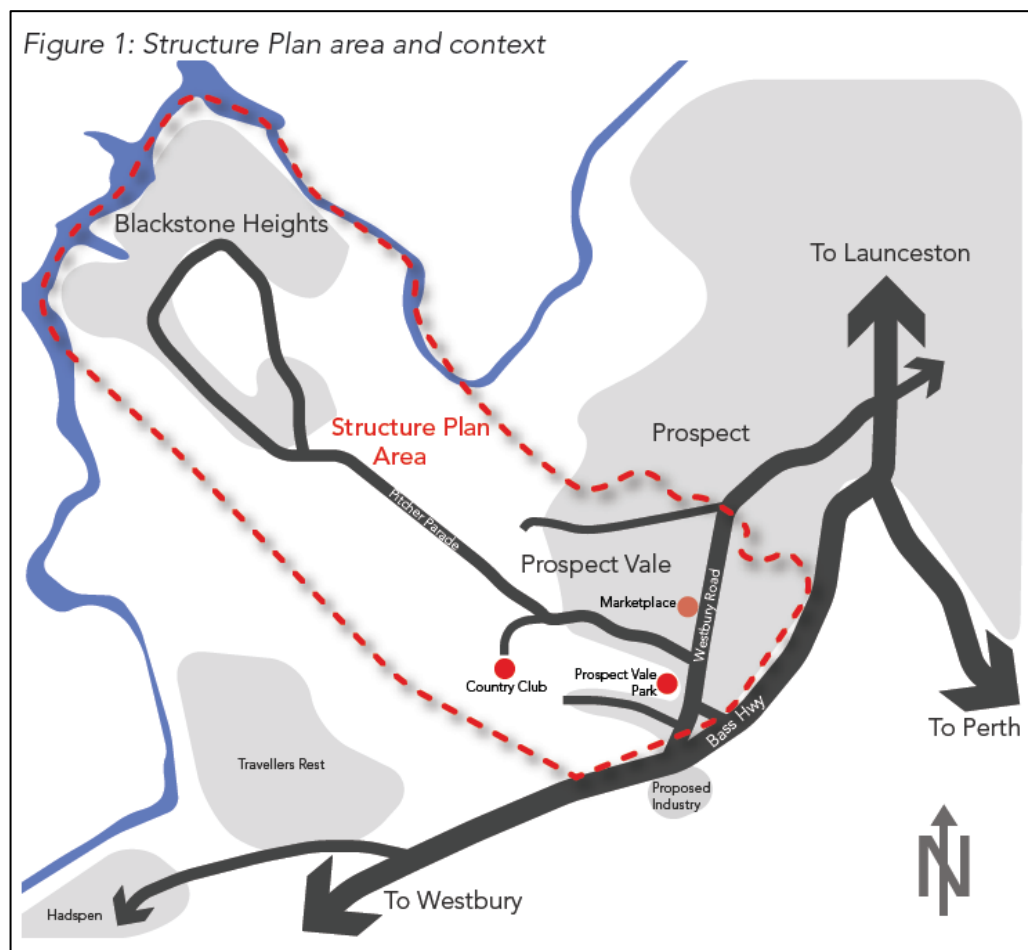


Figure 5 – Prospect Vale – Blackstone Heights Structure Plan area and context (p3)

The Structure Plan was widely consulted with the community and stakeholders to gauge community priorities and values. The consultation *"was complemented by urban planning, design and transport analysis to understand the constraints, opportunities and future needs of the local community. This analysis has included site assessments, demographic projections, transport demand modelling, and facilities and services analysis"*.

The community priorities relevant to this draft amendment, highlighted through the consultation, are:

Community disconnection – physical and social

In Blackstone Heights, the lack of pedestrian pathways were an important issue. In Prospect Vale, issues of community cohesion, social connection and limited community activities were prominent.

Lack of a physical ‘community heart’

A related theme was the lack of a community ‘heart’ or focal point. The lack of community facilities, local level retail and community meeting points in the study area were highlighted.

Welcoming further growth

There was strong support for further population growth, recognising the service, facility and employment benefits it would bring.

Regionally significant tourism assets

There is an opportunity to build upon tourism assets such as Country Club Casino and Golf Course, and Richardson’s Harley Davidson.

Public transport

Infrequent bus services, lack of shelters and poor walking access to bus stops were prominent issues.

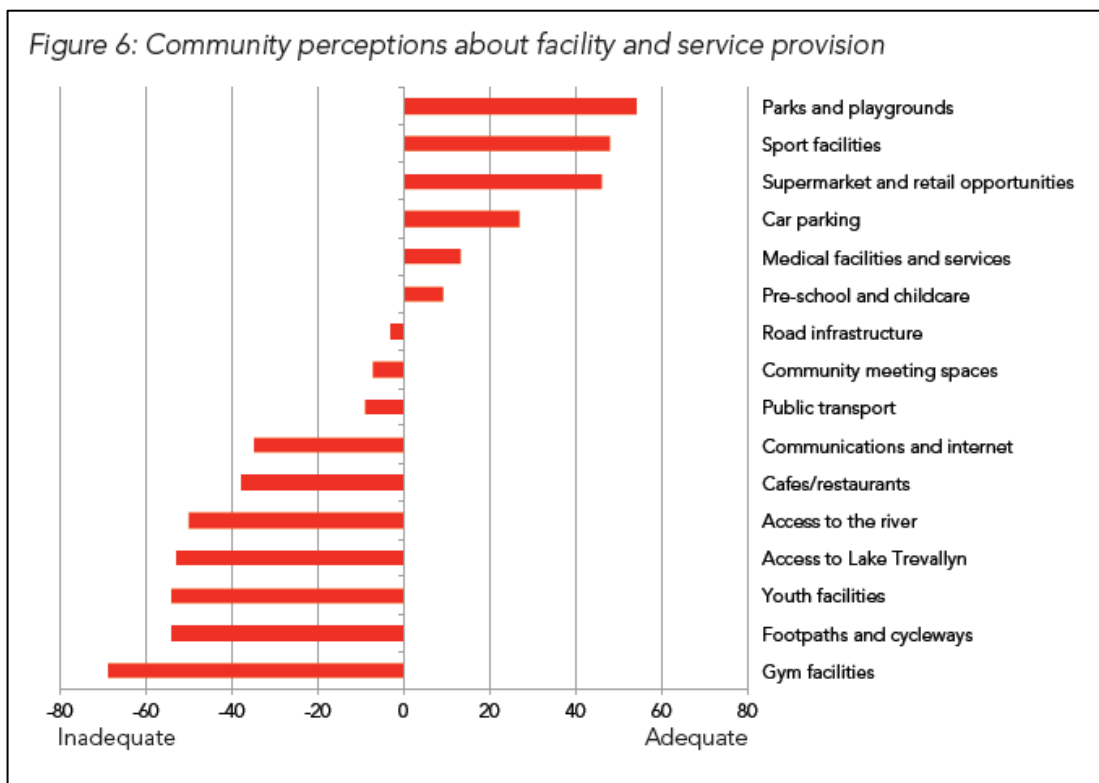
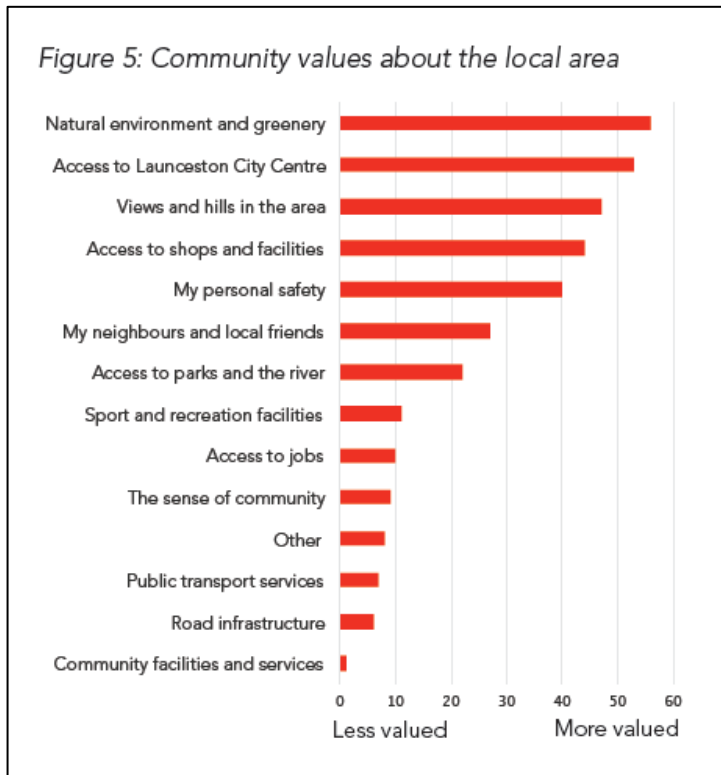


Figure 6 – Community priorities (p7)

The Structure Plan sets the Vision for Prospect Vale and Blackstone Heights:

In 2035, Prospect Vale and Blackstone Heights will be a growing community, known for the quality of the natural environment, a distinctive lifestyle, and

easy access to services. A larger population will support the development of new shops, services and community facilities, clustered together to form a 'community heart' along Westbury Road.

A diverse mix of housing will cater to the needs of an ageing population – from medium density housing choices through to lower density housing. Investments in new road infrastructure will make it safer and easier to move around the area. New active transport pathways will encourage residents to walk and cycle to shops, open space, Lake Trevallyn and the South Esk River, and support a healthier community. Prospect Vale's role as a tourism destination will be supported by these enhanced connections, as well as the development of new attractions and entertainment facilities, creating new jobs in the local area.(p11)

The Vision for Westbury Road Activity Centre:

Westbury Road will be a sub-regional commercial and community centre, servicing the growing population south-west of Launceston. The Centre will accommodate a wider mix of retail, entertainment and community facilities. Easy car access and frequent bus services will make the Activity Centre accessible for residents across Greater Launceston. Westbury Road will form the spine of this Activity Centre, extending from Mace Street in the north to the Bass Highway on-ramp in the south. New shops and facilities will face Westbury Road, activating the street and creating a community focal point. Changes to the street, including beautification, will draw residents and shoppers to Westbury Road. The Activity Centre will be a key driver of the community's quality of life in Prospect Vale and Blackstone Heights. Better walking and cycling links to the Centre will help local residents enjoy the benefits of this improved Centre.

Comment:

The proposed rezoning, together with the future mixed-use development incorporated into the SAP, clearly responds to the community priorities highlighted through the consultation, particularly in the creation of a well-designed, urban centre that will serve as a 'community heart'. The site is optimally located to enhance opportunities for pedestrian connections and interaction through to the Prospect Vale Park sports ground and the residential area to the north-east along Westbury Road, potentially also through shared use of the TasWater reservoir land. It delivers on the objectives to provide service to the locality by leveraging private investment, in combination and interaction with public functions. The substantial land area and variable development envelopes provide flexibility in being able to attract the diverse range of commercial and community services that will enhance the level of service. This, together with Council's

streetscape enhancement project will create an attractive environment that encourages residents and visitors to stay.

Strategies

The Structure Plan establishes a series of planning strategies to guide future development in the area. The following considers the proposal against the applicable strategies:

Develop new community focal points:

There are currently limited community services available within the Prospect Vale-Blackstone Heights area. The limited services, and lack of a 'community heart' has been a key concern for the local community. Clustering new commercial development with new community services and activities provides the opportunity for developing a strong community 'focal point'.

Strategies:

- Cluster community activities and facilities together in 'activity centres';*
- Plan for the medium to long term provision of a community centre in Prospect Vale;*
- Encourage the provision of key services (e.g. doctors, local retail and childcare) in the identified activity centres.*

Comment:

The proposed mixed-use development, which includes a public open space, implements the stated strategies. The uses provided for in the SAP, together with the vision for the layout and design of the site, pre-empts a good quality, focal activity space that local residents and visitors will enjoy.

Encourage facilities that respond to the needs of an ageing population:

The ageing population will require new facilities and services that are not currently provided, or are not adequately provided, in Prospect Vale and Blackstone Heights. These include medical facilities, community services and transport infrastructure.

Strategies:

- Plan for the provision of a community centre in Prospect Vale to service the future needs of the community.*
- Advocate for and attract private investment in a local medical centre in Prospect Vale, recognising the lifestyle and health benefits of local services for older residents.*
- Recognise the benefits of walking and public transport access for older residents when accessing services and recreating.*

Comment:

The uses provided for in the SAP encourage the establishment of businesses, such as a medical centre, that will service an ageing population. Additionally, the design of the mixed use development, with a vision for a mix of community, retail, hospitality and entertainment functions, supports the lifestyle and health benefits of urban spaces that provide for social inclusion and interaction. The site is optimally located for pedestrian connections to nearby residential areas and is serviced by Metro buses.

Support the expansion of the Westbury Road Activity Centre:

There is an opportunity for Westbury Road to develop into a more significant commercial centre that services a wider population catchment. Industrial land uses at Donald's Avenue conflict with the surrounding area, and provide an opportunity to transition to new uses in the medium to long term.

Strategies:

- *Provide an adaptable framework for the transition of land at Donald's Avenue away from industrial uses.*
- *Promote the establishment of sub-regional level commercial and community uses within proximity of Donald's Avenue and Westbury Road*
- *Promote links between the regional sporting facilities at Prospect Vale Park and new sub-regional commercial and community uses.*
- *Support the establishment of the Strathroy Employment Precinct.*

Comment:

The draft amendment accords with the Structure Plan diagram that anticipates a staged transition of land use in the vicinity of Westbury Road and Donald's Avenue(Refer Figure 6). The proposed area for rezoning to the General Business Zone is a logical first stage for existing and future commercial development that maximises the existing use of the Westbury Road frontage and linkages to surrounding areas. The establishment of a good quality, urban activity centre will serve as a catalyst to stimulate opportunities on surrounding land.

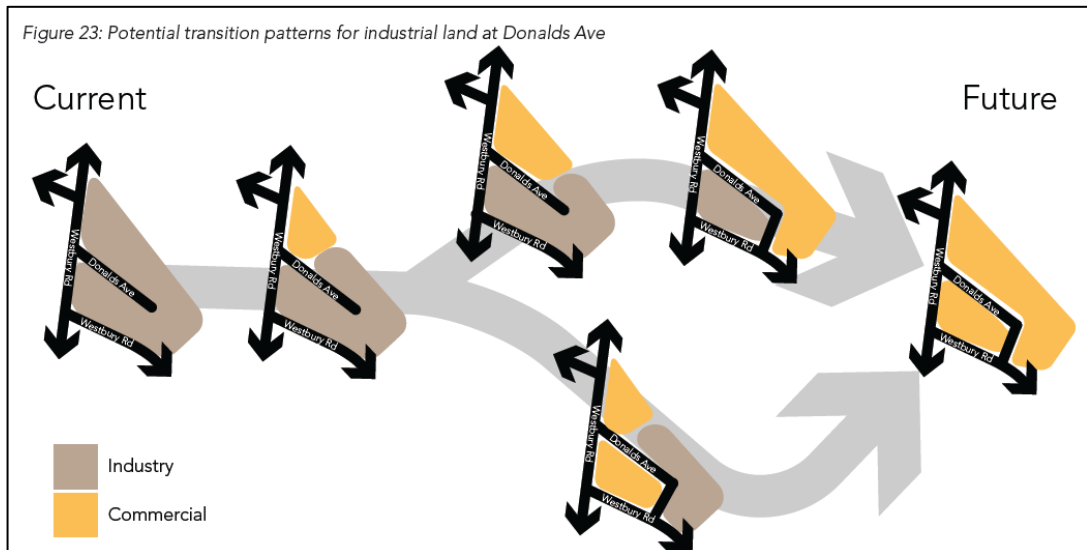


Figure 7 – Potential transition of land use at Westbury Road and Donald’s Avenue (Prospect Vale-Blackstone Heights Structure Plan 2015 p30)

Provide for a mix of transport choices:

Promoting alternative transport means, such as public transport, walking and cycling, are important to creating a sustainable and healthy community. These alternative transport modes are especially important for children, youth, an ageing population and those with fewer financial resources.

Strategies:

- Design a street layout that facilitates efficient bus services.
- Plan for all households being located within 400m of bus routes.
- Encourage higher density housing to cluster around activity centres and bus corridors.
- Connect new destinations with Prospect Vale’s off-road pedestrian and cycling network.
- Resolve pedestrian and cycling infrastructure shortfalls in Blackstone Heights.
- Improve pedestrian amenity along Westbury Road.
- Maximise public transport access to key activities along Westbury Road.

Comment:

Metro bus stops are currently located in the vicinity of the site on Westbury Road, though do not have dedicated facilities such as seats, shelter or footpath. As part of the Westbury Road streetscape enhancement project, Council will work with Metro to facilitate better public transport access and integrate this with the mixed-use development. This will also facilitate public transport access to sporting facilities at Prospect Vale Park and the Italian Club.

Build upon Prospect Vale's regional tourism function:

Prospect Vale and Blackstone Heights benefit from regionally significant tourism assets such as Country Club Tasmania, Lake Trevallyn and Richardson's Harley Davidson. There are opportunities to build upon, and create better links between these assets.

Strategies:

- *Connect tourism assets through pathways wherever practical.*
- *Promote the development of entertainment facilities that complement tourism at Westbury Road Activity Centre, Richardson's Harley Davidson and Country Club Tasmania.*

Comment:

The range of uses provided for in the SAP promotes the inclusion of entertainment and retail functions that support existing tourism and hospitality businesses in the area. The design of the mixed-use development, with high quality, public open space in combination with Council's streetscape enhancement project, will enhance the visitor experience due to improved visual signals that will highlight the 'gateway' to Prospect Vale and an attractive place to visit. Improved pedestrian connectivity to the broader neighbourhood network and legible vehicular access will improve connectivity to nearby tourism assets.

STATE PLANNING PROVISIONS 2017

The processes underway to implement the Tasmanian Planning Scheme are relevant to this proposal. The State Planning Provisions have been made by the Minister and came into effect on 2 March 2017. LUPAA does not require amendments to be in compliance with the State Planning Provisions until they are in operational effect, however they are clearly a relevant consideration for the Commission given that Meander Valley Council will be transitioning to the Tasmanian Planning Scheme in 2017.

In considering the draft amendment in context, it reasonable to presume that the Commission will look to whether circumstances are being created that will inevitably result in a conflict with the State Planning Provisions that form the basis of the new Meander Valley planning scheme. The stated objective of the Tasmanian Planning Scheme is to promote consistency across the state.

As such, the draft amendment is structured to incorporate the uses provided for in the State Planning Provisions - General Business Zone. The reasons for this are two-fold:

- The uses listed in the State Planning Provisions provide additional permitted uses in the General Business Zone that are currently discretionary and provides for 4 additional discretionary uses. This provides flexibility in the investment options for the site and greater development certainty; and
- Achieving consistency with the State Planning Provisions now, whilst also furthering local and regional strategic objectives, assists the process of transitioning to the new planning scheme in the near future.

MEANDER VALLEY INTERIM PLANNING SCHEME 2013

The draft amendment proposes to rezone the land to General Business Zone and apply the normal use and development standards of that zone. The SAP component provides for an extended range of allowable uses, consistent with the State Planning Provisions. A comparison between the current uses and standards of the Light Industrial Zone and the uses and standards proposed by the draft amendment is included below in Table 2.

Table 2 – Use Classifications and Standards

Light Industrial Zone	Proposed SAP
No Permit Required Use	No Permit Required Use
<ul style="list-style-type: none"> • Passive recreation • Natural and cultural values management • Utilities 	<ul style="list-style-type: none"> • Business and professional services • Food services • General retail and hire • Natural and cultural values management • Passive recreation • Residential – home based business • Minor utilities
Permitted Uses	Permitted Uses
<ul style="list-style-type: none"> • Equipment and machinery sales and hire • Storage • Research and development • Utilities • Vehicle fuel sales and service 	<ul style="list-style-type: none"> • Bulky goods sales • Community meeting & entertainment • Educational and Occasional Care • Emergency services • Hotel industry • Research and development • Residential – if located above ground floor level • Visitor accommodation - if located above ground floor level
Discretionary Uses	Discretionary Uses
<ul style="list-style-type: none"> • Bulky goods (If for garden or landscape supplies, hardware or 	<ul style="list-style-type: none"> • Custodial facility – remand centre • Equipment and machinery sales

<ul style="list-style-type: none"> trade (wholesale) supplies • Business and professional services • Community meeting & entertainment • Domestic animal breeding, boarding or training • Emergency services • Food services (If for a cafe or takeaway food premises) • General retail and hire • Recycling and waste disposal • Resource processing • Transport depot and distribution • Manufacturing and processing • Service industry • Vehicle parking 	<ul style="list-style-type: none"> and hire • Hospital Services • Manufacturing and processing • Residential - if not NPR or P • Resource processing – food and beverage production • Service industry • Sports and recreation • Storage • Tourist Operation • Transport depot and distribution – if for public transport, or distribution within the zone • Utilities • Vehicle fuel sales and service • Vehicle parking • Visitor accommodation - if not NPR or P
Use Standards	
Light Industrial Zone	General Business Zone
Uses not listed in the attenuation Code are setback 40m from residential uses.	Commercial vehicle hours – 6am -10pm
Development Standards	
Light Industrial Zone	General Business Zone
Height – 10m or average of adjoining buildings.	8m or 1m above the average of adjoining buildings
Front setback – 5.5m	2m, or the same as an adjoining building
Side setback – 3m	2m or where adjoining a residential zone that habitable room windows are not overshadowed
Rear setback – 3m	2m or where adjoining a residential zone that habitable room windows are not overshadowed

The uses provided for in the SAP are broader than those currently available under the Light Industrial Zone. It is noted that there are no uses that can currently be considered that become prohibited as a result of the amendment.

Of the existing uses within the proposed rezoning area that are not subject to the SAP, the use classifications do not change for the pump/irrigation servicing (service industry) or the joinery workshop (manufacturing and processing), however the amendment provides a permitted pathway for the sales component of the Irrigation Tasmania business (general retail and hire) reducing regulation of the use.

The existing residential use at 363 Westbury Road is currently prohibited and relies on non-conforming use provisions. The SAP will alleviate this restriction as it will be classed as a discretionary use.

In summary, the provisions for existing uses that are not part of the proposed mixed-use development are either the same or alleviated.

The use and development standards are similar in intent and measurement, with a reduction of 2 metres in height but a slightly greater allowance for the location of buildings with a smaller setback to boundaries. It is considered that the differences have a marginal effect, offset by reduced regulation over use.

LAND USE PLANNING AND APPROVALS ACT 1993

The proposed amendment to the Scheme, must demonstrate:

- As far as practical, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area;
- Not conflict with the common provisions or any overriding local provisions of the Scheme; and
- Have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

In initiating this amendment, the Council must satisfy itself that this amendment to the Scheme:

- Is in accordance with the requirements of State Policies made under section 11 of the State Policies and Projects Act 1993;
- Has regard to the strategic plan of the Council referred to in Division 2 of Part 7 of the Local Government Act 1993;
- Has regard to the safety requirements set out in the standards prescribed under the *Gas Pipelines Act 2000*.; and
- Seeks to further the objectives set out in Schedule 1 of the Act

Land Use Conflicts

The proposed amendment, as far as practicable, must demonstrate that it avoids the potential for land use conflicts with use and development permissible under the Scheme applying to the adjacent area.

Northern Midlands Council and City of Launceston:

The boundary with the adjoining Northern Midlands Council is approximately 1km to the south of the site, across the Bass Highway, where the boundaries of the three Council areas meet. The nearest boundary with the adjoining City of Launceston is 420m to the south east and to the other side of the Bass Highway. The boundary with City of Launceston on Westbury Road is approximately 1.3 kilometres to the north. The site is otherwise a significant distance from the West Tamar Council boundary to the north-west.

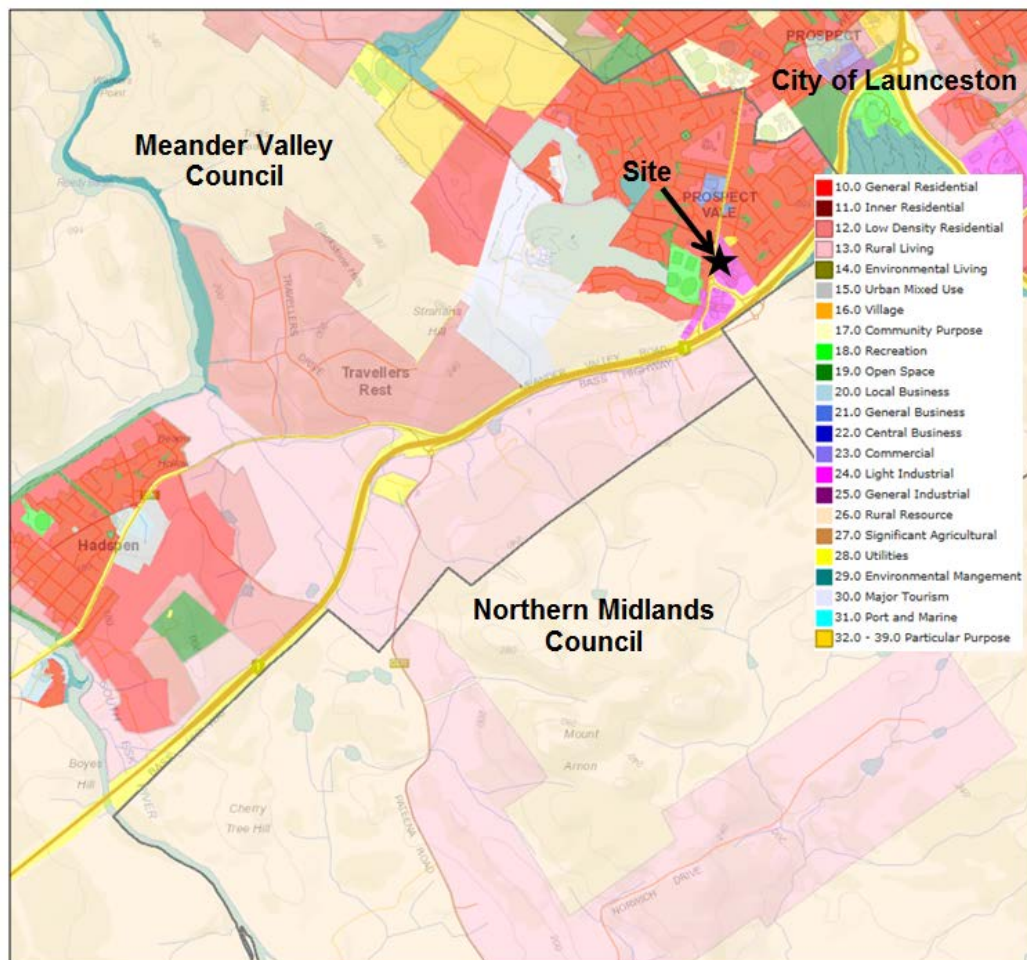


Figure 8 – Relationship of the site to surrounding Council areas and zoning.

The land use character and zoning of the area within the Northern Midlands Council area comprises rural land zoned Rural Resource and rural residential

areas zoned Rural Living at Norwich Drive. The land use character and zoning of the area within the City of Launceston comprises land zoned Rural Resource to the south east and General Residential Zone and Community Purpose Zones along Westbury Road to the north.

Comment:

The land within the Rural Resource Zone of the Northern Midlands and City of Launceston Councils is separated from the activity centre of Prospect Vale by the Bass Highway. Interchange infrastructure connects the Bass Highway to the adjacent activity centre. There is no road infrastructure that connects the subject area through these zones, other than the connection to Meander Valley Road at the off-ramp roundabout. In consideration of typical land uses in the Rural Resource Zone, the substantial separation distances and the distinct separation of these areas by the Bass Highway infrastructure, it is not anticipated that there will be any land use conflicts. Land to the north along Westbury Road is a continuation of the urban environment that crosses the Council boundary and is connected by a significant arterial road. The site is a redevelopment of a 'brownfield' site located a significant distance from this boundary and will have no effect on land uses provided for in the urban zones in the City of Launceston area.

Impact of the Amendment on the Region as an Entity

The amendment supports regional planning policies providing for activity centre planning for suburban centres. The amendment will facilitate a mixed-use development which is contained within the Urban Growth Boundary Area of the RLUS and re-uses an existing 'brownfield' site.

The liveability of settlements is an important objective to create strong and vibrant urban settlements. Encouraging good quality activity centres in accordance with the RLUS policies and actions and the Structure Plan, promotes sustainable outcomes for:

- the regional environment, as it avoids dispersed development impacts, allowing commercial development to proceed in a logical and planned manner;
- the regional economy, as it provides for improvements to services and facilities; and
- regional communities, as social outcomes can be strengthened with increased services and enhanced urban environments.

Overriding Local Provisions and Common Provisions

The amendment must demonstrate that the local provisions subject to this amendment do not conflict with the common provisions or the overriding local provisions of the Scheme.

Common Provisions

The common provisions in the Scheme are as follows:

- Planning Directive No 1 – the Format and Structure of Planning Schemes;
- Planning Directive 4.1 Standards for Residential Development in the General Residential Zone; and
- Interim Planning Directive No 1.1: Bushfire-Prone Areas Code.

The amendment will facilitate the future use and development of an improved activity centre of Prospect Vale through a SAP that is consistent with the State Planning Provisions which will assist a future transition to the Tasmanian Planning Scheme. The amendment does not propose to modify the format and structure of the Planning Scheme which is consistent with Planning Directive No 1.

The amendment involves rezoning land from Light Industrial Zone to General Business Zone. Planning Directive 4.1, as referred to above, only applies to land zoned General Residential. The amendment will not create any conflict with Planning Directive 4.1.

The land is not bushfire prone land. Interim Planning Directive No 1.1: Bushfire-Prone Areas Code is not applicable.

Overriding Provisions

A planning purposes notice was issued on 10 October 2013 for the Meander Valley Interim Planning Scheme by the then Minister, the Hon Brian Green MP.

The planning purpose notice allows for various local provisions to override the common provisions of the Scheme (outlined above).

The local provisions that can override a mandatory common provision in E1.0 Bushfire Prone Areas Code where there is conflict between this code and the codes listed below:

- E7.0 Scenic Management Code;

- E8.0 Biodiversity Code;
- E9.0 Water Quality Code;
- E13.0 Local Heritage Code;
- E15.0 Karst Management Code;
- E16.0 Urban Salinity Code.

Similarly, the planning purpose notice also allows a local provision to override a mandatory common provision of Clause 10 General Residential Zone where there is conflict between this code and the codes listed below:

- E2.0 Potentially Contaminated Land;
- E3.0 Landslip Code;
- E4.0 Road and Railway Asset Code;
- E5.0 Flood Prone Areas Code;
- E7.0 Scenic Management Code;
- E8.0 Biodiversity Code;
- E9.0 Water Quality Code;
- E11.0 Environmental Impacts and Attenuation Code; and
- E13.0 Local Heritage Code.

The amendment will not modify any of the common or overriding provisions of the Scheme as they do apply to use and development that is the subject of this draft amendment.

STATE POLICIES

The following State Policies are made under the *State Policies and Projects Act 1993*:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the *State Policies and Projects Act 1993*.

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997;
- Tasmanian State Coastal Policy 1996; and
- The National Environmental Protection Measures (NEPMS).

The following section examines the State Policies as they apply to this amendment.

State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

Comment:

The land is not agricultural land. The Policy is not applicable.

Tasmanian State Coastal Policy 1996

The State Coastal Policy 1996 (Policy) is created under the State Policies and Projects Act 1993.

Comment:

The Policy is not applicable.

State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving *‘sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource management and Planning System’.*

Particularly, the following sections are relevant to the proposed amendment:

- 31. *Control of erosion and stormwater runoff from land disturbance*
 - 31.1 *Planning schemes should require that development proposals with the potential to give rise to off-site polluted stormwater runoff which could cause environmental nuisance or material or serious environmental harm should include, or be required to develop as a condition of approval, stormwater management strategies including appropriate safeguards to reduce the transport of pollutants off-site.*
 - 31.2 *Stormwater management strategies required pursuant to clause 31.1 should address both the construction phase and operational phase of*

the development and use of land and have the maintenance of water quality objectives (where these have been defined) as a performance objective

31.5 Planning schemes must require that land use and development is consistent with the physical capability of the land so that the potential for erosion and subsequent water quality degradation is minimised.

33. Urban runoff

33.1 Regulatory authorities must require that erosion and stormwater controls are specifically addressed at the design phase of proposals for new developments, and ensure that best practice environmental management is implemented at development sites in accordance with clause 31 of this Policy.

33.2 State and Local Governments should develop and maintain strategies to encourage the community to reduce stormwater pollution at source.

Comment:

A key issue for urban areas is the management of surface water runoff prior to entry into reticulated systems and watercourses. The site has been historically developed as an impervious surface with connections to Council's reticulated stormwater system, however there is some evidence of overtopping stormwater during peak events. Future development of the site will enable rectification of this issue through measures such as on-site detention and incorporating best practice measures to manage surface waters.

National Environmental Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment:

The draft amendment facilitates the use of the site for commercial purposes. Application for future use and development will be subject to amenity provisions of the Planning Scheme relating to adjoining residential land.

Meander Valley Community and Strategic Plan 2014 to 2024

1 A sustainable natural and built environment

- 1.1 Contemporary planning supports and guides growth and development across Meander Valley.*
- 1.2 Liveable townships, urban and rural areas across the local government area with individual character.*
- 1.3 The natural, cultural and built heritage of Meander Valley is protected and maintained.*
- 1.4 Meander Valley is environmentally sustainable.*
- 1.5 Public health and the environment is protected by the responsible management of liquid and solid waste at a local and regional level.*
- 1.6 Participate and support programs that improve water quality in our waterways.*

Comment:

The draft amendment supports the Strategic Outcomes for a sustainable natural and built environment. The amendment reflects contemporary planning, through the Structure Plan, for an enhanced activity centre to improve the liveability of the Prospect Vale locality. The draft amendment provides the opportunity to enrich the visual character of the area and foster an enhanced identity.

2 A thriving local economy

- 2.1 The strengths of Meander Valley attract investment and provide opportunities for employment.*
- 2.2 Economic development in Meander Valley is planned, maximising existing assets and investment in infrastructure.*
- 2.3 People are attracted to live in the rural townships, rural living areas and urban areas of Meander Valley.*

Comment:

The draft amendment supports the Strategic Outcomes for a thriving local economy in that its purpose is to facilitate the development of a mixed-use activity centre that will improve services to the local community and provide opportunities for employment. The land is an existing 'brownfield' site that will be redeveloped, maximising the use of existing infrastructure and services and also providing better linkages to broader recreational assets.

3 Vibrant and Engaged Communities

3.2 Successful local events enhance community life.

Comment:

The draft amendment facilitates the creation of a public space that will function as a 'community heart'. The space is purposefully designed around a public open space, with a mix of commercial functions that will encourage people to stay and use the space. Partnerships between business and public agencies/community organisations can ensure the success of an urban space and encourage a sense of ownership and regular use by the local population.

Gas Pipelines Act 2000

The amendment has regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

The statutory infrastructure corridor containing the gas pipeline is not located in the vicinity of the site. The amendment is in accordance with this requirement.

Schedule 1 of the Land Use Planning and Approvals Act 1993

The amendment must demonstrate that it seeks to further the objectives set out in Schedule 1. The objectives in Schedule 1 and their relevance to this amendment are addressed below.

Schedule 1 Part 1

- (a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;*

Comment:

The amendment promotes the objectives for sustainable development of land as outlined by the Structure Plan. The rezoning and redevelopment of a 'brownfield' site is an efficient use of natural and physical resources, with natural values not being a relevant consideration, other than in managing stormwater for downstream impacts.

The amendment upholds the intent of this objective.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water;

Comment:

The amendment will result in the rezoning of 'brownfield' land from Light Industrial Zone to General Business Zone. The rezoning of land will provide for the development of an activity centre, delivering on the community aspirations for the creation of a 'community heart' as described in the Structure Plan. The redevelopment of the land will provide for fair, orderly and sustainable development that is in keeping with current and future land uses.

(c) To encourage public involvement in resource management and planning;

Comment:

The strategic planning process for the preparation and drafting of the Structure Plan undertook extensive community consultation that included surveys and community workshops. The draft amendment particularly responds to community concerns about the lack of a 'community heart'. Further public input will be available through the notification of this amendment.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.

Comment:

As discussed above in regard to strategic policies and actions, the planned development of an urban activity centre enhances liveability and will facilitate economic development outcomes.

- (e) *To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.*

Comment:

The Structure Plan has included a wide range of stakeholder consultation. In implementing the planning objectives for the transition of the activity centre, Council will continue liaise with stakeholders and the community.

Schedule 1 Part 2

- (a) *To require sound strategic planning and co-ordinated by state and local Government;*

Comment:

The strategic planning process for the expansion of Prospect Vale and the development of an improved activity centre has evolved through the Structure Plan, which builds on the objectives and goals of the RLUS. This process has required liaison and co-operation between State and Local Government.

- (b) *To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;*

Comment:

The amendment proposes to rezone land and insert a SAP into the planning scheme. The SAP guides the site-specific use and development outcomes to ensure an optimum outcome and to provide the developer with certainty that the policies and objectives of the planning scheme are met when investing in the design of future development.

- (c) *To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;*

Comment:

The land is a 'brownfield' site that has been extensively developed with hardstand and buildings. There are no natural values to be considered in

regard to the draft amendment other than the appropriate management of stormwater for downstream impacts. This can be readily achieved as the site is serviced by Council's reticulated system.

- (d) *To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;*

Comment:

The amendment directly correlates with regional policies for settlements and activity centres within urban areas. The regional policies align with Council's and the community's vision for the creation of a focal point as a 'community heart', as advocated by the Structure Plan.

The amendment is consistent with State policies. Refer to discussion on each applicable State Policy above.

- (e) *To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;*

Comment:

The amendment considers approval pathways for future development and facilitates permitted development as much as possible, without undermining the ability to achieve the objectives and vision for Prospect Vale. The SAP has been specifically drafted to align uses with the State Planning Provisions to assist with transitioning to the Tasmanian Planning Scheme in the near future.

- (f) *To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;*

Comment:

One of the main objectives of the draft amendment is to improve the liveability of the locality by creating an improved activity centre that enables opportunities for improved services within a pleasant urban environment. The location is well placed to enhance pedestrian linkages to commercial and recreation services.

- (g) *To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;*

Comment:

There are no known historic or cultural values on the site.

- (h) *To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

Comment:

The site is currently connected to infrastructure and utilities which will provide for anticipated development. Measures will need to be incorporated into the design of stormwater services for future development, however this is a relatively typical response to large areas of hardstand.

- (i) *To provide a planning framework which fully considers land capability;*

Comment:

As a brownfield site, the physical attributes of the site are known and can accommodate redevelopment for an urban activity centre.

Conclusion

The proposal to enhance the Prospect Vale activity centre through the re-zoning of land together with site-specific planning provisions in a SAP, represents best practice strategic planning. The draft amendment enhances the amenity and liveability of not only the surrounding suburban environment, but also the broader locality including Blackstone Heights, Hadspen and rural residential areas. The draft amendment enables the augmentation of existing tourism assets in the area.

The draft amendment implements the vision to create an environment that combines uses and builds linkages to provide for a sustainable and vibrant 'community heart'.

AUTHOR: Jo Oliver
SENIOR STRATEGIC PLANNER

12) Recommendation

That under Section 34 of the former provisions of the Land Use Planning and Approvals Act 1993, the following amendments to the Meander Valley Interim Planning Scheme 2013 are initiated and in accordance with Section 35 are certified as being in accordance with Sections 30(O) and 32 of the Act:

1. *Rezone the following Certificates of Title from Light Industrial Zone to General Business Zone:*

32077/6
44/9645
32077/2
32077/3
136609/1
136610/1
47054/1
8620/1
15855/2

2. *Insert Specific Area Plan F5 - Westbury Road Activity Centre - Stage 1 into Part F of the Planning Scheme in accordance with the attached certification documents.*
- 3/ *Amend the planning scheme map to add the outline and notation of the area contained in SAP F5 - Westbury Road Activity Centre - Stage 1 in accordance with the attached certification documents.*

DECISION:

Attachment A

Artist impression of open space within the mixed-use development



Attachment B

Midson Traffic Report



Meander Valley Council
Westbury Road/ Country Club
Avenue
Traffic Study
February 2015

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1. Introduction

1.1 Background

Midson Traffic were engaged by Meander Valley Council to provide a comprehensive traffic review of the junction of Westbury Road and Country Club Avenue considering the pending construction of a new shopping centre and future residential land use development in the surrounding area.

The Blackstone Heights-Prospect Vale Structure Plan was used as a guiding document for traffic growth associated with land use development in the surrounding area over a twenty year period.

1.2 Study Area

This study is shown in Figure 1.

Figure 1 Study Area



1.3 Transport Network

The transport network relevant to this study consists solely of Westbury Road and Country Club Avenue.

Westbury Road is classified as a Category 3 road. According to the Planning Scheme, the function of Category 3 roads is *an arterial road, which comprises the main inter-regional route connecting rural towns to regional centres. In urban areas, they comprise high volume routes connecting to major transport corridors, including Category 4 (Feeder Roads) and category 5 (Other Roads).*

Westbury Road connects between Bass Highway and the City of Launceston, providing access to the suburbs of Prospect, Prospect Vale, Blackstone Heights and, to a lesser extent, Summerhill. Near the subject site, Westbury Road is a two-lane, two-way road with good pedestrian footpath provision and limited on-street parking. Westbury Road carries approximately 15,000 vehicles per day¹ and has a speed limit of 60-km/h.

Country Club Avenue is a minor collector road providing access to the Country Club Casino, as well as the suburb of Blackstone Heights via Casino Rise. It is a wide road with access from Westbury Road by means of a three-legged roundabout. Club Avenue is in a predominantly residential Area near Westbury Road.

Traffic volumes for Country Club Avenue are approximately 7,500 vehicles per day between Westbury Road and Cheltenham Way.

Westbury Road and Country Club Avenue connect at a roundabout, with a central island diameter of approximately 15 metres. The roundabout is shown in Figure 2.

Figure 2 Westbury Road/ Country Club Avenue Roundabout



1.4 Structure Plan

The Prospect Vale-Blackstone Heights Structure Plan was developed for Meander Valley Council in 2014. The Structure Plan provides a blueprint for future development in Prospect Vale and Blackstone Heights for the next 20 years. It defines where new housing should be located within these areas over this timeframe, the future character of the area, and the facilities required to service the growing community.

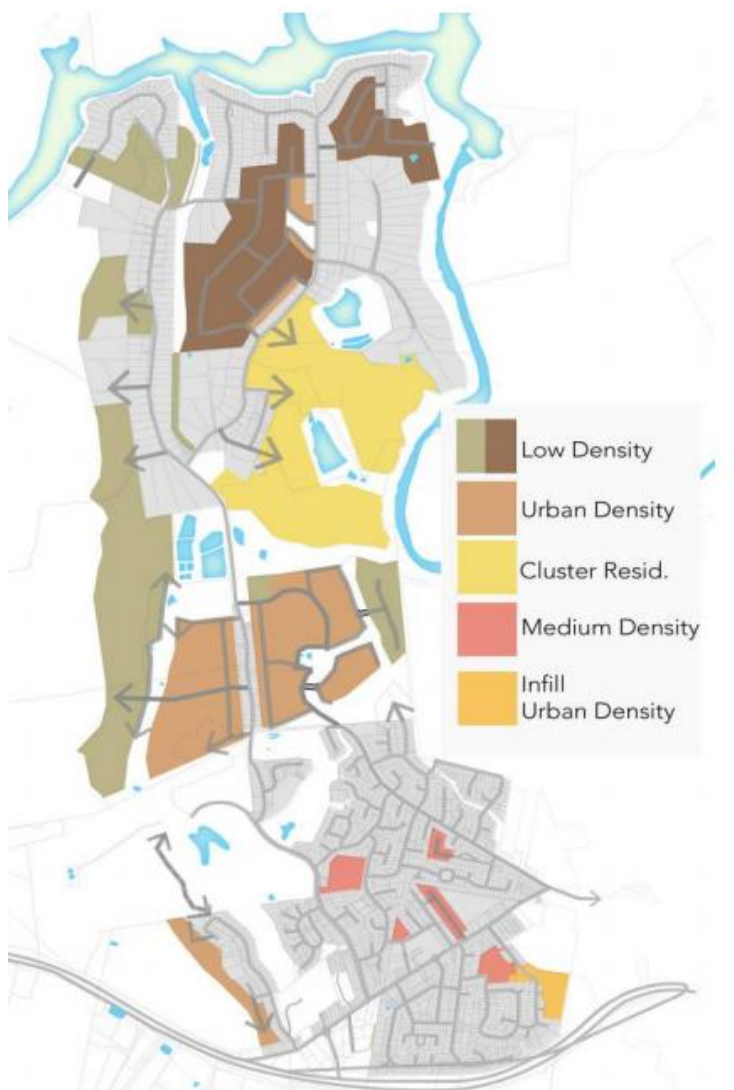
The Prospect Vale and Blackstone Heights areas have experienced a relatively high rate of residential growth in the last 15 years. This growth is forecast to continue to grow at a rate of 1.4% per annum.

The Structure Plan forecast residential dwelling growth as shown in Table 1

Table 1 Historical & Projected Population and Dwelling Numbers

Year	Population	Dwellings	Household Size
1996	5275		
2001	5941	2244	2.65
2006	6362	2460	2.59
2011	6727	2713	2.48
2016	7584	3415	2.22
2021	8310	4047	2.05
2026	8469	4276	1.98
2031	8625	4467	1.93

Figure 3 Land Development Summary



Source: Prospect Vale-Blackstone Heights Structure Plan

The Structure Plan identified a number of key transport issues. These included:

- Congestion on key roads within the study area.
- Provision for active transport users.
- Provision of public transport access points.
- Safety for active transport users, in particular existing facilities for pedestrians.
- Operational efficiency and safety associated with intersection types.

- Access resilience for new development in Blackstone Heights.
- Impacts of school times on the operation of the road network.

The Structure Plan was utilised to establish the likely traffic volumes on the Westbury Road corridor, and the Westbury Road/ Country Club Avenue roundabout in particular.

Household traffic generation rates used in the Structure Plan for estimating future traffic volumes were estimated as follows:

- 7.4 trips per dwelling per day
- Morning peak generation of 0.71 trips per hour
- Evening peak generation of 07.8 trips per hour

The increased traffic associated with future residential development in the study area was then estimated as shown in Table 2.

Table 2 Traffic Volume Increases

Year	Dwelling Increase	Daily trip increase	Weekday average AM peak increase	Weekday average PM peak increase
2016	837	6,194	594	653
2021	449	3,323	319	350
2026	277	2,050	197	216
2031	191	1,413	136	149

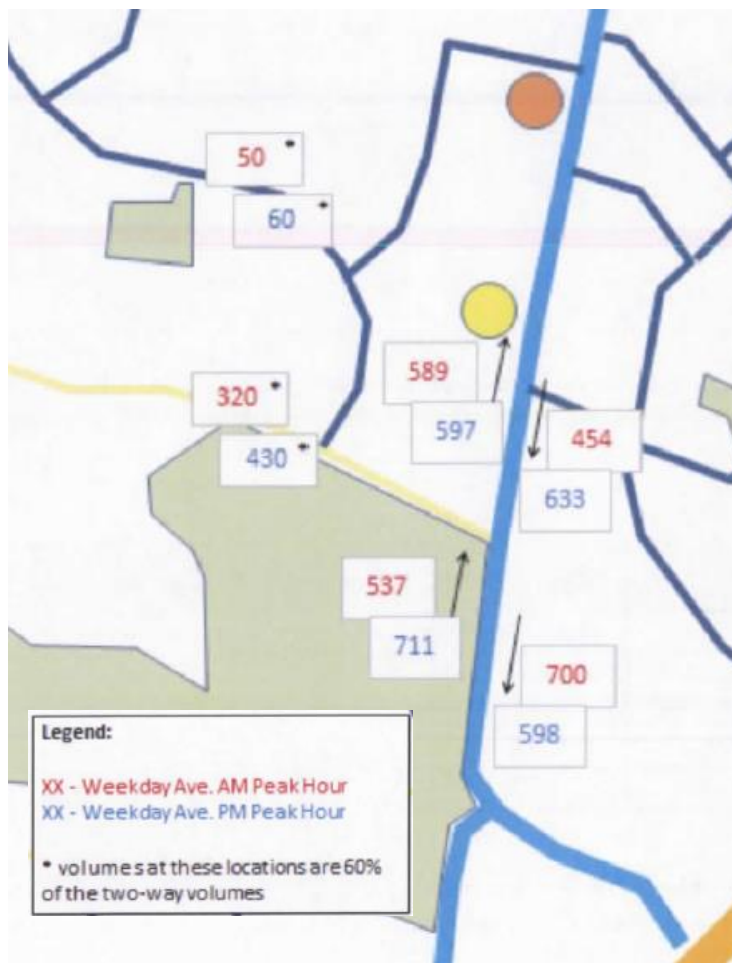
The volumes shown in Table 2 were based on a medium growth scenario. The total weekday average morning and evening peak trip increase between 2011 and 2031 was estimated to be approximately 1,250 and 1,370 trips per hour respectively. This peak hour increase is spread across both Prospect Vale and Blackstone Heights.

Using these flow estimates, the peak hour flows on Westbury Road and Country Club Avenue were calculated and are reproduced in Table 3 and Figure 4.

Table 3 Structure Plan Network Peak Hour Traffic Flows

Data Comparator	Westbury Road	Country Club Avenue	Mount Leslie Road	Las Vegas Drive
Classification	Sub-Arterial	Collector	Collector	Collector
Typical Capacity (per lane per hour)	1,000	800	800	800
AM Peak (ave)	700	320	180	50
PM Peak (ave)	711	430	190	60

Figure 4 Structure Plan Forecast Peak Network Flows



The Structure Plan concluded that the forecast traffic flow on the road network would not exceed the theoretical (mid-block) capacity. The Structure Plan traffic analysis did not consider junction capacity however, which is the subject of analysis in this report.

1.5 Westbury Road Shopping Centre Traffic Assessment

In March 2014, Midson Traffic prepared a review of the traffic impacts associated with a proposed shopping centre development on 369 Westbury Road opposite the Country Club Avenue approach to the roundabout.

The assessment investigated the forecast traffic generation associated with the development, as well as review of the internal layout of the car park and internal roads.

The report estimated that the shopping centre would generate approximately 480 vehicles per hour during the afternoon peak period. Of these trips, approximately 20% would be linked trips, thus reducing the new trips on the network to approximately 384 vehicles per hour.

The capacity of the existing roundabout at Westbury Road/ Country Club Avenue was then assessed under existing flows with development, and 2024 flows with development. The future traffic flows incorporated a simple compound growth of Westbury Road and Country Club Avenue of 1.0% per annum.

The report utilised SIDRA Intersection analysis software to investigate the operational efficiency of the roundabout under various assumptions. The analysis identified that the roundabout in its existing configuration would operate at a relatively high level of service under current traffic flows (including the shopping centre development), but it is likely to reach capacity within a ten year period due to background traffic growth in the surrounding network.

Further analysis identified that a larger diameter roundabout would improve the capacity of the roundabout. The use of a secondary access to the shopping centre site on Westbury Road also improved the capacity of the roundabout under a 2024 traffic flow scenario.

2. Transport Assessment

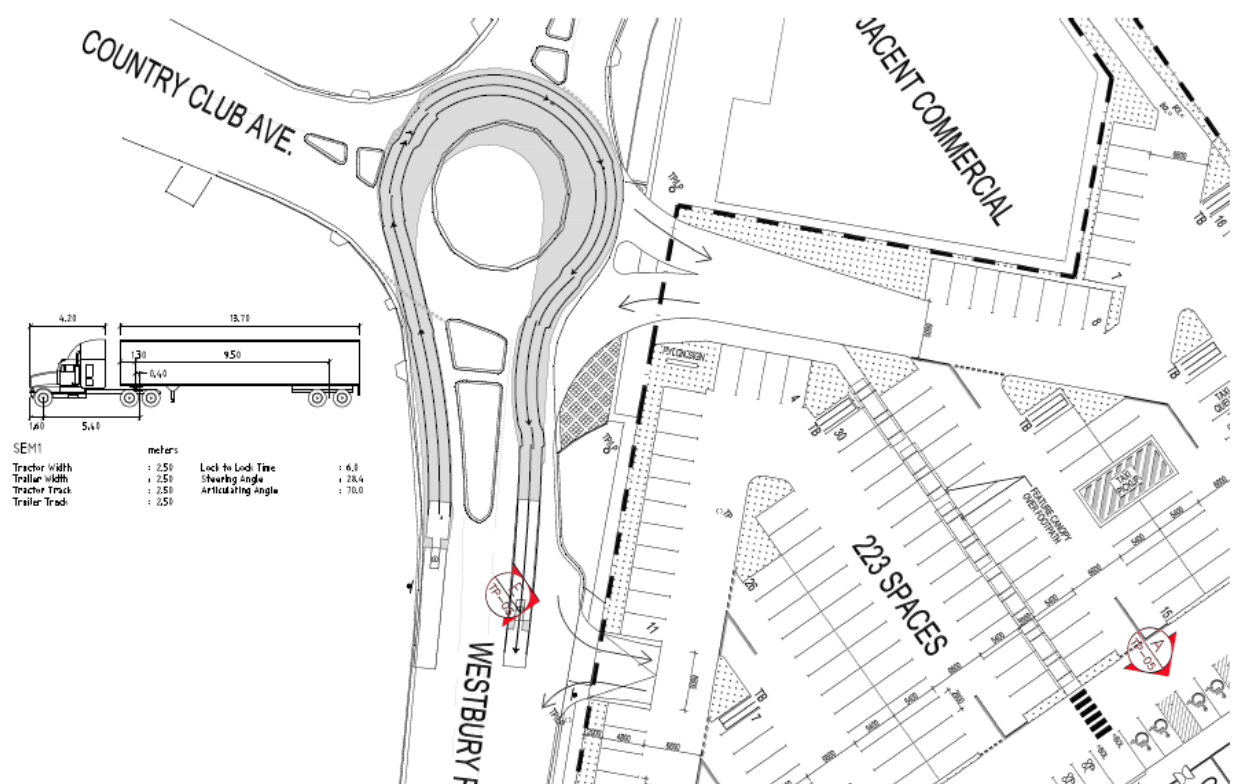
2.1 Westbury Road/ Las Vegas Drive Roundabout

The existing roundabout at the intersection of Country Club Avenue and Westbury Road has a central island diameter of approximately 15 metres. A recently approved shopping centre development will incorporate a fourth leg to the roundabout for primary access to the site.

The proposed shopping centre will require service vehicles that approach from the Bass Highway to perform a U-Turn at the roundabout due to the loading access's left-in/ left-out configuration. This includes vehicles such as semi-trailers. The U-Turn manoeuvre was tested at the roundabout and the swept path is shown in Figure 5.

It can be seen that the central island needs to be mounted in order for the semi-trailer to make the turn. The roundabout is designed to accommodate this type of manoeuvre. A larger diameter roundabout would be required to enable a semi-trailer to undertake the manoeuvre whilst staying wholly on the carriageway.

Figure 5 Roundabout U-Turn Semi-Trailer Swept Path



2.2 SIDRA Modelling

Intersection Analysis software, SIDRA Intersection (Akcelik and Associates), was used to determine the likely performance impacts that the development is to have on the Nichols Street/ Main Road intersection.

SIDRA uses complex analytical traffic models coupled with iterative approximation technique to provide estimates of capacity and performance of intersections. SIDRA is endorsed as a modelling tool by Austroads.

One of the key SIDRA outputs is an indication of level of service (LOS) at intersections. The LOS concept describes the quality of traffic service in terms of 6 levels, with level of service A (LOS A) representing the best operating condition (i.e. at or close to free flow) and level of service F (LOS F) representing the worst (i.e. forced flow). Other key outputs of SIDRA include movement delay and 95th percentile queue lengths¹.

The level of service method used in the modelling is the Delay method, where level of service is based solely on average movement delay, including geometric delay, as summarised in Table 4.

Table 4 SIDRA LOS Performance standards

Level of Service	Signals and Roundabouts	Sign Control (Give Way & Stop)
A	$d \leq 10$	$d \leq 10$
B	$10 < d \leq 20$	$10 < d \leq 15$
C	$20 < d \leq 35$	$15 < d \leq 25$
D	$35 < d \leq 55$	$25 < d \leq 35$
E	$55 < d \leq 80$	$35 < d \leq 50$
F	$80 < d$	$50 < d$

The lowest target level of service for an urban environment is LOS D, which corresponds to a maximum delay of 55 seconds for signals and roundabouts and 35 seconds for sign controlled intersections. LOS E and F represent the junction operating at capacity, with forced flow conditions.

SIDRA analysis was undertaken at the roundabout of Westbury Road/ Country Club Avenue and the access to the proposed development. A base case SIDRA model was developed for 2014 conditions with the traffic generated by the proposed development, as well as a future 2021, 2026 and 2031 models

¹ This is the queue length not exceeded 95% of the time

that incorporated detailed traffic flow analysis obtained from the Prospect Vale-Blackstone Heights Structure Plan.

This analysis builds on the findings of the 2014 Midson Traffic assessment of the roundabout that considered a general background traffic growth only.

The results of the SIDRA analysis are presented in the following sections.

2.3 Existing 2014 Volumes Incorporating Development

Traffic generation was distributed across the existing turning movements at the intersection, factoring the 20% linked trips from the existing movements in addition to the additional traffic generation from the proposed development.

A movement summary for this scenario is provided in Table 5.

Table 5 2014 SIDRA Summary Incorporating Development Traffic

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Westbury Rd south								
1	L	234	0.0	0.911	24.0	LOS C	22.4	156.6
2	T	547	0.0	0.911	23.3	LOS C	22.4	156.6
3	R	96	0.0	0.911	28.8	LOS C	22.4	156.6
Approach		877	0.0	0.911	24.1	LOS C	22.4	156.6
East: Shopping Centre								
4	L	96	0.0	0.587	22.4	LOS C	5.8	40.9
5	T	63	0.0	0.587	21.7	LOS C	5.8	40.9
6	R	94	0.0	0.587	27.1	LOS C	5.8	40.9
Approach		253	0.0	0.587	24.0	LOS C	5.8	40.9
North: Westbury Rd north								
7	L	106	0.0	0.867	15.1	LOS B	17.8	124.7
8	T	579	0.0	0.867	14.4	LOS B	17.8	124.7
9	R	295	0.0	0.867	19.9	LOS B	17.8	124.7
Approach		980	0.0	0.867	16.1	LOS B	17.8	124.7
West: Country Club Avenue								
10	L	247	0.0	0.687	17.8	LOS B	8.0	56.2
11	T	51	0.0	0.687	17.0	LOS B	8.0	56.2
12	R	153	0.0	0.687	22.5	LOS C	8.0	56.2
Approach		451	0.0	0.687	19.3	LOS B	8.0	56.2
All Vehicles		2560	0.0	0.911	20.2	LOS C	22.4	156.6

It can be seen from the SIDRA results that the roundabout performs satisfactorily on all approaches. LOS on each approach is "C" or better, indicating that the roundabout operates at an acceptable level for an urban environment (considered to be a very good result). Note also, that the 'worst-case' evening peak hour has been modelled, so at all other times of the day, the roundabout would operate at a higher level of service.

The flow of traffic into and out of the proposed fourth leg of the roundabout is reasonably balanced compared to the other approaches, hence the acceptable result.

The modelling indicates that the existing roundabout functions at an acceptable level of service for all approaches. Acceptable delays and queues were noted for each approach. The existing roundabout configuration is therefore satisfactory for the development of the shopping centre under existing traffic flow conditions.

2.4 2021 Traffic Volumes

The 2021 turning movements (incorporating traffic generated by the proposed development) were increased to account for future development in the surrounding road network. Traffic data was extracted from the Structure Plan to account for accurate traffic growth.

A movement summary for this scenario is provided in Table 5.

Table 6 2021 SIDRA Summary

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Westbury Rd south								
1	L	251	0.0	1.010	54.9	LOS D	46.1	322.8
2	T	587	0.0	1.010	54.2	LOS D	46.1	322.8
3	R	103	0.0	1.010	59.7	LOS E	46.1	322.8
Approach		941	0.0	1.010	55.0	LOS E	46.1	322.8
East: Shopping Centre								
4	L	99	0.0	0.712	34.5	LOS C	8.3	58.3
5	T	71	0.0	0.712	33.7	LOS C	8.3	58.3
6	R	99	0.0	0.712	39.2	LOS D	8.3	58.3
Approach		268	0.0	0.712	36.0	LOS D	8.3	58.3
North: Westbury Rd north								
7	L	114	0.0	0.959	27.3	LOS C	32.7	228.8
8	T	621	0.0	0.959	26.6	LOS C	32.7	228.8
9	R	316	0.0	0.959	32.1	LOS C	32.7	228.8
Approach		1051	0.0	0.959	28.3	LOS C	32.7	228.8
West: Country Club Avenue								
10	L	279	0.0	0.824	27.0	LOS C	12.9	90.5
11	T	57	0.0	0.824	26.3	LOS C	12.9	90.5
12	R	172	0.0	0.824	31.8	LOS C	12.9	90.5
Approach		507	0.0	0.824	28.6	LOS C	12.9	90.5
All Vehicles		2767	0.0	1.010	38.2	LOS D	46.1	322.8

It can be seen that the roundabout begins to experience a reduced level of service for the southern approach to the roundabout (LOS E, indicating capacity has been reached). The remaining legs of the roundabout continue to function with an acceptable level of service (LOS D is considered acceptable for an urban environment during peak periods).

The southern leg has the highest flow into the roundabout. The increased flow of traffic turning right from the northern approach coupled with the through movement from the shopping centre cause unacceptable delays and queues for the southern approach.

The existing configuration of the roundabout therefore does not cater for the evening peak flow that is likely to be experienced in 2021.

2.5 2026 Traffic Volumes

The 2026 turning movements (incorporating traffic generated by the proposed development) were increased to account for future development in the surrounding road network. Traffic data was extracted from the Structure Plan to account for accurate traffic growth.

A movement summary for this scenario is provided in Table 7.

Table 7 2026 SIDRA Summary

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Westbury Rd south								
1	L	268	0.0	1.104	121.4	LOS F	87.3	610.8
2	T	629	0.0	1.104	120.7	LOS F	87.3	610.8
3	R	111	0.0	1.104	126.1	LOS F	87.3	610.8
Approach		1008	0.0	1.104	121.4	LOS F	87.3	610.8
East: Shopping Centre								
4	L	103	0.0	0.801	48.7	LOS D	11.0	77.1
5	T	75	0.0	0.801	48.0	LOS D	11.0	77.1
6	R	105	0.0	0.801	53.5	LOS D	11.0	77.1
Approach		283	0.0	0.801	50.3	LOS D	11.0	77.1
North: Westbury Rd north								
7	L	122	0.0	1.046	70.1	LOS E	67.4	471.7
8	T	665	0.0	1.046	69.4	LOS E	67.4	471.7
9	R	343	0.0	1.046	74.9	LOS E	67.4	471.7
Approach		1131	0.0	1.046	71.1	LOS E	67.4	471.7
West: Country Club Avenue								
10	L	298	0.0	0.870	31.9	LOS C	15.9	111.3
11	T	61	0.0	0.870	31.2	LOS C	15.9	111.3
12	R	184	0.0	0.870	36.7	LOS D	15.9	111.3
Approach		543	0.0	0.870	33.5	LOS C	15.9	111.3

As with the analysis for 2021, the roundabout does not cater for the forecast traffic demands in 2026. Both Westbury Road approaches to the roundabout are effectively at capacity during the evening peak period. This is likely to cause significant congestion along the Westbury Road corridor either side of the roundabout (noting that 95th percentile queue lengths are more than half a kilometre on both approaches).

2.6 2031 Traffic Volumes

The 2031 turning movements (incorporating traffic generated by the proposed development) were increased to account for future development in the surrounding road network. Traffic data was extracted from the Structure Plan to account for accurate traffic growth.

A movement summary for this scenario is provided in Table 8.

Table 8 2031 SIDRA Summary

Movement Performance - Vehicles								
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m
South: Westbury Rd south								
1	L	288	0.0	1.178	182.9	LOS F	126.7	886.9
2	T	675	0.0	1.178	182.2	LOS F	126.7	886.9
3	R	118	0.0	1.178	187.7	LOS F	126.7	886.9
Approach		1081	0.0	1.178	183.0	LOS F	126.7	886.9
East: Shopping Centre								
4	L	106	0.0	0.827	53.1	LOS D	12.1	84.6
5	T	78	0.0	0.827	52.4	LOS D	12.1	84.6
6	R	109	0.0	0.827	57.9	LOS E	12.1	84.6
Approach		294	0.0	0.827	54.7	LOS D	12.1	84.6
North: Westbury Rd north								
7	L	131	0.0	1.123	131.8	LOS F	111.8	782.8
8	T	714	0.0	1.123	131.1	LOS F	111.8	782.8
9	R	361	0.0	1.123	136.6	LOS F	111.8	782.8
Approach		1205	0.0	1.123	132.8	LOS F	111.8	782.8
West: Country Club Avenue								
10	L	311	0.0	0.913	39.7	LOS D	19.8	138.4
11	T	63	0.0	0.913	38.9	LOS D	19.8	138.4
12	R	192	0.0	0.913	44.4	LOS D	19.8	138.4
Approach		565	0.0	0.913	41.2	LOS D	19.8	138.4

The results are similar to the 2026 analysis, with both Westbury Road approaches exceeding capacity.

2.7 Roundabout Size – Impact on Capacity

The 2014 Midson Traffic assessment of the roundabout investigated the operational impacts of increasing the roundabout’s diameter. This report also investigated the impact of increased diameter, with the revised turning movement data derived from the Structure Plan.

In general terms, a larger diameter roundabout effects capacity due to reduced geometric delays, as well as increased distances between give way holding lines for gap acceptance. Various diameter roundabouts were tested, ranging from 20m to 30m (central island diameter).

The SIDRA modelling indicated that the level of service was improved on all approaches as the roundabout diameter increased. At a central island diameter of 24m, the southern approach improved from LOS “F” to “D” or “E”. This indicates that the enlarged diameter of 30m is likely to work satisfactorily until approximately 2024 (ie. approximately 10 years). Note that several roundabout diameters were tested, with an outer diameter of 30 metres providing the best results.

The results of 2026 and 2031 larger diameter SIDRA modelling are shown in Table 9 and Table 10.

Table 9 2026 SIDRA Summary – Large Diameter Roundabout

Movement Performance - Vehicles											
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Westbury Rd south											
1	L	268	0.0	1.016	56.1	LOS E	50.2	351.6	1.00	2.17	23.6
2	T	629	0.0	1.016	55.8	LOS E	50.2	351.6	1.00	2.17	23.7
3	R	111	0.0	1.016	62.0	LOS E	50.2	351.6	1.00	2.17	23.5
Approach		1008	0.0	1.016	56.6	LOS E	50.2	351.6	1.00	2.17	23.7
East: Shopping Centre											
4	L	103	0.0	0.791	46.4	LOS D	10.6	74.5	1.00	1.35	26.4
5	T	75	0.0	0.791	45.0	LOS D	10.6	74.5	1.00	1.35	26.5
6	R	105	0.0	0.791	51.2	LOS D	10.6	74.5	1.00	1.35	26.1
Approach		283	0.0	0.791	47.8	LOS D	10.6	74.5	1.00	1.35	26.3
North: Westbury Rd north											
7	L	122	0.0	1.054	76.2	LOS E	71.1	498.0	1.00	2.46	19.4
8	T	665	0.0	1.054	75.5	LOS E	71.1	498.0	1.00	2.46	19.5
9	R	343	0.0	1.054	81.0	LOS F	71.1	498.0	1.00	2.46	19.6
Approach		1131	0.0	1.054	77.2	LOS E	71.1	498.0	1.00	2.46	19.5
West: Country Club Avenue											
10	L	298	0.0	0.949	52.7	LOS D	23.7	166.1	1.00	1.75	24.4
11	T	61	0.0	0.949	52.0	LOS D	23.7	166.1	1.00	1.75	24.5
12	R	184	0.0	0.949	57.4	LOS E	23.7	166.1	1.00	1.75	24.2
Approach		543	0.0	0.949	54.2	LOS D	23.7	166.1	1.00	1.75	24.3
All Vehicles		2965	0.0	1.054	63.2	LOS E	71.1	498.0	1.00	2.13	22.2

Table 10 2031 SIDRA Summary – Large Diameter Roundabout

Movement Performance - Vehicles											
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Westbury Rd south											
1	L	288	0.0	1.085	103.4	LOS F	83.1	581.6	1.00	3.20	15.6
2	T	675	0.0	1.085	103.0	LOS F	83.1	581.6	1.00	3.20	15.7
3	R	118	0.0	1.085	109.2	LOS F	83.1	581.6	1.00	3.20	15.9
Approach		1081	0.0	1.085	103.8	LOS F	83.1	581.6	1.00	3.20	15.7
East: Shopping Centre											
4	L	106	0.0	0.816	50.4	LOS D	11.6	81.5	1.00	1.39	25.1
5	T	78	0.0	0.816	49.0	LOS D	11.6	81.5	1.00	1.39	25.3
6	R	109	0.0	0.816	55.2	LOS E	11.6	81.5	1.00	1.39	24.9
Approach		294	0.0	0.816	51.9	LOS D	11.6	81.5	1.00	1.39	25.1
North: Westbury Rd north											
7	L	131	0.0	1.132	139.2	LOS F	116.2	813.6	1.00	3.71	12.4
8	T	714	0.0	1.132	136.5	LOS F	116.2	813.6	1.00	3.71	12.5
9	R	361	0.0	1.132	144.0	LOS F	116.2	813.6	1.00	3.71	12.8
Approach		1205	0.0	1.132	140.2	LOS F	116.2	813.6	1.00	3.71	12.6
West: Country Club Avenue											
10	L	311	0.0	0.995	71.4	LOS E	31.7	222.2	1.00	2.05	20.2
11	T	63	0.0	0.995	70.6	LOS E	31.7	222.2	1.00	2.05	20.3
12	R	192	0.0	0.995	76.1	LOS E	31.7	222.2	1.00	2.05	20.2
Approach		565	0.0	0.995	72.9	LOS E	31.7	222.2	1.00	2.05	20.2
All Vehicles		3145	0.0	1.132	107.3	LOS F	116.2	813.6	1.00	3.02	15.4

2.8 Traffic Signal Conversion

SIDRA modelling of the roundabout indicates that even when the diameter is increased, capacity will be reached in approximately 10 years time based on the traffic forecasts provided in the Structure Plan.

The junction was therefore modelled as a signalised intersection, with a four-phase configuration and 3 approach legs on all approaches (one lane for all turning movements).

The results for 2031 are summarised in Table 11.

Table 11 2031 SIDRA Summary – Traffic Signal Conversion

Movement Performance - Vehicles											
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Westbury Rd south											
1	L	288	0.0	0.388	25.1	LOS C	7.2	50.3	0.77	0.81	35.5
2	T	675	0.0	0.779	31.7	LOS C	12.0	84.1	1.00	0.94	30.5
3	R	118	0.0	0.283	30.1	LOS C	3.3	23.4	0.87	0.76	32.8
Approach		1081	0.0	0.779	29.8	LOS C	12.0	84.1	0.92	0.88	31.9
East: Shopping Centre											
4	L	106	0.0	0.276	34.5	LOS C	3.2	22.2	0.89	0.77	30.8
5	T	78	0.0	0.193	25.7	LOS C	2.3	15.9	0.87	0.67	33.5
6	R	109	0.0	0.389	34.6	LOS C	3.4	23.8	0.94	0.76	30.8
Approach		294	0.0	0.389	32.2	LOS C	3.4	23.8	0.90	0.74	31.5
North: Westbury Rd north											
7	L	131	0.0	0.176	23.5	LOS C	2.9	20.6	0.69	0.76	36.4
8	T	714	0.0	0.824	33.9	LOS C	13.3	93.1	1.00	0.98	29.6
9	R	361	0.0	0.854	43.8	LOS D	12.3	86.1	1.00	1.11	27.3
Approach		1205	0.0	0.854	35.8	LOS D	13.3	93.1	0.97	1.00	29.4
West: Country Club Avenue											
10	L	311	0.0	0.807	42.1	LOS D	11.5	80.3	1.00	0.93	27.8
11	T	63	0.0	0.156	25.5	LOS C	1.8	12.8	0.86	0.66	33.6
12	R	192	0.0	0.471	28.9	LOS C	5.4	37.5	0.91	0.80	33.5
Approach		565	0.0	0.807	35.8	LOS D	11.5	80.3	0.95	0.86	30.1
All Vehicles		3145	0.0	0.854	33.4	LOS C	13.3	93.1	0.94	0.91	30.5

It can be seen that the conversion of the roundabout to a signalised junction dramatically improves capacity on all approaches. Acceptable levels of service are maintained on all approaches to the junction in the year 2031.

The configuration of the signalised intersection is critical for the successful performance of the intersection. The provision of only two approach lanes on the Westbury Road approaches for example reduces the capacity of the junction to unacceptable levels in 2026.

Signalisation also enables some control over priority movements during peak periods.

2.9 SIDRA Summary

A summary of SIDRA results for all scenarios is provided in Table 12. Where approaches reach capacity (LOS E or F), the cell has been highlighted in orange.

The analysis indicates that the roundabout suitable for intersection for the next six years based on the medium growth forecasts provided in the Structure Plan.

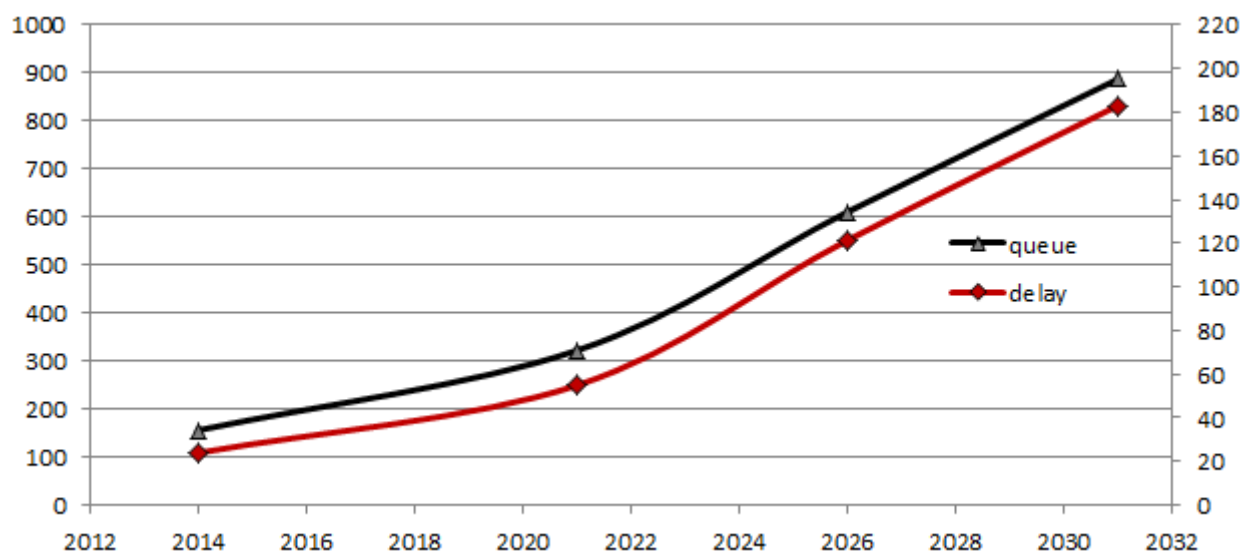
Beyond this timeframe, the existing roundabout will fail with the worst congestion experienced on the southern approach of Westbury Road. The Structure Plan’s low growth scenario would enable the roundabout to function at an acceptable LOS for 8-10 years.

Table 12 SIDRA Summary

Year	Configuration	Westbury Rd south	Westbury Rd north	Country Club Ave	Shopping Centre
2014	Existing Layout	LOS C	LOS B	LOS C	LOS C
2021	Existing Layout	LOS E	LOS C	LOS C	LOS D
2026	Existing Layout	LOS F	LOS E	LOS C	LOS D
2031	Existing Layout	LOS F	LOS F	LOS D	LOS D
2026	Enlarged Diameter	LOS E	LOS E	LOS E	LOS D
2031	Enlarged Diameter	LOS F	LOS F	LOS E	LOS D
2031	Traffic Signals	LOS C	LOS D	LOS C	LOS D

The southern leg of the roundabout on Westbury Road is the critical approach, where delays initially deteriorate the performance of the roundabout. A graph of the increase of delays and 95th percentile queue lengths for this approach is provided in Figure 6.

Figure 6 Average Delay & 95th Percentile Queue Lengths – Westbury Rd Southern Approach



It can be seen that there is a relatively gradual increase to 2021, and after this time the delays and queues increase rapidly. This is due to the fact that LOS E is reached at 2021 as average delays reach 55 seconds. At this point this approach of the roundabout is effectively at capacity during the afternoon peak period.

It should be noted that whilst the modelling indicates that the existing configuration of the roundabout cannot support the forecast level of traffic growth in the surrounding network, the life of the roundabout may extend well beyond this timeframe for the following reasons:

- Traffic growth may not eventuate at the 'medium' rate forecast in the Structure Plan. If development does not occur at a rate suggested by the Structure Plan, then delays and queues will reach unacceptable levels until well past 2021 (noting also that if a high growth scenario eventuates, then the lifespan may reduce to approximately 5 years).
- The modelling was undertaken during the evening peak period to provide a 'worst-case' scenario. Outside this peak period, traffic congestion will be significantly lower (although the morning peak will have moderate levels of congestion, but within acceptable tolerances).
- As traffic growth occurs, delays and queues will progressively deteriorate. Motorists will learn to avoid these times by changing driver behaviour (ie. travel home from work at a different time, shop during lower peak periods, etc).
- The traffic generation forecasts for the shopping centre are based on surveys that are relatively outdated. Factors such as extended trading hours are likely to reduce the evening peak traffic generation of the site and therefore reduce the actual delays and queues for the southern approach of Westbury Road.

Regardless of the above factors, it is clear that the roundabout is not the most suitable traffic control device for the relatively high flows on each approach. Modelling indicates that modifying the junction to traffic signals will significantly extend the intersection's lifespan well beyond 20 years when considering likely future land use development in the surrounding area.

As congestion increases at this critical intersection along the Westbury Road corridor, the following network issues are likely to occur:

- 'Rat running' – vehicles may drive along alternative routes between Country Club Avenue and Westbury Road (such as Jardine Crescent).
- Shift between Bass Highway and Wellington Street. Motorists are likely to modify driver behaviour when travelling to and from Launceston to avoid the highest levels of congestion in the network.
- Changes to driver behaviour, including travelling at different times of the day, or transport mode.

2.10 Westbury Road Traffic Volumes

The Structure Plan estimated that the volumes on Westbury Road are likely to increase by approximately 165 vehicles per hour during the afternoon peak, and 150 vehicles per hour during the morning peak.

Whilst this is within the mid-block capacity of Westbury Road, the corridor is constrained by the presence of three major roundabouts along its length. The analysis undertaken in this report indicates that the roundabout at Country Club Avenue does not cater for the forecast traffic growth in the network. Major modifications to this junction are required to increase the capacity of this junction.

The recently constructed roundabout at Vale Street is also a constraining factor. Observations of this roundabout indicate that internal car park issues can cause the roundabout to block, thus restricting flow on Westbury Road. This should be monitored and the internal layout of the Prospect Vale Market Place car park modified if necessary to ensure flow is maintained along the Westbury Road corridor.

2.11 Future Network Changes

There are a number of external changes to the transport network that are likely to influence the operational performance of the Westbury Road corridor. At a high level these include:

- A new southern leg on the Bass Highway roundabout interchange. This will service a proposed industrial park.
- A large roundabout is proposed at the Meander Valley Road/ Westbury Road junction. This will greatly improve accessibility to industrial and residential areas serviced by these roads towards the southern end of the Westbury Road corridor. It will also provide a more 'traffic calmed' environment between Meander Valley Road and Country Club Avenue.

The traffic impacts of these network changes have not been modelled, but in general terms they should be seen as positive improvements for the local transport network.

2.12 Westbury Road Cross-Section

The proposed shopping centre will change the function of the section of Westbury Road between Donalds Avenue and Country Club Drive.

The available corridor width along this section of road is as follows:

- Total width northern end: 22m boundary to boundary (approx).
- Total width southern end: 21m boundary to boundary (approx).

This consists of footpath, nature strip, traffic lanes (two lanes near Donalds Avenue, two lanes plus central turn lane towards Country Club Avenue). The traffic lanes are sufficiently wide enough to enable on-street parallel parking for a short distance near Donalds Avenue.

The cross-section of Westbury Road can be modified to enable the following indicative layout:

- On-street parking lanes, 2 x 2.3m
- Central turning lane, 3.2m
- Traffic lanes, 2 x 3.5m
- Buffer between parking spaces and traffic lanes (balance)

Note that the provision of additional lanes will be required for the approach to a future signalised intersection at the Country Club Avenue junction.

The buffer can be on-street bicycle lanes and/or nature strip depending on various factors. Detailed design would be required to ensure that swept paths at key accesses along this section of road can be accommodated within these parameters.

3. Recommendations & Conclusions

This report documents the findings of a detailed assessment of the traffic performance of the roundabout at the Country Club Avenue/ Westbury Road junction.

Using detailed land use development data obtained from the Blackstone Heights-Prospect Vale Structure Plan, traffic demands were modelled at the roundabout at the peak flow period (evening peak).

The analysis indicates that the existing roundabout is suitable for intersection for the next six years based on the medium growth forecasts provided in the Structure Plan. Beyond this timeframe, the existing roundabout will fail with the worst congestion experienced on the southern approach of Westbury Road. The Structure Plan's low growth scenario would enable the roundabout to function at an acceptable LOS for 8-10 years.

The conversion of the roundabout to a signalised junction dramatically improves capacity on all approaches. Acceptable levels of service are maintained on all approaches to the junction in the year 2031. The configuration of the signalised intersection is critical for the successful performance of the intersection. The provision of only two approach lanes on the Westbury Road approaches for example reduces the capacity of the junction to unacceptable levels in 2026.

The report also identified that there is provision for on-street parallel parking, central turn lane and potential bicycle lanes in the section of Westbury Road between Country Club Avenue and Donalds Avenue.

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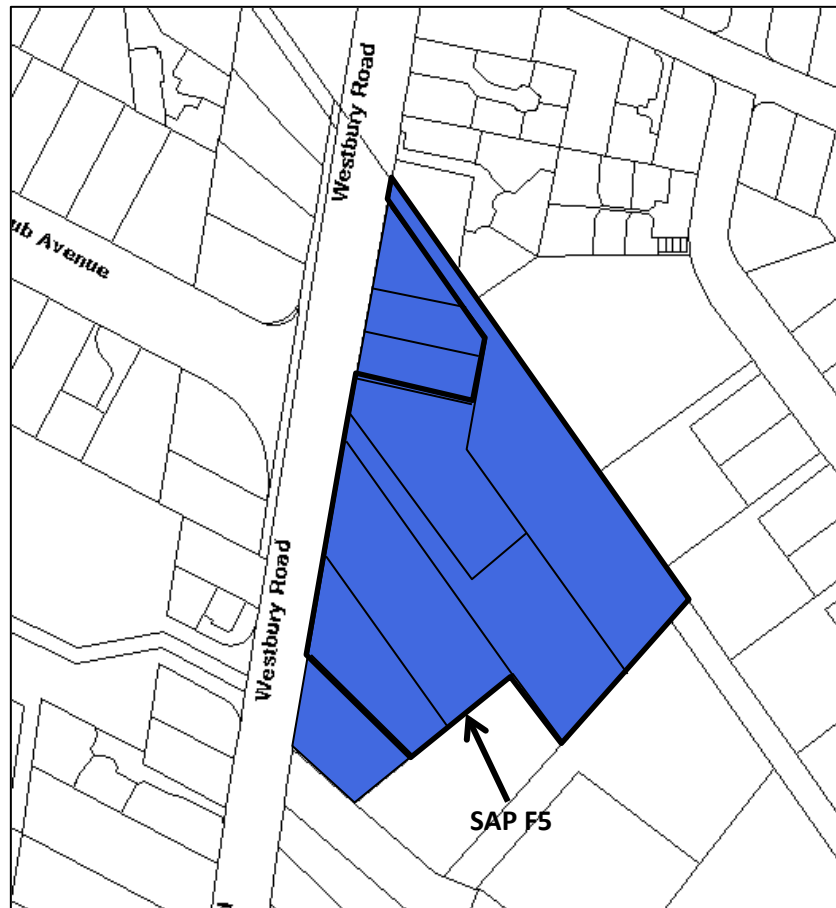
Document Status

Revision	Author	Review	Date
0	Keith Midson	Zara Kacic-Midson	11 February 2015

Attachment C

Certification Document

Certification Map



Map Amendments

- 1/ Rezone the following Certificates of Title from Light Industrial Zone to General Business Zone:

32077/6	136610/1
44/9645	47054/1
32077/2	8620/1
32077/3	15855/2
136609/1	

- 2/ Amend the planning scheme map to add the outline and notation of the area contained in SAP F5.

Ordinance Amendments

- 1/ Insert **F5 Specific Area Plan - Westbury Road Activity Centre - Stage 1** into Part F of the Planning Scheme. The Specific Area Plan applies to the following Certificates of Title:

32077/6
136609/1
136610/1
47054/1
8620/1

F5 – Westbury Road Activity Centre - Stage 1 – Specific Area Plan

F5.1 Purpose of Specific Area Plan

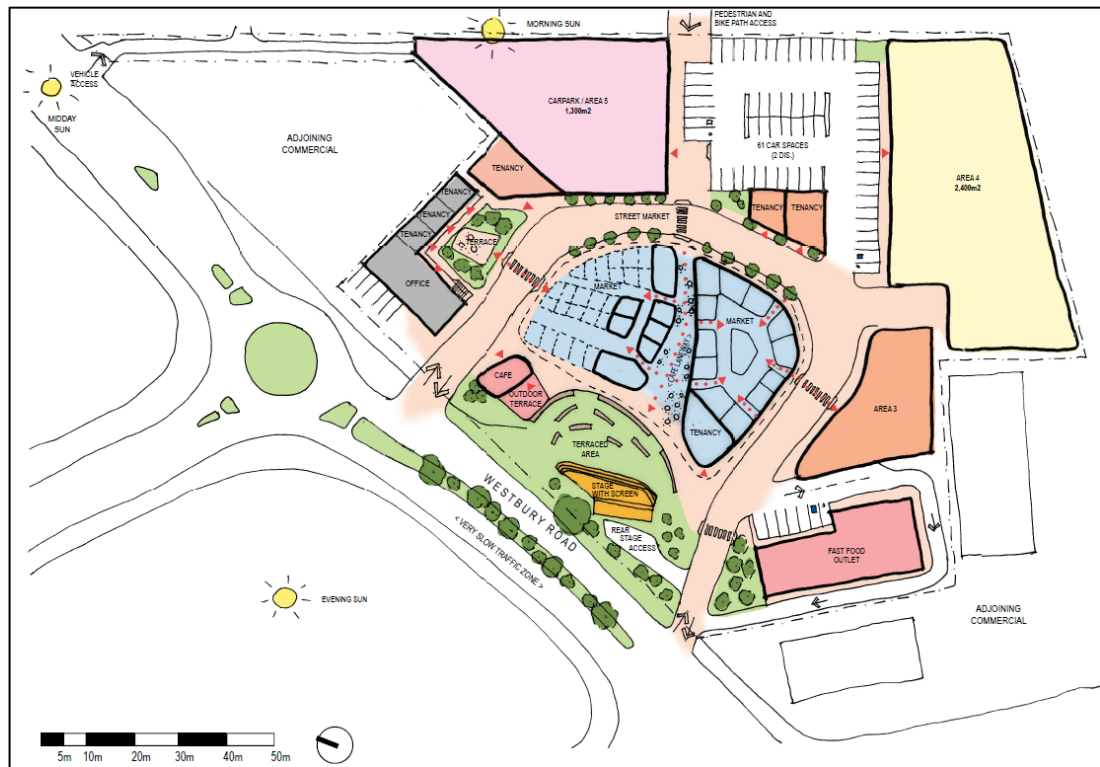
F5.1.1 The purpose of this specific area plan is to:

- a) provide for the development of the area consistent with the Development Concept Plan; and
- b) provide for a mixed range of uses on the site to service the local population, in combination with services to visitors and tourists, in a manner that enhances the area as a communal activity place.

F5.2 Application of the Specific Area Plan

F5.2.1 The specific area plan applies to the area of land designated as SAP F5 on the planning scheme maps and in Figure F5.2.1 - SAP F5 - Development Concept Plan.

Figure 5.2.1 - SAP F5 - Development Concept Plan



F5.3 Use Table

No Permit Required	
Use Class	Qualification
Business and professional services	
Food services	
General retail and hire	
Natural and cultural values management	
Passive recreation	
Residential	If for a home based business
Utilities	If for minor utilities
Permitted	
Use Class	Qualification
Bulky goods sales	

Community meeting and entertainment	
Educational and occasional care	
Emergency services	
Hotel industry	
Research and development	
Residential	If: a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of premises; and b) not listed as no permit required
Visitor Accommodation	If: a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of premises; and b) not a camping and caravan park or overnight camping area.
Discretionary	
Use Class	Qualification
Equipment and machinery sales and hire	
Hospital Services	
Manufacturing and processing	
Residential	If not listed as No Permit Required or Permitted
Resource Processing	If for food and beverage production
Service industry	
Sport and recreation	
Storage	
Tourist operation	
Transport depot and distribution	If for: a) a public transport facility; or b) distribution of goods to or from land within

	the zone.
Utilities	
Vehicle fuel sales and service	
Vehicle parking	
Visitor accommodation	If not listed as No Permit Required
Prohibited	
All other uses	

F5.4 Use Standards

F5.4.1 Discretionary Uses

Objective: To ensure that the use of land supports the purpose of the Specific Area Plan.	
Acceptable Solutions	Performance Criteria
A1 If for No Permit Required or Permitted Uses.	P1 Discretionary uses do not compromise the purpose of the area as a community activity place having regard to: <ul style="list-style-type: none"> a) the type of use and whether it supports local service and local employment; b) the scale and intensity of the use; c) the type and number of vehicles that will attend or service the use; d) the location of the use and its relationship to the public open space and the street.

F5.5 Development Standards

F5.5.1 Development Concept Plan

<p>Objective:</p> <p>a) To provide for the development of land in accordance with the Development Concept Plan.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The layout of development must be generally in accordance with Figure 5.2.1 - SAP F5 - Development Concept Plan.</p>	<p>P1 The layout of development is to support the purpose of the area as a community activity place through a combination of elements including public open space, pedestrian interaction and streetscape interface having regard to:</p> <ul style="list-style-type: none"> a) the floor area and outdoor spatial requirements of individual uses and tenancies; b) presentation of uses to Westbury Road; c) the safe interaction between pedestrians and vehicles and the need for parking; d) vehicular access requirements and the relationship to Westbury Road; e) access to public transport.

C&DS 4 2016-2017 COMMUNITY GRANTS APPLICATION ASSESSMENTS – ROUND 4 – MARCH 2017

1) Introduction

The purpose of this report is to present for Council approval, the recommendations of the Community Grants Committee for Community Grants Round 4.

2) Background

The total Grants allocation for the year is \$88,500 (1% of the General Rate) plus unspent carry-overs from 2015-16 of \$10,000. Of the \$98,500 available, \$10,000 is earmarked for Council's policy for refunding regulatory fees to community groups and \$12,000 is earmarked for individual sponsorships and establishment grants leaving a balance of \$76,500 for Community Grants. With four rounds each year, the Committee aims to work within an amount of 25% of the balance, each quarter. For 2016-17 this is \$19,125. As this is the final round of the 2016-17 year, this figure may be increased by any underspend from the individual sponsorships allocation.

Crs Mick Kelly and Tanya King, Lynette While (Director Community and Development Services) and Jonathan Harmey (Director Corporate Services) met on 28 March 2017 to consider the applications received. They were supported by Patrick Gambles (Community Development Manager). Cr Kelly and Lynette While were kindly standing in for Grants Committee members, Cr Mackenzie and Vicki Jordan (Community Officer) who were unavailable. Merrilyn Young (Grants Administrator) was on leave.

3) Strategic/Annual Plan Conformance

Furthers the objectives of the Council's Community Strategic Plan 2014 to 2024:

- Future Direction (3): Vibrant and engaged communities

4) Policy Implications

The Grants assessment 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. 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 November 2016 - March 2017:

Name	Resident in	Purpose	\$
Addison	Djatschenko	Liffey Prospect	Metal Minds Robotics - NSW 150
Riley	Fellows	Vale Prospect	2017 National Futsal Championships - NSW 150
Joshua	Gillow	Vale	Aust Country Junior Basketball Cup - NSW School Sport Australia U/15 Cricket 150
Kobe	Moore	Hadspen Prospect	Champs - QLD 150
Brodie	Graesser	Vale Prospect	National Cycling Championships 150
C-Jay	Denman	Vale	Australian Hockey Championships - NSW Nat. Trap Shooting Champs -Wagga 150
Daniel	Aylett	Meander	Wagga 150
			1,050

Grant Applications and Sponsorship Requests from Organisations

Sixteen applications were received for Round 4. Fifteen applications requested \$29,367. One application sought a redirection of a previous grant awarded in 2014. A range of factors were considered to achieve a fair distribution. The recommended outcomes are indicated in the final column of the following table:

Organisation	Project	Project Cost \$	Grant Requested \$	Grant Recommended \$
Aus Youth Climate Coalition	Switched on Schools Project	5,700	2,000	-
Carrick Community Committee	Cenotaph bollard border	3,000	3,000	3,000
Carrick Speedway Promotions	Public address amplifier	2,945.80	2,500	-
Children First Foundation	Razzamataz Magic Show	240	240	240
Chudleigh A&H Society	Kiosk upgrade	*	*	*
Deloraine Primary School	Swimming pool cover	5,690	3,000	3,000
Launceston City FC	New soccer goal posts	3,949	3,000	3,000
Make A Wish Australia	Special Children's Xmas Party	300	300	300
Meander Indoor Bowls Club	2 x new bowling mats	3,212	2,600	2,600
Meander Valley Gazette	Camera purchase	3,999	3,000	3,000
Prospect Hawks JFC	PVP kitchen/canteen equipment	7,046	3,000	-
Prospect Park Sports Club	PVP kitchen Improvements	5,004	3,000	3,000
Tiers Triers Carers Support Gp.	Morning tea support	432	432	432
Westbury RSL Sub Branch	Community marquee	2,100.46	1,800	1,800
Westbury & Dist Historical Soc.	History publication (WP Sch)	2,035	1,095	995
Whitemore Recreation Gd. Com.	Kitchen cupboard upgrade	956.50	400	400
TOTAL		46,609.76	29,367	21,767

Twelve allocations equalling \$21,767 are recommended for approval by Council. These have a total project cost of \$30,918 plus voluntary labour estimated in excess of \$30,000 (calculated @ \$20 per hour).

Three applications did not receive funding in this round for the following reasons:

Organisation	Project	Grant Requested	Reason (s)
Aus Youth Climate Coalition	Schools project	2,000	No evidence of MV schools' commitment to the project provided.
Carrick Speedway	PA amplifier	2,500	Applicant considered sufficiently financial to buy this core equipment. Previous applications supported in 2015/16.
Prospect Hawks Junior FC	Kitchen equipment	3,000	Application not considered until full acquittal of previous agreement with Council for mobile lights.

One application to redirect a previous grant was approved:

Organisation	Project	Grant Requested	Condition
Chudleigh A&H Society	Kiosk upgrade	2,800	Granted in 2014 for a similar project that proved unfeasible

AUTHOR: Patrick Gambles
COMMUNITY DEVELOPMENT MANAGER

12) Recommendation

It is recommended that Council endorses the recommendations of the Community Grants Committee and approves the following allocations:

Organisation	Project	Grant Recommended \$
Carrick Community Committee	Cenotaph bollard border	3,000
Children First Foundation	Razzamataz Magic Show	240
Deloraine Primary School	Swimming pool cover	3,000
Launceston City FC	New soccer goal posts	3,000
Make A Wish Australia	Special Children's Xmas Party	300
Meander Indoor Bowls Club	2 x new bowling mats	2,600
Meander Valley Gazette	Camera purchase	3,000
Prospect Park Sports Club	PVP kitchen Improvements	3,000
Tiers Triers Carers Support Gp.	Morning tea support	432
Westbury RSL Sub Branch	Community marquee	1,800
Westbury & Dist Historical Soc.	History publication (WP Sch)	995
Whitemore Recreation Gd. Com.	Kitchen cupboard upgrade	400
TOTAL		21,767

Organisation	Project	Grant Redirected
Chudleigh A&H Society	Kiosk upgrade	2,800

DECISION:

C&DS 5 GROUND NAMING SPONSORSHIP – FOOTBALL WESTBURY AND SOCCER, PROSPECT VALE

1) Introduction

The purpose of this report is for Council to consider proposals from the Meander Valley Suns Football Club and Launceston City Football (Soccer) Clubs to secure ground naming sponsors for the Westbury Recreation Ground and the soccer fields at the northern end of Prospect Vale Park respectively for their winter sport seasons only.

2) Background

The proposal from the Meander Valley Suns Football Club (MVSFC) is a new proposal advised to Council on 20 March 2017.

The proposal from the Launceston City Football Club (LCFC) is a replacement proposal advised to Council on 30 March 2017. Previously Council has approved a long term naming rights sponsorship for the main soccer area, - "Mitsubishi Park" – at the northern end of Prospect Vale Park.

Both clubs have advised that they have concerns to meet on-going rental fees, over \$4,000 for MVSFC and more than \$7,000 for LCSC most recently.

The clubs believe that by securing ground sponsors it will help alleviate their rental costs.

The clubs have worked hard to secure sponsors and now have in principle agreements with Industrial Galvanisers (for Westbury) for one year (and options) and Neil Buckby Motors (for Prospect Vale) for three years (and options) to become their ground sponsors.

Both Clubs are looking for the partnerships to be long term arrangements and they firmly believe that these partnerships will greatly assist with their short and medium term financial security at Westbury and Prospect Vale.

As part of the sponsorship agreements the Clubs would like to seek Council's approval to allow the grounds to be referred to under the sponsor name during their respective seasons as follows:

- Westbury Recreation Ground – Industrial Galvanisers Oval
- Prospect Vale Park – Buckby Landrover Park

The clubs would like to place signage at the grounds with the name of the new sponsor as follows:

- Westbury Recreation Ground - A fixed sign for the life of the sponsorship erected on the main building where existing signage is in place and a portable sign to be placed at the gate on game days and around the ground perimeter (as required).
- Prospect Vale Park – Fixed sign for life of the sponsorship erected above the scoreboard and around the ground perimeter, additional portable signage will be placed strategically around the grounds on game days.

3) Strategic/Annual Plan Conformance

Further the objectives of the Council's Community Strategic Plan 2014-24:

- Future Directions (4): A healthy and safe community.
 - Future Directions (5): Innovative leadership and community governance.

4) Policy Implications

Council currently has no formal policy in this respect but has developed a set of guidelines for indoor sponsorship signage.

5) Statutory Requirements

Not applicable

6) Risk Management

Not applicable

7) Consultation with State Government & Other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Council can decide not to support the proposals for sporting field sponsorship.

11) Officers Comments

Council has historically been supportive of our sporting clubs in their endeavours to obtain ground naming sponsors to allow them to become more financially sustainable in the long term.

Where possible, our community-based sporting clubs should be encouraged and supported to diversify and seek additional revenue streams.

The Meander Valley Suns proposal is a new proposal for that Club. The Launceston City Soccer Club proposal replaces an existing long-term arrangement that has been in place and supported by Council.

The Council has previously supported naming rights arrangements at three Council venues including:

- Prospect Vale Park – main soccer field - "Mitsubishi Park".
- Westbury Recreation Ground – cricket – "Shaw's Oval".
- Hadspen Recreation Ground – cricket – "Scope Park" and "Start Solar Park".

The new proposals do not entail any changes to entrance signs / structures, but would involve complementary signage to allow the Clubs to support their sponsors.

The costs for sponsor signage and placement would be borne by the clubs.

Council has developed a set of guidelines for Club sponsor signage at indoor venues and this has the flexibility to help guide officers through a reasonable application and approval process for outdoor venues such as Westbury Recreation Ground and Prospect Vale Park.

AUTHOR: Daniel Smedley
RECREATION CO-ORDINATOR

12) Recommendation

It is recommended that Council approve:

- 1. The proposals from the Meander Valley Suns Football Club and the Launceston City Football Club to secure naming rights sponsors for the Westbury Recreation Ground and the northern end soccer fields at Prospect Vale Park limited to the winter season for the life of the sponsorship agreements.*
- 2. The Meander Valley Suns Football Club and the Launceston City Football Club to meet all costs of installation and removal of all associated signage.*

DECISION:

Launceston City FC

ABN: 60 607 206 734

Headquarters : Mitsubishi Park, 416 Bass Highway Prospect Tas 7250

Postal : PO Box 260 Launceston Tas 7250

www.launcestoncity.teamapp.com



29th March 2017

Mr. D. Smedley
Recreational Coordinator
Meander Valley Council
26 Lyall Street
Westbury TAS 7303

Dear Daniel,

I hereby request your approval for a name change of the grounds we use under our hire agreement with the Meander Valley Council. LCFC have had an arrangement whereby we have sold the ground naming rights to a significant sponsor, previously being Launceston Mitsubishi, i.e. "**Mitsubishi Park**", this has been in place for in excess of 15 years and due to the recent sale of Launceston Mitsubishi we have made a commercial decision to change our major sponsor which includes ground naming rights to Neil Buckby Landrover hence the name now of "**Buckby Landrover Park**".

Our committee have gone to great lengths to secure a significant sponsor for a considerable duration of time, initially 3 years with options to continue well into the future. As the Council would be aware LCFC is a not for profit organisation and we need to maximise every sponsorship dollar we generate to continue to build our club image within the Meander Valley community and to continue to support that community with a Junior & Senior club that offers opportunities to over 500 members to play and develop the sport we love so much.

Our club has already, due a very tight time framing, arranged for new signage to be produced reflecting the name change. There will be permanent signs erected above the scoreboard and around the ground perimeter, additional portable signage will be placed strategically around the grounds on game days. Other signage will be placed around our property in addition to those on MVC property.

The committee, players & members trust that the Council supports our request to change the ground naming rights sponsor and joins us in celebrating a sound community relationship between a progressive sporting body and very strong brand name and business partner.

Yours sincerely,

Dave Backhouse

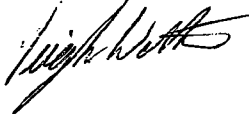
David Backhouse
Treasurer
LCFC
E: dbackhouse@corporatevehiclemanagement.com.au
M: 0408 444 421

Untitled

Meander Valley Football Club
PO Box 65
Westbury
TAS 7303

The Meander Valley Suns football club are seeking permission from your council to name the ground after one our sponsors for the duration of the football season only. The sponsor name is Industrial Galvanizers a company based within our municipality. At this point we would use their name in both media coverage and ground signage.

Cheers Leigh Watts Club President
MOB 0417 593 466



Index No. 14046	
Doc No.	
RCV'D	20 MAR 2017 MVC
Action Officer MG	Dept. G
EO ✓	OD

GOV 1 MOBILE FOOD VENDORS: MEANDER VALLEY COUNCIL STREETS, PARKS, SPORTING VENUES AND RESERVES

1) Introduction

The purpose of this report is to consider a Notice of Motion from Cr Bob Richardson that Council develop a policy in relation to mobile food vendors' use of Council streets and Council land.

2) Background (Cr Richardson)

During much of March 2017 a soft serve ice vendor has been stationed inside the Westbury Recreation Ground fence selling its wares. It has been positioned in a highly visible position, attracting custom particularly users of Meander Valley Road/footpath traffic.

It has been positioned within about 100 metres of Meander Valley Road street frontage shops.

These shops pay rates to Council and water/sewerage charges to TasWater. Annually each of the two shops in question probably contribute in the order of \$3,000 to \$4,000.

The issue raises questions relating to unfair competition involving use of Council resources.

What if other mobile food vendors were to locate at the recreation ground selling, say, hamburgers and steak sandwiches, or whatever.

This is an example of what could happen anywhere in the municipality – from Prospect (*Vale*) to Mole Creek.

The issues raised, including fairness, support of ratepayers, etc. indicate need for a policy, generally. This is an issue for Council.

3) Strategic/Annual Plan Conformance

Not Applicable

4) Policy Implications

Not Applicable

5) Statutory Requirements

Not Applicable

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

Not Applicable

10) Alternative Options

Council can elect not to develop a policy.

11) Officers Comments

Council officers would recommend that the matter is discussed at a Council workshop to seek further guidance on:

- The objectives of the proposed policy
- The level of community/business consultation required by Council
- Alternatives to a policy or use of existing legislation.

This will ensure that the officers understand the intent of the policy and Council resources can be used effectively.

Council officers would propose that the notice of motion be amended to say:

It is recommended that Council asks the General Manager to organise a workshop to discuss the development of a policy in relation to mobile food vendors' use of Council streets, Parks, Sporting Venues and Reserves.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation (Cr Richardson)

It is recommended that Council develop a policy in relation to mobile food vendors' use of Council streets, Parks, Sporting Venues and Reserves, and that this policy is presented to Council at its August 2017 meeting for consideration.

DECISION:

GOV 2 CAMPING IN COUNCIL RESERVES, PARKS AND SPORTING FACILITIES

1) Introduction

The purpose of this report is to consider a Notice of Motion from Cr Bob Richardson that Council develop a policy in relation to camping in Council Reserves, Parks and Sporting Facilities.

2) Background (Cr Richardson)

This motion's timing (*placed before Council at its August 2017 Ordinary Council Meeting*) will enable policy to be ready prior to the next camping season.

The policy development may include consultation with:-

- The community of Meander Valley
- Existing caravan park/potential park operators;
- User groups of Council grounds;
- The camping fraternity

Growth within the recreation centre has been significant over recent years. In the Meander Valley that has presented itself through increased numbers of caravans, motorhomes, campervans, camping trailers and tents visiting the municipality.

The issue of free camping has been high on the agenda.

It is timely that Council develop a policy regarding the issue. In its development several issues could be considered.

1. Council expenses

Use of Council resources will involve costs to Council (ratepayers). These costs include:

- a. Maintenance of Council 'grounds' including rubbish removal, mowing/re-sealing of parking spaces , and so on;
- b. Maintenance/construction of facilities, such as toilets, showers, dump-points, water availability, etc.

This raises the question relating to recouping such expenses – or whether, or not, charges are to be made for use of facilities.

2. What is the primary purpose of the (Council) area(s) to be potentially used for camping?

eg. Westbury Recreation Ground is primarily used for organised team sports – AFL football and cricket with associated activity, eg. Junior skills development, and the scouting movement.

3. Are additional (alternative) uses able to co-exist? If so are any restrictions needed?

4. What facilities already exist at each venue to support `camping'? eg.

- Black water dump points
- Grey water disposal
- Toilets
- Showers
- Rubbish collection/removal,
- Electrical connections, etc.

5. Depending upon facilities available, do restrictions need to be placed upon camping units: for

- Self-contained (on-board collection of grey and blackwater, toilet, showers, electricity (solar panel(s)/battery).
- Semi self-contained (as for self-contained, but no on-board grey-water collection),
- Limited facilities – no on-board toilet, grey water collection, battery.
- No – facilities tents

6. What is the policy regarding generators, particularly near residential areas?

7. Animals – particularly dogs: yes or no, on or off lead?

8. Parking areas in relation to vegetation?

- Not under tall/'brittle' trees;
- Not on tree roots – soil compaction

9. Competition Policy

What charges should be raised if a private caravan park is within 5km, 10km, or 20km?

10. If fees to be charged:-

- How much per night?
- How to collect any fees?
- Who sets rate for each site?

11. Which site(s) might be developed – with, for example, dump sites, etc.

12. Insurance coverage

The policy probably should have over-arching principles, with local adaptations, probably in conjunction with local communities.

3) Strategic/Annual Plan Conformance

Not Applicable

4) Policy Implications

Not Applicable

5) Statutory Requirements

Not Applicable

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

This is an unbudgeted operational initiative, requiring officer time and resources. If another project in the current annual plan is deferred there would be minimal cost to Council. If it is an additional project, then the cost to Council, including consultation and review of charges of equivalent

businesses, to prepare the draft policy would require a commitment of about 0.2FTE for a period of 6 months. This would equate to about \$8,000.

10) Alternative Options

Council can elect not to develop a policy.

11) Officers Comments

Council officers would recommend that the proposal to develop a policy is discussed at a Council workshop to determine the Council position and the direction that Council would like to pursue.

This will ensure that the officers understand the intent of the policy and Council resources can be used effectively.

Council officers would propose that the notice of motion be amended to say:

It is recommended that Council asks the General Manager to organise a workshop to discuss the development of a policy in relation to camping in Council Reserves, Parks and Sporting Facilities.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation (Cr Richardson)

It is recommended that Council develop a policy in relation to camping in Council Reserves, Parks and Sporting Facilities and that this policy be placed before Council at its August 2017 meeting for consideration.

DECISION:

GOV 3 ANNUAL PLAN – QUARTERLY REVIEW – MARCH 2017

1) Introduction

The purpose of this report is for Council to receive the March quarterly review of the Annual Plan.

2) Background

Section 71 of the Local Government Act 1993 requires Council to prepare an Annual Plan. This plan provides details of the works and programs to be undertaken by Council and is the organisation's commitment to both Councillors and the community that these works and programs will be delivered.

3) Strategic/Annual Plan Conformance

This performance report relates directly to the achievement of the Annual Plan.

4) Policy Implications

Not applicable

5) Statutory Requirements

It is a requirement of the Local Government Act 1993 that Council prepares and approves an Annual Plan.

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Not applicable

11) Officers Comments

In the March quarter there were 123 targets.

Of these targets – 98 were achieved, 21 in progress and 4 deferred.

Details of the four activities deferred are as follows:-

Program1.3	Employee Health & Safety Management
Activity 1.3.5	Conduct Staff Survey
Target:	Issue Survey
Comment:	Due to a number of recent organisational changes the survey process will be reviewed and conducted in early 2017.

Program 1.4	Other Governance Functions
Activity 1.4.6	Prepare Human Resources Plan
Target	Prepare Framework for Plan
Comment	This was an initiative proposed by the previous General Manager. Following changes to the organisational structure made in January 2017 the purpose of this project will be reviewed and if it proceeds will be deferred until next financial year.

Program2.5	Human Resources
Activity 2.5.2	“Implementation of LGAT Workplace Behaviours Policy suite”
Target	Implement Stage 2 Policies
Comment	It is recommended that the target “Implement Stage 2 policies:” be deferred to the June quarter. Council officers have been working with lawyers Page Seager to provide a policy that is in keeping with employees expectations and Council’s current work practices. A final round of consultation with

employees is now in progress, with the aim for implementation and training of employees to occur in the June quarter.

Program 4.1 Land Use & Planning
Activity 4.1.6 Westbury Road Prospect Vale – Activity Centre Plan
Target: Prepare Project Plan and engage Consultant
Comment: Ongoing delay in response to an anticipated development proposal at 367-369 Westbury Road, Prospect Vale.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive and note the Annual Plan review for the March 2017 quarter.

DECISION:

Meander Valley Council Annual Plan 2016-2017

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Meander Valley Council Annual Plan 2016-2017

Overview

The Annual Plan outlines the programs and services Council intends to deliver throughout the year. These programs and services comprise new and upgraded services, replacing existing or simply maintaining what already exists.

The coming year will see Council deliver the following projects -

- Plan and implement Waste Management Strategy Action Plan;
- Prepare Local Provision Schedules for inclusion in the new Tasmanian Planning Scheme;
- Continue to implement and further develop the Hadspen Urban Growth Plan;
- Develop further stormwater system management plans in line with the risk assessment action plan;
- Deliver projects identified in the Prospect Vale/Blackstone Heights Structure Plan and Hadspen, Westbury and Deloraine Outline Development Plans;
- In conjunction with the other northern councils, undertake the delivery of the Northern Tasmania Street Light Program to replace existing street lights with light emitting diode (LED) lights.
- Continue with a variety of projects to reduce energy consumption and improve energy efficiencies across Council and Meander Valley communities.

Council will undertake a regular inspection program for Place of Assembly and Food Premises Licences, and co-ordinate immunisation clinics.

There is an ongoing commitment to continue Council's involvement in the Northern Tasmania Development to deliver the Regional Futures Plan.

Along with other councils in the region, Council will participate in a service delivery benchmarking project, which will be used to identify opportunities for shared services or resource sharing between councils. This project will conform to the State Government's criteria for local government reform and improved service delivery.

Once again an extensive Capital Works Program, valued at \$10.297 million, will be delivered. The value of the works approved is in line with the projections in the Long Term Financial Plan, with \$3.06 million of this figure being allocated to building new and upgraded infrastructure. Council will also deliver \$ 2.612 million in additional Australian Government Grants for roads and bridges.

Meander Valley Council Annual Plan 2016-2017

Fast Facts about the Meander Valley

Rateable assessments	9,883
Capital value of properties	\$3,204,558,600
Adjusted Assessed annual value of properties	\$150,410,742
Residential population (estimate)	19,686
Geographical area	3,821 sq kms
Number of Councillors	9
Sealed Roads	564kms
Unsealed Roads	257kms
Bridges	223



Meander Valley is a large and diverse area of Tasmania's northern region, which offers an assortment of enticing lifestyle opportunities. The varying landscape ranges from alpine mountain peaks to extensively forested areas, productive agricultural lands, historic towns and villages, and the urban community of Launceston. There are abundant small businesses and major enterprises, such as Country Club Tasmania and Tasmanian Alkaloids which offer great employment prospects to locals.

The Meander Valley skyline is dominated by the mountains of the Great Western Tiers and World Heritage Area, which form a dramatic backdrop to a rural landscape that in many areas is divided by traditional English hedges. Small townships and villages are found throughout the area. The seamless combination of mountains and rural landscapes, villages and townships gives Meander Valley its unique look and feel; something that visitors recognise as distinctly Tasmanian.

Meander Valley Council Annual Plan 2016-2017

Budget Estimates

	2015-2016	2016-2017
Revenue:		
Rate Revenue	10,832,600	11,286,500
Fees and User Charges	1,119,300	1,101,700
Contributions and Donations	350,600	311,800
Interest	961,300	907,300
Grants and Subsidies	6,093,200	6,960,500
Other Revenue	995,900	1,013,200
Total Operating Revenue:	20,352,900	21,581,000
Operating Expenditure:		
Employee Costs	6,028,000	6,150,000
Maintenance and Working Expenses	6,054,400	6,155,200
Interest on Loans	311,300	271,300
Depreciation	4,963,400	4,961,000
Payments to Government Authorities	1,028,600	1,075,600
Other Payments	236,300	245,000
Total Operating Expenditure:	18,622,000	18,858,100
Operating Surplus/Deficit:	1,730,900	2,722,900
Underlying Surplus/(Deficit)	839,900	1,796,700
Capital Expenditure	8,862,000	15,033,100
Repayment of Loans:		
Asset Sales:	215,000	215,000
Closing Cash Balance:	19,360,115	13,586,500
Net assets:	232,800,000	241,089,300

Meander Valley Council Annual Plan 2016-2017

Rates and Charges

The following rates and charges will apply for 2016-2017:

General rate:	All rateable properties are applied a General Rate of 6.0078 cents in the \$ of AAV with a minimum charge of \$135.
Waste Management:	For properties without a kerbside collection service the charge is \$46. For each separate service where kerbside garbage and/or green-waste and recycling collection is provided the charge is \$176 for the standard collection of one 80L mobile garbage bin and one mobile recycling bin or \$204 for the extra capacity collection of one 140L mobile garbage bin and one mobile recycling bin or \$362 for one 240L mobile garbage and one mobile recycling bin.
Fire Levies:	All properties within the municipal area are rated based on the income requirements of the State Fire Commission. Properties within the Launceston Permanent Brigade District are applied a rate of 1.4034 cents in the \$ of AAV with a minimum of \$38. Properties within the Volunteer Brigade Districts are applied a rate of 0.3931 cents in the \$ of AAV with a minimum of \$38. All other properties are applied a rate of 0.3614 cents in the \$ of AAV with a minimum of \$38.
Payment Method:	Ratepayers are provided with the option of paying their rates in full, with no discount for early payment, or paying their rates in four approximately equal instalments due on 31 August 2016, 31 October 2016, 31 January 2017 and 31 March 2017.
Penalties for late payment:	Any late payment of rates and charges will be subject to daily interest at a rate equivalent to 7.50% per annum (2c per \$100 per day).

Council's rating policy No 77 is available on the website www.meander.tas.gov.au

S U M M A R Y March 2017 Quarterly Review

Area	Achieved	In Progress	Deferred
1. Governance	32	7	2
2. Corporate Services	13	0	1
3. Infrastructure Services	23	7	0
4. Development Services	12	2	1
5. Works	10	2	0
6. Economic Development	8	3	0
OVERALL TOTALS	98	21	4
Action Definitions for Reporting Purposes: Ongoing; In Progress; Achieved; Cancelled; Deferred; Not Achieved			

POLICY REVIEW

POLICY REVIEWS	Audit Panel By 28/6	Council By 30/09	Audit Panel By 22/12	Council By 31/12	Audit Panel By 23/3	Council By 31/3	Audit Panel By	Council By 30/6
Governance: <ul style="list-style-type: none"> • Vandalism Reduction Incentive • Councillors Expense Entitlements • Community Organisations Regulatory Fees Refund Scheme • Management of Public Art 	21	21	24	24	80	80	75	75
Corporate Services: <ul style="list-style-type: none"> • Recreation Facilities Pricing • Rates and Charges 	77	77	56	56				
Infrastructure Services: <ul style="list-style-type: none"> • Stock Underpasses on Council Roads • Reimbursement for Disposal of Materials at Tip Sites • Driveway Crossovers • Infrastructure Contributions • Asset Management 	2 4	2 4	15	15	20 60	20 60		
Development Services: <ul style="list-style-type: none"> • Building Approval in incomplete Subdivisions • Public Open Space Contributions • Building Plans and Approval Lists • Private Timber Reserves 			22	22	6	6	11 36	11 36

<ul style="list-style-type: none"> • Dog Management • Adhesion Orders • Street Dining and Vending 	62 72	62 72					43	43
Works: <ul style="list-style-type: none"> • Nil 								
Economic Development and Sustainability <ul style="list-style-type: none"> • Conservation Covenant Incentive Scheme • Industrial Land Development • Social Media 	74 76	74 76					81	81

DOCUMENT REVIEW

OPERATION Document Reviews	By 30 September	By 31 December	By 31 March	By 30 June
Governance: Style Manual Delegations Special Committees of Council Customer Service Charter		Style Manual Special Committees of Council	Delegations	Customer Service Charter
Corporate Services: Human Resource Policy Manual				Human Resource Policy Manual
Infrastructure Services: Nil				
Development Services: Nil				
Works: Nil				
Economic Development and Sustainability Nil				

Due for review (other than annually):

Business Continuity Plan (next full review 2018/19)

Code of Tendering and Contracts (every four years, next review 2018/19)

Human Resource Policy Manual (every 3 years – next review 2016/17)

Public Interest Disclosures Act 2002 - Model Procedures (every three years, next review 2017/18)

Code of Conduct (within 12-months of an ordinary election, next review after 2018 local government elections)

Customer Service Charter (biennial, next review 2016/17)

Meander Valley Community Safety Plan 2015 -2017 (every 3 years – next review 2017/18)

Sport and Recreation Action Plan 2012-2015 (every 3 years – next review 2018/19)

Municipal Emergency Management Plan (every 2 years – next review 2017/18)

Economic Development Strategy 2012-2017 (every 5 years – next review 2017/18)

Strategic Asset Management Plan (every 4 years – next review 2019/20)

Evacuation Plans for Council Buildings (every 5 years – next review 2019/20)

External WH&S Audit (every 3 years – next review 2018/19)

Due for review annually

Style Manual

Delegations

Special Committees of Council

Governance and Community Services

Directorate	1. Governance & Community Services	Program number and title	1.1 Secretarial and Administrative support
Program Objective	To undertake functions to ensure compliance with legislative requirements		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver Annual Plan	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review Achieved	Prepare quarterly review. Prepare 2017/18 Annual Plan
2	Prepare Annual Report	Complete draft for printing Achieved	Complete report and present at AGM Achieved		
3	Conduct Annual General Meeting (AGM)		Advertise, organise and conduct AGM Achieved		
4	Prepare Council Meeting Agendas and Minutes, Briefing Reports and Workshop Agendas	Prepare for each meeting Achieved	Prepare for each meeting Achieved	Prepare for each meeting Achieved	Prepare for each meeting
5	Policy Review	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule Achieved	Review as per schedule
6	Conduct Australia Day (AD) event	Review AD criteria. Call for nominations Achieved	Assess nominations. Plan civic function Achieved	Conduct a civic function on AD Achieved	
7	Operations Document Review	Review as per schedule Achieved	Review as per Schedule Achieved	Review as per schedule Achieved	Review as per schedule

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Personal Assistant
2	\$3,000	MVC	Personal Assistant
3	N/A	MVC	Personal Assistant
4	N/A	MVC	Personal Assistant
5	N/A	MVC	General Manager
6	\$5,000	MVC	Personal Assistant
7	N/A	MVC	General Manager

Action performance targets

No.	Performance target
4	Agenda is prepared and distributed 4 days before each Council meeting. Draft meeting minutes are completed and distributed within 4 days of each Council meeting
5	Policies reviewed by Council
7	Documents reviewed by Council

Directorate	1. Governance & Community Services	Program number and title	1.2 Risk Management
Program Objective	Minimise risk to our people and the public		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Implement Risk Management Framework	Review the framework Achieved	Action the framework Achieved	Action the framework Achieved	Action the framework
2	Implement the Internal Audit Program	Review of Audit outcomes Achieved	Conduct Audit Achieved	Review of Audit outcomes Achieved	Conduct Audit
3	Conduct Risk Management Committee meeting	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting
4	Business Continuity Plan (BCP)			Yearly review and update Achieved	
5	Co-ordinate functions of the Audit Panel	Conduct meeting as per Audit Schedule Achieved		Conduct two meetings as per Audit Schedule Achieved	Conduct meeting as per Audit Schedule

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director Gov and CS
2	N/A	MVC	Director Gov and CS
3	N/A	MVC	Director Gov and CS
4	N/A	MVC	Director Gov and CS
5	\$15,000	MVC and independent resource	Director Gov and CS

Action performance targets

N/A

Directorate	1. Governance & Community Services	Program number and title	1.3 Employee Health and Safety Management
Program Objective	To provide a safe place of work for our people and to measure and monitor our employer obligations.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Health and Safety Committee operation	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting
2	Conduct Driver training course	Organise course Achieved	Course held Achieved	Review effectiveness of course Achieved	
3	Deliver a Health and Wellbeing Program	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs Achieved	Conduct quarterly meeting and implement programs
4	Conduct emergency evacuation drills		Conduct drill – Council Office and GWTVC Achieved		Conduct drill – Council Office and GWTVC
5	Conduct Staff Survey	Implement Action Plan Achieved	Issue survey Deferred	Report to staff on results of survey. Prepare action plan Deferred	Implement action plan
6	Workplace Consultative Committee operation	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting Achieved	Conduct quarterly meeting

7	Review Evacuation Plans				Review Plans
8	Conduct pre-start review of safety systems and verification by worksite inspection	Conduct reviews Achieved	Conduct reviews Achieved	Conduct reviews Achieved	Conduct reviews

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director Gov and CS and H and S Committee
2	\$2,500	Contract	Director Gov and CS and H and S Committee
3	\$15,000	MVC and Contract	Director Gov and CS and H and Wellbeing Committee
4	N/A	MVC	Director Gov and CS and Fire Wardens
5	\$4,000	MVC and Contract	General Manager
6	N/A	MVC	General Manager
7	N/A	MVC	Director Gov and CS/Fire Wardens/Property Management Officer
8	N/A	MVC	Work Health and Safety Officer

Directorate	1. Governance & Community Services	Program number and title	1.4 Other Governance Functions
Program Objective	To provide good governance		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Participation in Northern Tasmania Development (NTD)	Attend NTD Local Government Committee Meeting Achieved	Attend NTD Local Government Committee Meeting Achieved	Attend NTD Local Government Committee Meeting Achieved	Attend NTD Local Government Committee Meeting
2	Convene meetings of the Customer Service Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting
3	Convene meetings of the Merit User Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting
4	Provide support to the Townscape Reserves and Parks Special Committee (TRAP)	Conduct meeting and report on outcomes Achieved	Conduct meeting and report on outcomes Achieved	Conduct meeting and report on outcomes Achieved	Conduct meeting and report on outcomes
5	Review Council's Delegation Register		Review register Achieved		
6	Prepare Human Resources Plan			Prepare framework for Plan Deferred	Begin consultation with staff
7	Participate in benchmarking project with other Councils in the northern region	Engage a consultant to undertake project Achieved	Deliver report to Council In Progress	Develop future Action Plan In Progress	Develop future Action Plan
8	Conduct Community Satisfaction Survey				Conduct survey

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$62,000	MVC	General Manager
2	N/A	MVC	Director Gov and CS
3	N/A	MVC	Director Gov and CS
4	N/A	MVC	Director Gov and CS
5	N/A	MVC and Consultant	General Manager
6	N/A	MVC	General Manager
7	\$12,000	MVC and Consultant	General Manager
8	\$8,000	Consultant	Director Gov and CS

Action performance targets

N/A

Directorate	1. Governance & Community Services	Program number and title	1.5 Community Development
Program Objective	Working with the community for the benefit of all		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Facilitate the operation of the Meander Valley Community Safety Group	Conduct meeting and report on progress Achieved	Conduct meeting and report on progress Achieved	Conduct meeting and report on progress Achieved	Conduct meeting and report on progress
2	Deliver the Community Grants Program	Acquit Round 1 and advertise Achieved	Acquit Round 2 and advertise Achieved	Acquit Round 3 and advertise Achieved	Acquit Final Round and advertise Conduct Grants Information Forum
3	Conduct the Meandering Art Exhibition	Establish Schools artist in residence workshops Achieved	Conduct Meandering exhibition Achieved	Evaluate Meandering Exhibition and School artist in residence workshops Achieved	Advertise Schools' artist in residence workshops to schools
4	Support Positive Ageing Programs	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress
5	Develop and manage the Public Arts Policy	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress
6	Provide Strategic Business and Planning assistance to community groups	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$1,000	MVC/DIER	Community Development Manager
2	\$87,000	MVC	Community Development Manager/Admin support
3	\$5,000	MVC	Community Development Manager/Personal Assistant
4	\$2,000	MVC	Community Development Manager
5	N/A	MVC	Community Development Manager
6	N/A	MVC	Community Development Manager

Action performance targets

No.	Performance target
1	Meetings held and goals achieved
2	Number and range of grant applications
3	Number of schools and artists participating
4	Range of programs delivered
5	Meetings held and goals achieved
6	Number of planning assistances undertaken

Directorate	1. Governance & Community Services	Program number and title	1.6 Services To Young people
Program Objective	To address and support the needs of young people through responsive and participatory approaches		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Conduct School Holiday Program	Conduct and report Achieved	Conduct and report In Progress	Conduct and report Achieved	Conduct and report Evaluate overall outcomes
2	Conduct Stepping Stones Camps	Conduct program Achieved	Conduct program Achieved	Conduct program Achieved	Conduct program and evaluate overall outcomes
3	Conduct Community Recreation Leaders' Award Program (subject to numbers)	Conduct tutored program In Progress	Report on progress In Progress	Report on progress In Progress	Evaluate outcomes
4	Conduct 'National Youth Week' Event			Prepare and advertise event Achieved	Conduct event
5	Facilitate outdoor recreation programs	Conduct program Achieved	Conduct program Achieved	Conduct program Achieved	Conduct program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$4,000	MVC/DHHS/Contract	Community Officer/Community Development Manager/Recreation Coordinator
2	\$10,000	MVC and Contract	Community Officer
3	\$2,000	MVC	Community Officer/Community Development Manager
4	\$2,000	MVC/DPAC	Community Officer
5	\$13,000	MVC and Contract	Community Officer

Action performance targets

No.	Performance target
1	Programs conducted and evaluated
2	Camps conducted and evaluated
3	Program conducted and evaluated
4	Event conducted and evaluated
5	Program conducted and evaluated

Directorate	1. Governance & Community Services	Program number and title	1.7 Recreation and Sport Services
Program Objective	To provide current and future recreation and sport programs and facilities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Support the operation of the Recreation Co-Ordination Group	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting Achieved	Conduct meeting
2	Co-ordinate usage and promotion of Prospect Vale Park and Hadspen Recreation Ground	Conduct all users meeting Achieved	Liaise with User Groups Achieved	Conduct all users meeting Achieved	Liaise with User Groups
3	Research and produce an Outdoor Recreation Facilities User Guide for Prospect Vale Park and Hadspen Memorial Centre	Draft User Guide for each venue In Progress	Liaise with users and test User Guide In Progress	Roll-out User Guide to seasonal and casual users and on-line In Progress	Review and evaluate effectiveness

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Recreation Officer
2	N/A	MVC	Recreation Officer
3	\$1,000	MVC	Recreation Coordinator

Action performance targets

No.	Performance target
1	Meeting held and goals achieved
2	User meeting held and goals achieved
3	User Guide produced and evaluated

Directorate	1. Governance & Community Services	Program number and title	1.8 Indoor Recreation Facilities Management
Program Objective	To provide indoor facilities for recreational, social and community based activities that are safe, comfortable and fit for purpose		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Operate the Deloraine Community Complex, Meander Valley Performing Arts Centre and Westbury Sports Centre on a 7-day per week basis	Operate facilities and report to performance targets Achieved	Operate facilities and report to performance targets Achieved	Operate facilities and report to performance targets Achieved	Operate facilities and report to performance targets
2	Produce Indoor Recreation Facilities Management annual report and annual budget including fees review	Produce operations report Achieved			Review fees and produce annual budget
3	Develop a strategy and implement to promote and market indoor recreation facilities to current and prospective users	Develop and implement strategy In Progress	Conduct all users meeting In Progress	Review strategy In Progress	Conduct all users meeting
4	Research and produce and Indoor Recreation Facilities User Guide for Deloraine Community Complex, Meander Valley Performing Arts Centre and Westbury Sports Centre	Draft User Guide for each venue In Progress	Liaise with users and test User Guide In Progress	Roll-out User Guide to season and casual users and on-line In Progress	Review and evaluate effectiveness
5	Research and design a pilot Meander Valley VET Work Placement Program at the Westbury Sports Centre and associated local venues		Complete research and design In Progress	Complete Pilot Program In Progress	Review and evaluate effectiveness

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$242,000	MVC	Recreation Coordinator
2	N/A	MVC	Recreation Coordinator
3	N/A	MVC	Recreation Coordinator
4	\$1,000	MVC	Recreation Coordinator
5	\$2,000	MVC	Recreation Coordinator

Action performance targets

No.	Performance target
1	Provide statistical reports on the usage and availability to Council through the Briefing Report
2	Complete operations report and budget
3	Complete strategy and hold all user meetings
4	User Guide produced and evaluated
5	Pilot Program conducted and evaluated

Corporate Services

Directorate	2. Corporate Services	Program number and title	2.1 Financial Services
Program Objective	Responsibly manage the Council's core financial activities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Raise Rates and Sundry Debtor accounts	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target
2	Complete State Authority returns	Initial State Fire and Treasury pensioner claims and Annual State Fire Levy data return Achieved			Final State Fire and Treasury pensioner claims
3	Issue Section 132 certificates (Property Rates)	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target
4	Arrange annual insurance renewals		Crime Insurance (Fidelity Guarantee renewal) Achieved	Directors and Officers and Employment Practices renewal Achieved	Annual renewals as per schedule incl. Public Liability and PI, ISR, Workers Comp. and MV
5	Reconciliation of Control Accounts	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVCr	Rates Officer
2	N.A	MVC	Rates Officer
3	N/A	MVC	Rates Officer
4	\$250,000	MVC	Finance Officer and Director Corporate Services
5	N/A	MVC	Senior Accountant

Action performance targets

No.	Performance target
1	<ul style="list-style-type: none"> ▪ Issue Rates notices before 31st July 2016 ▪ Issue Sundry Debtor notices within 10 working days of receipt of request
3	<ul style="list-style-type: none"> ▪ Issue 98% of Section 132 Certificates within 3 working days of entry of request
5	<ul style="list-style-type: none"> ▪ Reconcile rates, sundry debtor and creditors control accounts within 10 working days of the month end ▪ Reconcile Payroll within 5 working days of processing.

Directorate	2. Corporate Services	Program number and title	2.2 Financial Management & Reporting
Program Objective	To comply with statutory requirements for Local Government Finance, State and Federal Taxation and to provide meaningful reports for internal financial management		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review and present the Long Term Financial Plan (LTFP) to Council				Review and present the LTFP to Council
2	Coordinate the development and adoption of Budget and Rating recommendations with statutory timeframes			Determine budget update program Achieved	Present budget, fees and charges to Council in June
3	Annual external reporting	Produce Statutory Accounts and complete KPI consolidated data sheets Achieved			Prepare end of year timetable for Statutory Accounts and Audit
4	Issue BAS, FBT and Payroll Tax returns within legislative timeframes	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time Achieved	Submit BAS and Payroll Tax returns on time
5	Provide internal financial management reports on a timely basis for decision making	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target Achieved	Achieve activity performance target
6	Monitor Council's short-term expenditure commitments and invest funds in accordance with Council's Investment policy	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment Achieved	Review cash flow weekly to determine funds for investment

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Senior Accountant
2	N/A	MVC	Director Corporate Services
3	N/A	MVC	Senior Accountant
4	N/A	MVC	Senior Accountant
5	N/A	MVC	Senior Accountant
6	N/A	MVC	Senior Accountant

Action performance targets

No.	Performance target
5	<ul style="list-style-type: none">▪ Produce and distribute ongoing project expenditure reports▪ Produce and distribute monthly operating statements within 10 working days of end of month▪ Submit September, December and March quarterly financial reports to Council in Oct 2016, Jan 2017 and April 2017 respectively

Directorate	2. Corporate Services	Program number and title	2.3 Information Technology
Program Objective	Provide reliable and effective information technology services for the organisation		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance and upgrade of IT infrastructure	Commence rolling replacement of PC's Achieved	Complete rolling replacement of PC's. Achieved		
2	Consider and prioritise recommendations for implementing following the review of the IT disaster recovery plans	Finalise plan and recommended actions Achieved	Prioritise and commence actions within budget allocations Achieved	Complete priority actions within budget allocations Achieved	Review priorities and formulate budget to complete

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$25,000	MVC	IT Officer
2	\$40,000	MVC/IT Contractor	IT Officer

Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.4 Information Management
Program Objective	Effectively manage and maintain Council's information resource		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Maintenance of Council's cemetery records in accordance with the Cemeteries Act	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation Achieved	Maintain records in accordance with legislation
2	Annual Archive Disposal	Arrange for removal of documents due for disposal Achieved			List documents due for disposal
3	Action Project and Improvement Ideas - Annual Plan	Document and prioritise improvement projects Achieved	Commence identified priority projects Achieved	Continue with priority projects Achieved	Report on status of projects

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Information Management Officer
2	N/A	MVC	Information Management Officer
3	N/A	MVC	Information Management Officer

Action performance targets

N/A

Directorate	2. Corporate Services	Program number and title	2.5 Human Resources
Program Objective	Effectively manage and support Council's human resources		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Review 2016 Enterprise Agreement	Review increases and apply across new scale and allowances.			Review CPI percentage to determine increase
2	Implementation of LGAT Workplace Behaviours Policy suite	Consult on Stage 2 policies Deferred	Implement Stage 2 policies Achieved	Implement Stage 2 policies Deferred	
3	Review existing Human Resources Policies and Procedures manual		Review existing policies not replaced by LGAT policy suite Achieved	Update HR Policy Manual for policy document Achieved	
4	Coordinate training needs via Learning Management system	Report to Directors on quarterly training to be delivered Achieved	Update training plan following Performance Reviews. Report to Directors on quarterly training to be delivered Achieved	Report to Directors on quarterly training to be delivered Achieved	Report to Directors on quarterly training to be delivered

5	Performance Review System	Ensure all employee performance reviews have been completed Achieved	Ensure all inside employee salary reviews have been completed Achieved	Ensure all mini performance reviews and all outside employee wage reviews have been completed Achieved	Review the current year's performance reviews and recommend any changes required
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	HR/Payroll Officer
2	N/A	MVC	HR/Payroll Officer
3	N/A	MVC	HR/Payroll Officer
4	N/A	MVC	HR/Payroll Officer and Directors
5	N/A	MVC	HR/Payroll Officer and Directors

Action performance targets

N/A

Infrastructure Services

Directorate	3. Infrastructure Services	Program number and title	3.1 Emergency Services
Program Objective	To build capacity and resilience in the community and ensure Council is prepared to assist with emergency services in the response to emergencies and lead in the recovery		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate the Municipal Emergency Management and Recovery Committee (MEMRC)	Chair quarterly meeting Achieved	Chair quarterly meeting Achieved	Chair quarterly meeting Achieved	Chair quarterly meeting
2	Participate in Northern Regional Emergency Management Committee (NREMC)	Attend meeting Achieved	Attend meeting Achieved	Attend meeting Achieved	Attend meeting
3	Support the operation of the Deloraine SES unit through ongoing management of the MOU		Briefing report to Council Achieved		Briefing report to Council
4	Conduct emergency management training facilitated by Red Cross		Complete training Deferred		
5	Review and update Emergency Management/Social Recovery contact list		Contact List updated Ongoing		

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC, MEMRC - Director Works, Administration Officer Infrastructure Services, Community Development Officer, Youth Development Officer, Councillors, Community members	Director Infrastructure Services
2	N/A	MVC	Director Infrastructure Services
3	\$13,200	MVC and SES	Director Infrastructure Services

4	\$2,000	MVC and Rec Cross	Director Infrastructure Services
5	N/A	MVC	Administration Officer – Infrastructure Services

Action performance targets

No.	Performance target
1	Meetings held
2	Attend meetings and report to MEMRC
3	Obtain activities report from Deloraine SES and provide information to Council on a 6 monthly basis in Briefing Reports

Directorate	3. Infrastructure Services	Program number and title	3.2 Transport
Program Objective	To maintain the serviceability and integrity of Council's transport network.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Deliver the bridge inspection and maintenance program	Manage contract Achieved	Manage contract Achieved	Manage contract Achieved	Manage contract
2	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016/2017 Capital Works Program	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program
3	Undertake Council's responsibility as a road authority <ul style="list-style-type: none"> - Working in the road reserve permits - Cross over applications - Applications from utility owners - NVHR and heavy vehicle management - Rural addressing - Supervision of subdivision construction 	Achieve activity performance targets Achieved	Achieve activity performance targets Achieved	Achieve activity performance targets Achieved	Achieve activity performance targets
4	Undertake footpath proactive defect inspections			Undertake required inspections In Progress	Undertake required inspections

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$31,500	MVC and Contractor	Senior Technical Officer - Engineering
2	Capital Works - \$7,153,300	MVC and Contractors	Director Infrastructure Services
3	N/A	MVC	Technical Officer & Senior Technical Officer – Engineering, Administration Officer – Infrastructure Services

4	N/A	MVC	Asset Management Coordinator and Works Department
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Action performance targets

No.	Performance target
1	Review of contractors compliance with the contract and hold meeting to discuss prioritisation of future bridge replacement projects
2	Development of project plans, delivery of projects in line with budget, time line, and scope
3	Private addressing applications completed within 10 business days, NHVR applications within 28 days, assess cross over applications within 10 business days
4	Meet timeframes set out by Conquest

Directorate	3. Infrastructure Services	Program number and title	3.3 Property Services
Program Objective	Operate property services in a safe and effective manner to satisfy public demand.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Operate Deloraine Swimming Pool and provide support to community swimming pools at Mole Creek and Caveside	Review and extend existing contract Achieved	Undertake pre-opening inspection and required maintenance. Open pool 1 December Achieved	Operate pool to 1 March Achieved	
2	Undertake Essential Health and Safety Features Inspections (Section 46) as per program	Undertake inspection and required maintenance Achieved	Undertake inspection and required maintenance Achieved	Undertake inspection and required maintenance Achieved	Undertake inspection and required maintenance
3	Complete Annual Maintenance Statement (Section 56) and Asbestos Audit (NCOP) compliance	Review Asbestos Register In Progress		Carry out annual inspections Achieved	
4	Co-ordinate building maintenance – general, reactive and programed	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance Achieved	Undertake required maintenance

5	Property services – leasing, hire agreements, disputes, building valuations, and administration	Review agreements In Progress		Review agreements In Progress	
6	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$65,000	MVC and Contractors	Property Management Officer
2	N/A	MVC	Property Management Officer
3	N/A	MVC	Property Management Officer
4	N/A	MVC and Contractors	Property Management Officer
5	N/A	MVC	Property Management Officer
6	Capital Works - \$297,500	MVC and Contractors	Property Management Officer

Action performance targets

No.	Performance target
1	Review of Contractors compliance with the contract
2	Meet timeframes set out by Conquest
3	Meet timeframes set out by Conquest
6	Development of project plans, delivery of projects in line with budget, time line, and scope

Directorate	3. Infrastructure Services	Program number and title	3.4 Parks & Recreation
Program Objective	To provide and maintain parks and recreation facilities throughout the Local Government Area.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake inspections and condition assessments of all equipment and facilities	Undertake required inspections Achieved	Undertake required inspections Achieved	Undertake required inspections Achieved	Undertake required inspections
2	Continue to develop and review the Strategic Plan for Council's open space areas		Report to program Achieved		Report to program
3	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016/2017 Capital Works Program	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program
4	Undertake elm leaf beetle treatment (3 yearly program)		Undertake treatment Achieved		

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC, Works Department and Consultants	Technical Officer (Open Space). Director Works
2	N/A	MVC	Technical Officer (Open Space)
3	Capital Works - \$345,000	MVC and Contractors	Technical Officer (Open Space)
4	N/A	MVC	Technical Officer (Open Space), NRM Officer and Works Supervisors

Action performance targets

No.	Performance target
1	Meet timeframes set out by Conquest. Annual comprehensive inspection completed by December 31
2	Provide information to Council in Briefing Reports
3	Development of project plans, delivery of projects in line with budget, time line, and scope
4	Complete treatment work by 31 December

Directorate	3. Infrastructure Services	Program number and title	3.5 Asset Management and GIS
Program Objective	Provision of Asset and GIS services to assist the operations of Council.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Co-ordinate Asset Management Group and Improvement Plan <ul style="list-style-type: none"> - Review Asset Management Plans - Undertake Conquest training and development - Integrate Strategic Planning outcomes into AMP and LTFP - Develop whole of organisation approach to AM 	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program Achieved	Chair meeting and action improvement program
2	Develop and operate a maintenance planning and delivery system	Provide monthly Conquest report Achieved	Provide monthly Conquest report Achieved	Provide monthly Conquest report Achieved	Provide monthly Conquest report
3	Support Northern Asset Management Group <ul style="list-style-type: none"> - Attend IPWEA and NAMS committee meetings 	Chair meeting and action minutes Achieved	Chair meeting and action minutes Achieved	Chair meeting and action minutes Achieved	Chair meeting and action minutes
4	Prepare 2017/2018 Capital Works Program		Update Proposed Projects list Achieved	Prioritise and undertake further design and cost estimation Achieved	Annual program prepared for approval by Council
5	Update asset information including capitalisation of assets in Conquest and GIS and undertake road useful life assessment and building revaluations	Capitalisation of assets and recording in Conquest and GIS In Progress	Capitalisation of assets and recording in Conquest and GIS In Progress	Capitalisation of assets and recording in Conquest and GIS In Progress	Capitalisation of assets and recording in Conquest and GIS
6	Manage GIS Group – Planning, NRM, Assets, Stormwater	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes

7	Undertake additional survey of stormwater assets and update GIS				Complete by 30 June
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Asset Management Coordinator
2	N/A	MVC	Asset Management Coordinator
3	N/A	MVC	Asset Management Coordinator
4	N/A	MVC	Asset Management Coordinator
5	\$35,000	MVC and Contractors	Asset Management Coordinator and Property+ Management Officer
6	N/A	MVC	Senior Technical Officer - Engineering
7	\$20,000	MVC and Contractors	Senior Technical Officer - Engineering

Action performance targets

No.	Performance target
4	To prepare annual Capital Works Program for approval at May Council meeting
5	Asset information to be recorded within four weeks of receipt by Asset Management Coordinator

Directorate	3. Infrastructure Services	Program number and title	3.6 Waste Management and Resource Recovery
Program Objective	To provide adequate, efficient, and affordable waste services within Meander Valley Local Government Area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Implement Waste Management Strategy and Action Plan	Action the Plan Ongoing	Action the Plan Ongoing	Action the Plan Ongoing	Action the Plan
2	Support Northern Tasmanian Waste Management Group activities through a 5% landfill levy	Attend meetings Achieved	Attend meetings Achieved	Attend meetings Achieved	Attend meetings
3	Provision of kerbside collection contracts for waste, recyclables, and organics	Supervise Contract Achieved	Supervise Contract Achieved	Supervise Contract Achieved	Supervise Contract
4	Provision of landfill, waste transfer stations and resource recovery operations contract	Supervise Contract Achieved	Supervise Contract Achieved	Supervise Contract Achieved	Supervise Contract
5	Provision of hard waste collection		Undertake collection Achieved		
6	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program Ongoing	Report to program Ongoing	Report to program Ongoing	Report to program
7	Operational compliance with Environment Protection Notice for Westbury and Deloraine landfill sites.	Ground and surface water monitoring Annual Report to EPA Achieved		Ground and surface water monitoring Achieved	

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC and Consultants	Director Infrastructure Services and Senior Technical Officer - Engineering
2	\$65,000	MVC	Senior Technical Officer - Engineering
3	\$500,000	MVC and Contractor	Senior Technical Officer - Engineering
4	\$470,000	MVC and Contractor	Director Infrastructure Services and Senior Technical Officer - Engineering
5	\$20,000	MVC and Contractor	Senior Technical Officer - Engineering
6	Capital Works - \$310,000	MVC and Contractors	Senior Technical Officer - Engineering
7	\$22,000	MVC and Consultants	Senior Technical Officer - Engineering

Action performance targets

No.	Performance target
2	Attend regional meetings as scheduled and manage the operation of the landfill levy
3	Supervise and review contract
4	Supervise and review contract
6	Development of project plans, delivery of projects in line with budget, time line, and scope

Directorate	3. Infrastructure Services	Program number and title	3.7 Stormwater Management
Program Objective	<p>To minimize the risk of flooding and provide clean water into the region's waterways.</p> <p>Council through the Urban Drains Act and the Local Government (Highways) Act targets is to provide a minor stormwater network (pipes and pits) that is capable of meeting a 5% Annual Exceedance Probability (AEP) and a major stormwater network (overland flows and roads) that is capable of meeting a 1% AEP.</p> <p>Water quality is managed through Water Sensitive Urban Design (WSUD).</p>		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Develop stormwater system management plans	Report on progress Ongoing	Report on progress Ongoing	Report on progress Ongoing	Report on progress
2	Manage MVC Stormwater Taskforce – Infra, Works, NRM, Plumbing, EHO	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes Achieved	Chair meeting and distribute minutes
3	Support regional NRM Stormwater Officer	Meet with officer Achieved	Meet with officer Achieved	Meet with officer Achieved	Meet with officer
4	Design, document, procurement, and supervision of contracts as per the specific projects listed in the 2015/2016 Capital Works Program	Report to program Ongoing	Report to program Ongoing	Report to program Ongoing	Report to program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$35,000	MVC and Consultants	Senior Technical Officer - Engineering
2	N/A	MVC	Senior Technical Officer - Engineering
3	\$7,200	MVC	Senior Technical Officer - Engineering
4	Capital Works - \$120,000	MVC and Consultants	Senior Technical Officer - Engineering

Action performance targets

No.	Performance target
1	Complete all high risk catchments by June 2017
4	Development of project plans, delivery of projects in line with budget, time line, and scope

Development Services

Directorate	4. Development Services	Program number and title	4.1 Land Use & Planning
Program Objective	To carry out planning duties and prepare policies for the sustainable development of the local government area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Process development applications in accordance with delegated authority	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
2	Process Planning Scheme Amendments	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
3	Prepare Local Provisions Schedule for the Tasmanian Planning Scheme	Prepare Project Plan Deferred	Draft Local Provisions Schedule In Progress		
4	Carrick Rural Living Area - Rezoning	Rezoning approved by Minister Deferred			
5	Department of Education Land Prospect Vale – Development Plan		Finalise Development Plan Achieved		
6	Westbury Road Prospect Vale – Activity Centre Plan	Prepare Project Plan and engage Consultant Deferred	Prepare Project Plan and engage Consultant Deferred	Present Plan to Council Deferred	

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1-4	\$623,000	MVC	Director Development Services
5	\$10,000	MVC and Consultant	Director Development Services
6	\$32,500	MVC and Consultant	Senior Town Planner and Economic Development Officer

Action performance targets

No.	Performance target
1	Within Statutory time frames, 100% Conformance
2	Within Statutory time frames, 100% Conformance
3	Local Provisions Schedule adopted by Council
6	Activity Centre Plan completed

Directorate	4. Development Services	Program number and title	4.2 Building Control
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Building Act 2000 and the Tasmanian Building Regulations 2004.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Permit Authority – Issue Permits for Category 4 Building works	Performance Target Not Applicable this quarter	Performance Target Not Applicable this quarter	Performance Target Achieved	Performance Target
2	Permit Authority – Process Building Applications	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
3	Permit Authority – Manage outstanding Building Completions and Illegal Works				Reduce outstanding completions by 20%
4	Coordinate Major Events applications	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$30,000	MVC	Director Development Services
2-4	\$322,000 (incorporating Plumbing administration support)	MVC	Director Development Services and Permit Authority

Action performance targets

No.	Performance target
1	Issue Building Permits within 7 working days from the date all other permits and documents as required by the Building Act, are received by Council. Achieve 95% conformance.
4	Respond to applications with 7 working days.

Directorate	4. Development Services	Program number and title	4.3 Environmental Health
Program Objective	Manage Council's statutory obligations in relation to Environmental Protection and Preventative Health		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Monitor and sample water quality of recreational waters	Record Results Achieved	Record Results Achieved	Record Results Achieved	Record Results
2	Inspect Places of Assembly annually as per program	Issue Annual Licence Achieved	Issue Annual Licence Achieved	Issue Annual Licence Achieved	Issue Annual Licence
3	Inspect and register food premises annually	Inspections per Schedule Achieved	Inspections per Schedule Achieved	Inspections per Schedule In Progress	Issue annual registration for all food premises
4	Co-ordinate immunisation clinics				Complete Immunisation Program
5	Investigate incidents and complaints re notifiable diseases, public health or environmental nature	Monitor and Report to Agencies Achieved	Monitor and Report to Agencies Achieved	Monitor and Report to Agencies Achieved	Monitor and Report to Agencies
6	Process applications for special plumbing permits and on site waste water disposal	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1-4	\$160,000	MVC, External Consultants and Immunisation Nurses	Director Development Services
5-6	\$65,000	MVC and External Environmental Consultants	Director Development Services

Action performance targets

No.	Performance target
1	Respond to non-conformances within 48 hours
2	Conduct inspections as per program
3	Conduct inspections as per program
4	Provide school based immunisations as per program
5	Commence investigation of cases and complaints with 5 days of notification
6	Process applications within 14 days of receiving all required information, achieve 95% compliance

Directorate	4. Development Services	Program number and title	4.4 Plumbing & Drainage Control
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the plumbing legislation.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Conduct inspections and process applications for Plumbing Permits	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$153,000	MVC	Director Development Services Plumbing Surveyor

Action performance targets

No.	Performance target
1	Process plumbing applications within 7 days and special connection permits within 14 days of receipt of all information

Directorate	4. Development Services	Program number and title	4.5 General Inspector
Program Objective	To carry out statutory responsibilities for the administration and enforcement of the Dog Control Act 2000, Fire Services Act 1979 and the Local Government Act 1993.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Annual Audit of Dog Registrations			Conduct Audit In Progress	
2	Fire Abatement Management		Issue Fire Abatement Notices Achieved	Issue Fire Abatement Notices Achieved	
3	Investigate incidents and complaints regarding animal control	Performance Target Achieved	Performance Target Achieved	Performance Target Achieved	Performance Target
4	Participate in Fire Management Area Committees		Fire Protection Plan Completed Achieved		

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1,3	\$144,800	MVC and External Consultants	Director Development Services and General Inspector
2	\$16,700	MVC and External Contractors	Director Development Services and General Inspector
4	In Kind	MVC	Director Development Services

Action performance targets

No.	Performance target
3	Investigate all cases and complaints within 10 days

Works

Directorate	5. Works	Program number and title	5.1 Parks, Reserves, Sports Grounds and Cemeteries
Program Objective	To ensure that Meander Valley Council's parks, reserves, cemeteries and sports grounds are maintained to provide a clean tidy and pleasant appearance that is acceptable to community and sporting organisations.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake the maintenance work in accordance with the level of service required	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target
2	Undertake capital works as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program Achieved	Report to program Achieved	Report to program In Progress	Report to program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$909,800	MVC	Director Works, Work Supervisors
2	Capital Works \$ 65,000 – Deloraine Cemetery improvements \$ 10,000 – Install AWTS at Bracknell River Reserve \$ 15,000 – Replace cricket nets Bracknell Rec Ground \$181,000 – Various reserves – footpath/walk, irrigation and landscaping upgrades and renewals	MVC and external service providers	Director Works, Work Supervisors

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.2 Roadside Verges and Nature Strips
Program Objective	To ensure Meander Valley Council's road verges and nature strips are maintained to a safe and acceptable standard.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake the maintenance work in accordance with the level of service required.	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$402,000	MVC	Director of Works

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget

Directorate	5. Works	Program number and title	5.3 Roads
Program Objective	To construct and maintain a safe and effective road network to meet the needs of residents and visitors.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by
1	Undertake maintenance work in accordance with the level of service required	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target
2	Undertake capital works as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$2,048,400 (includes \$150,000 R2R funding)	MVC and external service providers	Director Works, Work Supervisors
2	Capital Works \$1,705,000 – Road construction \$950,000 – Road reseal and gravel re-sheeting \$161,000 – Footpath construction	MVC and external service providers	Director Works, Work Supervisors

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.4 Toilets, Street Cleaning and Litter Collection
Program Objective	To maintain streets and public toilets in a clean and tidy condition in accordance with environmental standards.		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake street litter bin collection and cleaning in accordance with the current level of service	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target
2	Undertake cleaning of toilets in accordance with the current level of service	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$226,000	MVC	Director of Works
2	\$252,700	MVC	Director of Works

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request System (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Achieve 95% conformance with Customer Service Request System and environmental standards (activity is an ongoing task throughout the year)
2	Conformance with annual budget

Directorate	5. Works	Program number and title	5.5 Urban Stormwater
Program Objective	To maintain a safe and effective stormwater drainage network		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Undertake maintenance work in accordance with the level of service required	Report to performance target Achieved	Report to performance target Achieved	Report to performance target Achieved	Report to performance target
2	Undertake capital works as per the specific projects listed in the 2016-2017 Capital Works Program	Report to program Achieved	Report to program Achieved	Report to program In Progress	Report to program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$128,900	MVC and external service providers	Director Works, Work Supervisors
2	Capital Works \$100,000 – Carrick open drain improvement program \$100,000 – Westbury open drain improvement program \$50,000 – Bracknell open drain improvement program \$20,000 – William Street Westbury \$20,000 – Lovett Lane Westbury \$15,000 – Exton WSUD	MVC and external service providers	Director Works, Work Supervisors

Action performance targets

No.	Performance target
1	Achieve 95% conformance with Customer Service Request system (activity is an ongoing task throughout the year)
1	Conformance with annual budget
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.6 Plant
Program Objective	To provide suitable plant and equipment at a competitive hire rate to accommodate Councils activities		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Manage plant to achieve operational objectives			Complete review Achieved	
2	Undertake plant purchase/trade in accordance with 10 year Major Plant Replacement Program and the projects listed in the 2016-2017 Capital Works Program	Report to program Achieved	Report to program Achieved	Report to program Achieved	Report to program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$352,700	MVC	Director Works, Work Supervisors
2	Capital Works \$473,000 – Major plant (renewal and new) \$20,000 – Minor plant (renewal and new)	MVC	Director Works

Action performance targets

No.	Performance target
1	To be competitive with private hire rates (activity is an ongoing task throughout the year)
1	Major plant utilisation reviewed to inform 10 year Plant Replacement Program
2	Conformance with project budget and works program

Directorate	5. Works	Program number and title	5.7 Works and Maintenance Program
Program Objective	To develop Works and Maintenance Program for new financial year		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Develop Works and Maintenance Program by June for the following financial year			Undertake assessment Achieved	Develop work program

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	N/A	MVC	Director of Works and Director of Infrastructure Services

Action performance targets

No.	Performance target
1	Conform with projected Works Program and estimates (activity is an ongoing task throughout the year)

Economic Development & Sustainability

Directorate	6. Economic Development & Sustainability	Program number and title	6.1 Natural Resource Management
Program Objective	Facilitate Natural Resource Management for Council and Community		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Continue implementation of NRM strategies as per annual work plan	Achieve Performance Target Achieved	Achieve Performance Target Achieved	Achieve Performance Target Achieved	Achieve Performance Target
2	Review and update Councils Natural Resource Management Strategy	Commence review Achieved	Continue review Achieved	Present draft to Council In Progress	
3	Participate in the Tamar Estuary Esk Rivers Program (TEER)			Report on TEER activities Achieved	

Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$5,000	MVC	NRM Officer
2	\$5,000	MVC	NRM Officer
3	\$11,000	MVC	General Manager

Action performance targets

No.	Performance target
1	Complete actions within timeframes and within budget
2	Strategy completed
3	Attend annual meetings and support a regional approach to river catchment management

Directorate	6. Economic Development & Sustainability	Program number and title	6.2 Economic Development
Program Objective	To create an investment ready environment in the Meander Valley Local Government Area		

Operational detail

No.	Actions and Tasks	Complete by 30/9	Complete by 31/12	Complete by 31/3	Complete by 30/6
1	Promote investment in Meander Valley to support the growth of identified industry sectors	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress Achieved	Identify opportunities and report on progress
2	Continue to Implement actions contained in the Communication Action Plan	Review progress and reset priorities Achieved	Report on progress via the Briefing Report Achieved	Report on progress via the Briefing Report Achieved	Report on progress via the Briefing Report
3	Support activities of the Sustainable Environment Committee	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes Achieved	Report on progress via quarterly meeting minutes
4	Support the progress of Hadspen Urban Growth Area		Report on progress	Report on progress Achieved	Report on progress
	a. Negotiate and prepare the Part 5 agreements with landowners	Report on progress Achieved	Report on progress Achieved	Report on progress Achieved	Report on progress
5	Develop Council's Asian Engagement Strategy as part of the regional project		Report on progress Achieved		
6	Operate the Great Western Tiers Visitor Centre efficiently and effectively	Report on visitation statistics and sales revenue Achieved	Report on visitation statistics and sales revenue Achieved	Report on visitation statistics and sales revenue Achieved	Report on visitation statistics and sales revenue
7	Develop a plan for installation of Wi-Fi infrastructure at identified locations across Meander Valley	Commence the development of the installation plan Achieved	Report on progress In Progress	Report on progress In Progress	Report on progress

8	Develop a plan for the installation of video surveillance in Deloraine and Westbury	Commence development of the business case for the program Achieved	Report on progress In Progress	Report on progress In Progress	Report on progress
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Resource requirements

No.	Budget allocation	Resources needed	Responsible Officer
1	\$29,000	MVC	Director Economic Development and Sustainability
2	\$18,500	MVC	Communication Officer
3	\$5,000	MVC	Project Officer
4a	\$7,000	MVC	Director Economic Development and Sustainability/ Project Officer/Director Development Services/Town Planner/Senior Accountant
5	\$18,000	MVC	Director Economic Development and Sustainability
6	\$343,000	MVC	Director Economic Development and Sustainability/ Visitor Centre Manager
7	\$65,000 CW Carry Over FY 15/16	MVC	Director Economic Development/Property Management Officer
8	\$10,000	MVC	Director Economic Development and Sustainability

Action performance targets

No.	Performance target
1	Report on new development opportunities where commercial in confidence arrangements allow
2	Implement priority actions as agreed by Council's Management Team
3	Report on the progress of priority actions as set by the Sustainable Environment Committee
4a	Meet project timeframes as agreed by the Project Team
5	Strategy Completed
6	Deliver operations on budget
7	Approval of program by Council
8	Approval of program by Council

GOV 4 COUNCIL AUDIT PANEL RECEIPT OF MINUTES

1) Introduction

The purpose of this report is for Council to receive the minutes of the Council Audit Panel meeting held on 28 February 2017.

2) Background

The Meander Valley Council's audit panel charter section 11.4 requires the minutes of the meetings to be submitted to Council, as soon as practical after each meeting. The minutes of the Council Audit Panel meeting held on 28 February 2017 are attached for Council's information.

3) Strategic/Annual Plan Conformance

Further the objectives of Future Direction (5) Innovative leadership and community governance, within Council's Community Strategic Plan 2014 to 2024.

Complies with the 2016-17 Annual Plan Program No 1.2 - Risk Management.

4) Policy Implications

Not Applicable

5) Statutory Requirements

Sections 85, 85A and 85B of the Local Government Act 1993 and the Local Government (Audit Panels) Order 2014.

6) Risk Management

Not Applicable

7) Consultation with State Government and other Authorities

Not Applicable

8) Community Consultation

Not Applicable

9) Financial Impact

Not Applicable

10) Alternative Options

Not Applicable

11) Officers Comments

The attached minutes of the Council Audit Panel meeting held on 28 February 2017 have been reviewed and endorsed by the Council Audit Panel Chairperson and are provided for Council's information as required under its Audit Panel Charter.

AUTHOR: Martin Gill
GENERAL MANAGER

12) Recommendation

It is recommended that Council receive the minutes of the Council Audit Panel meeting held on 28 February 2017.

DECISION:



Audit Panel Minutes

Meeting Time & Date: 11am 28 February 2017

Venue: Meander Valley Council – Council Chambers

Present:

Chairman Steve Hernyk

Councillor Andrew Connor

Mr Chris Lyall

In Attendance:

Martin Gill, General Manager

Dino De Paoli, Director Infrastructure Services

Jon Harmey, Director Corporate Services

Justin Marshall, Senior Accountant

Patrick Gambles, Community Development Manger

Sam Bailey, Risk & Safety Officer

Lynette While, Director Community & Development Services

Susan Ellston, Finance Officer

Apologies:

Nil.

ORDER OF BUSINESS

ITEM

1. Declaration of Pecuniary Interests/conflict of interest

Nil.

2. Adoption of Previous Minutes

It was resolved that the minutes of the meeting held on 20 December 2016 be received and confirmed.

3. Outstanding from previous meeting - Action Sheet

The Panel reviewed the Action Sheet and discussed the following items -

1. *Panel Work Plan.*
Carry Forward to next Audit Panel Meeting
2. *Annual Plan.*
Remove from Action sheet
3. *Policy Manual.*
Remove from Action sheet
4. *Review W H & S Management processes.*
Risk & Safety Officer provided a report on the processes and system which was received and Information noted.
Remove from Action sheet

4. Review Annual Meeting Schedule and Work Plan

Carry Forward to June 2017 Panel Meeting as part of Chairman's annual report to Council

Governance and Strategy

5. Review 10 Year Financial Plan

The Financial Plan will be taken to the May workshop and presented at the June Council meeting.

Carry Forward to June 2017 Panel Meeting

6. Review Financial Management Strategy (Sustainability)

The Financial Management Strategy was received and noted with some suggestions for change made.

7. Review preliminary Budget parameters and assumptions

Flood relief funding was discussed but State Government still not forthcoming with definite dates or figures.

The Budget Plan was received and noted.

8. Review Annual Plan

The Annual Plan December quarterly review was received and noted.

9. Review policies and procedures

- No 11 – Public Open Space Contributions
- No 36 – Private Timber Reserves
- No 43 – Dog Management
- No 75 – Community Organisations Regulatory Fees Refund Scheme
- No 81 – Social Media

No 81 discussed and suggestions made for consideration in Council Workshop. Other 4 policies to be distributed and discussed out of session.

Discussions regarding which policies need to go to Audit Panel for review, Panel Members to supply a list of specific Policies to management.

Financial and Management Reporting

10. Review most current results and report any relevant findings to Council

A comprehensive financial report was presented to Council in January and this was tabled for the Panel and commented upon by the Director Corporate Services.

The Financial Report was received and noted.

11. Review any business unit or special financial reports

No Matters to Report.

12. Review the impact of changes to Australian Account Standards

<p>Senior Accountant attended a LGAT meeting on the changed Related Parties accounting standard. Officers will now assess the implications for Councils 2017 financial statements.</p> <p>Information received and noted.</p>
<p>Internal Audit</p>
<p>13. Consider any available audit reports</p> <p>No Matters to Report.</p>
<p>14. Review management's implementation of audit recommendations</p> <p>Risk Register received and noted.</p>
<p>15. Review the adequacy of internal audit resources for consideration in Council's annual budget and review performance of internal auditors</p> <p>The Chairman noted that resources were reduced and would in his annual report to Council comment on the need to ensure adequate resourcing existed.</p>
<p>External Audit</p>
<p>16. Consider any available audit reports</p> <p>Director Corporate Services advised external audit fee advice from TAO has been received and it has been adjusted up by 2%, making FYE 2017 fee \$26,740.00</p> <p>Information received and noted.</p>
<p>17. Review management's implementation of audit recommendations</p> <p>No Matters to Report.</p>
<p>18. Consider any performance audit reports that will be undertaken by the Tas Audit Office and address implications for the Council</p> <p>Council received advice from the TAO that they are undertaking a probity examination of the use of credit cards by Council's general managers and elected members. A request for information was received on 1st February and response provided on 17th February. TAO report yet to be received.</p> <p>Information received and noted.</p>
<p>Risk Management and Compliance</p>
<p>19. Annual review of risk management framework policies</p> <p>Policies are reviewed periodically in accordance with the Annual Plan. The Risk Management Policy is due for review in September 2018.</p> <p>The Chairman will meet with the Risk & Safety Officer latter in the week to review the system and the Panel will be appraised at the June meeting.</p> <p>No Matters to Report.</p>

20. Receive material risk management reports (risk profile, risk management and treatment and periodical/rotational risk review)
No Matters to Report.
21. Monitor ethical standards and any related transactions to determine the systems of control are adequate and review how ethical and lawful behaviour and culture is promoted within the Council
No Matters to Report.
22. Review the procedures for Council's compliance with relevant laws, legislation and Council policies
Information received and noted.
23. Review internal and fraud management controls
No Matters to Report.
24. Review process to manage insurable risks and existing insurance cover
Carry Forward to June 2017 Panel Meeting.
25. Review delegation process and exercise of these
Delegation Listing required for review by Panel.
Carry forward to September 2017 Panel Meeting
26. Review tendering arrangements and advise Council
Director Infrastructure Services advised a Code of Tenders was adopted by Council in 2015. This document is due for review every four years, the next such review being 2019.
Information received and noted.
27. Monitor any major claims or lawsuits by or against the Council and complaints against the Council
No Matters to Report other than Southern Cross Homes action ongoing.
28. Oversee the investigation of any instances of suspected cases of fraud or other illegal and unethical behaviour
No Matters to Report.
Audit Panel Performance
Other Business

29. Review issues relating to National competition policy

No Matters to Report.

30. Meeting close

This meeting closed at 12:25 pm

31. Next Meeting

The next meeting to be held on Tuesday 27 June 2017 at 11.00am

CORP 1 FINANCIAL REPORTS TO 31 MARCH 2017

1) Introduction

The purpose of this report is to present Council's financial reports for the period ending 31 March 2017.

2) Background

The financial reports to 31 March 2017 are presented for Council's attention and include:

1. Consolidated operating statement, with accompanying operating statements for the key operational areas of Council. These compare actual results with budget.
2. Exceptions and trends report.
3. A detailed list of capital works project expenditure to date.
4. A detailed list of capital resealing project expenditure to date.
5. A detailed list of capital gravelling project expenditure to date.
6. A summary of rates outstanding, including a comparison with the level of outstanding rates for the same period last year.
7. Cash reconciliation & investments summary.

3) Strategic/Annual Plan Conformance

The Annual Plan requires the financial reports to March 2017 be presented at the April 2017 Council meeting.

4) Policy Implications

Not applicable

5) Statutory Requirements

Not applicable

6) Risk Management

Not applicable

7) Consultation with State Government and other Authorities

Not applicable

8) Community Consultation

Not applicable

9) Financial Impact

Not applicable

10) Alternative Options

Not applicable

11) Officers Comments

The financial performance for nine months of the financial year is discussed in the Exception and Trends Report which is attached.

AUTHOR: Justin Marshall
SENIOR ACCOUNTANT

12) Recommendation

It is recommended that Council receive the following financial reports for the period ended 31 March 2017:

- 1. Consolidated operating statement with accompanying operating statements for the key operational areas of Council.***
- 2. Exception and trends report.***
- 3. A detailed list of capital works project expenditure to date.***
- 4. A detailed list of capital resealing project expenditure to date.***
- 5. A detailed list of capital gravelling project expenditure to date.***
- 6. A summary of rates outstanding.***
- 7. Cash reconciliation & investments summary.***

DECISION:



Meander Valley Council

2017 Operating Statement as at 31-Mar-2017

	Actual 2017	Budget 2017	% of Budget
Total Council Operations			
Operating Revenue			
Rate Revenue	11,461,146	11,293,500	101.48%
Fees & User Charges	918,012	1,101,700	83.33%
Contributions & Donations	52,100	311,800	16.71%
Interest	577,724	907,300	63.68%
Grants & Subsidies	5,465,877	6,960,500	78.53%
Other Revenue	612,986	1,013,200	60.50%
Total Operating Revenue	\$ 19,087,845	\$ 21,588,000	88.42%
Operating Expenditure			
Departments			
Governance & Community Services	1,186,142	1,706,600	69.50%
Corporate Services	1,125,742	1,652,100	68.14%
Infrastructure Services	1,753,285	2,603,900	67.33%
Works	2,796,726	3,503,500	79.83%
Development Services	1,163,819	1,771,900	65.68%
Economic Development & Sustainability	962,436	1,067,200	90.18%
Maintenance & Working Expenses	\$ 8,988,150	\$ 12,305,200	73.04%
Interest	158,490	271,300	58.42%
Depreciation	3,720,750	4,961,000	75.00%
Payments to Government Authorities	537,783	1,075,600	50.00%
Administration Allocated	-	-	
Other Payments	94,239	245,000	38.46%
Total Operating Expenditure	\$ 13,499,412	\$ 18,858,100	71.58%
Operating Surplus/(Deficit)	\$ 5,588,433	\$ 2,729,900	



Meander Valley Council

2017 Operating Statement as at 31-Mar-2017

	Actual 2017	Budget 2017	% of Budget
General Administration			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	136,090	157,500	86.41%
Contributions & Donations	1,691	2,800	60.39%
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	4,319	1,500	287.96%
Total Operating Revenue	\$ 142,100	\$ 161,800	87.82%
Operating Expenditure			
Departments			
Governance & Community Services	777,234	1,100,700	70.61%
Corporate Services	1,097,473	1,612,200	68.07%
Infrastructure Services	141,221	176,800	79.88%
Works	2,468	-	
Development Services	73,065	84,600	86.37%
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 2,091,461	\$ 2,974,300	70.32%
Interest	-	-	
Depreciation	153,000	204,000	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	(47,610)	(77,800)	61.20%
Other Payments	15,223	29,000	52.49%
Total Operating Expenditure	\$ 2,212,073	\$ 3,129,500	70.68%
Operating Surplus/(Deficit)	(\$ 2,069,974)	(\$ 2,967,700)	69.75%



Meander Valley Council

2017 Operating Statement as at 31-Mar-2017

	Actual 2017	Budget 2017	% of Budget
Roads Streets and Bridges			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	64,849	61,000	106.31%
Contributions & Donations	-	200,000	0.00%
Interest	-	-	
Grants & Subsidies	3,703,712	4,800,300	77.16%
Other Revenue	-	-	
Total Operating Revenue	\$ 3,768,561	\$ 5,061,300	74.46%
Operating Expenditure			
Departments			
Governance & Community Services	-	-	
Corporate Services	-	-	
Infrastructure Services	113,561	98,200	115.64%
Works	1,715,138	2,048,400	83.73%
Development Services	-	-	
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 1,828,699	\$ 2,146,600	85.19%
Interest	-	-	
Depreciation	2,343,750	3,125,000	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	100,000	0.00%
Total Operating Expenditure	\$ 4,172,449	\$ 5,371,600	77.68%
Operating Surplus/(Deficit)	(\$ 403,888)	(\$ 310,300)	130.16%



Meander Valley Council

2017 Operating Statement as at 31-Mar-2017

	Actual 2017	Budget 2017	% of Budget
Health and Community and Welfare			
Operating Revenue			
Rate Revenue	2,465,073	2,439,500	101.05%
Fees & User Charges	327,749	431,500	75.96%
Contributions & Donations	33,000	94,000	35.11%
Interest	158,490	211,300	75.01%
Grants & Subsidies	5,842	-	
Other Revenue	25,459	86,800	29.33%
Total Operating Revenue	\$ 3,015,613	\$ 3,263,100	92.42%
Operating Expenditure			
Departments			
Governance & Community Services	170,624	281,700	60.57%
Corporate Services	-	700	0.00%
Infrastructure Services	1,193,986	1,987,800	60.07%
Works	712,326	960,300	74.18%
Development Services	280,688	423,000	66.36%
Economic Development & Sustainability	962,436	1,067,200	90.18%
Maintenance & Working Expenses	\$ 3,320,060	\$ 4,720,700	70.33%
Interest	158,490	271,300	58.42%
Depreciation	383,550	511,400	75.00%
Payments to Government Authorities	537,783	1,075,600	50.00%
Administration Allocated	47,161	77,200	61.09%
Other Payments	35,698	76,000	46.97%
Total Operating Expenditure	\$ 4,482,743	\$ 6,732,200	66.59%
Operating Surplus/(Deficit)	(\$ 1,467,130)	(\$ 3,469,100)	42.29%



Meander Valley Council

2017 Operating Statement as at 31-Mar-2017

	Actual 2017	Budget 2017	% of Budget
Land Use Planning and Building			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	250,670	265,700	94.34%
Contributions & Donations	-	-	
Interest	-	-	
Grants & Subsidies	-	-	
Other Revenue	80,635	37,000	217.93%
Total Operating Revenue	\$ 331,305	\$ 302,700	109.45%
Operating Expenditure			
Departments			
Governance & Community Services	-	-	
Corporate Services	-	-	
Infrastructure Services	28,599	60,200	47.51%
Works	-	-	
Development Services	810,066	1,270,300	63.77%
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 838,666	\$ 1,330,500	63.03%
Interest	-	-	
Depreciation	15,750	21,000	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	-	-	
Total Operating Expenditure	\$ 854,416	\$ 1,351,500	63.22%
Operating Surplus/(Deficit)	(\$ 523,111)	(\$ 1,048,800)	49.88%



Meander Valley Council

2017 Operating Statement as at 31-Mar-2017

	Actual 2017	Budget 2017	% of Budget
Recreation and Culture			
Operating Revenue			
Rate Revenue	-	-	
Fees & User Charges	138,654	186,000	74.55%
Contributions & Donations	17,409	15,000	116.06%
Interest	-	-	
Grants & Subsidies	114,488	35,200	325.25%
Other Revenue	16,234	21,000	77.30%
Total Operating Revenue	\$ 286,785	\$ 257,200	111.50%
Operating Expenditure			
Departments			
Governance & Community Services	238,284	324,200	73.50%
Corporate Services	23,702	33,700	70.33%
Infrastructure Services	266,103	284,800	93.44%
Works	660,903	858,100	77.02%
Development Services	-	-	
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	\$ 1,188,991	\$ 1,500,800	79.22%
Interest	-	-	
Depreciation	566,325	755,100	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	-	-	
Other Payments	42,665	39,000	109.40%
Total Operating Expenditure	\$ 1,797,981	\$ 2,294,900	78.35%
Operating Surplus/(Deficit)	(\$ 1,511,196)	(\$ 2,037,700)	74.16%



Meander Valley Council

2017 Operating Statement as at 31-Mar-2017

	Actual 2017	Budget 2017	% of Budget
Unallocated and Unclassified			
Operating Revenue			
Rate Revenue	8,996,074	8,854,000	101.60%
Fees & User Charges	-	-	
Contributions & Donations	-	-	
Interest	419,234	696,000	60.23%
Grants & Subsidies	1,641,835	2,125,000	77.26%
Other Revenue	486,339	866,900	56.10%
Total Operating Revenue	\$ 11,543,481	\$ 12,541,900	92.04%
Operating Expenditure			
Departments			
Governance & Community Services	-	-	
Corporate Services	4,567	5,500	83.03%
Infrastructure Services	9,815	(3,900)	-251.65%
Works	(294,109)	(363,300)	80.95%
Development Services	-	(6,000)	0.00%
Economic Development & Sustainability	-	-	
Maintenance & Working Expenses	(\$ 279,727)	(\$ 367,700)	76.07%
Interest	-	-	
Depreciation	258,375	344,500	75.00%
Payments to Government Authorities	-	-	
Administration Allocated	449	600	74.83%
Other Payments	653	1,000	65.31%
Total Operating Expenditure	(\$ 20,250)	(\$ 21,600)	93.75%
Operating Surplus/(Deficit)	\$ 11,563,732	\$ 12,563,500	92.04%

OPERATING STATEMENT - EXCEPTION & TRENDS REPORT

Consolidated Operating Statement

The Operating Statement to March 2017 is within management's forecasts, after taking into account the additional expenditure required to address damage caused by flood waters in June 2016. There are some exceptions from Councils budget adopted in June 2016 and developing trends which are discussed further in the Analysis by Function sections.

REVENUE

Rate Revenue – All Rate Revenue is recognised for the year with only additional rates received on supplementary valuations between now and the financial year end to be included. The rate debtor balances outstanding at 31 March 2017 appears in Report 6.

Fees & User Charges – Is within budget and is expected to remain within budget at year end.

Contributions & Donations – Is well below budget however when new subdivision assets taken over by Council are recognised at year end, is expected to be within budget.

Interest – Is below budget and expected to be within budget at year end.

Grants & Subsidies – Is within budget expectations.

Other Revenue – Is below budget to the end of March principally due to less than three quarters of the annual TasWater distributions being received to this point in time.

EXPENSES

Departments

Governance & Community Services – within budget expectations

Corporate Services – slightly below budget expectations

Infrastructure Services – slightly below budget expectations

Works – within budget expectations

Development Services – slightly below budget expectations

Economic Development & Sustainability – above budget expectations

Interest – Three of the four annual Tascorp loan interest instalments have been incurred. The annual recognition for unwinding of the Westbury and Deloraine tip rehabilitation provisions is recognised under interest and will be accounted for at year end which has caused this item to be under budget at March.

Depreciation – Is accurately calculated and accounted for at year end however a proportionate amount (75%) of the budget has been allocated for the purposes of the Operating Statement report.

Payments to Government Authorities – Two of the four instalments for the Fire Levy have been incurred to March with the next payment being due in April.

Other Payments – Is below budget. This item is largely notional accounting values of infrastructure assets written off upon reconstruction or disposal, this is accounted for as part of the year end procedures. The Tasmanian Audit Office fees and Community Grants are also recognised in Other Payments. This item is expected to be within budget at year end.

Analysis by Function

Administration

Revenue	\$ 142,100	87.82 %
Expenses	\$ 2,212,073	70.68 %

Revenue is above budget to March. Property sales related activity including the 337 property certificate fees income in Fees & User Charges is marginally above expectations, included in this item is commercial rent which is exceeding budget.

Expenses for *Development Services* are above budget in line with the employee expenses required to prepare the 337 certificates. Other Payments includes the Tasmanian Audit Office fees which will be fully expensed by year end.

Roads, Street and Bridges

Revenue	\$ 3,768,561	74.46 %
Expenses	\$ 4,172,449	77.68 %

Fees & User Charges income is the annual heavy vehicle licence fees distribution from the State Government which has been received in full. Grants & Subsidies reflect the receipt of 75% of the annual Grants Commission allocation and \$1,751,649 (82%) of the annual Commonwealth Roads to Recovery funding. Contributions & Donations includes subdivision road assets taken over from developers and is expected to be in line with budget when accounted for at year end.

Both the Roads & Streets and Bridge maintenance expenditure are above budget to this point of the year due to additional resources required to remediate roads and bridges damaged in the flood events of June 2016. This has included unsealed and sealed road maintenance, bridge abutment, running surface and guardrail works. The expenditure is expected to exceed budget at year end however is expected to be partially offset by income received under the natural disaster funding program from the Commonwealth. Other Payments are budgeted amounts for road and bridge infrastructure that is written off upon reconstruction or disposal, this will be accounted for at year end.

Health, Community and Welfare

Revenue	\$ 3,015,613	92.42 %
Expenses	\$ 4,482,743	66.59 %

Revenue is well above budget to date, this is due to the full recognition of all Waste Management Service Charges and Fire Levies for the year. Fees & User Charges includes an unbudgeted rental commencement fee for the Meander Primary School site. The Contributions & Donations income will increase to be within budget once stormwater infrastructure assets from new subdivisions are recognised and contributions from community cars are accounted for at year end. Interest income is three interest payments received from Aged Care Deloraine. A corresponding expense is shown in Interest expenses for Council's funds on paid to Tascorp. Unbudgeted Grant revenue of \$5,000 was received from the State Government upon finalisation of a flood mapping project.

Expenditure is slightly below budget at this point. *Infrastructure* is below budget due in part to the March's monthly invoices not being received for service providers at our tips and transfer stations, garbage and recycling collection and provision street lighting. Some planned consulting expenditure for the Hadspen Urban Growth Project may now not be incurred this financial year.

Analysis by Function

Economic Development and Sustainability is well above budget. Included is a large proportion of the redundancy expenses incurred in restructuring Council departments. Payments to Government Authorities is the State Fire Levy, two of the four instalments have been paid to March with the next payment due shortly. Interest Expense is payments to Tascorp as described above however also includes a budget for the accounting transactions of unwinding the liability for Council to rehabilitate tip sites at Cluan and Deloraine.

Land Use Planning & Building

Revenue	\$ 331,305	109.45 %
Expenses	\$ 854,416	63.22 %

Fees & User Charges are development approval and building approval fees which have exceeded expectations to date. Other Revenue includes the reimbursement of \$40,950 from Councils insurer as compensation for geotechnical engineering consulting advice received in relation to a landslip area in Blackstone Heights. *Development Services* expenditure is below budget to date with further work to be completed on the planning scheme review and the streetscape planning project for Westbury Rd Prospect Vale yet to commence.

Recreation and Culture

Revenue	\$ 286,785	111.50 %
Expenses	\$ 1,797,981	78.35 %

Contributions from property developers in lieu of public open space due to subdivision activity, has exceeded budget. Grants & Subsidies includes funds received from the State Government towards football goal post and bbq projects to be completed at Council recreation grounds and \$80,000 from the State Government towards the redevelopment of the Prospect Vale Park football oval.

Overall expenditure is within budget. *Corporate Services* expenditure includes all property insurance premiums and land tax paid in the first half of the year. *Infrastructure* includes the annual Deloraine pool management contract's seasonal costs with the season now complete. As was the case with the roads, streets and bridges function, parks and reserves includes some additional costs to clean up reserve areas in Deloraine and Hadspen, as a result of June's floods. Other Payments include community grants in the recreation area, with a greater amount of grants allocated to recreation than in the community development function to this point.

Unallocated & Unclassified

Revenue	\$ 11,543,481	92.04 %
Expenses	\$ -20,250	93.75 %

Rate Revenue is the general rates component of the general rates raised for the year. Interest income is below budget but expected to be within budget at year end. The first three instalments of Financial Assistance Grants from the State Grants Commission have been received. Other Revenue is Council's ownership distributions from TasWater with \$460,589 (55%) received to date however the full amount is expected to be received at year end. Departmental expenditure is principally accounting entries to balance depreciation across the functions of Council and gravel inventory allocations. This expenditure will trend closer to budget at year end.

Capital Project Report

2017 Financial Year



02-Apr-2017 09:20:46

	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Administration						
100 - Administration						
5039 Deloraine Office/Serv Tas Building - Costs of Sale 10/11	\$9,950.01	\$0.00	\$9,950.01	\$0.00	-\$9,950.01	0.00%
5040 Council Chambers - Heating Improvements	\$0.00	\$49,153.57	\$49,153.57	\$60,000.00	\$10,846.43	81.92%
5041 Council Chambers - Foyer Doors	\$0.00	\$110.06	\$110.06	\$7,500.00	\$7,389.94	1.47%
5101 Workstations and Peripherals	\$0.00	\$25,689.81	\$25,689.81	\$25,900.00	\$210.19	99.19%
5102 Network Infrastructure	\$0.00	\$0.00	\$0.00	\$18,700.00	\$18,700.00	0.00%
5109 Networked Copiers and Printers	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	0.00%
5110 GPS Unit	\$0.00	\$22,555.60	\$22,555.60	\$25,000.00	\$2,444.40	90.22%
5111 Software and Upgrades	\$0.00	\$18,500.00	\$18,500.00	\$59,800.00	\$41,300.00	30.94%
5115 Conquest Software Upgrade 14/15	\$5,059.71	\$0.00	\$5,059.71	\$45,000.00	\$39,940.29	11.24%
5116 Mobile Inspection Software	\$0.00	\$12,500.00	\$12,500.00	\$34,000.00	\$21,500.00	36.76%
5126 Disaster Recovery Capability Projects	\$0.00	\$15,988.55	\$15,988.55	\$22,000.00	\$6,011.45	72.68%
100 - Administration Sub Total	\$15,009.72	\$144,497.59	\$159,507.31	\$322,900.00	\$163,392.69	49.40%
100 - Administration Sub Total	\$15,009.72	\$144,497.59	\$159,507.31	\$322,900.00	\$163,392.69	49.40%

Roads Streets and Bridges

201 - Roads and Streets

5598 Echo Valley - Liena	\$0.00	\$22,803.46	\$22,803.46	\$0.00	-\$22,803.46	0.00%
5602 Old Gads Hill Rd - Liena	\$0.00	\$133,303.61	\$133,303.61	\$200,000.00	\$66,696.39	66.65%
5727 Lyttleton St - Westbury 15/16	\$0.00	\$83,231.14	\$83,231.14	\$87,000.00	\$3,768.86	95.67%
5779 Monds Lne - Carrick 15/16	\$0.00	\$0.00	\$0.00	\$50,000.00	\$50,000.00	0.00%
5808 Harriet St - Bracknell	\$0.00	\$10,851.04	\$10,851.04	\$10,000.00	-\$851.04	108.51%
5813 Jane St - Bracknell	\$0.00	\$14,892.43	\$14,892.43	\$25,000.00	\$10,107.57	59.57%

Capital Project Report

2017 Financial Year



02-Apr-2017 09:20:46

	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
5829 Morrison St - Deloraine	\$0.00	\$0.00	\$0.00	\$35,300.00	\$35,300.00	0.00%
5851 Moriarty St - Deloraine	\$0.00	\$19,439.22	\$19,439.22	\$25,000.00	\$5,560.78	77.76%
5852 Goderick East - Deloraine 12/13	\$0.00	\$0.00	\$0.00	\$54,000.00	\$54,000.00	0.00%
5856 Towerhill St - Deloraine	\$0.00	\$606.89	\$606.89	\$0.00	-\$606.89	0.00%
5861 West Parade - Deloraine	\$0.00	\$35,711.16	\$35,711.16	\$60,000.00	\$24,288.84	59.52%
5863 Goderick West - Deloraine	\$0.00	\$91,923.36	\$91,923.36	\$92,000.00	\$76.64	99.92%
5885 Cook St - Hadspen	\$0.00	\$143.45	\$143.45	\$0.00	-\$143.45	0.00%
5896 Westbury Rd - Prospect Vale	\$35,102.26	\$132,077.77	\$167,180.03	\$170,000.00	\$2,819.97	98.34%
5969 Queen St - Westbury	\$0.00	\$99,332.65	\$99,332.65	\$99,332.00	-\$0.65	100.00%
5981 Shadforth St - Westbury	\$0.00	\$137.10	\$137.10	\$0.00	-\$137.10	0.00%
5983 Old Bass Highway, Westbury	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	0.00%
5984 Old Bass Highway - Carrick 15/16	\$0.00	\$51,587.75	\$51,587.75	\$72,800.00	\$21,212.25	70.86%
6101 R2R 2017 Black Hills Rd - Black Hills	\$8,721.44	\$264,512.05	\$273,233.49	\$315,000.00	\$41,766.51	86.74%
6102 Blackstone Rd - Blackstone Heights	\$494.81	\$0.00	\$494.81	\$110,000.00	\$109,505.19	0.45%
6105 Panorama Rd - Blackstone Heights 13/14	\$1,729.56	\$0.00	\$1,729.56	\$41,600.00	\$39,870.44	4.16%
6106 Oaks Rd - Bracknell	\$0.00	\$0.00	\$0.00	\$12,000.00	\$12,000.00	0.00%
6125 Dairy Plains Rd - West Ck Rd To Cheshunt	\$0.00	\$53.41	\$53.41	\$0.00	-\$53.41	0.00%
6128 R2R 2017 Dairy Plains Rd Cheshunt To End - Dairy	\$0.00	\$223,950.68	\$223,950.68	\$250,000.00	\$26,049.32	89.58%
6134 Racecourse Dr - Deloraine	\$0.00	\$0.00	\$0.00	\$11,000.00	\$11,000.00	0.00%
6138 Lansdowne Pl - Deloraine 15/16	\$0.00	\$37,552.78	\$37,552.78	\$75,833.00	\$38,280.22	49.52%
6148 R2R 2017 Emu Plains Rd - Emu Plains	\$0.00	\$401,805.02	\$401,805.02	\$400,000.00	-\$1,805.02	100.45%
6163 R2R 2017 Hagley Station Ln - Hagley	\$0.00	\$6,204.12	\$6,204.12	\$0.00	-\$6,204.12	0.00%
6171 Liena Rd - Liena	\$0.00	\$11,614.47	\$11,614.47	\$0.00	-\$11,614.47	0.00%
6172 Gulf Rd - Liffey	\$1,500.87	\$90,092.89	\$91,593.76	\$575,000.00	\$483,406.24	15.93%
6175 Mayberry Rd - Mayberry	\$0.00	\$7,669.03	\$7,669.03	\$0.00	-\$7,669.03	0.00%
6185 Union Bridge Rd - Mole Creek	\$0.00	\$98,223.88	\$98,223.88	\$70,000.00	-\$28,223.88	140.32%
6210 Porters Bridge Rd - Reedy Marsh	\$0.00	\$22,068.74	\$22,068.74	\$20,000.00	-\$2,068.74	110.34%
6214 Selbourne Rd - Selbourne	\$0.00	\$7,273.88	\$7,273.88	\$0.00	-\$7,273.88	0.00%
6223 Dynans Bridge Rd - Weegen	\$0.00	\$1,533.25	\$1,533.25	\$0.00	-\$1,533.25	0.00%

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	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
6237 Five Acre Row - Westbury	\$0.00	\$81.42	\$81.42	\$0.00	-\$81.42	0.00%
6240 Lyttleton St - Westbury	\$0.00	\$80.11	\$80.11	\$0.00	-\$80.11	0.00%
6245 R2R 2017 Westwood Rd - Westwood	\$0.00	\$213,424.48	\$213,424.48	\$250,000.00	\$36,575.52	85.37%
6246 R2R 2017 Whitmore Rd Carrick To Whitmore - Whit	\$0.00	\$147,385.56	\$147,385.56	\$210,000.00	\$62,614.44	70.18%
6247 Whitmore Rd To Oaks Rd - Whitmore	\$0.00	\$3,969.04	\$3,969.04	\$0.00	-\$3,969.04	0.00%
6248 Heazelwood Ln - Whitmore	\$0.00	\$881.26	\$881.26	\$0.00	-\$881.26	0.00%
6259 Railton Rd, Kimberley	\$0.00	\$9,737.85	\$9,737.85	\$150,000.00	\$140,262.15	6.49%
6276 Westbury Rd - Prospect: Transport Study Projects	\$4,396.20	\$1,533.31	\$5,929.51	\$987,500.00	\$981,570.49	0.60%
6283 Westbury Rd - Cycling Lanes 13/14	\$15,873.50	\$0.00	\$15,873.50	\$50,000.00	\$34,126.50	31.75%
6284 New Footpath Developments - Westbury 15/16	\$354.65	\$0.00	\$354.65	\$200,668.00	\$200,313.35	0.18%
6285 New Footpath Developments - Blackstone	\$222,059.42	\$221,095.41	\$443,154.83	\$687,000.00	\$243,845.17	64.51%
6287 Street Furniture - Renewals	\$0.00	\$11,574.87	\$11,574.87	\$9,600.00	-\$1,974.87	120.57%
6288 Westbury Rd - PVP Entrance Roundabout 15/16	\$8,522.55	\$13,367.35	\$21,889.90	\$50,000.00	\$28,110.10	43.78%
6289 Mt Leslie Rd - St Patricks Parking Improvements	\$25,581.46	\$19,534.61	\$45,116.07	\$215,000.00	\$169,883.93	20.98%
6294 Westbury Roads Connectivity Program	\$0.00	\$5,059.20	\$5,059.20	\$258,500.00	\$253,440.80	1.96%
6695 Nutt Street - Deloraine	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00	0.00%
201 - Roads and Streets Sub Total	\$324,336.72	\$2,516,319.70	\$2,840,656.42	\$5,974,133.00	\$3,133,476.58	47.55%
210 - Bridges						
5204 Liffey River Liffey/Bracknell	\$180.43	\$219.75	\$400.18	\$30,000.00	\$29,599.82	1.33%
5205 R2R 2017 Liffey River Pitts Lane	\$9,351.38	\$223,218.35	\$232,569.73	\$290,000.00	\$57,430.27	80.20%
5207 Damper Creek Montana Road 15/16	\$5,618.25	\$224,099.99	\$229,718.24	\$256,000.00	\$26,281.76	89.73%
5221 Mole Creek Off Den Road	\$209.85	\$232,293.14	\$232,502.99	\$201,600.00	-\$30,902.99	115.33%
5223 Meander River Westwood Road	\$0.00	\$111.36	\$111.36	\$0.00	-\$111.36	0.00%
5224 Meander River Westwood Road	\$0.00	\$22.48	\$22.48	\$0.00	-\$22.48	0.00%
5228 Mersey River Liena Road	\$1,641.02	\$594,410.75	\$596,051.77	\$1,200,000.00	\$603,948.23	49.67%
5234 Lobster Creek Parsons Road	\$167.88	\$224,016.03	\$224,183.91	\$201,600.00	-\$22,583.91	111.20%
5236 Lynds Creek Gads Hill Road	\$0.00	\$138,482.95	\$138,482.95	\$191,200.00	\$52,717.05	72.43%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
5237 Ration Tree Creek Echo Valley Road	\$0.00	\$0.00	\$0.00	\$260,000.00	\$260,000.00	0.00%
5247 Western Creek Fellows Road	\$0.00	\$2,055.30	\$2,055.30	\$0.00	-\$2,055.30	0.00%
5266 Un-Named Creek R/Vale-Selbourne	\$37.59	\$0.00	\$37.59	\$0.00	-\$37.59	0.00%
5267 Western Creek Montana Road	\$4,840.75	\$89.89	\$4,930.64	\$0.00	-\$4,930.64	0.00%
5279 Dry Creek Mayberry Road	\$0.00	\$24.16	\$24.16	\$0.00	-\$24.16	0.00%
5285 Overflow Creek Union Bridge Road	\$124,429.51	\$228,045.87	\$352,475.38	\$381,600.00	\$29,124.62	92.37%
5290 Mersey River Union Bridge Road	\$27,619.86	\$858,970.50	\$886,590.36	\$2,234,800.00	\$1,348,209.64	39.67%
5293 Western Creek Tribulet Cheshunt Road	\$0.00	\$1,508.76	\$1,508.76	\$0.00	-\$1,508.76	0.00%
5319 Four Springs Creek Selbourne Road	\$0.00	\$44.97	\$44.97	\$0.00	-\$44.97	0.00%
5348 Un-Named Creek Western Creek	\$37.59	\$0.00	\$37.59	\$0.00	-\$37.59	0.00%
5369 Myrtle Creek Myrtle Creek Road	\$4,773.09	\$0.00	\$4,773.09	\$0.00	-\$4,773.09	0.00%
5450 Bridge Safety Barrier & Signage	\$0.00	\$10,447.45	\$10,447.45	\$21,300.00	\$10,852.55	49.05%
210 - Bridges Sub Total	\$178,907.20	\$2,738,061.70	\$2,916,968.90	\$5,268,100.00	\$2,351,131.10	55.37%
200 - Roads Streets and Bridges Sub Total	\$503,243.92	\$5,254,381.40	\$5,757,625.32	\$11,242,233.00	\$5,484,607.68	51.21%

Health and Community Welfare

315 - Cemeteries

6302 Deloraine Lawn Cemetery Concrete Slabs	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	0.00%
6305 Deloraine Lawn Cemetery Irrigation System 15/16	\$0.00	\$14,973.02	\$14,973.02	\$15,000.00	\$26.98	99.82%
6306 Deloraine Lawn Cemetery Irrigation, Seating, Bins & Garden	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	0.00%
6307 Deloraine Lawn Cemetery Stormwater	\$0.00	\$3,491.06	\$3,491.06	\$20,000.00	\$16,508.94	17.46%
6308 Deloraine Lawn Cemetery Shelter	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
315 - Cemeteries Sub Total	\$0.00	\$18,464.08	\$18,464.08	\$75,000.00	\$56,535.92	24.62%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
316 - Community Amenities						
6508 Bracknell Public Toilets	\$0.00	\$10,892.52	\$10,892.52	\$10,000.00	-\$892.52	108.93%
6520 Public Wifi at Council Buildings Project 15/16	\$0.00	\$720.11	\$720.11	\$45,000.00	\$44,279.89	1.60%
6521 Westbury Rec Grd - Public Toilets 15/16	\$0.00	\$2,055.30	\$2,055.30	\$100,000.00	\$97,944.70	2.06%
6522 Main St, Hadspen - Bus Shelter	\$1,913.63	\$0.00	\$1,913.63	\$15,000.00	\$13,086.37	12.76%
316 - Community Amenities Sub Total	\$1,913.63	\$13,667.93	\$15,581.56	\$170,000.00	\$154,418.44	9.17%
317 - Street Lighting						
6551 Northern Lights - LED Street Light Replacement	\$0.00	\$0.00	\$0.00	\$840,000.00	\$840,000.00	0.00%
317 - Street Lighting Sub Total	\$0.00	\$0.00	\$0.00	\$840,000.00	\$840,000.00	0.00%
321 - Tourism & Area Promotion						
7829 GWTVIC External Cladding 15/16	\$5,151.72	\$51,312.59	\$56,464.31	\$58,000.00	\$1,535.69	97.35%
7831 GWTVIC - Air Drains for Rising Damp	\$0.00	\$1,661.28	\$1,661.28	\$20,000.00	\$18,338.72	8.31%
7832 Westbury Sihlouette Trail Lighting	\$0.00	\$1,306.70	\$1,306.70	\$5,000.00	\$3,693.30	26.13%
321 - Tourism & Area Promotion Sub Total	\$5,151.72	\$54,280.57	\$59,432.29	\$83,000.00	\$23,567.71	71.61%
322 - Economic Services						
7830 Subdivision Development - East Goderich St, Deloraine	\$0.00	-\$1,457.64	-\$1,457.64	\$0.00	\$1,457.64	0.00%
7851 HUGAP Sewerage Infrastructure Design	\$0.00	\$123,183.32	\$123,183.32	\$0.00	-\$123,183.32	0.00%
7852 HUGAP Water Infrastructure Design	\$0.00	\$20,509.27	\$20,509.27	\$0.00	-\$20,509.27	0.00%
7853 HUGAP Electrical Load Design	\$0.00	\$5,158.80	\$5,158.80	\$0.00	-\$5,158.80	0.00%
322 - Economic Services Sub Total	\$0.00	\$147,393.75	\$147,393.75	\$0.00	-\$147,393.75	0.00%

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	<i>Brought Forward Amount</i>	<i>Current Amount</i>	<i>Total Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
335 - Household Waste						
6602 Westbury Land fill Site 08/09	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
6605 Mobile Garbage Bins	\$0.00	\$28,753.12	\$28,753.12	\$30,000.00	\$1,246.88	95.84%
6609 Deloraine Tip - Bailer & Enclosure (NTWM Grant) 13/14	\$59,417.11	\$45,706.10	\$105,123.21	\$80,000.00	-\$25,123.21	131.40%
6610 Mole Creek Transfer Station - Railing & Pavement 15/16	\$30.07	\$9,169.80	\$9,199.87	\$20,000.00	\$10,800.13	46.00%
6611 Mobile Organics Bins	\$0.00	\$4,970.66	\$4,970.66	\$100,000.00	\$95,029.34	4.97%
6612 Design of Cluan Tip Rehabilitation	\$0.00	\$4,724.56	\$4,724.56	\$20,000.00	\$15,275.44	23.62%
6613 Weighbridge Deloraine Landfill	\$0.00	\$0.00	\$0.00	\$60,000.00	\$60,000.00	0.00%
335 - Household Waste Sub Total	\$59,447.18	\$93,324.24	\$152,771.42	\$410,000.00	\$257,228.58	37.26%
351 - Storm Water Drainage						
6414 Winifred-Jane Cres, Hadspen - Stormwater 14/15	\$7,335.10	\$0.00	\$7,335.10	\$40,000.00	\$32,664.90	18.34%
6417 Tyler House, Prospect - Stormwater 14/15	\$4,447.88	\$0.00	\$4,447.88	\$40,000.00	\$35,552.12	11.12%
6433 Jane St, Bracknell Stormwater 15/16	\$0.00	\$0.00	\$0.00	\$90,000.00	\$90,000.00	0.00%
6458 Browne St, Hadspen - Stormwater 14/15	\$7,256.32	\$66,684.36	\$73,940.68	\$73,900.00	-\$40.68	100.06%
6470 William St Westbury - Stormwater	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	0.00%
6479 Kipling Cr - Hadspen Stormwater 15/16	\$7,806.49	\$0.00	\$7,806.49	\$196,100.00	\$188,293.51	3.98%
6482 Meander Valley Rd, Exton Stormwater	\$0.00	\$15,640.03	\$15,640.03	\$15,000.00	-\$640.03	104.27%
6485 Montpellier Dr, Prospect Vale - Stormwater 14/15	\$9,355.68	\$2,638.48	\$11,994.16	\$125,000.00	\$113,005.84	9.60%
6486 Harley Prde, Prospect Vale Stormwater	\$18,217.52	\$3,557.24	\$21,774.76	\$21,700.00	-\$74.76	100.34%
6487 Lovatt Lane, Westbury Stormwater	\$0.00	\$19,826.06	\$19,826.06	\$20,000.00	\$173.94	99.13%
6494 Side Entry Pit Replacements 15/16	\$0.00	\$1,742.38	\$1,742.38	\$16,000.00	\$14,257.62	10.89%
6495 Urban Stormwater Drainage – Program Budget	\$0.00	\$0.00	\$0.00	\$164,400.00	\$164,400.00	0.00%
6496 Open Drain Program, Blackstone Heights 15/16	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
6497 Open Drain Program, Carrick 15/16	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
6498 Open Drain Program, Westbury 15/16	\$0.00	\$0.00	\$0.00	\$70,000.00	\$70,000.00	0.00%
351 - Storm Water Drainage Sub Total	\$54,418.99	\$110,088.55	\$164,507.54	\$1,092,100.00	\$927,592.46	15.06%

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	Brought Forward Amount	Current Amount	Total Amount	Budget Amount	Variance Amount	Percentage of Budget
371 - Community Development						
6903 Meander School - Aquisition	\$0.00	\$29,832.93	\$29,832.93	\$0.00	-\$29,832.93	0.00%
371 - Community Development Sub Total	\$0.00	\$29,832.93	\$29,832.93	\$0.00	-\$29,832.93	0.00%
300 - Health and Community Welfare Sub Total	\$120,931.52	\$467,052.05	\$587,983.57	\$2,670,100.00	\$2,082,116.43	22.02%

Recreation and Culture

505 - Public Halls

7403 Westbury Town Hall - Heating	\$25,919.05	\$838.30	\$26,757.35	\$26,800.00	\$42.65	99.84%
7412 Rosevale Hall - Kitchen, Fittings, Floor Coverings	\$0.00	\$43,309.00	\$43,309.00	\$43,200.00	-\$109.00	100.25%
7425 Rosevale Hall - Rewiring Electricity 15/16	\$0.00	\$13,450.32	\$13,450.32	\$15,000.00	\$1,549.68	89.67%
7428 Bracknell Hall - Bracing Building Structure	\$0.00	\$761.45	\$761.45	\$35,000.00	\$34,238.55	2.18%
505 - Public Halls Sub Total	\$25,919.05	\$58,359.07	\$84,278.12	\$120,000.00	\$35,721.88	70.23%

515 - Swimming Pools and Other

7505 Caveside Pool Replace Fence & Changeroom Cladding	\$0.00	\$21,563.76	\$21,563.76	\$20,000.00	-\$1,563.76	107.82%
515 - Swimming Pools and Other Sub Total	\$0.00	\$21,563.76	\$21,563.76	\$20,000.00	-\$1,563.76	107.82%

525 - Recreation Grounds & Sports Facilities

7621 PVP Clubrooms - Kitchen/Medical Room Upgrades 15/16	\$20,221.96	\$156,773.96	\$176,995.92	\$151,000.00	-\$25,995.92	117.22%
7624 Deloraine Community Complex - Floor Replacement (insuranc	\$0.00	\$267,076.13	\$267,076.13	\$0.00	-\$267,076.13	0.00%
7625 Deloraine Community Complex - Damaged Floor Storage	\$0.00	\$5,921.56	\$5,921.56	\$0.00	-\$5,921.56	0.00%
7638 Deloraine Community Complex - Security System Upgrade	\$4,454.67	\$9,399.88	\$13,854.55	\$15,000.00	\$1,145.45	92.36%
7641 Bracknell Rec Ground - Cricket Nets	\$0.00	\$14,074.24	\$14,074.24	\$15,000.00	\$925.76	93.83%
7643 PVP - Medical Room Development	\$0.00	\$24,134.38	\$24,134.38	\$50,000.00	\$25,865.62	48.27%

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7649 Deloraine Community Complex - Male Changeroom Refurb.	\$0.00	\$6,403.06	\$6,403.06	\$30,000.00	\$23,596.94	21.34%
7668 Westbury Rec Ground - Building Design & Upgrade 14/15	\$50,969.36	\$60,252.77	\$111,222.13	\$1,148,781.00	\$1,037,558.87	9.68%
7669 Westbury Rec Grd - Bus Shelter & BBQ 15/16	\$0.00	\$397.81	\$397.81	\$40,000.00	\$39,602.19	0.99%
7678 PVP Main Access & Parking 15/16	\$58,701.35	\$21,215.11	\$79,916.46	\$100,000.00	\$20,083.54	79.92%
7679 PVP Play Scape & Park Furniture 15/16	\$85,844.38	\$65,228.88	\$151,073.26	\$170,000.00	\$18,926.74	88.87%
7682 PVP Upgrade Grounds 7 & 8	\$17,453.68	\$490,731.75	\$508,185.43	\$500,000.00	-\$8,185.43	101.64%
7683 SCP Football Goal Posts - Multiple Locations	\$0.00	\$34,706.40	\$34,706.40	\$41,055.00	\$6,348.60	84.54%
7684 PVP Upgrade Grounds 5 & 6	\$0.00	\$153,545.16	\$153,545.16	\$179,000.00	\$25,454.84	85.78%
525 - Recreation Grounds & Sports Facilities Sub Total	\$237,645.40	\$1,309,861.09	\$1,547,506.49	\$2,439,836.00	\$892,329.51	63.43%
545 - Sundry Cultural Activities						
7908 MVPAC Roof Renewal	\$0.00	\$880.58	\$880.58	\$60,000.00	\$59,119.42	1.47%
545 - Sundry Cultural Activities Sub Total	\$0.00	\$880.58	\$880.58	\$60,000.00	\$59,119.42	1.47%
565 - Parks and Reserves						
8006 Park Furniture - Replacements 15/16	\$9,839.47	\$12,394.68	\$22,234.15	\$22,200.00	-\$34.15	100.15%
8007 Walkway Improvements - Crockford Crt, Prospect Vale	\$0.00	\$18,417.72	\$18,417.72	\$16,000.00	-\$2,417.72	115.11%
8011 Blackstone Wetlands Footbridge (No.453)	\$0.00	\$0.00	\$0.00	\$40,000.00	\$40,000.00	0.00%
8012 Deloraine Train Park - Additional Play Equip/Retaining Wall	\$0.00	\$10,168.27	\$10,168.27	\$55,000.00	\$44,831.73	18.49%
8014 Deloraine Riverbank - New Walkway at Cenotaph	\$0.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00	0.00%
8023 Las Vegas Drive Reserve - Remove Playground 15/16	\$0.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00	0.00%
8031 Deloraine Riverbank - Walkway Renewal	\$0.00	\$0.00	\$0.00	\$80,000.00	\$80,000.00	0.00%
8053 Blackstone Wetlands - Sale of Public Land	\$0.00	\$526.79	\$526.79	\$0.00	-\$526.79	0.00%
8054 Mace St Reserve - Disposal Costs 14/15	\$738.18	\$280,730.32	\$281,468.50	\$0.00	-\$281,468.50	0.00%
8057 Hadspen Development Reserve Land Purchase	\$0.00	\$0.00	\$0.00	\$260,000.00	\$260,000.00	0.00%
8090 West Prde Car Park - Access Path 13/14	\$0.00	\$2,055.30	\$2,055.30	\$17,500.00	\$15,444.70	11.74%
565 - Parks and Reserves Sub Total	\$10,577.65	\$324,293.08	\$334,870.73	\$540,700.00	\$205,829.27	61.93%
500 - Recreation and Culture Sub Total	\$274,142.10	\$1,714,957.58	\$1,989,099.68	\$3,180,536.00	\$1,191,436.32	62.54%

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Unallocated and Unclassified						
625 - Management and Indirect O/Heads						
8803 Minor Plant Purchases	\$0.00	\$6,400.00	\$6,400.00	\$23,700.00	\$17,300.00	27.00%
8809 Council Depot Diesel Bowser Replacement	\$0.00	\$10,455.00	\$10,455.00	\$10,000.00	-\$455.00	104.55%
8813 Divestment of Gravel Yard Mining Lease 28M/1990	\$0.00	-\$3,618.20	-\$3,618.20	\$0.00	\$3,618.20	0.00%
625 - Management and Indirect O/Heads Sub Total	\$0.00	\$13,236.80	\$13,236.80	\$33,700.00	\$20,463.20	39.28%
655 - Plant Working						
8708 13 Tonne Truck (Plant 941) 15/16	\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	0.00%
8709 Backhoe Replacement (Plant 305)	\$0.00	\$106,465.59	\$106,465.59	\$107,000.00	\$534.41	99.50%
8710 4.5 Tonne Truck (Plant 965) 14/15	\$1,119.96	\$61,490.91	\$62,610.87	\$63,000.00	\$389.13	99.38%
8717 Flocon Hotmix Truck (Plant 916)	\$0.00	\$0.00	\$0.00	\$230,000.00	\$230,000.00	0.00%
8718 Truck Replacement (Plant 956)	\$625.85	\$136,748.36	\$137,374.21	\$125,800.00	-\$11,574.21	109.20%
8730 Asphalt Roller & Trailer (New Plant)	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	100.00%
8733 Tractor Replacement (Plant 825)	\$0.00	\$85,410.28	\$85,410.28	\$86,000.00	\$589.72	99.31%
8735 Mower Replacement (Plant 615)	\$0.00	\$28,360.00	\$28,360.00	\$28,400.00	\$40.00	99.86%
8750 Tag Trailer (New Plant) 15/16	\$0.00	\$0.00	\$0.00	\$18,600.00	\$18,600.00	0.00%
8753 3PL Hydraulic Blade Westbury (New Plant) 15/16	\$0.00	\$6,968.36	\$6,968.36	\$7,000.00	\$31.64	99.55%
655 - Plant Working Sub Total	\$1,745.81	\$440,443.50	\$442,189.31	\$780,800.00	\$338,610.69	56.63%
675 - Other Unallocated Transactions						
8707 Fleet Vehicle Purchases	\$0.00	\$62,867.11	\$62,867.11	\$90,000.00	\$27,132.89	69.85%
8755 Sale of Vacant Council Land 15/16	\$2,197.76	-\$17,920.00	-\$15,722.24	\$0.00	\$15,722.24	0.00%
8757 Residential Properties 416 & 418 Westbury Rd	\$0.00	\$469,217.37	\$469,217.37	\$475,000.00	\$5,782.63	98.78%
675 - Other Unallocated Transactions Sub Total	\$2,197.76	\$514,164.48	\$516,362.24	\$565,000.00	\$48,637.76	91.39%
600 - Unallocated and Unclassified Sub Total	\$3,943.57	\$967,844.78	\$971,788.35	\$1,379,500.00	\$407,711.65	70.44%
Total Capital Project Expenditure	\$917,270.83	\$8,548,733.40	\$9,466,004.23	\$18,795,269.00	\$9,329,264.77	50.36%

Capital Resealing Report

2017 Financial Year



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	<i>Actual Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
3937 Five Acre Row - Westbury	\$369.57	\$0.00	-\$369.57	0.00%
5827 Barrack St East - Deloraine	\$46,471.06	\$0.00	-\$46,471.06	0.00%
5848 Rickman St - Deloraine	\$11,357.15	\$0.00	-\$11,357.15	0.00%
5850 Grigg St - Deloraine	\$16,258.79	\$0.00	-\$16,258.79	0.00%
5856 Towerhill St - Deloraine	\$12,730.52	\$0.00	-\$12,730.52	0.00%
5861 West Parade - Deloraine	\$17,229.63	\$0.00	-\$17,229.63	0.00%
5863 Goderick West - Deloraine	\$13,372.53	\$0.00	-\$13,372.53	0.00%
5881 Browne St - Hadspen	\$14,823.91	\$0.00	-\$14,823.91	0.00%
5885 Cook St - Hadspen	\$295.09	\$0.00	-\$295.09	0.00%
5889 Clare St - Hadspen	\$8,764.38	\$0.00	-\$8,764.38	0.00%
5898 Willow Lane - Prospect Vale	\$30,542.30	\$0.00	-\$30,542.30	0.00%
5900 Chris St To Clifton Crt - Prospect Vale	\$63,881.12	\$0.00	-\$63,881.12	0.00%
5902 Burrows St - Prospect Vale	\$33,557.17	\$0.00	-\$33,557.17	0.00%
5903 St Ives Ct - Prospect Vale	\$12,654.53	\$0.00	-\$12,654.53	0.00%
5908 Huntingdale Way - Prospect Vale	\$20,516.10	\$0.00	-\$20,516.10	0.00%
5926 Richard St - Prospect Vale	\$10,056.90	\$0.00	-\$10,056.90	0.00%
5936 Picadilly Ct - Prospect Vale	\$15,661.36	\$0.00	-\$15,661.36	0.00%
5965 Lovatts Lane - Westbury	\$4,360.62	\$0.00	-\$4,360.62	0.00%
5972 Lonsdale Prom - Westbury	\$2,644.71	\$0.00	-\$2,644.71	0.00%
5979 King St Marriott To Five Acre- Westbury	\$39,312.00	\$0.00	-\$39,312.00	0.00%
5980 Dexter St Arthur To Jones St - Westbury	\$1,134.28	\$0.00	-\$1,134.28	0.00%
5984 Old Bass Highway - Carrick 15/16	\$45,164.23	\$0.00	-\$45,164.23	0.00%
6130 Railway St - Deloraine	\$4,694.02	\$0.00	-\$4,694.02	0.00%
6138 Lansdowne Pl - Deloraine 15/16	\$23,111.04	\$0.00	-\$23,111.04	0.00%
6168 Coxs Rd - Lemana	\$38,209.79	\$0.00	-\$38,209.79	0.00%
6169 Lemana Rd - Lemana	\$36,954.47	\$0.00	-\$36,954.47	0.00%
6176 Meander Main Rd - Meander	\$71,632.10	\$0.00	-\$71,632.10	0.00%
6177 Cheshunt Rd - Meander	\$85,504.88	\$0.00	-\$85,504.88	0.00%
6178 Barbers Rd - Meander	\$24,588.88	\$0.00	-\$24,588.88	0.00%
6180 Reiffers Rd - Meander	\$18,091.67	\$0.00	-\$18,091.67	0.00%
6188 McNeill St - Mole Creek	\$528.42	\$0.00	-\$528.42	0.00%
6197 Montana Rd - Montana	\$81,523.81	\$0.00	-\$81,523.81	0.00%
6227 Suburb Rd (Part) - Westbury	\$30,214.32	\$0.00	-\$30,214.32	0.00%
6228 Dexter St- Jones To Five Acre - Westbury	\$38,034.13	\$0.00	-\$38,034.13	0.00%
6235 Veterans Row - Westbury	\$7,073.22	\$0.00	-\$7,073.22	0.00%
6237 Five Acre Row - Westbury	\$75,711.21	\$0.00	-\$75,711.21	0.00%
6238 Hwy Dev. Westbury - Westbury	\$50,600.14	\$0.00	-\$50,600.14	0.00%
6239 Ritchie St - Westbury	\$18,373.65	\$0.00	-\$18,373.65	0.00%
6240 Lyttleton St - Westbury	\$1,000.59	\$0.00	-\$1,000.59	0.00%
6245 R2R 2017 Westwood Rd - Westwood	\$8,557.39	\$0.00	-\$8,557.39	0.00%
6299 Reseals General Budget Allocation	\$0.00	\$1,161,300.00	\$1,161,300.00	0.00%
Capital Resealing Projects - Grand Total	\$1,035,561.68	\$1,161,300.00	\$125,738.32	89.17%

Capital Gravelling Report

2017 Financial Year

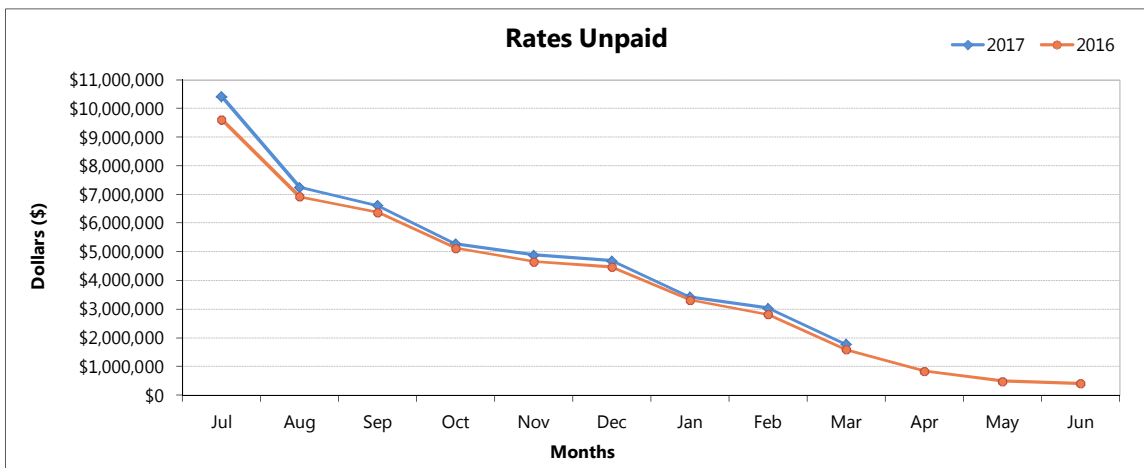


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	<i>Actual Amount</i>	<i>Budget Amount</i>	<i>Variance Amount</i>	<i>Percentage of Budget</i>
Roads Streets and Bridges				
201 - Roads and Streets				
5663 Aylett G - Parkham	\$1,902.62	\$0.00	-\$1,902.62	0.00%
5668 Maloneys Rd - Parkham	\$3,582.74	\$0.00	-\$3,582.74	0.00%
5670 Avenue - Parkham	\$4,678.10	\$0.00	-\$4,678.10	0.00%
5799 Gravel Resheeting General Budget Alloc	\$0.00	\$207,600.00	\$207,600.00	0.00%
6101 R2R 2017 Black Hills Rd - Black Hills	\$157.75	\$0.00	-\$157.75	0.00%
6148 R2R 2017 Emu Plains Rd - Emu Plains	\$574.10	\$0.00	-\$574.10	0.00%
Capital Gravelling Expenditure Total	\$10,895.31	\$207,600.00	\$196,704.69	5.25%

Meander Valley Rates Report As at 31/03/2017

	2017	2016
Rate Balance Carried Forward from previous Year	\$ 353,305	\$ 412,232
Water Balance Carried Forward from previous Year	\$ -	\$ 13
2016/17 Rates Raised	\$ 11,460,623	\$ 10,914,848
Interest	\$ 45,233	\$ 46,465
Rate Adjustments	\$ 20,076	\$ 99,052
Payments Received	-\$ 10,102,875	-\$ 9,876,554
Rates Control Account Balance	\$ 1,776,362	\$ 1,596,056
% of Rates Unpaid	14.98%	14.03%



Meander Valley Council Cash Reconciliation as at 31-March-2017

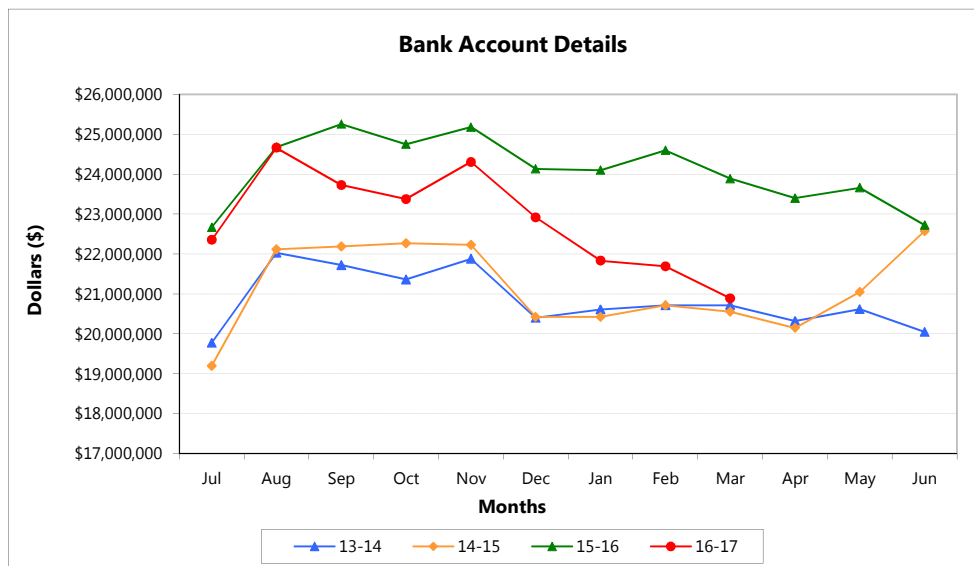
	2016-17	2015-16
Balance Carried Forward from previous Year	\$ 22,723,207	\$ 22,570,883
Add Deposits	\$ 19,605,938	\$ 16,805,149
Less Payments	-\$ 21,441,063	-\$ 15,489,559
Balance as per Bank Account	\$ 20,888,082	\$ 23,886,473

Made up of:	Amount	Interest Rate
Cash at Bank	4,592,388	0.75%
Commonwealth Bank Investments	100	0.70%
Commonwealth Bank Term Deposits	2,000,000	2.72%
National Bank	2,828,296	2.65-2.95%
ANZ Bank	1,000,000	2.80%
Bendigo Bank	4,297,454	2.7-2.9%
Bank of Queensland	1,000,000	2.75%
Defence Bank	1,070,261	3.10%
MyState Financial	3,099,582	2.75-3.05%
B & E Ltd	1,000,000	2.85%

\$ 20,888,082

Less expenditure committments:	
2017 Operating expenditure outstanding	-3,958,438
2017 Capital expenditure outstanding	-9,651,708
Add assets:	
2017 Operating income outstanding	2,250,155
2017 Rate debtors outstanding	1,776,362
Estimated Commonwealth Flood Reimbursement	2,419,500
Part 5 agreement amounts receivable	1,273,066
2016 Loans receivable	3,600,000
Less liabilities:	
2016 Audited tip rehabilitation	-2,670,542
2016 Audited employee leave provisions	-1,628,571
2016 Audited loans payable	-3,600,000

Adjusted Cash Balance **\$ 10,697,905**



Date: 31-March-2017

Institution	Deposit	Rate %	Entered	Due
Defence Bank	1,070,261.03	3.10%	8/04/2016	8/04/2017
ANZ Bank	1,000,000.00	2.80%	18/05/2016	18/05/2017
National Australia Bank	1,000,000.00	2.95%	10/06/2016	10/06/2017
MyState Financial	1,000,000.00	2.95%	12/06/2016	12/06/2017
Bendigo Bank	1,030,000.00	2.90%	12/07/2016	12/07/2017
Bendigo Bank	1,030,253.97	2.90%	18/07/2016	18/07/2017
MyState Financial	1,099,582.03	3.05%	28/08/2016	28/08/2017
Bendigo Bank	1,000,000.00	2.75%	14/09/2016	14/09/2017
National Australia Bank	812,502.96	2.65%	28/09/2016	28/09/2017
National Australia Bank	1,015,793.16	2.75%	29/10/2016	29/10/2017
B & E	1,000,000.00	2.85%	7/12/2016	7/12/2017
Bendigo Bank	1,237,200.00	2.70%	16/12/2016	15/12/2017
Bank of Queensland	1,000,000.00	2.75%	4/01/2017	4/01/2018
Commonwealth Bank	2,000,000.00	2.72%	16/01/2017	16/01/2018
MyState Financial	1,000,000.00	2.75%	2/03/2017	2/03/2018

\$ 16,295,593.15

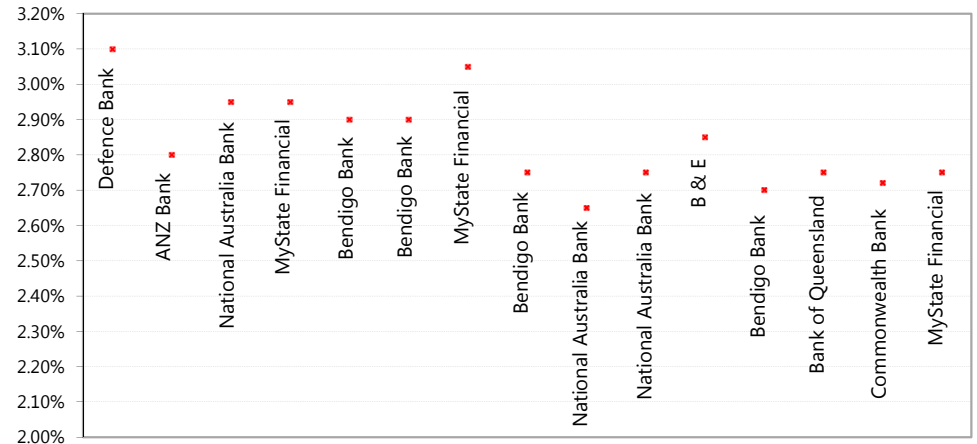
Average Interest Rate 2.84%

Term Deposits with institutions

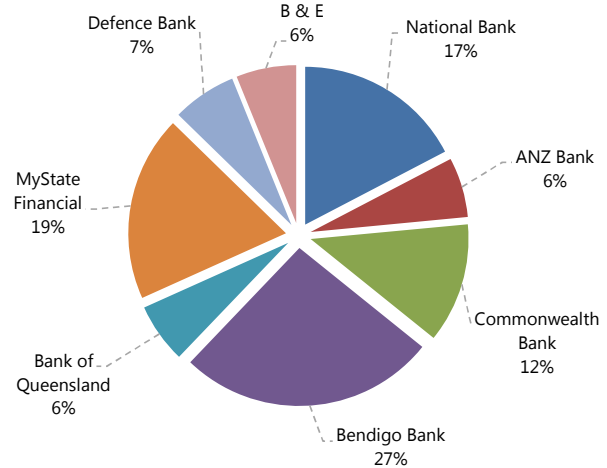
Institution	Credit Rating	Amount
National Bank	AA	2,828,296
ANZ Bank	AA	1,000,000
Commonwealth Bank	AA	2,000,000
Bendigo Bank	A	4,297,454
Bank of Queensland	A	1,000,000
MyState Financial	BBB	3,099,582
Defence Bank	BBB	1,070,261
B & E	NR	1,000,000

\$ 16,295,593

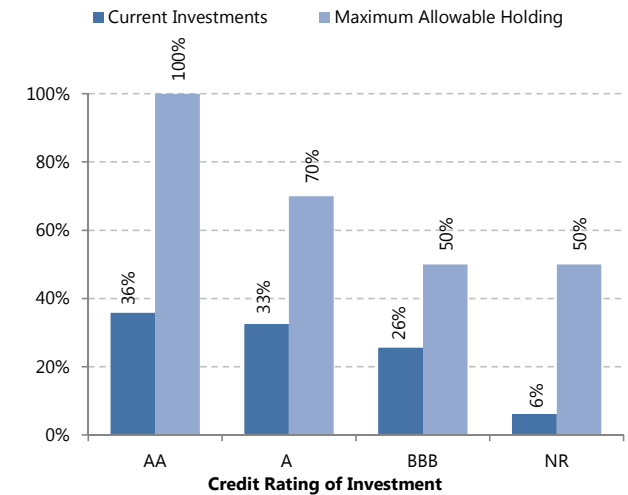
Term Deposit Interest Rates



Term Deposits



Term Deposits



ITEMS FOR CLOSED SECTION OF THE MEETING:

Councillor xx moved and Councillor xx seconded ***“that pursuant to Regulation 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015, Council close the meeting to the public to discuss the following items.”***

GOV 5 CONFIRMATION OF MINUTES

Confirmation of Minutes of the Closed Session of the Ordinary Council Meeting held on 14 March, 2017.

GOV 6 LEAVE OF ABSENCE

(Reference Part 2 Regulation 15(2)(h) Local Government (Meeting Procedures) Regulations 2015)

The meeting moved into Closed Session at x.xxpm

The meeting re-opened to the public at x.xxpm

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.”***

The meeting closed at

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CRAIG PERKINS (MAYOR)